



**COUNCIL OF THE CITY OF NEW YORK**

**REVISED AGENDA**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE MEETING OF NOVEMBER 12, 2019**

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

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

**ADRIENNE ADAMS**, *Chair*, Subcommittee on Landmarks, Public Sitings  
and Dispositions

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

## Table of Contents

<b><u>Item No.</u></b>		<b>Page</b>
1.	Bronx Special Districts Text Amendment (SNRD) (Pre. L.U.s.)..... <i>(Withdrawn by the Applicant)</i>	2-4
2.	East Side Coastal Resiliency (L.U. Nos. 548, 549).....	4-5
3.	Peninsula Hospital Redevelopment Plan (L.U. Nos. 550-554).....	5-8
4.	25 Central Park West (Pre. L.U. No. 558)..... <i>(Withdrawn by the Applicant)</i>	8
5.	44-01 Northern Boulevard Rezoning (Pre. L.U. Nos. 559, 560)....	8-9
6.	4697 Third Avenue (L.U. No. 571).....	9
7.	Hunters Point Parcels F & G (L.U. No. 563).....	10



**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. on Tuesday, November 12, 2019**, to consider some items reported out of the Subcommittees at the meetings held November 4, 2019, and conduct such other business as may be necessary.

**PRECONSIDERED L.US. ARE RELATED**  
*(WITHDRAWN BY THE APPLICANT)*

**PRECONSIDERED L.U.**  
**BRONX SPECIAL DISTRICTS TEXT AMENDMENT (SNRD)**  
*(WITHDRAWN BY THE APPLICANT)*

**BRONX CB - 8**

**C 190403 ZMX**

Application submitted by NYC Department of City Planning pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1a, 1b, 1c, and 1d:

1. eliminating a Special Natural Area District (NA-2) bounded by a boundary line of The City of New York, Riverdale Avenue, a line 300 feet southerly of West 261st Street, Independence Avenue, a line 600 feet northerly of West 256th Street, Arlington Avenue, West 254th Street, Henry Hudson Parkway West, West 252nd Street, Henry Hudson Parkway East, West 253rd Street, The Post Road, West 252nd Street, Tibbett Avenue, West 244th Street, Manhattan College Parkway, Henry Hudson Parkway East, West 246th Street, Henry Hudson Parkway West, West 249th Street, Arlington Avenue, a line perpendicular to the easterly street line of Arlington Avenue distant 268 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Arlington Avenue and the northwesterly street line of West 246th Street, West 246th Street, Independence Avenue, West 240th Street, the centerline of the former West 240th Street and its westerly centerline prolongation, Douglass Avenue, West 235th Street, Independence Avenue, West 232nd Street, Henry Hudson Parkway, West 231st Street, Independence Avenue, the westerly centerline<sup>2</sup> prolongation of West 230th Street,

Palisade Avenue, a line 620 feet southerly of the westerly prolongation of the southerly street line of West 231st Street, the easterly boundary line of Penn Central R.O.W. (Metro North Hudson Line), the northerly, easterly and southeasterly boundary lines of a park and its southwesterly prolongation, Edsall Avenue (northerly portion), Johnson Avenue, the southerly boundary line of a park and its easterly and westerly prolongations, the U.S. Pierhead and Bulkhead Line, the northwesterly prolongation of the U.S. Pierhead and Bulkhead Line, and the westerly boundary line of a park and its southerly and northerly prolongations; and

2. establishing a Special Natural Resources District (SNRD) bounded by a boundary line of The City of New York, Riverdale Avenue, a line 300 feet southerly of West 261st Street, Independence Avenue, a line 600 feet northerly of West 256th Street, Arlington Avenue, West 254th Street, Henry Hudson Parkway West, West 252nd Street, Henry Hudson Parkway East, West 253rd Street, The Post Road, West 252nd Street, Tibbett Avenue, West 244th Street, Manhattan College Parkway, Henry Hudson Parkway East, West 246th Street, Henry Hudson Parkway West, West 249th Street, Arlington Avenue, a line perpendicular to the easterly street line of Arlington Avenue distant 268 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Arlington Avenue and the northwesterly street line of West 246th Street, West 246th Street, Independence Avenue, West 240th Street, the centerline of the former West 240th Street and its westerly centerline prolongation, Douglass Avenue, West 235th Street, Independence Avenue, West 232nd Street, Henry Hudson Parkway, West 231st Street, Independence Avenue, the westerly centerline prolongation of West 230th Street, Palisade Avenue, a line 620 feet southerly of the westerly prolongation of the southerly street line of West 231st Street, the easterly boundary line of Penn Central R.O.W. (Metro North Hudson Line), the northerly, easterly and southeasterly boundary lines of a park and its southwesterly prolongation, Edsall Avenue (northerly portion), Johnson Avenue, the southerly boundary line of a park and its easterly and westerly prolongations, the U.S. Pierhead and Bulkhead Line, the northwesterly prolongation of the U.S. Pierhead and Bulkhead Line, and the westerly boundary line of a park and its southerly and northerly prolongations;

Borough of the Bronx, Community District 8, as shown on a diagram (for illustrative purposes only) dated May 6, 2019.

