



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE**

LAND USE COMMITTEE

FOR THE WEEK OF NOVEMBER 21, 2016 - NOVEMBER 25, 2016

DAVID G. GREENFIELD, *Chair*, Land Use Committee

DONOVAN J. RICHARDS, *Chair*, Subcommittee on Zoning and Franchises

PETER KOO, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

INEZ DICKENS, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

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

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor**, New York City, New York 10007, commencing at **9:30 A.M., Monday, November 21, 2016:**

L.U. No. 479

95 HORATIO STREET

MANHATTAN - CB 2

M 840260 (E) ZMM

Application submitted by 95-97 Horatio LLC for the modification of Restrictive Declaration D-93, which was previously approved in connection with an application for a Zoning Map amendment (C 840260 ZMM), to allow uses permitted by the underlying C6-2A District, except for nightclub uses, in the 4,700-square-foot ground floor space located at 95 Horatio Street (Block 643, Lot 1), in a C6-2A District.

L.U. NOS. 482, 483, 484, 485, 486, 487 AND 488 ARE RELATED

*The public hearing on these items was held and **closed** on October 19, 2016*

*These items were laid over by the Subcommittee on
Zoning and Franchises*

L.U. No. 482

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160285 ZMX

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R7-1 District to an R8 District property bounded by:
 - a. a line 230 feet southeasterly of Vyse Avenue, East 180th Street, a line perpendicular to the northeasterly street line of East 180th Street distant 335 feet northwesterly (as measured along the streetline) from the point of intersection of the northeasterly street line of East 180th Street and

the northwesterly street line of Boston Road, a line 100 feet northeasterly of East 180th Street, 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, East 180th Street, a line 280 feet southeasterly of Boston Road, 100 feet southwesterly of East 180th Street, 100 feet southeasterly of Boston Road, a line 140 feet northeasterly of East 179th Street, Boston Road, East 179th Street, 100 feet northwesterly of Boston Road, and 120 feet southwesterly of East 180th Street; and

- b. Boston Road, East 179th Street, the easterly street line of former Bronx Street, East Tremont Avenue, and West Farms Road; and
2. establishing within a proposed R8 District a C1-4 District bounded by a line 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, and East 179th Street.

L.U. No. 483

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160286 HAX

Application submitted by the New York City Department of Housing Preservation and Development (HPD) and Phipps Houses.

- 1) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) The designation of property located at Boston Road (Block 3139, Lot 50), as an Urban Development Action Area; and
 - b) an 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 mixed use development containing approximately 1,665 affordable residential units, approximately 86,608 square feet of retail space and approximately 110 accessory parking spaces in Community District 6.

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

N 160288 ZRX

Application submitted by the Department of Housing Preservation and Development and Phipps Houses, 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 8 relating to provisions for Location of Buildings, Distribution of Bulk and Open Space and Modification of Height and Setbacks in Community District 6.

Matter underlined is new, to be added;

Matter in ~~strikeout~~ 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 8 – Special Regulations Applying to Large-Scale Residential Developments

* * *

78-30

BULK REGULATIONS

78-31

Location of Buildings, Distribution of Bulk and Open Space and Modification of Height and Setbacks

(a) General provisions

For the purposes of this Section, the term "periphery" shall mean any #street line# bounding a #large-scale residential development# or any #lot line# abutting a #zoning lot# that is not part of the #large-scale residential development#. The term "wholly within" shall therefore mean any area of the #large-scale residential development# which is not within the area designated as "periphery." However, in R3-2 Districts, R4 Districts except R4A, R4-1 and

R4B Districts, or R5 Districts except R5B Districts, the "periphery" shall also include all portions of a #large-scale residential development# within 100 feet of a peripheral #street line# or within 30 feet of any other peripheral #lot line#, except for portions directly opposite:

- (1) an area of at least 1.5 acres in a #Residence District# that is either vacant or #land with minor improvements#; or
- (2) a #large-scale residential development developed# pursuant to the provisions of paragraph (b) of this Section; or
- (3) a #Commercial# or a #Manufacturing District#.

All #buildings or other structures# in the periphery of a #large-scale residential development# shall comply with the height and setback regulations of Article II, Chapter 3, except as otherwise provided in this Section.

