



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR and AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF JUNE 5, 2018**

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

BEN KALLOS, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

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

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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 **10:30 A.M., Tuesday, June 5, 2018**:

L.U. No. 102

BEREAN GARDENS

BROOKLYN CB - 16

20185357 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 1452, Lots 66, 70, 71, 72, 73, 74, 75, 76, 77 and 78, and termination of the prior exemption, Community District 16, Borough of Brooklyn, Council District 41.

L.U. No. 103

*The public hearing on this item was held on **May 30, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

HUDSON PIERS II

MANHATTAN CB - 9

20185358 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 2072, Lot 30 and Block 2073, Lot 29, and termination of the prior exemption, Community District 9, Borough of Manhattan, Council District 7.

L.U. No. 104

*The public hearing on this item was held on **May 30, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

CULVER EL PHASE I

BROOKLYN CB - 12

20185359 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance

Law for approval of a real property tax exemption for property located at Block 5295, Lots 4, 104, 105, 106, 107, 108, 111, 112 and 113, Community District 12, Borough of Brooklyn, Council District 39.

L.U. No. 105

*The public hearing on this item was held on **May 30, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

**NEW INFILL HOMEOWNERSHIP OPPORTUNITIES PROGRAM
NIHOP-VAN BUREN/GREENE**

BROOKLYN CB - 3

20185360 HAK

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 a second amendment to a previously amended approved urban development action area project for property located at Block 1791, Lots 17, 18, 19; Block 1789, Lot 80; Block 1814, Lot 15; Block 1795, Lot 15; Block 1852, Lots 9,8; Block 1641, Lot 68; and Block 1801, Lot 8, Community District 3, Borough of Brooklyn, Council District 36.

L.U. No. 106

*The public hearing on this item was held on **May 30, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

501 WEST 51ST STREET

MANHATTAN CB - 4

20185362 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at Block 1080, p/o Lot 28, Community District 4, Borough of Manhattan, Council District 3.

L.U. No. 81

*The public hearing on this item was held on May 15, 2018
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

**AFFORDABLE NEIGHBORHOOD COOPERATIVE PROGRAM
105TH STREET & AMSTERDAM AVENUE**

MANHATTAN CB - 7

20185336 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, a real property tax exemption for the Disposition Area pursuant to Section 577 of Article XI of the Private Housing Finance Law, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for property located at 107 West 105th Street (Block 1860, Lot 27) and 981 Amsterdam Avenue – aka 161 West 108th Street (Block 1863, Lot 1), Community District 7, Borough of Manhattan, Council District 7.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a meeting on the following matters in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **10:45 A.M., Tuesday, June 5, 2018**:

L.U. No. 82

*The public hearing on this item was held on May 30, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

FIVE MILE STONE

MANHATTAN CB - 8

20185237 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Coliemore, Inc., d/b/a Five Mile Stone, for a new revocable consent to maintain, operate and use an unenclosed sidewalk café located at 1640 2nd Avenue.

L.U. No. 83

*The public hearing on this item was held on **May 30, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

280 RICHARDS STREET

BROOKLYN CB - 6

N 180157 ZAK

Application submitted by Thor 280 Richards Street, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards), in connection with a proposed commercial development on property located at 280 Richards Street (Block 612, Lot 150), in an M3-1 district, Borough of Brooklyn, Community District 6.



**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., Tuesday, June 5, 2018**, to consider all items reported out of Subcommittees at meetings held on May 30, 2018 and June 5, 2018, and conduct such other business as may be necessary:

L.U. No. 70

CAFÉ TABU

MANHATTAN CB - 12

20185240 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Il Posto Trattoria Rustica Corp., d/b/a Café Tabu, for a new revocable consent to maintain, operate and use an unenclosed sidewalk café located at 227 Dyckman Street.