**PRECONSIDERED L.U.**  
**BRONX SPECIAL DISTRICTS TEXT AMENDMENT (SNRD)**  
*(WITHDRAWN BY THE APPLICANT)*

**CITYWIDE**

**N 190430(A) ZRY**

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, establishing the Special Natural Resources District (Article XIV, Chapter 3), and modifying related provisions, including regulations related to Article X, Chapter 5 (Special Natural Areas District).

**L.U. NOS. 548 AND 549 ARE RELATED**

**L.U. No. 548**

**EAST SIDE COASTAL RESILIENCY**

**MANHATTAN CBs - 3 and 6**

**C 190357 PQM**

Application submitted by the Department of Transportation, the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at:

1. The northeast corner of Montgomery Street and the FDR Drive, on the block bounded by Water Street, Gouverneur Slip, the FDR Drive, and Montgomery Street (Block 244, p/o Lot 19), Manhattan Community District 3;
2. Approximately the center of the block bounded by Delancey Street, the FDR Drive, Grand Street, and Lewis Street (Block 321, p/o Lot 1), Manhattan Community District 3;
3. The southeast corner of Columbia and East Houston Streets, on the block bounded by East Houston Street, the FDR Drive, Delancey Street, and Columbia Street (Block 323, p/o Lot 1), Manhattan Community District 3; and
4. The west side of the FDR Drive between East 14<sup>th</sup> and East 10<sup>th</sup> Streets (Block 367, p/o Lot 1), Manhattan Community District 3;
5. The west side of the FDR Drive between East 15<sup>th</sup> and East 14<sup>th</sup> Streets (Block 988, p/o Lot 1), Manhattan Community District 6;

6. The west side of the FDR Drive between Avenue C and the FDR Drive (Block 990, p/o Lot 1), Manhattan Community District 6;
7. The southwest corner East 25<sup>th</sup> Street and Asser Levy Place, on the block bounded by East 25<sup>th</sup> Street, Asser Levy Place, East 23<sup>rd</sup> Street, and First Avenue (Block 995, p/o Lot 5), Manhattan Community District 6; and
8. Part of the east side of the FDR Drive Right of Way between Avenue C and East 15<sup>th</sup> Street, Manhattan Community District 6;

for a flood protection system.

**L.U. No. 549**

**EAST SIDE COASTAL RESILIENCY**

**MANHATTAN CB - 6**

**N 190356 ZRM**

Application submitted by the New York City Department of Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) of the Zoning Resolution of the City of New York, modifying special regulations for zoning lots that include parks located in a marginal street, wharf or place in an M1-1 District.

**L.U. NOS. 550 THROUGH 554 ARE RELATED**

**L.U. No. 550**

**PENINSULA HOSPITAL REDEVELOPMENT PLAN**

**QUEENS CB - 14**

**C 190325 ZMQ**

Application submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c:

1. eliminating from within an existing R5 District, a C1-2 District bounded by a line 420 feet southerly of Beach Channel Drive, Beach 50<sup>th</sup> Street, Rockaway Beach Boulevard, and the easterly street line of former Beach 51<sup>st</sup> Street;

2. changing from an R5 District to a C4-4 District property bounded by Beach Channel Drive, the westerly street line of former Beach 51<sup>st</sup> Street, a line 420 feet southerly of Beach Channel Drive, Beach 50<sup>th</sup> Street, Rockaway Beach Boulevard, and Beach 53<sup>rd</sup> Street; and
3. changing from a C8-1 District to a C4-3A District property bounded by Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52<sup>nd</sup> Street, a line 85 feet northerly of Shore Front Parkway, and Beach 52<sup>nd</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-532.

**L.U. No. 551**

**PENINSULA HOSPITAL REDEVELOPMENT PLAN**

**QUEENS CB - 14**

**N 190364 ZRQ**

Application submitted by Peninsula Rockaway Limited Partnership pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the use provisions of Article VII, Chapter 4 and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**L.U. No. 552**

**PENINSULA HOSPITAL REDEVELOPMENT PLAN**

**QUEENS CB - 14**

**C 190366 ZSQ**

Application submitted by Peninsula Rockaway Limited Partnership 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:

1. the rear yard requirements of Section 23-533 (Required rear yard equivalents for Quality Housing buildings) and Section 35-53 (Modification of Rear Yard Requirements);
2. the side yard requirements of Section 35-54 (Special Provisions Applying Adjacent to R1 Through R5 Districts); and

3. the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) and Section 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors);

in connection with a proposed mixed used development, within a large-scale general development, on property bounded by Beach Channel Drive, the westerly street line of former Beach 51<sup>st</sup> Street, a line 420 feet southerly of Beach Channel Drive, Beach 50<sup>th</sup> Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52<sup>nd</sup> Street, a line 85 feet northerly of Shore Front Parkway, Beach 52<sup>nd</sup> Street, Rockaway Beach Boulevard and Beach 53<sup>rd</sup> Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4\* and C4-3A\* Districts.

