



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
LAND USE COMMITTEE  
FOR THE WEEK OF MAY 13, 2019 – MAY 17, 2019**

**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

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

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*The Land Use Committee meeting scheduled for 05/16/19 will commence at 11:00 A.M. in the Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor*

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **9:30 A.M., Tuesday, May 14, 2019**:

### **PRECONSIDERED L.US. ARE RELATED**

#### **PRECONSIDERED L.U.**

#### **2 HOWARD AVENUE REZONING**

**BROOKLYN CB - 3**

**C 180292 ZMK**

Application submitted by Merrick Capital Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1. eliminating from within an existing R6B District a C2-4 District bounded by Monroe Street, Howard Avenue, Madison Street and line 100 feet westerly of Howard Avenue; and
2. changing from an R6B District to a C4-4L District property bounded by Monroe Street, Howard Avenue, Madison Street and a line 100 feet westerly of Howard Avenue;

#### **PRECONSIDERED L.U.**

#### **2 HOWARD AVENUE REZONING**

**BROOKLYN CB - 3**

**N 180293 ZRK**

Application submitted by Merrick Capital Corp. 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**

\* \* \*

**BROOKLYN**

\* \* \*

**Brooklyn Community District 3**

\* \* \*

Map 6 - [date of adoption]

**[PROPOSED MAP]**



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
Area 4 — [date of adoption] — MIH Program Option 1 and Option 2

**Portion of Community District 3, Brooklyn**

\* \* \*

**L.U. No. 419**

**COURT HOUSE BLOCK 3 TEXT AMENDMENT**

**QUEENS CB - 2**

**N 190036 ZRQ**

Application submitted by Court Square 45th Ave 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 XI, Chapter 7 (Special Long Island City Mixed Use District).

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

**ARTICLE XI SPECIAL PURPOSE DISTRICTS**

**Chapter 7 Special Long Island City Mixed Use District**

\* \* \*

**117-40**

**COURT SQUARE SUBDISTRICT**

\* \* \*

**117-421 Special bulk regulations**

\* \* \*

(a) The height and setback regulations of the underlying C5-3 District shall apply, except that:

- (1) no #building or other structure# shall exceed a height of 85 feet above the #base plane# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and ~~a line 75 feet north of and parallel to 45th Road~~ 45th Avenue; and
- (2) on Blocks 1 and 3, the #street wall# of a #building or other structure# shall be located on the #street line# or sidewalk widening line, where applicable, and extend along the entire #street# frontage of the #zoning lot# up to at least a

height of 60 feet and a maximum height of 85 feet before setback, except any portion of a #building# on Block 3 fronting upon 23rd Street may rise to a maximum height of 125 feet before setback. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line#, provided no such recesses are within 15 feet of an adjacent #building#.

Above a ~~height of 85 feet~~ the highest applicable maximum #street wall# height, the underlying height and setback regulations shall apply. However, the underlying tower regulations shall be modified:

- (i) to permit portions of #buildings# that exceed a height of 85 feet to be set back at least five feet from a #wide street line#, provided no portion of such #building# that exceeds a height of 85 feet is located within 15 feet of a #side lot line#-, and
- (ii) so that the provisions of Section 33-451 (In certain specified Commercial Districts) regulating the aggregate area of a tower within 50 feet of a #narrow street# shall not apply to any #building# or portion of such #building# on Block 3 fronting upon 45th Avenue.

