



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF MAY 18, 2017**

**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

**RAFAEL SALAMANCA, JR.**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

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

**AGENDA  
OF THE  
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., Thursday, May 18, 2017**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, May 16, 2017, and conduct such other business as may be necessary:

**L.U. No. 604  
CONCOURSE VILLAGE WEST**

**BRONX CB - 4**

**20175318 HAX**

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 the approval of a new real property tax exemption for property located at Block 2458, Lots 13, 35, and 49, Borough of the Bronx, Community District 4, Council District 17.

**L.U. No. 607  
THE EGG SHOP**

**MANHATTAN CB - 2**

**20175260 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of The Egg Shop Les, LLC, d/b/a The Egg Shop, for a new revocable consent to maintain and operate a small unenclosed sidewalk café located at 151 Elizabeth Street.

**L.U. NOS. 608, 609 AND PRE. L.U. ARE RELATED**

**L.U. No. 608**

**600 EAST 156<sup>TH</sup> STREET**

**BRONX CB - 1**

**C 170140 ZMX**

Application submitted by 600 Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c changing from an M1-1 District to an R8A District property bounded by Eagle Avenue, 156<sup>th</sup> Street, Cauldwell Avenue, and a line 100 feet southwesterly of 156<sup>th</sup> Street, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

**L.U. No. 609**

**600 EAST 156<sup>TH</sup> STREET**

**BRONX CB - 1**

**N 170141 ZRX**

Application submitted by 600 Associates 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 Housing Inclusionary area, in Community District 1, Borough of the Bronx.

**PRECONSIDERED L.U.**

**600 EAST 156<sup>TH</sup> STREET**

**BRONX CB - 1**

**20175428 HAX**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located at Block 2624, Lot 41 in Community District 1, Council District 17, Borough of the Bronx.

**L.U. NOS. 610, 611 AND L.U. 627 ARE RELATED**

**L.U. No. 610**

**WESTCHESTER MEWS**

**BRONX CB - 9**

**C 160326 ZMX**

Application submitted by Westchester Mews LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b:

1. eliminating from within an existing R5 District a C2-2 District bounded by Westchester Avenue, Olmstead Avenue, a line midway between Westchester Avenue and Newbold Avenue, and a line 450 feet easterly of Pugsley Avenue;
2. changing from an R5 District to an R6 District property bounded by Westchester Avenue, Olmstead Avenue, Newbold Avenue, Pugsley Avenue, a line midway between Westchester Avenue and Newbold Avenue, and a line 450 feet easterly of Pugsley Avenue; and
3. establishing within the proposed R6 District a C2-4 District bounded by Westchester Avenue, Olmstead Avenue, a line midway between Westchester Avenue and Newbold Avenue and a line 450 feet easterly of Pugsley Avenue.

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated December 12, 2016 and subject to the conditions of CEQR Declaration E- 406.

**L.U. No. 611**

**WESTCHESTER MEWS**

**BRONX CB - 9**

**N 160327(A) ZRX**

Application submitted by Westchester Mews 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 Article II, Chapter 3 relating to bulk regulations in Mandatory Inclusionary Housing areas, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area in Community District 9, Borough of the Bronx.

**L.U. 627**

**WESTCHESTER MEWS**

**BRONX CB - 9**

**20175390 HAX**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located at Block 3805, Lots 123 and 124, in Community District 9, Council District 18, Borough of the Bronx.

**L.U. No. 614**

**PORTS AMERICA, INC. MARITIME LEASE**

**MANHATTAN CB - 4**

**20175389 PNM**

Application pursuant to §1301 (2) (f) of the New York City Charter concerning a proposed maritime lease between the New York City Department of Small Business Services and Ports America, Inc. for piers 88 and 90 on the Hudson River between West 48<sup>th</sup> Street and West 55<sup>th</sup> Street, in the Borough of Manhattan.

**L.U. No. 615**

**LOWER EAST SIDE PEOPLE'S MUTUAL HOUSING ASSOCIATION**

**MANHATTAN CB - 3**

**20175387 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for the termination of a prior tax exemption and approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 345, Lot 9; Block 349, Lot 21; Block 350, Lots 23, 39; Block 355, Lot 62; Block 372, Lot 37; Block 378, Lot 4; Block 389, Lot 27; Block 391, Lot 45; Block 393, Lots 6, 7, 8, 40; Block 398, Lot 55; Block 402, Lot 54; Block 404, Lot 58; Block 405, Lot 42; and Block 440, Lot 50; Borough of Manhattan, Community District 3, Council Districts 1 and 2.