\* Note: The site is proposed to be rezoned by eliminating a C1-2 District within an existing R5 District and by changing an existing R5 and C8-1 Districts to C4-4 and C4-3A Districts under a concurrent related application for a Zoning Map change (C 190325 ZMQ).

### **L.U. No. 553**

#### **PENINSULA HOSPITAL REDEVELOPMENT PLAN**

**QUEENS CB -14**

**C 190375 ZSQ**

Application submitted by Peninsula Rockaway Limited Partnership 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(c)(1) of the Zoning Resolution to modify the surface area requirements of Section 32-64 (Surface Area and Illumination Provisions), in connection with a proposed mixed used development, within a large-scale general development, on property bounded by Beach Channel Drive, the westerly street line of former Beach 51<sup>st</sup> Street, a line 420 feet southerly of Beach Channel Drive, Beach 50<sup>th</sup> Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52<sup>nd</sup> Street, a line 85 feet northerly of Shore Front Parkway, Beach 52<sup>nd</sup> Street, Rockaway Beach Boulevard and Beach 53<sup>rd</sup> Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4\* and C4-3A\* Districts.

\* Note: The site is proposed to be rezoned by eliminating a C1-2 District within an existing R5 District and by changing an existing R5 and C8-1 Districts to C4-4 and C4-3A Districts under a concurrent related application for a Zoning Map change (C 190325 ZMQ).



**L.U. No. 554**

**PENINSULA HOSPITAL REDEVELOPMENT PLAN**

**QUEENS CB - 14**

**C 190251 MMQ**

Application submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of a portion of Beach 52<sup>nd</sup> Street between Rockaway Beach Boulevard and Shorefront Parkway;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5033 dated April 17, 2019 and signed by the Borough President.

**PRECONSIDERED L.U. NO. 558**

**25 CENTRAL PARK WEST**

*(WITHDRAWN BY THE APPLICANT)*

**MANHATTAN CB - 7**

**C 190390 ZMM**

Application submitted by CPW Retail South LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c by establishing within an existing R10A District a C2-5 District bounded by West 63<sup>rd</sup> Street, Central Park West, West 62<sup>nd</sup> Street, and a line 100 feet westerly of Central Park West, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

**PRECONSIDERED L.U. NOS. 559 AND 560 ARE RELATED**

**PRECONSIDERED L.U. NO. 559**

**44-01 NORTHERN BOULEVARD REZONING**

**QUEENS CB - 1**

**C 190124 ZMQ**

Application submitted by 44-01 Northern Boulevard, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-1 District to an R6B District property bounded by 44<sup>th</sup> Street, a line 100 feet southwesterly of 34<sup>th</sup> Avenue, 45<sup>th</sup> Street, and a line 200 feet southwesterly of 34<sup>th</sup> Avenue;
2. changing from an M1-1 District to an R7X District property bounded by 44<sup>th</sup> Street, a line 200 feet southwesterly of 34<sup>th</sup> Avenue, 45<sup>th</sup> Street, and Northern Boulevard;
3. establishing within the proposed R6B District a C2-4 District bounded by a line 150 feet northerly of Northern Boulevard, 45<sup>th</sup> Street, and a line 200 feet southwesterly of 34<sup>th</sup> Avenue; and
4. establishing within the proposed R7X District a C2-4 District bounded by 44<sup>th</sup> Street, a line 150 feet northerly of Northern Boulevard, a line 200 feet southwesterly of 34<sup>th</sup> Avenue, 45<sup>th</sup> Street, and Northern Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 20, 2019, and subject to the conditions of CEQR Declaration E-537.

**PRECONSIDERED L.U. NO. 560**

**44-01 NORTHERN BOULEVARD REZONING**

**QUEENS CB - 1**

**N 190125 ZRQ**

Application submitted by 44-01 Northern Boulevard, 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.

**L.U. NO. 571**

**4697 THIRD AVENUE**

**BRONX CB - 6**

**20205138 HAX**

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 693 and 694 of the General Municipal Law requesting the amendment of Resolution No. 733 of the year 2019 related to an Urban Development Action Area and Project located at 4697 Third Avenue (Block 3041, Lot 38 (formerly Lots 38 and 40)), Borough of the Bronx, Council District 15, Community District No 6.

**L.U. No. 563**

**HUNTERS POINT SOUTH PARCELS F & G – ARTICLE XI**

**QUEENS CB - 6**

**20205105 HAQ**

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 the approval of a real property tax exemption for property location at Block 6, Lots 20 and 30, Borough of Queens, Community District 2, Council District 26.

