



**COUNCIL OF THE CITY OF NEW YORK**

**REVISED CALENDAR**  
**OF THE**

**LAND USE COMMITTEE**

**FOR THE WEEK OF OCTOBER 9, 2017 – OCTOBER 13, 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>

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **9:30 A.M., Tuesday, October 10, 2017:**

**L.U. No. 763**

**POP AND POUR**

**MANHATTAN CB - 12**

**20185034 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Francisco & Francisco, Inc., d/b/a Pop and Pour, for a new revocable consent to maintain and operate an unenclosed sidewalk café located at 200 Dyckman Street.

**L.U. NOS. 759 AND 760 ARE RELATED**

**L.U. No. 759**

**SOUTH AVENUE RETAIL DEVELOPMENT**

**STATEN ISLAND CB - 1**

**C 160174 ZSR**

Application submitted by Josif A LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) greater than 10,000 square feet within a proposed multi-building commercial development with a total floor area of approximately 219,377 square feet on property located at 534 South Avenue (Block 1707, Lots 1 and 5), in an M1-1 District.

**L.U. No. 760**

**SOUTH AVENUE RETAIL DEVELOPMENT**

**STATEN ISLAND CB - 1**

**C 150359 MMR**

Application submitted by Josif A LLC, 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 establishment of North Morrow Street (formally Morrow Street) from Forest Avenue to a point 437 feet south; and
- the elimination, discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north; and
- the elimination of Albany Avenue between Goethals Road North and Amador Street; and
- the elimination of Amador Street between Morrow Street and South Avenue; and
- the elimination of Garrick Street between Goethals Road North and Wemple Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Staten Island, in accordance with Map No. 4243 dated December 5, 2016 and signed by the Borough President.

**C 170400 ZMK AND N 170401 ZRK ARE RELATED**

**PRECONSIDERED L.U.**

**TILLARY AND PRINCE STREET REZONING**

**BROOKLYN CB - 2**

**C 170400 ZMK**

Application submitted by YYY Brooklyn NY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d:

1. changing from an R6 District to a C6-4 District property bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street; and

2. establishing a Special Downtown Brooklyn District bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street;

Borough of Brooklyn, Community District 2, and subject to the conditions of CEQR Declaration E-437.

**PRECONSIDERED L.U.**

**TILLARY AND PRINCE STREET REZONING**

**BROOKLYN CB - 2**

**N 170401 ZRK**

Application submitted by YYY Brooklyn NY, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, Borough of Brooklyn, Community District 2. **The full zoning text can be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**C 170430 ZMK AND N 170431 ZRK ARE RELATED**

**PRECONSIDERED L.U.**

**LINDEN BOULEVARD REZONING**

**BROOKLYN CB - 5**

**C 170430 ZMK**

Application submitted by Canyon Sterling Emerald LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b:

1. eliminating from an existing R4 District a C1-2 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;
2. changing from an existing R4 District to an R6A District property bounded by a line 100 feet southerly of Linden Boulevard, Amber Street, a line 100 feet northerly of Loring Avenue, and Emerald Street;

3. changing from an existing R4 District to an R7A District property bounded by a line 100 feet northerly of Loring Avenue, Amber Street, Loring Avenue, and Emerald Street;
4. changing from an existing R4 District to an R8A District property bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street; and
5. establishing within a proposed R8A District a C2-4 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;

Borough of Brooklyn, Community District 5, and subject to the conditions of CEQR Declaration E-432.

**PRECONSIDERED L.U.**

**LINDEN BOULEVARD REZONING**

**BROOKLYN CB - 5**

**N 170431 ZRK**

Application submitted by Canyon Sterling Emerald, 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 Brooklyn, Community District 5.