**L.U. No. 616**

**BROOKLYN PUBLIC LIBRARY OFFSITE**

**BROOKLYN CB - 2**

**20175388 HAK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for the approval of a new real property tax exemption for property located at Block 1992, Lot 5 and Block 2018, Lot 62, Borough of Brooklyn, Community District 2, Council District 35.

**L.U. No. 617**

**DREAMYARD NEP/168<sup>TH</sup> STREET**

**BRONX CB - 4**

**20175325 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law for properties located at Block 2425, Lot 16, Block 2427, Lots 1 and 52, Block 2429, Lot 34, Block 2433, Lot 57, and Block 2439, Lot 22, in Community District 4, Council District 16, Borough of the Bronx.

**L.U. No. 619**

**DREAMYARD NEP/UNIVERSITY AVENUE**

**BRONX CB - 5**

**20175324 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law for properties located at Block 2861, Lot 11, Block 2867, Lot 58, Block 2868, Lot 127, Block 2876, Lot 170, Block 3196, Lot 10 and Block 3216, Lot 52, in Community District 5, Council District 14, Borough of the Bronx.

## L.U. 628

### MORNINGSIDE HEIGHTS HISTORIC DISTRICT

MANHATTAN CBs - 7 and 9

20175270 HKM (N 170298 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-495/LP-2584] pursuant to Section 3020 of the New York City Charter of the Morningside Heights Historic District, as an historic district.

#### **THE MORNINGSIDE HEIGHTS HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:**

The Morningside Heights Historic District consists of the property bounded by a line beginning on the eastern curbline of Riverside Drive at a point on a line extending westerly from the southern property line of 362 Riverside Drive (aka 362-366 Riverside Drive; 318 West 109<sup>th</sup> Street), extending northerly along the eastern curbline of Riverside Drive to the southern curbline of West 119th Street, easterly along the southern curbline of West 119th Street to the western curbline of Claremont Avenue, southerly along the western curbline of Claremont Avenue continuing southerly to the southern curbline of West 116th Street, easterly along the southern curbline of West 116th Street to the western curbline of Broadway, southerly along the western curbline of Broadway to a point on a line extending easterly from the southern property line of 600 West 116th Street (aka 2951-2959 Broadway), westerly along said line and the southern property lines of 600 West 116th Street (aka 2951-2959 Broadway), 606 West 116th Street (aka 602-606 West 116th Street), 610 West 116th Street (aka 608-610 West 116th Street), 612 West 116th Street and part of the southern property line of 616 West 116th Street (aka 614-618 West 116th Street), southerly along the eastern property line of 617 West 115th Street and a line extending southerly from the eastern property line of 617 West 115th Street to the southern curbline of West 115th Street, easterly along the southern curbline of West 115th Street to a point on a line extending northerly from the eastern property line of 608 West 115th Street (aka 608-610 West 115th Street) southerly along said line and the eastern property line of 608 West 115<sup>th</sup> Street (aka 608-610 West 115th Street) to a point on the northern property line of 609 West 114<sup>th</sup> Street (aka 605-609 West 114th Street), easterly along the northern property line of 609 West 114th Street (aka 605-609 West 114th Street) and part of the northern property line of 601 West 114th Street (aka 601-603 West 114th Street; 2921-2927 Broadway), northerly along the western property line of 600 West 115th Street (aka 2931-2939 Broadway) to the southern curbline of West 115th Street, easterly along the southern curbline of West 115th Street to the western curbline of Broadway, southerly along the western curbline of Broadway to the northern curbline of West 114th Street, westerly along the northern curbline of West 114th Street to a point on a line extending northerly from the eastern property line of 604 West 114th Street, southerly along said line and the eastern property line of 604 West 114th Street, to the southern property