L.U. No. 81

AFFORDABLE NEIGHBORHOOD COOPERATIVE PROGRAM

105TH STREET & AMSTERDAM AVENUE

MANHATTAN CB - 7

20185336 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, a real property tax exemption for the Disposition Area pursuant to Section 577 of Article XI of the Private Housing Finance Law, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for property located at 107 West 105th Street (Block 1860, Lot 27) and 981 Amsterdam Avenue – aka 161 West 108th Street (Block 1863, Lot 1), Community District 7, Borough of Manhattan, Council District 7.

L.U. No. 82

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Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Coliemore, Inc., d/b/a Five Mile Stone, for a new revocable consent to maintain, operate and use an unenclosed sidewalk café located at 1640 2nd Avenue.

L.U. No. 83

280 RICHARDS STREET

BROOKLYN CB - 6

N 180157 ZAK

Application submitted by Thor 280 Richards Street, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards), in connection with a proposed commercial development on property located at 280 Richards Street (Block 612, Lot 150), in an M3-1 district, Borough of Brooklyn, Community District 6.

L.U. No. 84

45 BROAD STREET

MANHATTAN CB - 1

C 180063 ZSM

Application submitted by Madison 45 Broad Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 91-251 and 74-634 of the Zoning Resolution to allow a floor area bonus not to exceed 20 percent of the basic maximum floor area ratio for a development located on a zoning lot where major improvements to adjacent subway stations are provided in accordance with the provisions of Section 74-634, in connection with a proposed mixed-use development on property located at 45 Broad Street (Block 25, Lots 7 and 10), in a C5-5 District, within the Special Lower Manhattan District.

L.U. No. 85

HUDSON BOULEVARD AND PARK TEXT AMENDMENT

MANHATTAN CB - 4

N 180238 ZRM

Application submitted by the 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, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying floor area regulations in the Phase 2 Hudson Boulevard and Park.

The full zoning text may be viewed at the following website:

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

L.U. NOS. 86, 87 AND 88 ARE RELATED

L.U. No. 86

WILLOW AVENUE REZONING

BRONX CB - 1

C 180088 ZMX

Application submitted by Markland 745 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. changing from an M1-2 District to an M1-2/R6A District property bounded by a line 280 feet northwesterly of Willow Avenue, East 134th Street, a line 100 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street;

2. changing from an M1-2 District to an M1-4/R7D District property bounded by a line 100 feet northwesterly of Willow Avenue, East 134th Street, Willow Avenue, East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street;
3. changing from an M1-2/R6A District to an M1-4/R7D District property bounded by a line 100 feet northwesterly of Willow Avenue, a line 100 feet northeasterly of East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and East 133rd Street; and
4. establishing a Special Mixed Use District (MX-1) bounded by a line 280 feet northwesterly of Willow Avenue, East 134th Street, Willow Avenue, East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street.

L.U. No. 87

WILLOW AVENUE REZONING

BRONX CB - 1

N 180089 ZRX

Application submitted by Markland 445 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 XII, Chapter 3 (Special Mixed Use District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

The full zoning text may be viewed at the following website:

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

L.U. No. 88

WILLOW AVENUE

BRONX - 1

20185334 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at Block 2562, Lots 49, 56, 58 and 60, Community District 1, Borough of the Bronx, Council District 17.

L.U. No. 102
BEREAN GARDENS

BROOKLYN CB - 16

20185357 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 1452, Lots 66, 70, 71, 72, 73, 74, 75, 76, 77 and 78, and termination of the prior exemption, Community District 16, Borough of Brooklyn, Council District 41.

L.U. No. 103
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L.U. No. 104
CULVER EL PHASE I

BROOKLYN CB - 12

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L.U. No. 105
NEW INFILL HOMEOWNERSHIP OPPORTUNITIES PROGRAM
NIHOP-VAN BUREN/GREENE

BROOKLYN CB - 3

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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 a second amendment to a previously amended¹⁰approved urban development action area

project for property located at Block 1791, Lots 17, 18, 19; Block 1789, Lot 80; Block 1814, Lot 15; Block 1795, Lot 15; Block 1852, Lots 9,8; Block 1641, Lot 68; and Block 1801, Lot 8, Community District 3, Borough of Brooklyn, Council District 36.

L.U. No. 106

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20185362 HAM

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