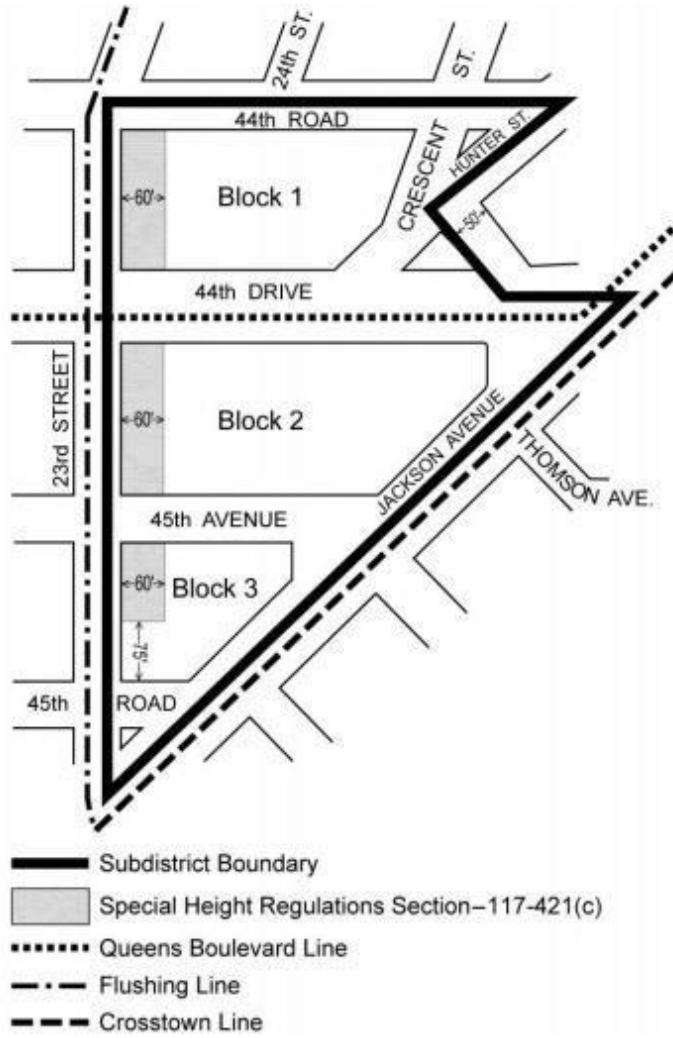
The provisions of this paragraph (c)(2) shall not apply to #enlargements# on #zoning lots# existing on June 30, 2009, where such #zoning lot# includes an existing #building# to remain with at least 300,000 square feet of #floor area#.

\* \* \*

## **Appendix B**

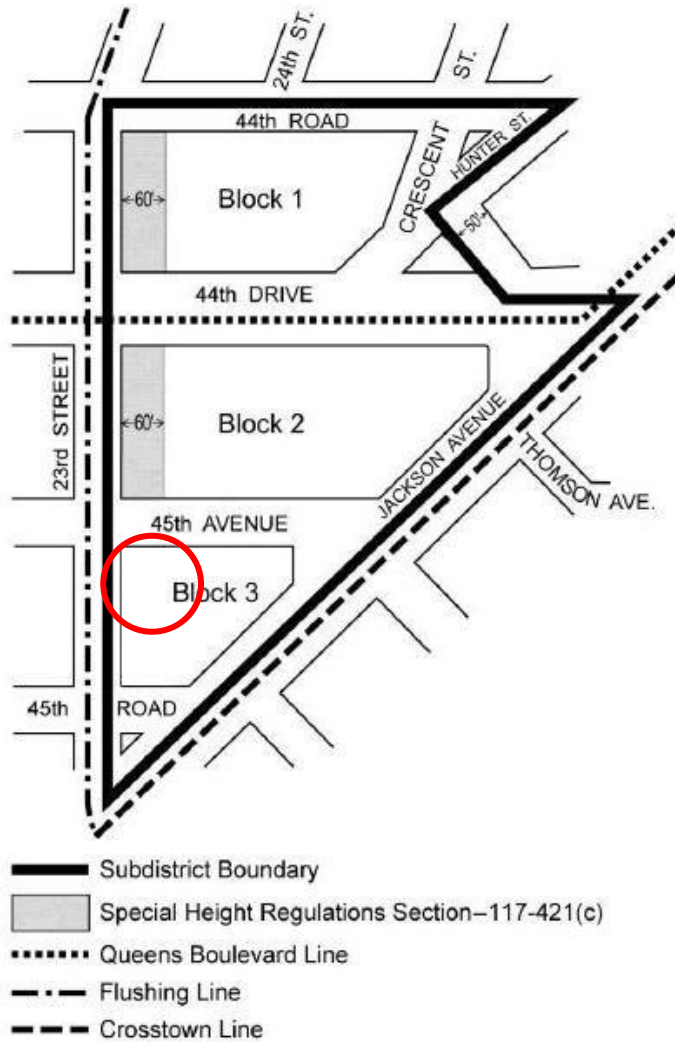
### **Court Square Subdistrict Plan Map and Description of Improvements**

[EXISTING]





[PROPOSED]