line of 604 West 114th Street, westerly along the southern property lines of 604 to 618 West 114th Street, southerly along the eastern property line of 615 West 113th Street (aka 615-617 West 113<sup>th</sup> Street) and a line extending southerly from the eastern property line of 615 West 113th Street (aka 615-617 West 113th Street) to the southern curbline of West 113th Street, easterly along the southern curbline of West 113th Street and across Broadway to a point on a line extending northerly from the eastern property line of 562 West 113th Street (aka 562-568 West 113th Street; 2890-2898 Broadway), southerly along said line and the eastern property line of 562 West 113<sup>th</sup> Street (aka 562-568 West 113th Street; 2890-2898 Broadway), westerly along part of the southern property line of 562 West 113th Street (aka 562-568 West 113th Street; 2890-2898 Broadway), southerly along the eastern property line of 545 West 112th Street (aka 2880-2888 Broadway) and a line extending southerly from the eastern property line of 545 West 112th Street (aka 2880-2888 Broadway) to the southern curbline of West 112th Street, easterly along the southern curbline of West 112th Street to point on a line extending northerly from the eastern property line of 542 West 112th Street (aka 542-548 West 112th Street, 2868-2878A Broadway), southerly along said line and the eastern property line of 542 West 112th Street (aka 542-548 West 112th Street, 2868-2878A Broadway) to a point on the northern property line of 545 West 111th Street (aka 2858-2866 Broadway), easterly along part of the northern property line of 545 West 111th Street (aka 2858-2866 Broadway) and the northern property lines of 535 West 111<sup>th</sup> Street (aka 533-537 West 111th Street) to 503 West 111th Street (aka 503-505 West 111th Street), southeasterly along the eastern property line of 503 West 111th Street (aka 503-505 West 111<sup>th</sup> Street) and southerly along a line extending southerly from the eastern property line of 503 West 111th Street (aka 503-505 West 111th Street) to the southern curbline of West 111th Street, easterly along the southern curbline of West 111th Street to the western curbline of Amsterdam Avenue, southerly along the western curbline of Amsterdam Avenue continuing in a straight line across Cathedral Parkway to a point on a line extending easterly from the southern property line of 500 Cathedral Parkway (aka 1002A-1018 Amsterdam Avenue), westerly along said line and the southern property lines of 500 Cathedral Parkway (aka 1002A-1018 Amsterdam Avenue) to 550 Cathedral Parkway (aka 548-550 Cathedral Parkway), northerly along the western property line of 550 Cathedral Parkway (aka 548-550 Cathedral Parkway) to the southern curbline of Cathedral Parkway, easterly along the southern curbline of Cathedral Parkway to a point on a line extending southerly from the western property line of 535 Cathedral Parkway (aka 529-541 Cathedral Parkway), northerly along said line and the western property line of 535 Cathedral Parkway (aka 529-541 Cathedral Parkway), to a point on the southern property line of 536 West 111th Street (aka 536-538 West 111th Street), westerly along part of the southern

property line of 536 West 111th Street (aka 536-538 West 111th Street), northerly along the western property line of 536 West 111th Street (aka 536-538 West 111th Street) and a line extending northerly from the western property line of 536 West 111th Street (aka 536-538 West 111th Street) to the northern curblines of West 111th Street, westerly along the northern curblines of West 111th Street to the eastern curblines of Broadway, northerly along the eastern curblines of Broadway to the northern curblines of West 112th Street, westerly across Broadway and along the northern curblines of West 112th Street to a point on a line extending northerly from the eastern property line of 395 Riverside Drive (aka 393-397 Riverside Drive; 620-628 West 112th Street), southerly along said line and the eastern property line of 395 Riverside Drive (aka 393-397 Riverside Drive; 620-628 West 112th Street), easterly along the northern property lines of 611 West 111th Street (aka 609-611 West 111th Street), 605 West 111th Street (aka 605-607 West 111th Street), and 603 West 111th Street, southerly along the eastern property line of 603 West 111th Street and a line extending southerly from the eastern property line of 603 West 111th Street to the southern curblines of West 111th Street, easterly along the southern curblines of West 111th Street to the western curblines of Broadway, southerly along the western curblines of Broadway to the northern curblines of Cathedral Parkway, westerly along the northern curblines of Cathedral Parkway to a point on a line extending northerly from the eastern property line of 610 Cathedral Parkway (aka 608-614 Cathedral Parkway) southerly along said line and the eastern property line of 610 Cathedral Parkway (aka 608-614 Cathedral Parkway), westerly along the southern property line of 610 Cathedral Parkway (aka 608-614 Cathedral Parkway) and part of the southern property line of 375 Riverside Drive (aka 371-375 Riverside Drive; 616-624 Cathedral Parkway), southerly along the eastern property line of 370 Riverside Drive (aka 317-327 West 109th Street) to the northern curblines of West 109th Street, westerly along the northern curblines of West 109<sup>th</sup> Street to a point on a line extending northerly from the eastern property line of 362 Riverside Drive (aka 362-366 Riverside Drive; 318 West 109th Street), southerly along said line and the eastern property line of 362 Riverside Drive (aka 362-366 Riverside Drive; 318 West 109<sup>th</sup> Street), westerly along the southern property line of 362 Riverside Drive (aka 362-366 Riverside Drive; 318 West 109th Street) to the point of beginning.

