



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF JULY 12, 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>

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a public hearing and meeting in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M. on Tuesday, July 12, 2016**, to consider the following item and all items reported out of the Subcommittees at the meetings held on Monday, July 11, 2016 and Tuesday, July 12, 2016, and conduct such other business as may be necessary:

Res. No. 985

Resolution calling upon the New York City Landmarks Preservation Commission to designate the Riegelmann Boardwalk in Coney Island as a scenic landmark pursuant to Section 3020 of the New York City Charter.

**PRECONSIDERED L.U.
WOODHULL HOSPITAL**

BROOKLYN CB - 03

20165648 HHK

Application submitted by New York City Health and Hospitals Corporation (“HHC”), pursuant to Section 7385(6) of the HHC Enabling Act, for approval to lease approximately 13,000 square feet of land within the parking lot on the campus of Woodhull Hospital and Mental Health Center located at 179 Throop Avenue to Comunilife, Inc., to facilitate the development of a six-story building with 89 studio apartments for low-income individuals and low-income individuals living with mental illness.

L.U. NOS. 398, 399, AND 400 ARE RELATED

L.U. No. 398

19-25 KENT AVENUE

BROOKLYN - CB 1

C 160124 ZSK

Application submitted by 19 Kent Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-962 of the Zoning Resolution to modify the permitted floor area requirements of Section 43-12 (Maximum Floor Area Ratio) and to modify the public plaza requirements of Section 37-70 (Public Plazas) in connection with a proposed mixed-use development located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District.

L.U. No. 399

19-25 KENT AVENUE

BROOKLYN - CB 1

C 160125 ZSK

Application submitted by 19 Kent Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-963 of the Zoning Resolution to reduce or waive the off-street parking requirements set forth in Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and to reduce or waive the loading berth requirements set forth in Section 44-50 (Off-street loading regulations) in connection with a proposed mixed-use development located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District.

L.U. No. 400

19-25 KENT AVENUE

BROOKLYN - CB 1

N 160126 ZRK

Application submitted by the New York City Department of City Planning and 19 Kent Development, 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 VII, Chapter 4 (Special Permits by the City Planning Commission), creating a new Special Permit within Section 74-96 (Modifications of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas) for a newly designated M1-2 Kent Avenue Industrial Business Incentive Area in the Borough of Brooklyn, Community District 1.

L.U. No. 413

WILLIAM H. SCHOFIELD HOUSE

BRONX - CB 10

20165535 HKX (N 160297 HKX)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2395] pursuant to Section 3020 of the New York City Charter of the landmark designation of the William H. Schofield House located at 65 Schofield Street (Block 5628, Lot 146), as an historic landmark.

L.U. No. 414

GREEN-WOOD CEMETERY CHAPEL

FORT HAMILTON PARKWAY ENTRANCE

BROOKLYN - CB 7

20165536 HKK (N 160298 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-1233] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Green-Wood Cemetery Chapel and the Fort Hamilton Parkway Entrance located at 500 25th Street (Block 902, Lot 1 in part), as an historic landmark.

L.U. No. 415

VAN SICKLEN HOUSE

BROOKLYN - CB 15

20165537 HKK (N 160300 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2145] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Van Sicklen House located at 27 Gravesend Neck Road (Block 7123, Lot 64), as an historic landmark.

L.U. No. 416

57 SULLIVAN STREET HOUSE

MANHATTAN - CB 2

20165538 HKM (N 160293 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2344] pursuant to Section 3020 of the New York City Charter of the landmark designation of 57 Sullivan Street House located at 57 Sullivan Street (Block 489, Lot 2), as an historic landmark.

L.U. No. 417

**ST. MICHAEL'S EPISCOPAL CHURCH, PARISH HOUSE AND RECTORY
MANHATTAN - CB 7 20165539 HKM (N 160292 HKM)**

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2281] pursuant to Section 3020 of the New York City Charter of the landmark designation of St. Michael's Episcopal Church, Parish House and Rectory located at 201 West 99th Street (aka 800-812 Amsterdam Avenue, 225 West 99th Street and 227 West 99th Street (Block 1871, Lots 24 and 29), as an historic landmark.

L.U. No. 419

PEPSI-COLA SIGN

QUEENS - CB 02 20165541 HKQ (N 160294 HKQ)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-1653] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Pepsi-Cola Sign located at 4-09 47th Road, Long Island City (Block 21, Lot 120), as an historic landmark.

L.U. No. 420

VANDERBILT MAUSOLEUM

STATEN ISLAND - CB 02 20165542 HKR (N 160296 HKR)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-1208] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Vanderbilt Mausoleum located at Richmond Road and Altamont Street (Block 934, Lot 250 in part), as an historic landmark.

L.U. No. 421

PARK SLOPE HISTORIC DISTRICT EXTENSION II

BROOKLYN CB - 06

20165543 HKK (N 160299 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2558] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Park Slope Historic District Extension II, as an historic district.

