



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE**

LAND USE COMMITTEE

FOR THE WEEK OF SEPTEMBER 2, 2019 – SEPTEMBER 6, 2019

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

FRANCISCO P. MOYA, *Chair*, Subcommittee on Zoning and Franchises

ADRIENNE ADAMS, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

<http://legistar.council.nyc.gov/Calendar.aspx>

Table of Contents

<u>Item No.</u>	Page
<i><u>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for 09/04/19 commencing at 9:30 A.M., Committee Room, City Hall</u></i>	
1. Sabor Latino (L.U. No. 507).....	3
2. 3513 Atlantic Avenue Rezoning (Pre. L.U.).....	3
3. Kew Garden Hills Rezoning (L.U. Nos. 508, 509).....	4-5
<i><u>Subcommittee on Landmarks, Public Siting and Maritime Uses Public Hearing/Meeting Scheduled for 09/04/19 commencing at 1:00 P.M., Committee Room, City Hall</u></i>	
4. Bronx Point NCFP - UDAAP (Pre. L.U.).....	6
5. Brownsville South NCP Cluster - UDAAP (Pre. L.U.).....	6
6. 3,079-Seat High School Q472 Facility (Pre. L.U.).....	6
7. 817 Broadway Building (L.U. No. 481).....	7
8. 826 Broadway Building (now the Strand Building) (L.U. No. 482)	7
9. 830 Broadway Building (L.U. No. 483).....	7
10. 832-834 Broadway Building (L.U. No. 484).....	7
11. 836 Broadway Building (L.U. No. 485).....	8
12. 840 Broadway Building (L.U. No. 486).....	8
13. The Roosevelt Building (L.U. No. 487).....	8
14. National Society of Colonial Dames in the State of New York Headquarters (L.U. No. 488).....	8-9
15. First Hungarian Reformed Church (L.U. No. 489).....	9
16. Gay Activists Alliance Firehouse (former Engine Company No. 13) (L.U. No. 490).....	9

17. The Caffè Cino (L.U. No. 491).....	9
18. Women’s Liberation Center (L.U. No. 492).....	9-10
19. LGBT Community Center (L.U. No. 493).....	10
20. James Baldwin Residence (L.U. No. 494).....	10
21. Audre Lorde Residence (L.U. No. 495).....	10

Additional Subcommittee on Landmarks, Public Siting and Maritime Uses Public Hearing/Meeting Scheduled for 09/05/19 commencing at 10:00 A.M., Council Chambers, City Hall

1. Borough Based Jails (Pre. L.U.s.).....	11-17
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The Land Use Committee meeting scheduled for 09/12/19 will commence at 11:00 A.M. in the Committee Room, City Hall

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **9:30 A.M., Wednesday, September 4, 2019**:

L.U. No. 507 SABOR LATINO

QUEENS CB - 4

20195689 TCQ

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Sabor Latino I, Corp., d/b/a Sabor Latino, for a renewal revocable consent to continue, operate, and use an unenclosed sidewalk cafe located at 9535 40th Road in the Borough of Queens.

PRECONSIDERED L.U. 3513 ATLANTIC AVENUE REZONING

BROOKLYN CB - 5

C 190222 ZMK

Application submitted by Leemilt's Petroleum, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 17c and 18a, by establishing within an existing R5 District a C2-4 District bounded by a line perpendicular to the easterly street line of Nichols Avenue distant 55 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Nichols Avenue and the northwesterly street line of Atlantic Avenue, a line 100 feet easterly of Nichols Avenue, a line perpendicular to the westerly street line of Grant Avenue distant 115 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Grant Avenue and the northwesterly street line of Atlantic Avenue, Grant Avenue, Atlantic Avenue and Nichols Avenue, as shown on a diagram (for illustrative purposes only) dated March 11, 2019, and subject to the conditions of CEQR Declaration E-529.