**PRECONSIDERED L.US. ARE RELATED**

**PRECONSIDERED L.U. NO. 420**

**SPECIAL BAY STREET CORRIDOR DISTRICT**

**STATEN ISLAND CB - 1**

**C 190113 ZMR**

Application submitted by the NYC 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. 21c and 21d:

1. eliminating from within an existing R3-2 district a C2-2 district bounded by a line 150 feet northwesterly of Canal Street, a line 700 feet southwesterly of Wright Street, a line 125 feet northwesterly of Canal Street, a line 200 feet southwesterly of Wright Street, Canal Street, Broad Street, and Cedar Street;
2. eliminating from within an existing R4 district a C2-2 district bounded by

Canal Street, Wright Street, and Broad Street;

3. changing from an R3X district to an R6 district property bounded by a line 130 feet northwesterly of Bay Street, a line 105 feet northeasterly of Baltic Street, a line 100 feet northwesterly of Bay Street, and Baltic Street;
4. changing from an M1-1 district to an R6 district property bounded by Bay Street (easterly portion), the southerly street line of Victory Boulevard, the easterly boundary line of the Staten Island Rapid Transit (SIRT) Right-of-Way, Sands Street, Bay Street, Sands Street, a line 100 feet westerly of Bay Street, Congress Street, a line 100 feet southeasterly of Van Duzer Street, Baltic Street, a line 100 feet northwesterly of Bay Street, Clinton Street, a line 100 feet southeasterly of Van Duzer Street, St. Julian Place, Van Duzer Street extension, Swan Street, a line 100 feet northeasterly of Van Duzer Street, Hannah Street, a line midway between Van Duzer Street and Bay Street, and the southwesterly centerline prolongation of Minthorne Street;
5. changing from an R3-2 district to an R6B district property bounded by a line 150 feet northwesterly of Canal Street, a line 700 feet southwesterly of Wright Street, a line 125 feet northwesterly of Canal Street, a line 200 feet southwesterly of Wright Street, Canal Street, Broad Street, and Cedar Street;
6. changing from an R3X district to an R6B district property bounded by Van Duzer Street, Baltic Street, a line 100 feet southeasterly of Van Duzer Street, and a line 100 feet northeasterly of Congress Street;
7. changing from an R4 district to an R6B district property bounded by Canal Street, Wright Street, and Broad Street;
8. changing from an M1-1 district to an R6B district property bounded by Van Duzer Street, a line 150 feet northwesterly of Hannah Street, a line midway between Van Duzer Street and Bay Street, Hannah Street, a line 100 feet northeasterly of Van Duzer Street, Swan Street, Van Duzer Street Extension, St. Julian Place, a line 100 feet southeasterly of Van Duzer Street, and Grant Street;
9. establishing within a proposed R6 district a C2-3 district bounded by a line midway between Van Duzer Street and Bay Street, the southwesterly centerline prologation Minthorne Street, Bay Street, the easterly centerline prolongation Swan Street, the easterly boundary line of the SIRT Right-of-Way, Sands

Street, Bay Street, Sands Street, a line 100 feet easterly of Bay Street,

Congress Street, a line 100 feet southeasterly of Van Duzer Street, Baltic Street, a line 130 feet northwesterly of Bay Street, a line 105 feet northeasterly of Baltic Street, a line 100 feet northwesterly of Bay Street, Clinton Street, a line 100 feet southeasterly of Van Duzer Street, St. Julian Place, Van Duzer Street Extension, Swan Street, a line 100 feet northeasterly of Van Duzer Street, and Hannah Street;