Special provisions applying to #large-scale residential developments# in R3, R4 or R5 Districts are set forth in paragraphs (b) and (c) of this Section. The provisions of paragraph (b) shall apply to any #large-scale residential development# in R3-2 Districts, R4 Districts except R4A, R4-1 and R4B Districts, or R5 Districts except R5B Districts. The provisions of paragraph (c) shall apply only to #large-scale residential developments# in all R3, R4 or R5 Districts that utilize the bonus provisions of Section 78-32 through 78-35, inclusive.

(b) Alternate height and setback regulations for certain districts

In R3-2 Districts, R4 Districts except R4A, R4-1 and R4B Districts, or R5 Districts except R5B Districts, #buildings or other structures#, or portions thereof, "wholly within" a #large-scale residential development# may use the alternate height and setback regulations set forth in paragraphs (b)(1) through (b)(3) of this Section.

- (1) In R3-2 Districts, the height and setback regulations applicable to R4 Districts, except R4A and R4B Districts, may be used.

- (2) In R4 Districts, no portion of any #building or other structure#, including the apex of a roof, shall penetrate a plane 35 feet in height above the #base plane#.
- (3) In R5 Districts, no portion of any #building or other structure#, including the apex of a pitched roof, shall penetrate a plane 40 feet in height above the #base plane#.
- (c) Alternate #floor area# and #open space# regulations in R3, R4 or R5 Districts

In #large-scale residential developments# that utilize the bonus provisions of this Chapter, the #floor area ratio# and the #open space ratio# controls set forth in the following table shall apply in lieu of the #floor area ratio# and #lot coverage# controls of Article II, Chapter 3.

District	#Open Space Ratio#	#Floor Area Ratio#
R3	150	.50*
R4	80	.75*
R5	40	1.25

* The #floor area ratio# in the table may be increased by up to 20 percent provided that any such increase in #floor area# is located under a sloping roof which rises at least 3 1/2 inches in vertical distance per each foot of horizontal distance and the structural headroom of such #floor area# is between five and eight feet. Any such additional #floor area# under a sloped roof shall not be used to compute the #open space ratio#

- (d) Authorizations may be granted for #buildings# to be located, #bulk# and #open space# distributed, and height and setback modified, in accordance with the provisions of this Section.
- (e) In R9, R10, C1-8, C1-9, C2-7 or C2-8 Districts, or in C1 or C2 Districts mapped within R9 or R10 Districts, #floor area# bonuses for #public plazas# or #arcades#

permitted in accordance with the applicable district regulations shall apply only to a #development# or #enlargement# with 25 percent or less of the total #floor area# of the #building# in #residential use#.

(f) Alternate window to #lot line# regulations for a #zoning lot# directly adjoining a #public park#

In R7-1 and R8 Districts within a #large scale residential development# in Community District 6 in the Borough of the Bronx, the required minimum distance between a #legally required window# and a #lot line#, as set forth in Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines), inclusive, shall not apply where a #legally required window# is fronting upon a #public park# with an area of at least one-half acre.

* * *

L.U. No. 485

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

N 160289 ZRX

Application submitted by the NYC Department of Housing Preservation and Development and Phipps Houses pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 6.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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THE BRONX

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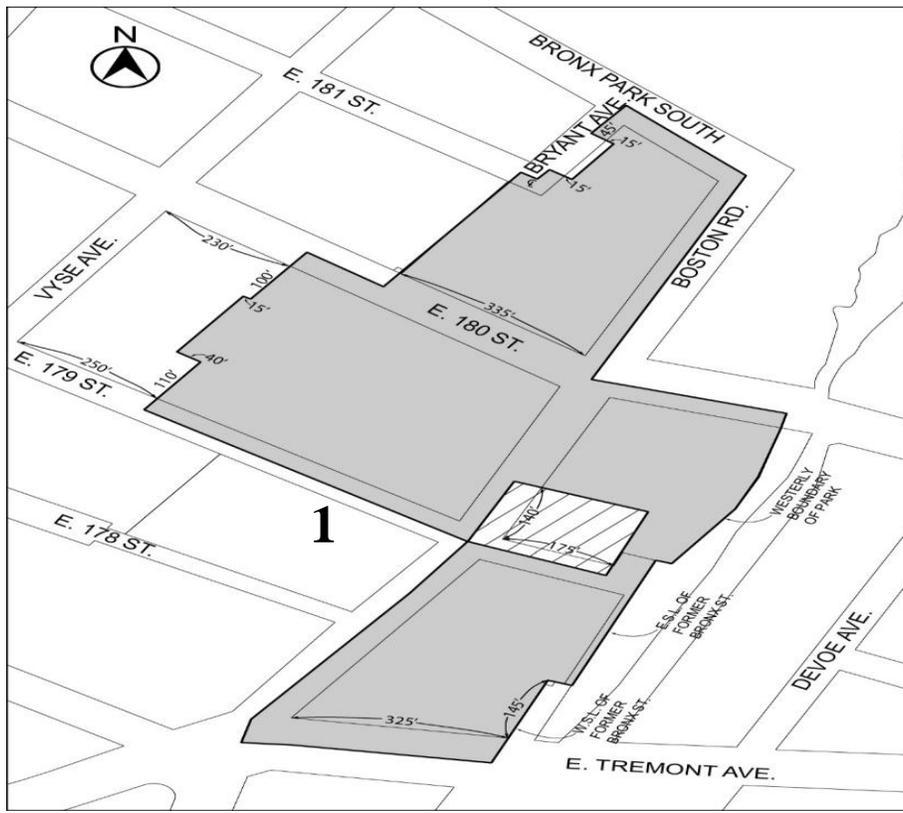
The Bronx Community District 6