L.U. NOS. 508 AND 509 ARE RELATED

L.U. No. 508

KEW GARDENS HILLS REZONING

QUEENS CB - 8

C 190299 ZMQ

Application submitted by Queens Community Board 8, pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section Nos. 14a and 14c, changing from an R2 District to a R2X District property bounded by:

1. a line 100 feet southeasterly of 72nd Avenue, 141st Street, a line midway between 72nd Drive and 73rd Avenue, a line 100 feet southwesterly of Main Street, 73rd Avenue, Main Street, 73rd Terrace, a line passing through two points: one on the northerly street line of 75th Road distant 375 feet westerly (as measured along the northerly street line) from the northwesterly intersection of 75th Road and 141st Place, and the other on the southerly street line of 73rd Terrace distant 300 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 73rd Terrace and 141st Place, 75th Road, a line passing through two points: one on the northerly street line of 76th Avenue distant 475 feet easterly (as measured along the northerly street line) from the northeasterly intersection of 76th Avenue and 137th Street, and the other On the southerly street line of 75th Road distant 310 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 75th Road and 141st Place, 76th Avenue, 137th Street, 77th Avenue and Park Drive East; and
2. a line 100 feet northerly of 78th Road, Vleigh Place, Union Turnpike and Park Drive East;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019.

L.U. No. 509

KEW GARDENS HILLS REZONING

QUEENS CB - 8

N 190301 ZRQ

Application submitted by Queens Community Board 8, pursuant to Section 201 of the New York City Charter, for an amendment of Article II, Chapter 1 (Statement of Legislative Intent) of the Zoning Resolution of the City of New York, permitting the R2X Residence District to be mapped.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

*** indicates where unchanged text appears in the Zoning Resolution.

* * *

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS
Chapter 1
Statement of Legislative Intent**

* * *

**21-10
PURPOSES OF SPECIFIC RESIDENCE DISTRICTS**

* * *

**21-12
R2X—Single-Family Detached Residence District**

This district is designed to provide for large single-family detached dwellings on narrow zoning lots. This district also includes community facilities and open uses that serve the residents of the district or benefit from a residential environment.

This district may be mapped only within the Special Ocean Parkway District ~~and~~ as well as Community Districts 8 and 14 in the Borough of Queens.

* * *



**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME
USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **1:00 P.M. Wednesday, September 4, 2019:**

**PRECONSIDERED L.U.
BRONX POINT NCFP - UDAAP**

BRONX CB - 4

N 190501 HAX

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and the approval of an Urban Development Action area project, for the property located at 65 East 149th Street (Block 2356, Lot 2), Harlem River, south of former East 150th Street (Block 2356, Lot 72), demapped portion of East 150th Street (Block and Lot TBD), Land under water/Harlem River, north of former East 150th Street , Area west of Exterior Street/north of former East 150th Street and p/o of Mill Pond Park and Land under water/Harlem River, north of former East 150th Street (Block 2356, Lot 1, p/o Lot 2 and p/o Lot 3), Borough of the Bronx, Council District 8, Community District 4.

**PRECONSIDERED L.U.
BROWNSVILLE SOUTH NCP CLUSTER - UDAAP**

BROOKLYN CB - 16

C 190373 HAK

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and the approval of an Urban Development Action area project, and pursuant to Section 197-c of the New York City Charter for the disposition of property located at 47 New Lots Avenue (Block 3855, Lot 40), 609-615 Osborn Street (Block 3628, Lot 9) and 120-122 Liberty Avenue (Block 3693, Lots 22 and 23), Borough of Brooklyn, Council Districts 37 and 42, Community District 16.

**PRECONSIDERED L.U.
3,079-SEAT HIGH SCHOOL Q472 FACILITY**

QUEENS CB - 2

20195068 SCQ

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 3,079-Seat High School Facility, Q472 located at 51-30 Northern Boulevard (Block 1192, Lot 41, 47, 48, and 54), Borough of Queens, Council District 26, Community School District No. 30

L.U. No. 481

817 BROADWAY BUILDING

MANHATTAN CB - 2

20195220 HIM (N 190530 HIM)

A designation by the Landmark Preservation Commission of the 817 Broadway Building located at 817 Broadway (aka 817-819 Broadway and 48-54 East 12th Street) (Tax Map Block 563, Lot 31, Manhattan), as an historic landmark [DL-512/LP-2614] submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 482

826 BROADWAY BUILDING (NOW THE STRAND BUILDING)

MANHATTAN CB - 2

20195221 HIM (N 190522 HIM)

A designation by the Landmarks Preservation Commission of the 826 Broadway Building (now the Strand Building) located at 826 Broadway (aka 826-828 Broadway and 57-63 East 12th Street) (Tax Map Block 564, Lot 34, Manhattan), as an historic landmark [DL-512/LP-2615], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 483