10. establishing within a proposed R6B district a C2-3 district bounded by:
  - a. Van Duzer Street, a line 150 feet northwesterly of Hannah Street, a line midway between Van Duzer Street and Bay Street, Hannah Street, a line 100 feet northeasterly of Van Duzer Street, Swan Street, Van Duzer Street Extension, St. Julian Place, a line 100 feet southeasterly of Van Duzer Street, and Grant Street; and
  - b. a line 150 feet northwesterly of Canal Street, a line 700 feet southwesterly of Wright Street, a line 125 feet northwesterly of Canal Street, a line 200 feet southwesterly of Wright Street, Canal Street, Wright Street, Broad Street, and Cedar Street;
11. establishing within a proposed R6 district a C2-4 district bounded by Bay Street (easterly portion), the southerly street line of Victory Boulevard, the easterly boundary line of SIRT Right-of-Way, the easterly centerline prolongation of Swan Street, and Bay Street; and
12. establishing a Special Bay Street Corridor District (SBSCD) bounded by Bay Street (easterly portion), the southerly street line of Victory Boulevard, the easterly boundary line of the Staten Island Rapid Transit (SIRT) Right-of-Way, Sands Street, Bay Street, Sands Street, a line 100 feet westerly of Bay Street, Congress Street, a line 100 feet southeasterly of Van Duzer Street, a line 100 feet northeasterly of Congress Street, Van Duzer Street, Baltic Street, a line 130 feet northwesterly of Bay Street, a line 105 feet northeasterly of Baltic Street, a line 100 feet northwesterly of Bay Street, Clinton Street, a line 100 feet southeasterly of Van Duzer Street, Grant Street, Van Duzer Street, a line 150 feet northwesterly of Hannah Street, a line midway between Van Duzer Street and Bay Street, and the southwesterly centerline prolongation of Minthorne Street;

as shown on a diagram (for illustrative<sub>10</sub> purposes only) dated November 13,

2018, and subject to the conditions of City Environmental Quality Review (CEQR) Declaration E-429.

**PRECONSIDERED L.U. NO. 421**  
**SPECIAL BAY STREET CORRIDOR DISTRICT**  
**STATEN ISLAND CB - 1** **N 190114 (A) ZRR**

Application submitted by the 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, relating to Article XIII, Chapter 5 (Special Bay Street Corridor District) to establish the Special Bay Street Corridor District and establish 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>

**PRECONSIDERED L.U. NO. 422**  
**SPECIAL BAY STREET CORRIDOR DISTRICT**  
**STATEN ISLAND CB - 1** **C 190115 PPR**

Application submitted by the Department of Citywide Administrative Services, pursuant to section 197-c of the New York City Charter, for the disposition of one City-owned property located 55 Stuyvesant Place (Block 9, Lot 9), pursuant to zoning.

**PRECONSIDERED L.U. 423**  
**SPECIAL BAY STREET CORRIDOR DISTRICT**  
**STATEN ISLAND CB - 1** **C 190179 (A) HAR**

Application submitted by the New York City 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 at 539 Jersey Street/100 Brook Street (Block 34, Lot 1), as an Urban Development Action Area; and
  - b. an Urban Development Action <sub>11</sub> 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 a mixed-use development containing approximately 223 affordable residential units and commercial and/or community facility space.

**L.U. NOS. 424 THROUGH 427 ARE RELATED**

**L.U. NO. 424**

**BROOK 156**

**BRONX CB - 1**

**C 190207 ZMX**

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 6a & 6c, changing from an R7-2 District to a C6-2 District property bounded by Brook Avenue, a southwesterly street line of Brook Avenue and its northwesterly and southeasterly prolongations, the westerly street line of the former Hegney Place, and East 156th Street, as shown on a diagram (for illustrative purposes only) dated December 3, 2018.

**L.U. NO. 425**

**BROOK 156**

**BRONX CB - 1**

**C 190208 PPX**

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 the disposition of one city-owned property (Block 2360, Lot 3), pursuant to zoning.

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, 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**