**L.U. 629**

**CATHEDRAL CHURCH OF ST. JOHN THE DIVINE**

**AND THE CATHEDRAL CLOSE**

**MANHATTAN CB - 9**

**20175271 HKM (N 170297 HKM)**

The proposed designation by the Landmarks Preservation Commission [DL-495/LP-2585] pursuant to Section 3020 of the New York City Charter of the Cathedral Church of St. John the Divine and the Cathedral Close, located at 1047 Amsterdam Avenue, aka 1021-1061 Amsterdam Avenue, 419 West 110<sup>th</sup> Street (Cathedral Parkway), (Block 1865, Lots 1, 10, S8010), as an historic landmark.

**L.U. No. 633**

**MAMAK**

**MANHATTAN CB - 3**

**20175305 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Love Mamak Corp, d/b/a Mamak, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 174 2<sup>nd</sup> Avenue.

**L.U. No. 634**

**RUBY'S MIDTOWN**

**MANHATTAN CB - 6**

**20175243 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ruby's Midtown, LLC, d/b/a Ruby's Midtown, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 442 3<sup>rd</sup> Avenue.

**L.U. No. 636**

**800-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY**

**STATEN ISLAND CB - 1**

**20175122 SCR**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 800-Seat Primary/Intermediate School Facility to be located at the block bounded by Osgood Avenue to the north, Waverly Place to the south, Wiederer Place to the east, and Targee Street to the west (Block 635, Lot 1), in the Stapleton section of Staten Island, in Community School District No. 31.

**L.U. No. 637**

**1000-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY**

**BROOKLYN CB - 5**

**20175203 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 1000-Seat Primary/Intermediate School Facility to be located at the block bounded by Atlantic Avenue, Logan Street, Dinsmore Place and Chestnut Street (Block 4142, Lot 32 in portion), in the East New York section of Brooklyn, in Community School District No. 19.

**L.U. No. 638**

**LOTT LEGACY APARTMENTS**

**MANHATTAN CB - 11**

**20175417 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for the termination of a prior tax exemption and approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 1610, Lots 9 and 13; Block 1625, Lot 71; Block 1627, Lots 21 and 22; Block 1628, Lots 2, 4, 6, 10, 49 and 103; Block 1629, Lots 30, 64 and 65; Block 1655, Lots 23 and 29; Block 1677, Lot 38; Block 1710, Lots 19 and 21; and Block 1711, Lot 121; Borough of Manhattan, Community District 11, Council Districts 5 and 8.

**L.U. No. 639**

**2865 KINGSBRIDGE TERRACE**

**BRONX CB - 8**

**20175419 HAX**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 23 of the Private Housing Finance Law for the approval of a mortgage loan for property located at Block 3256, Lots 156 and 75, Borough of the Bronx, Community District 8, Council District 14.

**PRECONSIDERED L.U.**

**163<sup>RD</sup> STREET IMPROVEMENT COUNCIL**

**BRONX CBs - 3 and 4**

**20175418 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for the termination of a prior tax exemption and approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2426, Lot 62; and Block 2371, Lots 1, 6 and 29; Borough of the Bronx, Community Districts 3 and 4, Council District 16.