830 BROADWAY BUILDING

MANHATTAN CB - 2

20195222 HIM (N 190523 HIM)

A designation by the Landmarks Preservation Commission of the 830 Broadway Building located at 830 Broadway (Tax Map Block 564, Lot 36, Manhattan), as an historic landmark [DL-512/LP-2616], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 484

832-834 BROADWAY BUILDING

MANHATTAN CB - 2

20195223 HIM (N 190524 HIM)

A designation by the Landmarks Preservation Commission of the 832-834 Broadway Building located at 832-834 Broadway (Tax Map Block 564, p/o Lot 36, Manhattan), as an historic landmark [DL-512/LP-2617], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 485

836 BROADWAY BUILDING

MANHATTAN CB - 2

20195223 HIM (N 190524 HIM)

A designation by the Landmarks Preservation Commission of the 832-834 Broadway Building located at 832-834 Broadway (Tax Map Block 564, p/o Lot 36, Manhattan), as an historic landmark [DL-512/LP-2617], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 486

840 BROADWAY BUILDING

MANHATTAN CB - 2

20195225 HIM (N 190532 HIM)

A designation by the Landmarks Preservation Commission of the 840 Broadway Building located at 840 Broadway (Tax Map Block 564, Lot 41, Manhattan), as an historic landmark [DL-512/LP-2619], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 487

THE ROOSEVELT BUILDING

MANHATTAN CB - 2

20195226 HIM (N 190531 HIM)

A designation by the Landmarks Preservation Commission of The Roosevelt Building located at 841 Broadway (aka 837 Broadway, 837-847 Broadway, and 53-63 East 13th Street) (Tax Map Block 565, p/o Lot 15, Manhattan), as an historic landmark [DL-512/LP-2620], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 488

**NATIONAL SOCIETY OF COLONIAL DAMES IN THE
STATE OF NEW YORK HEADQUARTERS**

MANHATTAN CB - 8

20195648 HIM (N 190529 HIM)

A designation by the Landmarks Preservation Commission of the National Society of Colonial Dames in the State of New York Headquarters located at 215 East 71st Street (aka 215-217 East 71st Street) (Tax Map Block 1426, Lot 10, Manhattan), as an historic landmark [DL-512/LP-2605], submitted pursuant to Section 3020 of the New

York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 489

FIRST HUNGARIAN REFORMED CHURCH

MANHATTAN CB - 8

20195729 HIM (N 190528 HIM)

A designation by the Landmarks Preservation Commission of the First Hungarian Reformed Church located at 346 East 69th Street (aka 346-348 East 69th Street) (Tax Map Block 1443, Lot 37, Manhattan), as an historic landmark [DL-512/LP-2601], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 490

GAY ACTIVISTS ALLIANCE FIREHOUSE-FORMER ENGINE CO. 13

MANHATTAN CB - 2

20195669 HIM (N 190533 HIM)

A designation by the Landmarks Preservation Commission of the Gay Activists Alliance Firehouse (former Engine Company No. 13) located at 99 Wooster Street (Tax Map Block 501, Lot 30, Manhattan), as an historic landmark [DL-513/LP-2632], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 491

THE CAFFE CINO

MANHATTAN CB - 2

20195670 HIM (N 190534 HIM)

A designation by the Landmarks Preservation Commission of The Caffe Cino located at 31 Cornelia Street (Tax Map Block 590, Lot 47, Manhattan), as an historic landmark [DL-513/LP-2635], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 492

WOMEN'S LIBERATION CENTER

MANHATTAN CB - 4

20195671 HIM (N 190536 HIM)

A designation by the Landmarks Preservation Commission of the Women's

Liberation Center located at 243 West 20th Street (Tax Map Block 770, Lot 17, Manhattan), as an historic landmark [DL-513/LP-2633], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 493

LGBT COMMUNITY CENTER

MANHATTAN CB - 4

20195672 HIM (N 190535 HIM)

A designation by the Landmarks Preservation Commission of the Lesbian, Gay, Bisexual, and Transgender Community Center located at 208 West 13th Street (aka 206-218 West 13th Street) (Tax Map Block 617, p/o Lot 47, Manhattan), as an historic landmark [DL-513/LP-2634], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 494