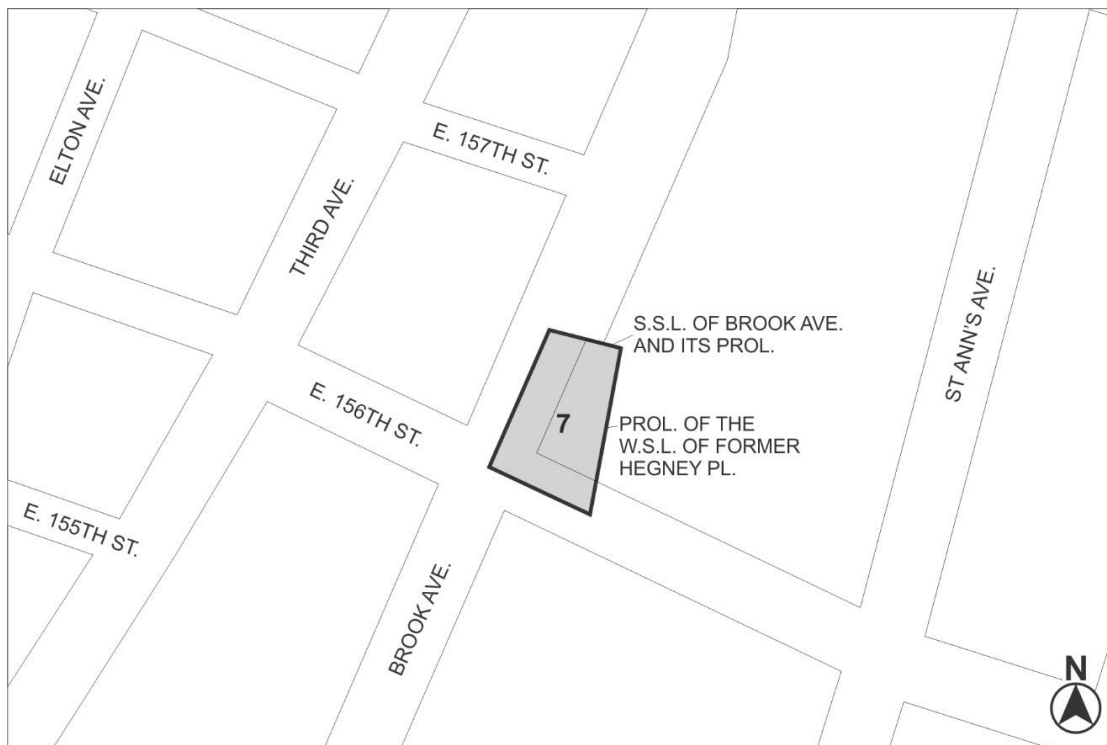
\* \* \*

**THE BRONX**

**The Bronx, Community District 1**

\* \* \*

Map 6 – (date of adoption)



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

Area 7 — [date of adoption] — MIH Program Option 1 and Option 2

## Portion of Community District 1, the Bronx

\* \* \*

**L.U. No. 427**

**BROOK 156**

**BRONX CB - 1**

**C 190210 ZSX**

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed use development on property located at 740 Brook Avenue a.k.a. East 156<sup>th</sup> Street (Block 2360, Lots 1 & 3), in a C6-2\* District.

*The public hearing on this item was held on April 16, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

## **RESIDENTIAL TOWER MECHANICAL VOIDS**

**CITYWIDE**

**N 190230 ZRY**

Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Article II, Chapter 3 and related provisions of the Zoning Resolution of the City of New York, modifying residential tower regulations to require certain mechanical spaces to be calculated as residential floor 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.

## **ARTICLE II**

### **RESIDENCE DISTRICT REGULATIONS**

#### **Chapter 3**

#### **Residential Bulk Regulations in Residence Districts**

\* \* \*

#### **23-10**

### **OPEN SPACE AND FLOOR AREA REGULATIONS**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

\* \* \*

Special #open space# and #floor area# provisions are set forth in Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) for standard tower and tower-on-a-base #buildings# in R9 and R10 Districts, as well as for certain areas in Community District 7 and Community District 9 in the Borough of

Manhattan, and Community District 12 in<sub>15</sub>the Borough of Brooklyn. Additional



provisions are set forth in Sections 23-17 (Existing Public Amenities for Which Floor Area Bonuses Have Been Received) and 23-18 (Special Provisions for Zoning Lots Divided by District Boundaries or Subject to Different Bulk Regulations).

\* \* \*

## 23-16

### Special Floor Area and Lot Coverage Provisions for Certain Areas

The #floor area ratio# provisions of Sections 23-14 (Open Space and Floor Area Regulations in R1 Through R5 Districts) and 23-15 (Open Space and Floor Area Regulations in R6 Through R10 Districts), inclusive, shall be modified for certain areas, as follows:

- (a) For standard tower and tower-on-a-base #buildings# in R9 and R10 Districts
  - (1) In R9 Districts, for #zoning lots# where #buildings# are #developed# or #enlarged# pursuant to the tower-on-a-base provisions of Section 23-651, the maximum #floor area ratio# shall be 7.52, and the maximum #lot coverage# shall be 100 percent on a #corner lot# and 70 percent on an #interior lot#.
  - (2) In R9 and R10 Districts, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 23-65 (Tower Regulations), inclusive, any enclosed floor space used for mechanical equipment provided pursuant to paragraph (8) of the definition of #floor area# in Section 12-10 (DEFINITIONS), and any enclosed floor space that is or becomes unused or inaccessible within a #building#, pursuant to paragraph (k) of the definition of #floor area# in Section 12-10, shall be considered #floor area# and calculated in accordance with the provisions of this Section, provided that such floor space:
    - (i) occupies the predominant portion of a #story#;
    - (ii) is located above the #base plane# or #curb level#, as applicable, and below the highest #story# containing

#residential floor area#; and

- (iii) exceeds an aggregate height of 25 feet within any given 75-foot vertical segment of a #building#.