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

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Housing Designated Areas**

\* \* \*

**BROOKLYN**

\* \* \*

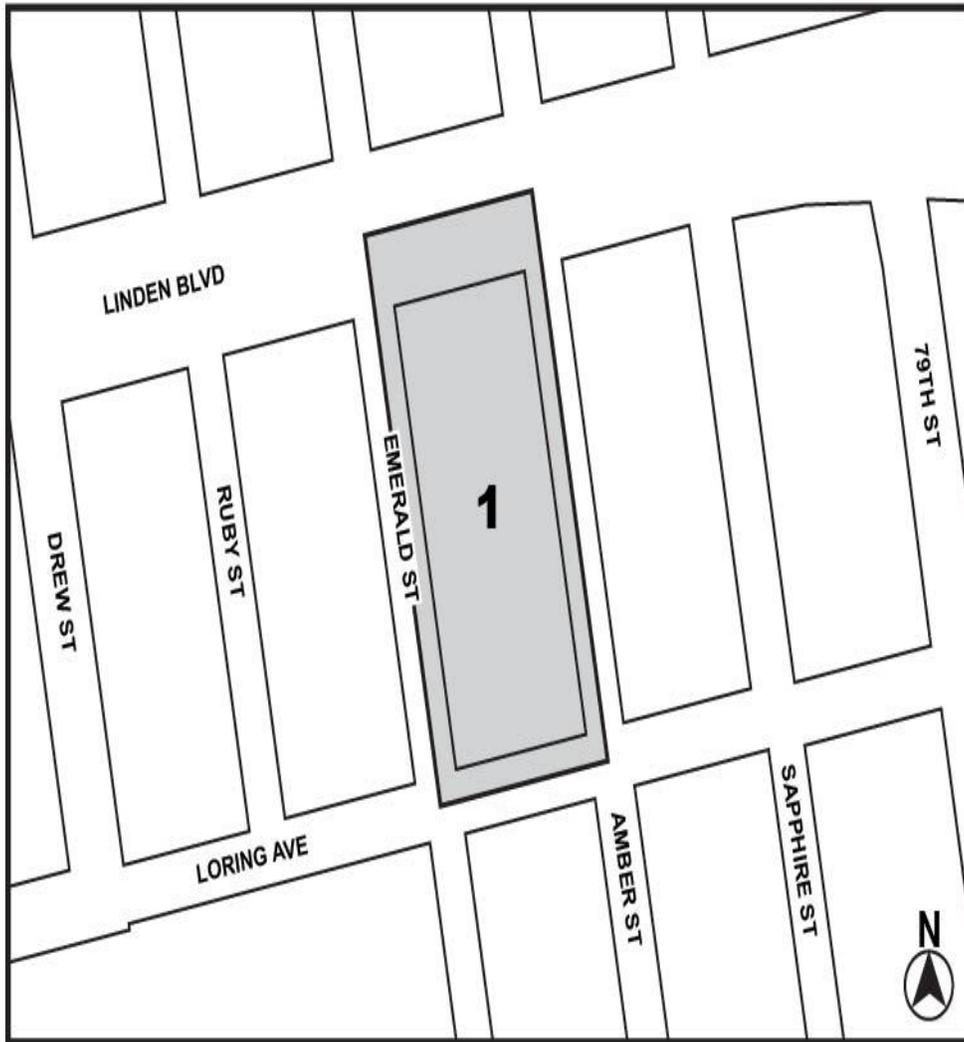
# Brooklyn Community District 5

\* \* \*

In the R6A, R6B, R7, R7A and R8A Districts within the areas shown on the following Maps 1 and 2:

Map 2 – [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 5, Brooklyn

\* \* \*

**PRECONSIDERED L.U.**

**661 8<sup>TH</sup> AVENUE SIGNAGE TEXT AMENDMENT**

**MANHATTAN CB - 4**

**N 170433 ZRM**

Application submitted by 42nd and 8th Owner 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 signage regulations for zoning lots in the Eighth Avenue Corridor of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 4.

Matter underlined is new, to be added;

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

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

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**ARTICLE VIII:  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1:  
Special Midtown District**

\* \* \*

**81-70  
SPECIAL REGULATIONS FOR THEATER SUBDISTRICT**

\* \* \*

**81-73  
Special Sign and Frontage Regulations**

\* \* \*

**81-733  
Special provisions for central refuse storage area**

\* \* \*

**81-734**

**Special signage regulations for portions of the west side of Eighth Avenue**

For a #corner lot#, or portions thereof, bounded by two #wide streets# on the west side of Eighth Avenue within the Eighth Avenue Corridor of the Theater Subdistrict, the #sign# provisions for C6-7 Districts pursuant to Section 32-60 (SIGN REGULATIONS) shall apply, with the following modifications:

- (a) no #sign# shall function with sound; and
- (b) #illuminated signs# may face both #wide streets#, or be parallel to the #street line# of one #wide street#.

**81-74**

**Special Incentives and Controls in the Theater Subdistrict**

\* \* \*

**C 170336 ZMQ AND N 170337 ZRQ ARE RELATED**

**PRECONSIDERED L.U.**

**NORTHEASTERN TOWERS ANNEX REZONING**

**QUEENS CB - 12**

**C 170336 ZMQ**

Application submitted by Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, changing from an R3X District to an R6 District property bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132<sup>nd</sup> Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132<sup>nd</sup> Avenue, 161<sup>st</sup> Street, a line 295 feet northwesterly of 132<sup>nd</sup> Avenue, a line 135 feet northeasterly of 161<sup>st</sup> Street, and a line 355 feet northwesterly of 132<sup>nd</sup> Avenue, subject to the conditions of CEQR Declaration E-426.