JAMES BALDWIN RESIDENCE

MANHATTAN CB - 7

20195673 HIM (N 190537 HIM)

A designation by the Landmarks Preservation Commission of the James Baldwin Residence located at 137 West 71st Street (Tax Map Block 1143, Lot 19, Manhattan), as an historic landmark [DL-513/LP-2636], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No. 495

AUDRE LORDE RESIDENCE

STATEN ISLAND CB - 1

20195674 HIR (N 190538 HIR)

A designation by the Landmarks Preservation Commission of the Audre Lorde Residence located at 207 St. Paul's Avenue (Tax Map Block 516, Lot 32, Staten Island), as an historic landmark [DL-513/LP-2642], submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.



**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME
USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **10:00 A.M. Thursday, September 5, 2019:**

**PRECONSIDERED L.US. ARE RELATED
PRECONSIDERED L.U.
BOROUGH-BASED JAIL SYSTEM**

CITYWIDE

N 190334 ZRY

Application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) to create a special permit for a borough-based jail system.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

*** indicates where unchanged text appears in the Zoning Resolution

ARTICLE VII: ADMINISTRATION

* * *

Chapter 4

Special Permits by the City Planning Commission

* * *

74-83

Public Service Establishments

74-831

Court houses

In all #Commercial Districts#, the City₁₁Planning Commission may permit

modifications of the applicable #bulk# regulations so as to allow the same #bulk# regulations as would apply for a #community facility building# in the applicable #Commercial District# and may permit modifications of the applicable regulations in Sections 33-26 to 33-30, inclusive, relating to Yard Regulations or Sections 33-41 to 33-45, inclusive, relating to Height and Setback Regulations. The Commission shall find that because of site limitations such modifications are necessary for the proper design and operation of the court house.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

74-832

Borough-based jail system

For #zoning lots# that are the subject of a site selection for a borough-based jail system pursuant to application C 190333 PSY, the City Planning Commission may, by special permit, allow modifications to the applicable regulations governing #uses#, #bulk#, including permitted #floor area ratio#, the permitted capacities of #accessory# off-street parking facilities and #public parking garages#, and off-street loading regulations, to facilitate construction of the proposed facilities. In order to grant such special permit, the Commission shall find that:

- (a) any #use# modifications will support the operation of the facility and will be compatible with the essential character of the surrounding area;
- (b) ground floor #uses# will be located in a manner that is inviting to the public and will integrate the facility within the surrounding community;
- (c) any increase in permitted #floor area ratio# will facilitate the development of the facility;
- (d) any #bulk# modifications will improve the interior layout and functionality of the facility;
- (e) such #bulk# modifications, including any increase in permitted #floor area ratio#, will have minimal adverse effects on access to light and air for buildings and open spaces in the surrounding area;

- (f) any modifications to the provisions of #accessory# off-street parking and loading regulations will not create serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not impair or adversely affect the development of the surrounding area; and
- (g) any modifications to the permitted capacity of #public parking garages#:
- (1) will not create serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not impair or adversely affect the development of the surrounding area; and
 - (2) will provide adequate reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 20 percent of the total number of spaces up to 50 and five percent of any spaces in excess of 200, but in no event shall such reservoir space be required for more than 50 automobiles.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**PRECONSIDERED L.U.
BOROUGH-BASED JAIL SYSTEM**

BRONX CB - 1

C 190336 ZMX

Application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

1. changing from an M1-3 District to an M1-4/R7X District property bounded by East 142nd Street, a line 100 feet southeasterly of Concord Avenue, East 141st Street, and Concord Avenue; and
2. establishing a Special Mixed Use District (MX-18) bounded by East 142nd Street, a line 100 feet southeasterly of Concord Avenue, East 141st Street, and Concord Avenue;

as shown on a diagram (for illustrative purposes only) dated March 25, 2019.

**PRECONSIDERED L.U.
BOROUGH-BASED JAIL SYSTEM**

BRONX CB - 1

N 190337 ZRX

Application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII Chapter 3 for the purpose of establishing a Special Mixed Use District; and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

*** indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE XII
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 3
Special Mixed Use District**

* * *

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Section 23-151 (Basic regulations for R6 through R9 Districts) shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Sections 23-153 (For Quality Housing buildings) or 23-155 (Affordable independent residences for seniors), as applicable.