For the purpose of applying this provision, the height of such floor space shall be measured from the finished floor to the height of the structural ceiling. In addition, within a given 75-foot segment, each #story# of floor space, or each increment of 25 feet, rounded to the nearest integer divisible by 25, whichever results in a higher number, shall be counted separately in the #floor area# calculation.

\* \* \*

## **Chapter 4**

### **Bulk Regulations for Community Facilities in Residence Districts**

\* \* \*

#### **24-10**

### **FLOOR AREA AND LOT COVERAGE REGULATIONS**

\* \* \*

#### **24-112**

### **Special floor area ratio provisions for certain areas**

The #floor area ratio# provisions of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), inclusive, shall be modified for certain areas as follows:

- (a) in R8B Districts within Community District 8, in the Borough of Manhattan, the maximum #floor area ratio# on a #zoning lot# containing #community facility uses# exclusively shall be 5.10; ~~and~~
- (b) in R10 Districts, except R10A or R10X Districts, within Community District 7, in the Borough of Manhattan, all #zoning lots# shall be limited to a maximum #floor area ratio# of 10.0-; and
- (c) in R9 and R10 Districts, for #zoning lots# containing a #building# that is

#developed# or #enlarged# pursuant to the applicable tower regulations of Section 23-65 (Tower Regulations), inclusive, the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

- (1) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (2) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

\* \* \*

## **ARTICLE III COMMERCIAL DISTRICT REGULATIONS**

### **Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts**

\* \* \*

#### **35-35 Special Floor Area Ratio Provisions for Certain Areas**

\* \* \*

#### **35-352 Special floor area regulations for certain districts**

In C1 or C2 Districts mapped within R9 and R10 Districts, or in #Commercial Districts# with a residential equivalent of an R9 or R10 District, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings), the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

- (a) to only the #residential# portion of a #building# where less than 75

percent of the total #floor area# of such #building# is allocated to #residential use#; and

(b) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

\* \* \*

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 6  
Special Clinton District**

\* \* \*

**96-20  
PERIMETER AREA**

\* \* \*

**96-21  
Special Regulations for 42nd Street Perimeter Area**

\* \* \*

(b) #Floor area# regulations

\* \* \*

(2) #Floor area# regulations in Subarea 2

\* \* \*

(3) Additional regulations for Subareas 1 and 2

In Subareas 1 and 2, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of

Section 35-64 (Special Tower Regulations for Mixed Buildings), the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

- (i) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (ii) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

\* \* \*

## **Chapter 8 Special West Chelsea District**

\* \* \*

### **98-20 FLOOR AREA AND LOT COVERAGE REGULATIONS**

\* \* \*

### **98-22 Maximum Floor Area Ratio and Lot Coverage in Subareas**

\* \* \*

### **98-221 Additional regulations for Subdistrict A**

In Subdistrict A, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 98-423 (Street wall location, minimum and maximum base heights and maximum building heights), the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

- (a) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (b) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

\* \* \*

**L.U. NOS. 403 AND 404 ARE RELATED**

**L.U. No. 403**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**47-15 34<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**C 180530 ZMQ**

Application submitted by Ashley Young LLC and John Young Associates, 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 R5 District to an R6B District property bounded by a line 150 northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, a line 140 feet northeasterly of 34<sup>th</sup> Avenue, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street;
2. changing from a C8-1 District to an R6B District property bounded by a line 140 feet northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, 34<sup>th</sup> Avenue a line 50 feet northwesterly of 47<sup>th</sup> Street, a line 100 feet northeasterly of 34<sup>th</sup> Avenue, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street;
3. changing from an R5 District to an R7X District property bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, a line 140 feet northeasterly of 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;
4. changing from a C8-1 District to an R7X District property bounded by a line 140 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;

5. establishing within existing and proposed R6B Districts a C2-4 district bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 47<sup>th</sup> Street, 34<sup>th</sup> Avenue, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street; and,
6. establishing within a proposed R7X District a C2-4 District bounded by a line 150 feet northeasterly of 34<sup>th</sup> Avenue, 48<sup>th</sup> Street, 34<sup>th</sup> Avenue, and 47<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018, and subject to the conditions of CEQR Declaration E-509.