**PRECONSIDERED L.U.**

**NORTHEASTERN TOWERS ANNEX REZONING**

**QUEENS CB - 12**

**N 170337 ZRQ**

Application submitted by Northeastern Towers Annex LP 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 Queens, Community District 12.

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**

\* \* \*

**Queens**

\* \* \*

**Queens Community District 12**

\* \* \*

In the R6 District within the area shown on the following Map 2:

Map 2 – (date of adoption)

[Proposed Map]



 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

**Portion of Community District 12, Queens**

\* \* \*

**L.U. NOS. 752, 753 AND 20185071 HAX ARE RELATED**

**L.U. No. 752**

*The public hearing on this item was held on September 25, 2017  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1675 WESTCHESTER AVENUE REZONING**

**BRONX CB - 9**

**C 170377 ZMX**

Application submitted by 1675 JV Associates, LLC 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 R6 District to an R8A District property bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

subject to the conditions of CEQR Declaration E-425.

**L.U. No. 753**

*The public hearing on this item was held on September 25, 2017  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1675 WESTCHESTER AVENUE REZONING**

**BRONX CB - 9**

**N 170378 ZRX**

Application submitted by 1675 JV 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 Inclusionary Housing area, Borough of the Bronx, Community District 9.

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**

\* \* \*

## **THE BRONX**

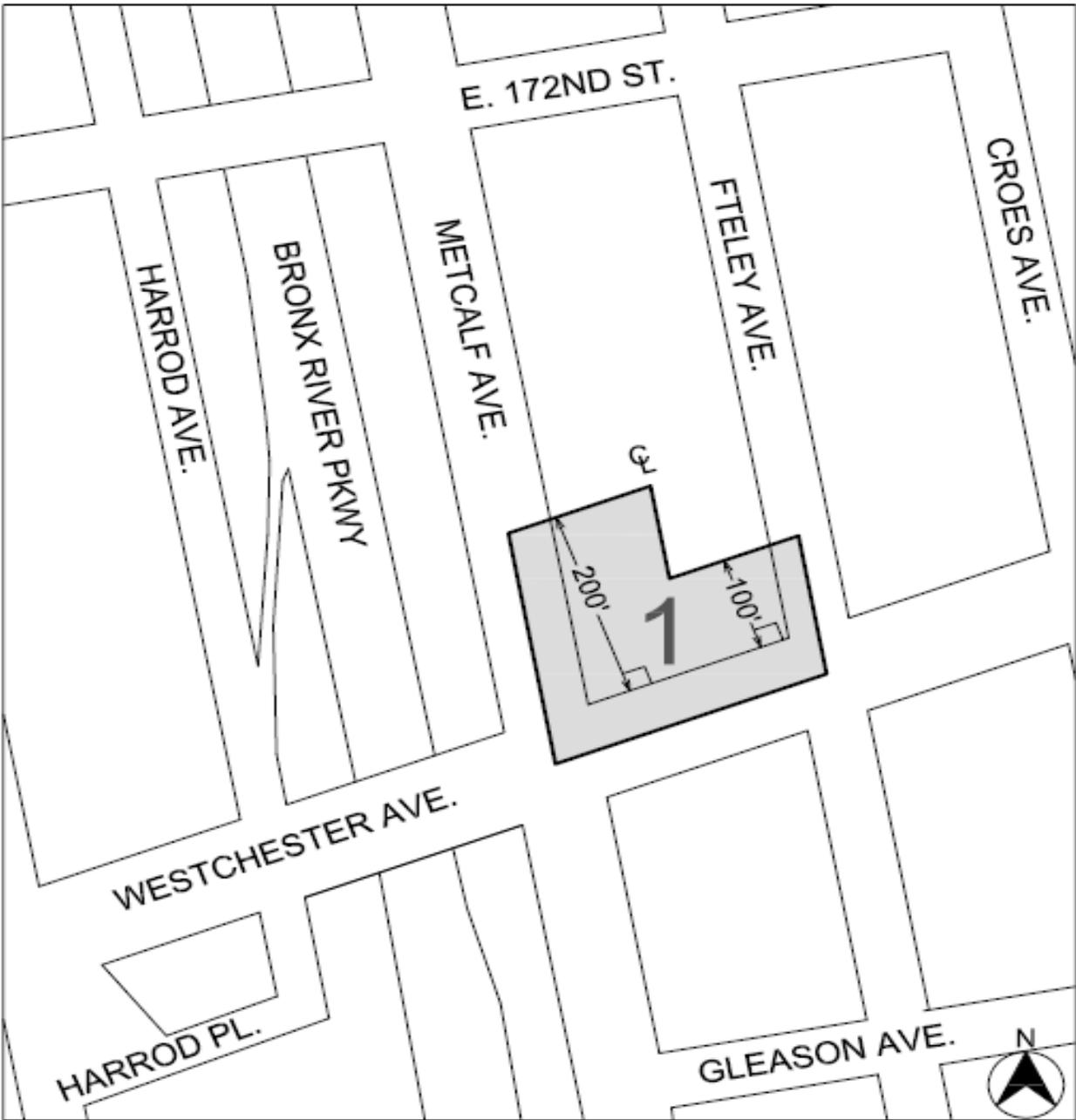