In the R7-1, R7A, R7D, R7X, R8, R8A and R8X Districts within the areas shown on the following Maps 1, 2, 3, 4, ~~and 5~~ and 6:

* * *

Map 6 – [date of adoption]

[PROPOSED MAP]



- Mandatory Inclusionary Housing area see Section 23-154(d)(3)
- Area 1 [date of adoption] — MIH Program Option 1
- Excluded area

Portion of Community District 6, The Bronx

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L.U. No. 486

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160290 ZSX

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 on the periphery of a large-scale residential development, in connection with a proposed mixed-use development within a proposed large-scale residential development, on property generally bounded by Bronx Park South, Boston Road, East 180th Street, the Bronx River, East Tremont Avenue, Boston Road, East 179th Street, a line approximately 170 feet southeasterly of Boston Road, a line approximately 240 feet southwesterly of East 180th Street, Boston Road, East 179th Street, a line approximately 230 feet southeasterly of Vyse Avenue, East 180th Street, the northwesterly street line of former Bryant Avenue, East 181st Street, and Bryant Avenue (Block 3132, Lot 1, Block 3138, Lot 1, Block 3139, Lots 1, 19 & 50, and Block 3140, Lot 7), in R7-1, R7-1/C1-4, R8, and R8/C1-4 Districts.

L.U. No. 487

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160218 MMX

Application submitted by The New York City Department of Housing Preservation and Development and Phipps Houses, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the narrowing by elimination, discontinuance and closing of a portion of East Tremont Avenue from Boston Road to East Tremont Avenue; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in The Borough of The Bronx, Community District 6, in accordance with Map No. 13137 dated April 27, 2016 and signed by the Borough President.

L.U. No. 488

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160307 ZSX

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 on the periphery of a large-scale residential development, in connection with a proposed modification of an existing large-scale residential development, on property generally bounded by East 179th Street, Boston Road, Bryant Avenue, a line approximately 110 feet southwesterly of East Tremont Avenue, a line approximately 67 feet southeasterly of Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 140 feet southeasterly of Bryant Avenue, East Tremont Avenue, and a line approximately 260 feet southeasterly of Vyse Avenue, (Block 3005, Lot 65, Block 3130, Lots 20 & 100, Block 3131, Lot 20, and Block 3136, Lots 1, 20 & 101), in an R7-1 District.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Monday, November 21, 2016, in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at 11:00 A.M. has been DEFERRED.**



SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M., Monday, November 21, 2016:**

L.U. NOS. 502 AND 503 ARE RELATED

L.U. No. 502

TMN904 CLUSTER

MANHATTAN - CBs 9 & 10

20175108 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project, waiver of the area designation requirement, and waiver of Sections 197-c and 197-d of the New York City Charter, for properties located at 410-18 West 128th Street (Block 1954, Lot 55), 157 West 122nd Street (Block 1907, Lot 8), 116-18 West 129th Street (Block 1913, Lot 40 in part), and 111 West 131st Street (Block 1916, Lot 25), and approving the project as an urban development action area project, Community Boards 9 and 10, Council District 9, Borough of Manhattan.

L.U. No. 503

TMN904 CLUSTER

MANHATTAN - CBs 9 & 10

20175109 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant Article 16 of the General Municipal Law for approval of a real property tax exemption for properties located at 410-18 West 128th Street (Block 1954, Lot 55), 157 West 122nd Street (Block 1907, Lot 8), 116-18 West 129th Street (Block 1913, Lot 40 in part), and 111 West 131st Street (Block 1916, Lot 25), and approving the project as an urban development action area project, Community Boards 9 and 10, Council District 9, Borough of Manhattan.