* * *

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

#Special Mixed Use District#	Designated #Residence District#
* * *	
MX 16 - Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
<u>MX 18 - Community District 1, The Bronx</u>	<u>R7X</u>

* * *

123-90

SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following areas:

* * *

#Special Mixed Use District# - 17: (3/22/18)
Hunts Point, The Bronx

The #Special Mixed Use District# - 17 is established in Hunts Point in The Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 18: [date of adoption]
Mott Haven, The Bronx

The #Special Mixed Use District# - 18 is established in Mott Haven in The Bronx as indicated on the #zoning maps#.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

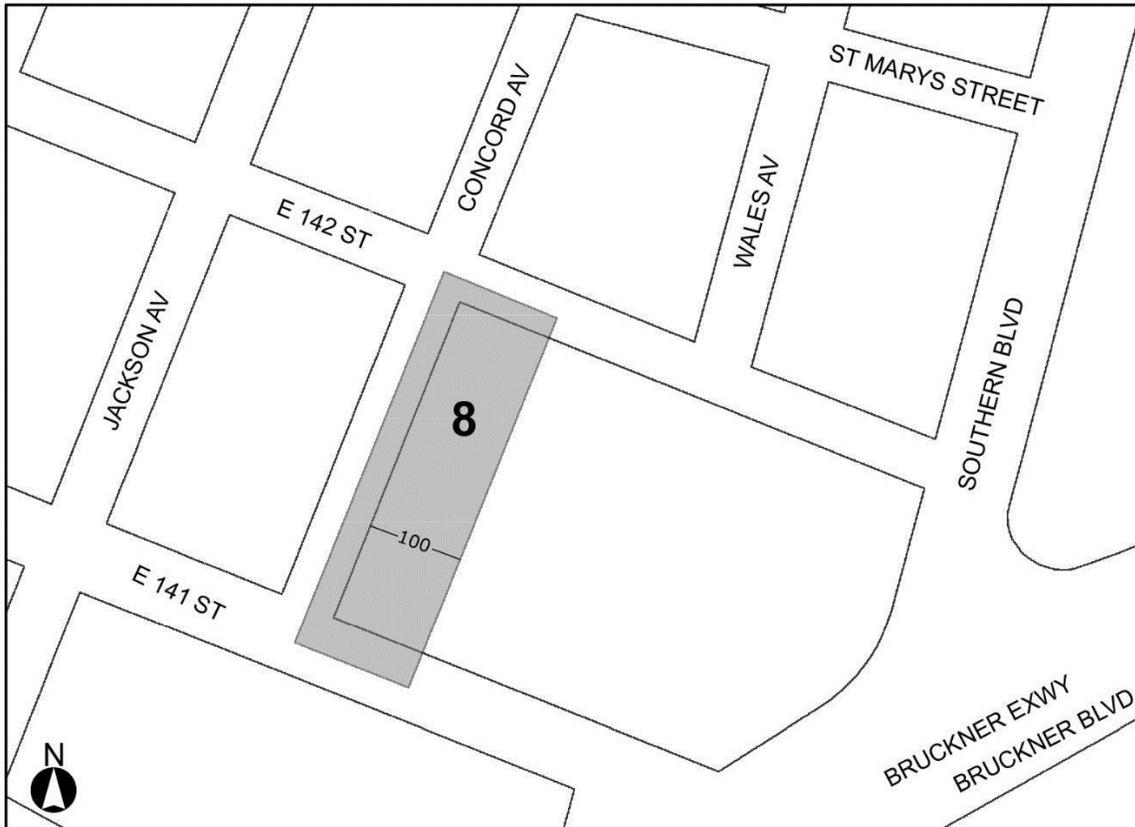
* * * **THE BRONX**

The Bronx Community District 1

* * *

Map 7 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 8 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, The Bronx

**PRECONSIDERED L.U.
BOROUGH-BASED JAIL SYSTEM**

BRONX CB - 1

C 190338 HAX

Application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 320 Concord Avenue and 745 E. 141st Street (Block 2574, p/o Lot 1) as an Urban Development Action Area; and
 - b) Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a development containing approximately 235 affordable housing units, community facility and/or retail space.



LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M. on Thursday, September 12, 2019**, to consider some items reported out of the Subcommittees at the meetings held September 4, 2019, and conduct such other business as may be necessary.