PARK SLOPE HISTORIC DISTRICT EXTENSION II BOUNDARIES ARE:

Area I of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southeast corner of 6th Avenue and St. Mark's Avenue, extending easterly along the southern curbline of St. Mark's Avenue and southeasterly along the southwestern curbline of Flatbush Avenue, southwesterly and southerly along the northeastern and eastern property lines of 76 St. Mark's Avenue (aka 78 and 80 St. Mark's Avenue and 244 Flatbush Avenue), southerly along a portion of the eastern property line of 87 6th Avenue, easterly along a portion of the northern property line of 87 6th Avenue, southerly along the eastern property lines of 87 through 95 6th Avenue to the southern curbline of Prospect Place, easterly along said curbline, southerly along the eastern property line of 92 Prospect Place, westerly along the southern property lines of 92 through 82 Prospect Place and a portion of the southern property line of 105 6th Avenue, southerly along eastern property line of 95 Park Place (Block 939, Lot 71) to the southern curbline of Park Place, westerly along said curbline, southerly along the eastern property line of 117 6th Avenue (aka 80 Park Place), easterly along a portion of the northern property line of 119 6th Avenue, southerly along the eastern property line of 119 6th Avenue, easterly along a portion of the northern property line of 121 6th Avenue, southerly along the western property line of 92 Park Place, easterly along the southern property lines of 92 through 120 Park Place, southerly along the eastern property line of 109 Sterling Place to the northern curbline of Sterling Place, westerly along said curbline, southerly across Sterling Place and along the eastern property line of 94-96 Sterling Place, westerly along the southern property lines of 94-96 through 80 Sterling Place, northerly along the western property line of 80 Sterling Place to the southern curbline of Sterling Place, westerly along said curbline, crossing 6th Avenue, and continuing along said curbline, southerly along the western property line of 128 6th Avenue (aka 66 and 70 Sterling Place), westerly along the northern property line of 130 6th Avenue, southerly along the western property lines of 130 through 136 6th Avenue, westerly along the southern property lines of 64 through 12 Sterling Place, northerly along the western property line of 12 Sterling Place to the southern curbline of Sterling Place, easterly along said curbline, northerly across Sterling Place and along the western property line of 25 Sterling Place, easterly

along the northern property lines of 25 through 31 Sterling Place, northerly along the western property line of 34 Park Place, to the southern curblineline of Park Place, easterly along said curblineline, northerly across Park Place and along the western property lines of 71 Park Place (aka 114 6th Avenue and 71-83 Park Place) through 108 6th Avenue, westerly along the southern property lines of 106 6th Avenue and 64 through 10 Prospect Place, northerly along the western property line of 10 Prospect Place and across Prospect Place, continuing along the western property lines of 9 Prospect Place and 10 St. Mark's Avenue, across St. Mark's Avenue to its northern curblineline, westerly along said curblineline, northerly along the western property line of 7 St. Mark's Avenue, easterly along the northern property lines of 7 through 49 St. Mark's Avenue, southerly along the eastern property line of 49 St. Mark's Avenue, easterly along the northern property lines of 53 and 55 St. Mark's Avenue, southerly along the eastern property line of 55 St. Mark's Avenue, easterly along the northern property line of 57 St. Mark's Avenue, southerly along the eastern property line of 57 St. Mark's Avenue, easterly along the northern property line of 59 St. Mark's Avenue, southerly along the eastern property line of 59 St. Mark's Avenue to the southern curblineline of St. Mark's Avenue, easterly along said curblineline, across 6th Avenue to the eastern curblineline of 6th Avenue, and northerly along said curblineline to the point of the beginning.

Area II of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Sterling Place and Flatbush Avenue, extending southerly along the eastern property line of 184 Sterling Place, westerly along the southern property line of 184 Sterling Place, northerly along the western property line of 184 Sterling Place, westerly along the southern property lines of 184 through 148 Sterling Place, northerly along the western property line of 148 Sterling Place, across Sterling Place to its northern curblineline, westerly along said curblineline, northerly along the western property line of 147 Sterling Place, easterly along the northern property lines of 147, 149 and 151 Sterling Place, southerly along the eastern property line of 151 Sterling Place and across Sterling Place to its southern curblineline, easterly along said curblineline to the point of the beginning.

Area III of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Plaza Street West and St. John's Place, extending southerly along the western curblineline of Plaza Street West, westerly along the southern property line of 1-3 Plaza Street West (aka 1-5 8th Avenue and 254-266 St. John's Place), across 8th Avenue to the western curblineline of 8th Avenue, northerly along said curblineline to the southwest corner of 8th Avenue and St. John's Place, easterly across 8th Avenue and along the southern curblineline of St. John's Place to the point of the beginning, Borough of Brooklyn.

Area IV of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the northwest corner of 6th Avenue and Union Street, extending westerly along the northern curbline of Union Street, northerly along the western property lines of 204 6th Avenue (aka 787-793 Union Street) through 194 6th Avenue, westerly along the southern property lines of 70 through 12 Berkeley Place, northerly along the western property line of 12 Berkeley Place to the southern curbline of Berkeley Place, easterly along said curbline, southerly along the eastern property line of 70 Berkeley Place, easterly along the northern property line of 194 Berkeley Place and across 6th Avenue to its eastern curbline, southerly along said curbline, easterly along the northern property line of 201 6th Avenue, southerly along a portion of the eastern property line of 201 6th Avenue, westerly along a portion of the southern property line of 201 6th Avenue, southerly along the eastern property lines of 201 through 207 6th Avenue to the northern curbline of Union Street, westerly along said curbline and across 6th Avenue to the point of the beginning.

Area V of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Plaza Street West and Lincoln Place, extending southeasterly along the curving western curbline of Plaza Street West, across Berkeley Place, continuing along said curbline to the northwest corner of Plaza Street West and Union Street, westerly along the northern curbline of Union Street to a point in said curbline formed by its intersection with a line extending northerly from the eastern property line of 902 Union Street, southerly along said line to the southern curbline of Union Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 941 Union Street, northerly across Union Street and along the western property line of 941 Union Street, westerly along the southern property line of 284 Berkeley Place, northerly along the western property line of 284 Berkeley Place and across Berkeley Place to its northern curbline, westerly along said curbline, northerly along the western property line of 21 Plaza Street West (aka 21-37 Plaza Street West, 269-279 Berkeley Place, and 266 Lincoln Place) to the southern curbline of Lincoln Place, and easterly along said curbline to the point of the beginning.