\* \* \*

### **The Bronx Community District 9**

In the R8A District within the area shown on the following Map 1:

Map 1 – [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 9, The Bronx

\* \* \*

**PRECONSIDERED L.U.**

**1675 WESTCHESTER AVENUE REZONING**

**BRONX CB - 9**

**20185071 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 3780, Lots 1 and 5, Borough of the Bronx, Community District 9, Council District 18.

**L.U. Nos. 757 AND 758 ARE RELATED**

**L.U. No. 757**

*The public hearing on this item was held on September 25, 2017 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

**135-01 35<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 7**

**C 170180(A) ZMQ**

Application submitted by Stemmax Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by a line 125 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street, Borough of Queens, Community District 7, subject to the conditions of CEQR Declaration E-424.

**L.U. No. 758**

*The public hearing on this item was held on September 25, 2017 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

**135-01 35<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 7**

**N 170181 ZRQ**

Application submitted by Stemmax Realty Inc. 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 Queens, Community District 7.

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

\* \* \*

#### Queens

\* \* \*

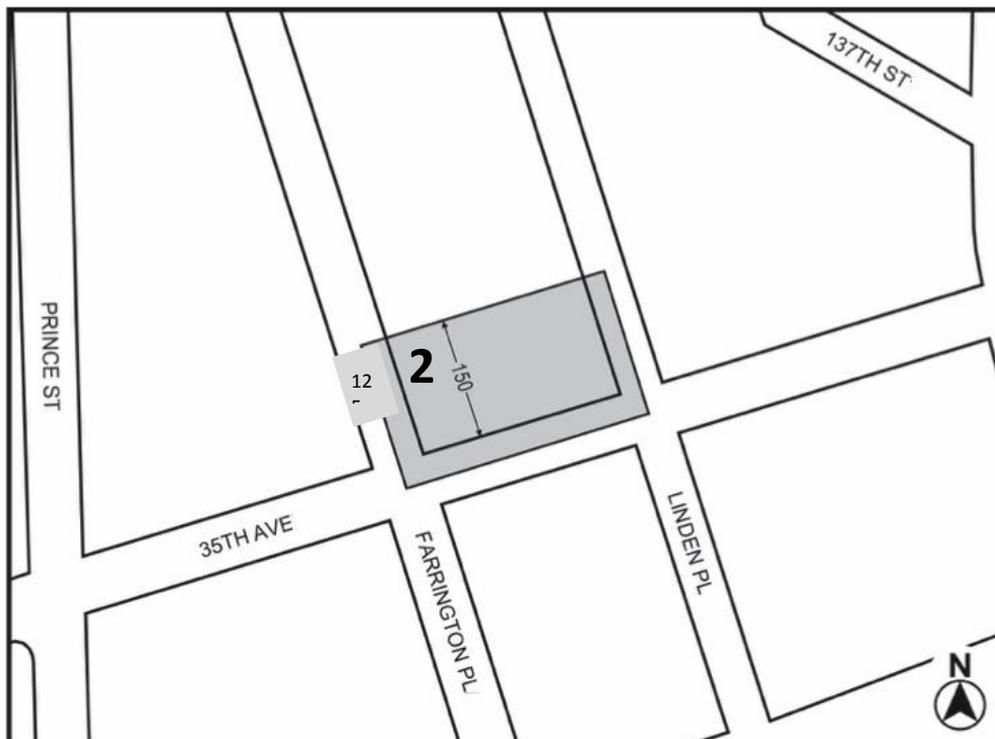
#### Queens Community District 7

In the R7A and R7X Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2 – [date of adoption]