**L.U. No. 404**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**47-15 34<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 1**

**N 180529 ZRQ**

Application submitted by Ashley Young, LLC, and John Young 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.

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**

\* \* \*

**QUEENS**

\* \* \*


**Queens Community District 1**

\* \* \*

Map 5 - [date of adoption]

[PROPOSED MAP]




**Mandatory Inclusionary Housing Area** (see Section 23-154(d)(3))  
 Area 4 — [date of adoption] — MIH Program Option 2

Portion of Community District 1, Queens

\* \* \*

**PRECONSIDERED L.U. NO. 411**

*The public hearing on this item was held on May 2, 2019  
 and closed. It was laid over by the Subcommittee on  
 Zoning and Franchises*

**MANA PRODUCTS TEXT AMENDMENTS**

**QUEENS CB - 2**

**N 180518 ZRQ**

Application submitted by 27-11 49th Avenue 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, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations).

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.

## **ARTICLE IV**

### **MANUFACTURING DISTRICT REGULATIONS**

#### **Chapter 3**

#### **Bulk Regulations**

#### **43-00**

#### **FLOOR AREA REGULATIONS**

\* \* \*

#### **43-12**

#### **Maximum Floor Area Ratio**

\* \* \*

#### **43-121**

#### **Expansion of existing manufacturing buildings**

M1 M2 M3

In all districts, as indicated, where a #building or other structure# used for a conforming #manufacturing use# was in existence prior to December 15, 1961, such #building or other structure# may be expanded for a #manufacturing use#. Such expansion may consist of an #enlargement#, or additional #development#, on the same #zoning lot#, provided that:

(a) the resulting total #floor area# shall not be greater than the highest of:

(1) 150 percent of the #floor area# existing on December 15, 1961; or

- (2) 110 percent of the maximum #floor area# otherwise permitted under the provisions of Section 43-12 (Maximum Floor Area Ratio).

(b) the resulting #floor area ratio# shall not exceed the highest of:

- (1) 150 percent of the maximum #floor area ratio# otherwise permitted under the provisions of Section 43-12;
- (2) 110 percent of the #floor area ratio# existing on December 15, 1961; or
- (3) a #floor area ratio# of 2.4, provided that in the event this paragraph, (b)(3), is utilized, the City Planning Commission shall administratively certify and the City Council approve, that such expansion will not adversely affect the surrounding area.

In an M3-2 District within the Long Island City Subarea 2 Designated Area (as set forth in APPENDIX J of this Resolution), the provisions of this Section shall also apply to a #building or other structure# on a #zoning lot# larger than two acres, used for a conforming #manufacturing use#, that was in existence prior to December 31, 1965.

The parking reduction provisions of Section 44-27 (Special Provisions for Expansion of Existing Manufacturing Buildings) shall apply to such expansion.

\* \* \*

### **PRECONSIDERED L.U. NO. 412**

*The public hearing on this item was held on **May 2, 2019***

*and **closed**. It was laid over by the Subcommittee on*

*Zoning and Franchises*

### **66 HUDSON YARDS STREETScape TEXT AMENDMENT**

**MANHATTAN CB - 4**

**N 190205 ZRM**

Application submitted by 509 W 34, LLC, 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 lobby and street tree provisions in Four Corners Subarea A2.

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.

## **ARTICLE IX - SPECIAL PURPOSE DISTRICTS**

### **Chapter 3 Special Hudson Yards District**

#### **93-10**

#### **USE REGULATIONS**

\* \* \*

#### **93-14 Ground Floor Level Requirements**

The following provisions relating to retail continuity and transparency requirements shall apply to all subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

(a) Retail continuity along designated streets in Subdistricts A, B, C, D and E

Map 2 in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the #building's street# frontage, as indicated on Map 2.