L.U. NOS. 515, 516, 517, 518, AND 519 ARE RELATED

*The public hearing on these items was held and **closed** on November 1, 2016*

*These items were laid over by the Subcommittee on
Planning, Dispositions and Concessions*

L.U. No. 515

LEXINGTON GARDENS II

MANHATTAN - CB 11

C 160336 ZMM

Application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 100 feet westerly of Lexington Avenue, East 108th Street, Lexington Avenue, and East 107th Street;
2. changing from an R7-2 District to an R9 District property bounded by a line 100 feet easterly of Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street;
3. changing from a C8-4 District to an R9 District property bounded by the easterly boundary line of the New York Central Railroad Right-of-Way, East 108th Street, a line 100 feet easterly of Park Avenue, and East 107th Street; and
4. establishing within the proposed R9 District a C2-4 District bounded by the easterly boundary line of the New York Central Railroad Right-of-Way, East 108th Street, Lexington Avenue, and East 107th Street.

L.U. No. 516

LEXINGTON GARDENS II

MANHATTAN - CB 11

N 160337 ZRM

Application submitted by the New York City Department of Housing Preservation and Development and Lexington Gardens Owners, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11.

Matter in ~~strikeout~~ is to be deleted;

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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MANHATTAN

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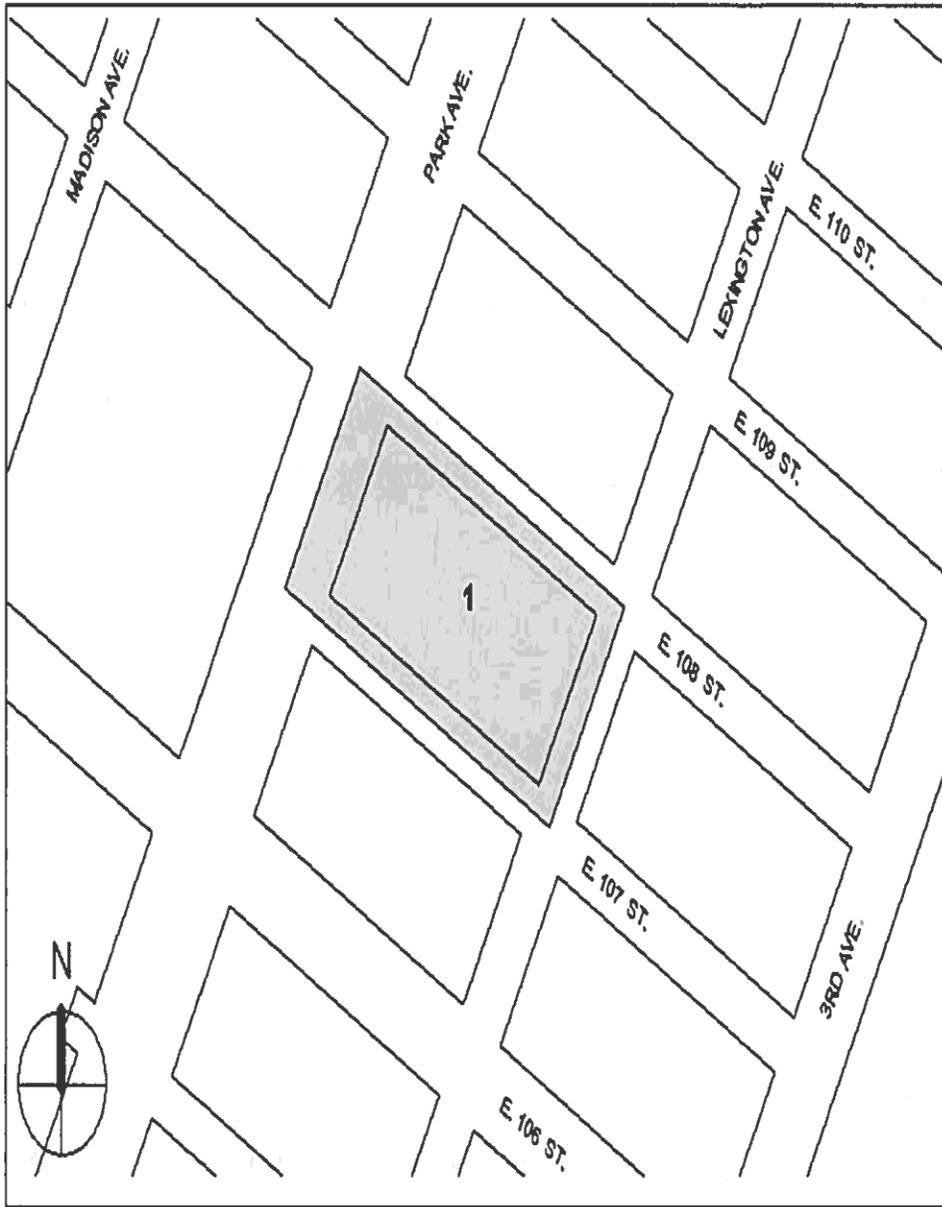
Manhattan Community Districts 9, 10 and 11