[Proposed Map]



■ Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 2 [date of adoption] — MIH Program Option 2

Portion of Community District 7, Queens

\* \* \*

***NOTE: The public hearing on the Pfizer Sites Rezoning will commence at approximately 11:00 a.m.***

**L.U. NOS. 761 AND 762 ARE RELATED**

**L.U. NO. 761**

**PFIZER SITES REZONING**

**BROOKLYN CB - 1**

**C 150278 ZMK**

Application submitted by Harrison Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M3-1 District to an R7A District property bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. changing from an M3-1 District to an R7D District property bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, and a line 265 feet southwesterly of Harrison Avenue;
3. changing from an M3-1 District to an R8A District property bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

4. establishing within the proposed R7A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
5. establishing within the proposed R7D District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, and a line 200 feet southwesterly of Harrison Avenue; and
6. establishing within the proposed R8A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

subject to the conditions of CEQR Declaration E-427.

**L.U. No. 762**

**PFIZER SITES REZONING**

**BROOKLYN CB - 1**

**N 150277 ZRK**

Application submitted by Harrison Realty 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 Brooklyn, Community District 1.

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

\* \* \*

# APPENDIX F

## Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

### BROOKLYN

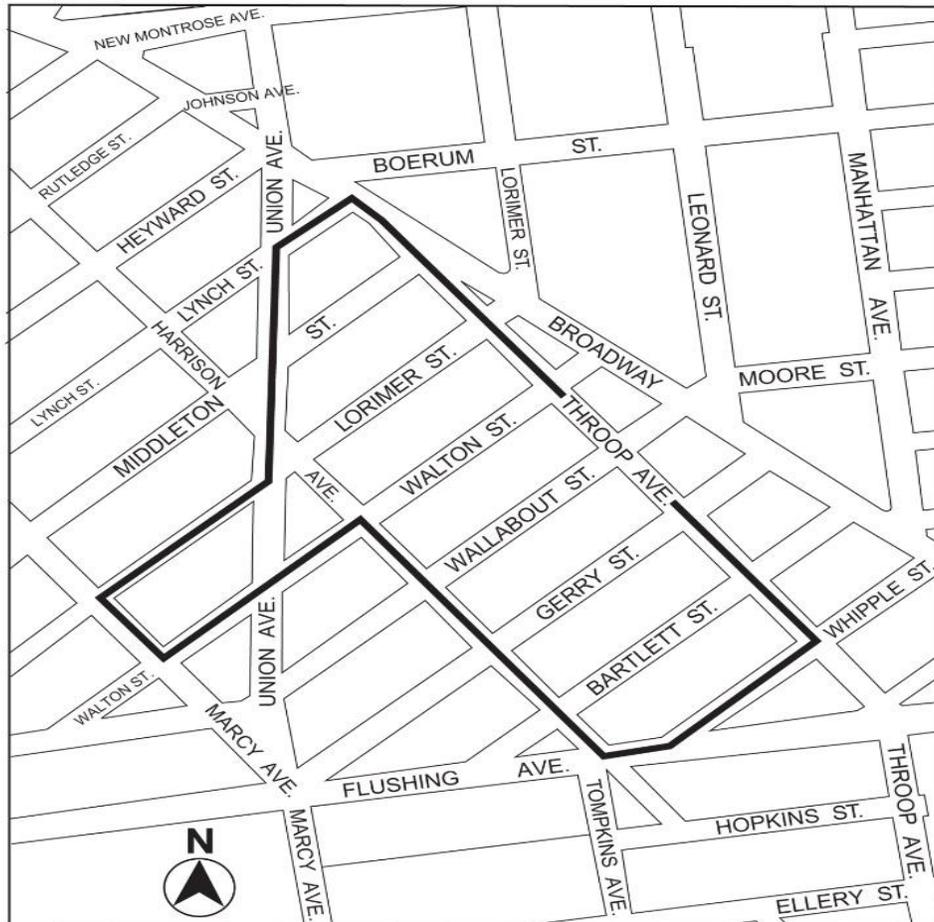
#### Brooklyn Community District 1

In Waterfront Access Plan BK-1, and in the R6, R6A, R6B, R7A, R7D, R7-3, and R8 and R8A Districts within the areas shown on the following Maps 1, 2, 3 and 4:

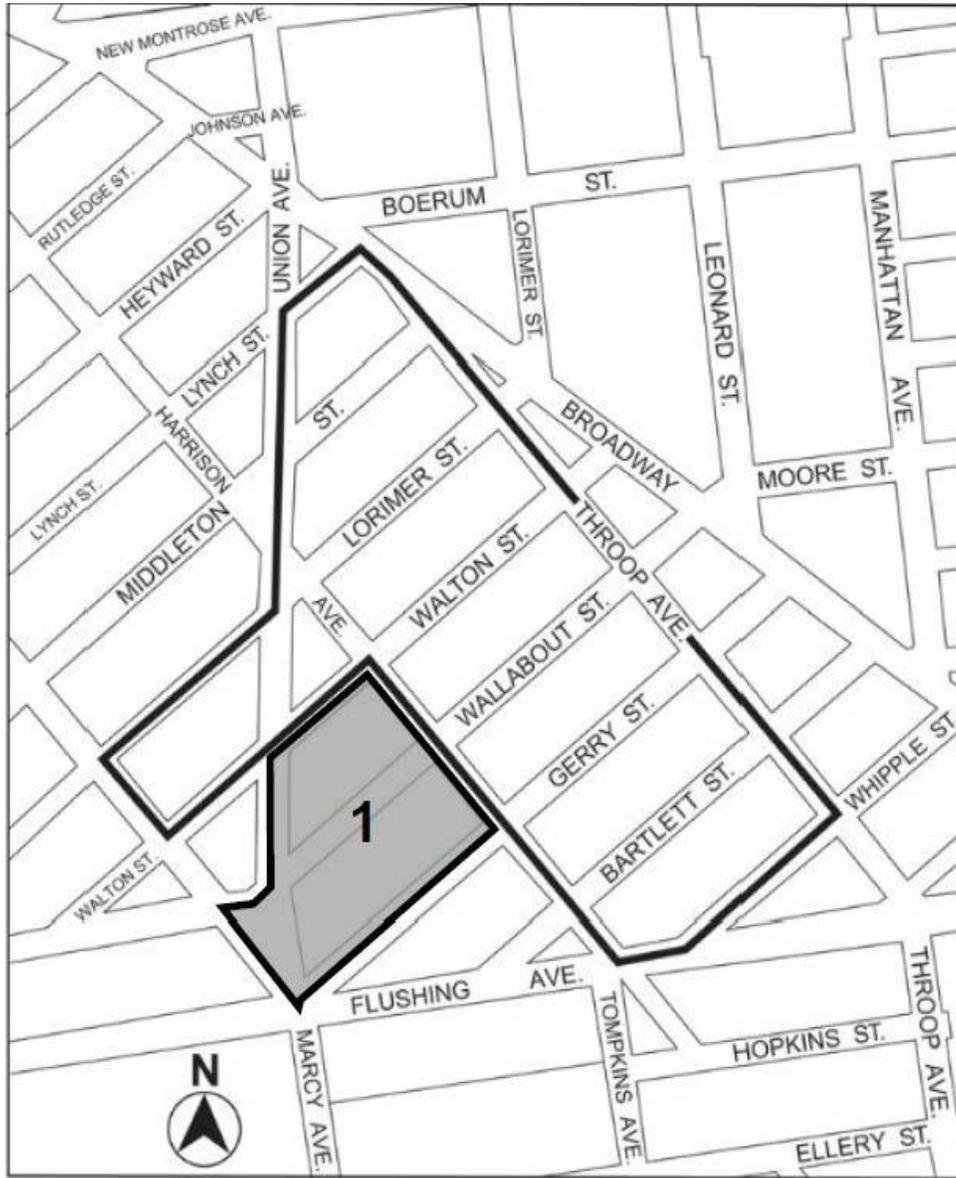
\* \* \*

Map 4. [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Inclusionary Housing designated area



Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*

Area 1 [date of adoption] – MIH Program Option 1

Portion of Community District 1, Brooklyn

\* \* \*



## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **12:00 P.M., Wednesday, October 11, 2017:**

### **C 170358 ZMM THROUGH C 170360 HUM ARE RELATED**

**PRECONSIDERED L.U.**

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**C 170358 ZMM**

Application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 6a and 6b.

**PRECONSIDERED L.U.**

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**N 170359 ZRM**

Application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special East Harlem Corridors District (Article XIII, Chapter 8) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections. **The full zoning text amendment may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**PRECONSIDERED L.U.**

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**C 170360 HUM**

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Second Amended Urban Renewal Plan for the Milbank Frawley Circle East Urban Renewal Area.

**C 170361 ZMM THROUGH C 170367 ZSM ARE RELATED**

**PRECONSIDERED L.U.**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170361 ZMM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. East 112th Street, a line 100 feet easterly of Madison Avenue, East 111th Street, and Madison Avenue; and
  - b. East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and a line 100 feet westerly of Park Avenue;
2. changing from an R7-2 District to an R9 District property bounded by East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and Madison Avenue; and
3. establishing within the proposed R9 District a C2-5 District bounded by:
  - a. East 112th Street, a line 100 feet easterly of Madison Avenue, East 111th Street, and Madison Avenue; and
  - b. East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and a line 100 feet westerly of Park Avenue.

**PRECONSIDERED L.U.**  
**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**  
**MANHATTAN CB - 11** **N 170362 ZRM**

Application submitted by the New York City Department of Housing Preservation and Development, 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.

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\*\* \*

\*\* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\*\* \*

**MANHATTAN**

\*\* \*

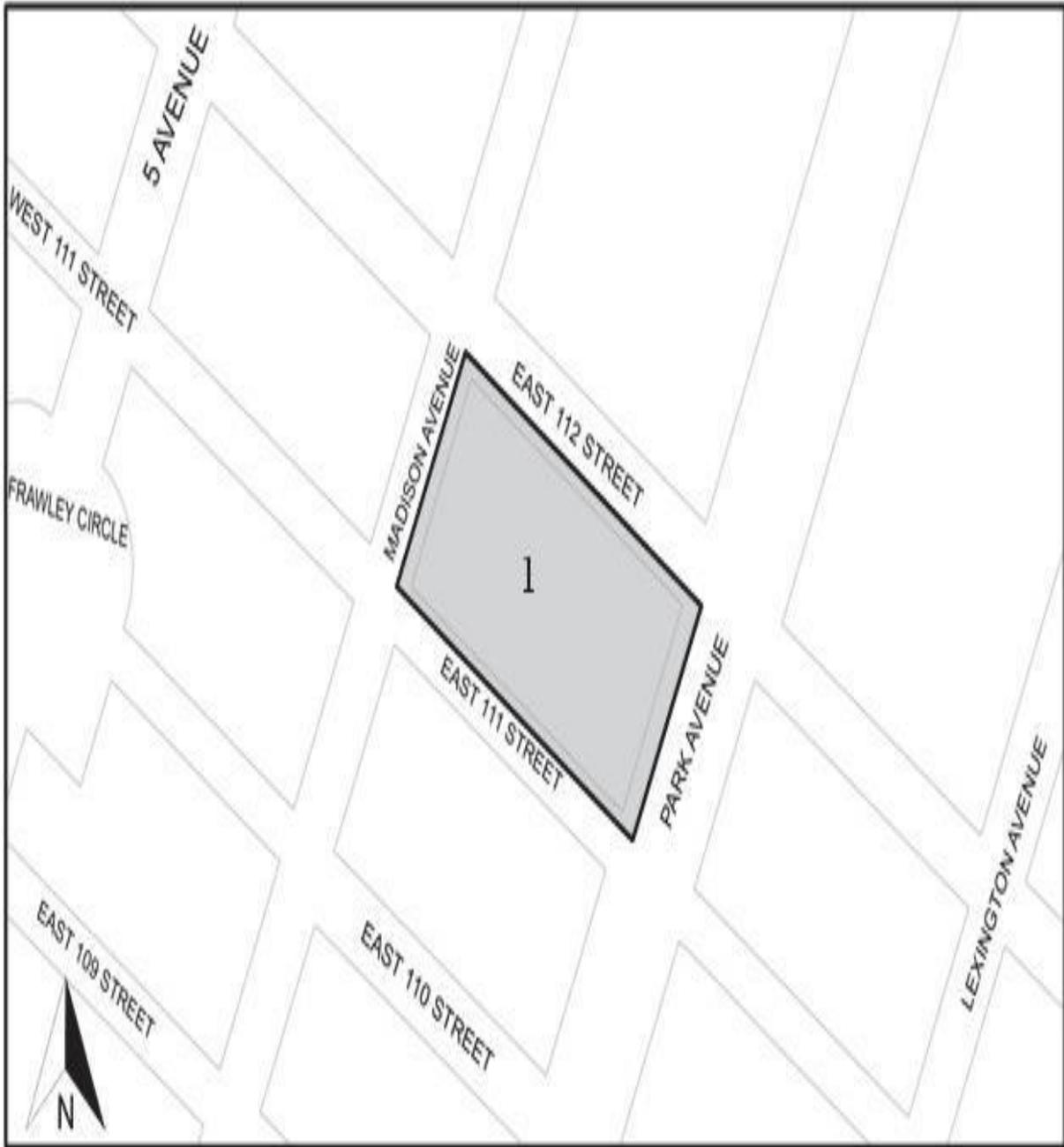
**Manhattan Community District 11**

\*\* \*

In the R9 District within the areas shown on the following Map 2:

\*\* \*

Map 2 - (date of adoption)



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area 1 (date of adoption) - MIH Program Option 1 and Option 2

Portion of Community District 11, Manhattan

\* \* \*

**PRECONSIDERED L.U.**  
**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**  
**MANHATTAN CB - 11** **C 170363 HAM**

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 on the block generally bounded East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 20, 22, 23,25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121and 122), 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 the development of large scale general development consisting of three mixed-use buildings with commercial and community facility uses on the lower levels, a total of approximately 655 affordable dwelling units on the upper levels and community gardens.

**PRECONSIDERED L.U.**  
**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**  
**MANHATTAN CB - 11** **C 170364 PQM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for acquisition of property generally located on the block generally bounded East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 22, 35, 121, 122 and parts of Lots 23, 25, 28, 37) for use as passive recreation space and community gardens.

**PRECONSIDERED L.U.**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170365 ZSM**

Application submitted by the New York City Department of Housing Preservation and Development 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 of the Zoning Resolution to modify the height and setback requirements of Sections 23-64 (Basic Height and Setback Requirements), 23-65 (Tower Regulations), 23-651 (Tower-on-a-base) and the rear yard requirements of Sections 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and 24-382 (Require Rear Yard Equivalents), in connection with a proposed mixed used development, within a largescale general development, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5 Districts.

**PRECONSIDERED L.U.**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170366 ZSM**

Application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-421 (Location of commercial uses) to allow Use Group 6 uses on portions of the third floor of a proposed building (Building A), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9/C2-5 Districts.

**PRECONSIDERED L.U.**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170367 ZSM**

Application submitted by the NYC Department of Housing Preservation and Development 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 all required accessory residential off-street parking spaces, in connection with a proposed mixed use development, within a large scale general development, in the Transit Zone, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5 Districts.

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

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Tuesday, October 10, 2017 at 11:00 A.M. in the Committee Room, City Hall, New York City, New York 10007, has been DEFERRED.**

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## SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions 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., Tuesday, October 10, 2017:**

### **L.U. No. 746**

*The public hearing on this item was held on September 5, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

### **NCP PARK AND ELTON APARTMENTS**

**BRONX CBs - 1, 3**

**20185049 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment of a previously approved project to approve the disposition of property located on 3120 Park Avenue (Block 2418, Lot 6) and 451 East 159<sup>th</sup> Street (Block 2381, Lot 42) and approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law, Community Districts 1 and 3, Council District 17, Borough of the Bronx.

### **L.U. NOS. 747 THROUGH 750 ARE RELATED**

### **L.U. No. 747**

*The public hearing on this item was held on September 25, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

### **LOWER CONCOURSE NORTH REZONING**

**BRONX CB - 4**

**C 170311 ZMX**

Application submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing an M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;

2. establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street; and
3. establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street.

**L.U. No. 748**

*The public hearing on this item was held on September 25, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

**LOWER CONCOURSE NORTH REZONING**

**BRONX CB - 4**

**N 170312 ZRX**

Application submitted by New York City Economic Development Corporation 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 VIII, Chapter 7, for the purpose of establishing two subdistricts within the Special Harlem River Waterfront District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 4.

**The full zoning text amendment can be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**L.U. No. 749**

*The public hearing on this item was held on September 25, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

**LOWER CONCOURSE NORTH REZONING**

**BRONX CB - 4**

**C 170314 PPX**

Application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of five city-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150<sup>th</sup> Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning.

## **L.U. No. 750**

*The public hearing on this item was held on September 25, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

### **LOWER CONCOURSE NORTH REZONING**

**BRONX CB - 4**

**C 170315 ZSX**

Application submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow a waiver of the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, on property located on the westerly side of Gateway Center Boulevard, northerly of East 149<sup>th</sup> Street (Block 2356, Lots 2 & 72, Block 2539, Lot 1 & p/o Lot 2, and the bed of demapped East 150<sup>th</sup> Street), in an R7-2 District, with the Special Harlem River Waterfront District.



## **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 Wednesday, October 11, 2017**, to consider all items reported out of the Subcommittees at the meetings held Tuesday, October 10, 2017, and conduct such other business as may be necessary.