* * *

In th R9 District within the areas shown on the following Map 3:

Map 3. (date of adoption)

[PROPOSED MAP]



Mandatory Inclusionary Housing area see Section 23-154(d)(3) Area 1 (date of adoption) — MIH Program Option 2

Portion of Community District 11, Manhattan

* * *

LEXINGTON GARDENS II

MANHATTAN - CB 11

C 160338 ZSM

Application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 35-65 (Height and Setback Requirements for Quality Housing Buildings), and the Street wall location requirements of Section 35-651 (Street Wall Location), in connection with a proposed mixed-use development on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street (Block 1635, Lots 1, 7, 16 & 17), in an R9/C2-4 District, within a Large-Scale General Development.

L.U. No. 518

LEXINGTON GARDENS II

MANHATTAN - CB 11

C 160339 ZSM

Application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive 103 required off-street parking spaces including 25 required off-street parking spaces for an existing development on the zoning lot, in connection with a proposed mixed-use development on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street (Block 1635, Lots 1, 7, 16 & 17), in an R9/C2-4 District, within the Transit Zone, in a Large-Scale General Development.

L.U. No. 519

LEXINGTON GARDENS II

MANHATTAN - CB 11

C 160340 HAM

Application submitted by the New York City Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 160 of the General Municipal Law of New York State for:
 - a) The designation of property located at 1461 Park Avenue (Block 1635, Lot 1) as an Urban Development Action Area; and
 - b) an 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 an affordable housing development containing approximately 390 dwelling units, approximately 3,201 square feet of commercial space and approximately 38,053 square feet of community facility space, in Borough of Manhattan, Community District 11.

L.U. No. 522

LEXINGTON GARDENS II

MANHATTAN - CB 11

20175116 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for property located at 1461 Park Avenue (Block 1635, Lots 1, 7, and 16), Borough of Manhattan, Community Board 8, Council District 11.

L.U. No. 523
FULTON HOUSES

MANHATTAN - CB 4

20175117 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law, Section 577, for a real property tax exemption for property located at Block 716, Lot 15, Borough of Manhattan, Community Board 4, Council District 3.

L.U. No. 524
VALLEY APARTMENTS

MANHATTAN - CB 7

20175121 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article V and Article XI of the Private Housing Finance Law for approval of a real property tax exemption, termination of a prior tax exemption, voluntary dissolution of the current owner, and conveyance to a new owner for property located at Block 1844, Lot 20 and Block 1859, Lot 15, Borough of Manhattan, Community Board 7, Council District 7.

L.U. No. 525
PRC FOX STREET/MARIA ESTELA I

BRONX - CB 2

20175118 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article V and Article XI of the Private Housing Finance Law for approval of an amendment to a previously approved plan and project, the leasing of the property from the current owner to the lessee, and a real property tax exemption for property located at Block 2724, Lot 103 and part of Lot 5, Borough of the Bronx, Community Board 2, Council District 17.

L.U. No. 526

MELROSE COMMONS NORTH RFP SITE B

BRONX - CB 3

20175119 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for property located at Block 2384, Lots 20, 120, and 123, Borough of the Bronx, Community Board 3, Council District 17.

L.U. No. 527

MELROSE COMMONS NORTH RFP SITE B

BRONX - CB 3

20175120 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an Urban Development Action Area Project for property located at Block 2384, Lots 20, 120, and 123, Borough of the Bronx, Community Board 3, Council District 17.



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 Tuesday, November 22, 2016**, to consider all items reported out of the Subcommittees at the meetings held on Monday, November 21, 2016, and conduct such other business as may be necessary.