#Uses# within #stories# that have a floor level within five feet of #curb level# shall be limited to #commercial uses# permitted by the underlying district, not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D. Such #uses# shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

A #building's street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways, entrances to subway stations, other subway-related #uses# as described in Section 93-65 (Transit Facilities), or within the Eastern Rail Yard Subarea A1 where such retail continuity requirements are applicable to #building# walls facing certain public access areas, pursuant to Section 93-71, as follows:

- (1) for #building# walls facing the outdoor plaza described in Section 93-71, paragraph (b): the through block connection described in Section 93-71, paragraph (d), and the connection to the public plaza described in Section 93-71, paragraph (e);
- (2) for #building# walls facing the through block connection described in Section 93-71, paragraph (d): the outdoor plaza described in Section 93-71, paragraph (b);
- (3) for #building# walls facing the connection to the #public plaza# described in Section 93-71, paragraph (e): the outdoor plaza described in Section 93-71, paragraph (b) and the public plaza described in Section 93-71, paragraph (c); or
- (4) a combination of retail #uses# and public access areas so as to satisfy such depth requirement for retail continuity.

The length of #street# frontage (exclusive of any portion of such #street# frontage allocated to entrances to subway stations and other subway-related #uses#) occupied by lobby space or entryways shall comply with the applicable provisions for Type 2 lobbies in Section 37-33 (Maximum Width of Certain Uses), except ~~that~~ within the Eastern Rail Yard Subarea A1, where the width of a lobby located on a #building# wall facing the eastern boundary of the outdoor plaza may occupy 120 feet or 25 percent of such #building# wall, whichever is

less-, and within the Four Corners Subarea A2 of the Large-Scale Plan Subdistrict A, for a #development# occupying a full #block# with frontage on Hudson Boulevard East and Tenth Avenue and having two million square feet or more of #floor area#, the width of a lobby located on the Hudson Boulevard East #street# frontage or the Tenth Avenue #street# frontage may occupy up to 70 feet of the #building# wall width of the #building# located on such frontage.

\* \* \*

**93-60**  
**MANDATORY IMPROVEMENTS**

\* \* \*

**93-62 Street Tree Planting**

In addition to the applicable underlying #street# tree planting requirements, in the Four Corners Subarea A2 of the Large-Scale Subdistrict A, trees shall also be planted along the #street# edge of the mandatory sidewalk widenings along West 34th Street. All such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#, at maximum intervals of 25 feet.

Trees shall be planted in gratings flush to grade in at least 200 cubic feet of soil per tree with a depth of soil at least three feet, six inches. Species shall be selected and installed in accordance with specifications established by the Department of Parks and Recreation. The provisions of this Section shall not apply where the Department of Parks and Recreation determines that such tree planting would be infeasible.

\* \* \*

**PRECONSIDERED L.U. NOS. 413 AND 414 ARE RELATED**

**PRECONSIDERED L.U. NO. 413**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**C 190235 ZMM**

Application submitted by 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 No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated December 17, 2018.

**PRECONSIDERED L.U. NO. 414**

*The public hearing on this item was held on May 2, 2019  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST HARLEM NEIGHBORHOOD REZONING**

**MANHATTAN CB - 11**

**N 190236 ZRM**

Application submitted by the 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, modifying Article III, Chapter 7 (Special Urban Design Regulations) and modifying the Special East Harlem Corridors District (Article XIII, Chapter 8).

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

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

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

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M. Tuesday, May 14, 2019**:

### **L.U. No. 398**

#### **EAST HARLEM/ EL BARRIO COMMUNITY LAND TRUST**

**MANHATTAN CBs - 10 and 11**

**20195473 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law, for a real property tax exemption and pursuant to Article 16 of the General Municipal Law, approval of an urban development action area project, and waiver of the area designation requirements and Sections 197-c and 197-d of the New York City Charter for property located at 53 East 110<sup>th</sup> Street (Block 1616, Lot 123), 304 East 126<sup>th</sup> Street (Block 1802, Lot 47), 201 East 120<sup>th</sup> Street (Block 1785, Lot 1), 204 West 121<sup>st</sup> Street (Block 1926, Lot 35) in Community Districts 10 and 11, Council Districts 8 and 9, Borough of Manhattan.

### **L.U. No. 399**

#### **LENOX AVENUE CLUSTER**

**MANHATTAN CB - 10**

**20195470 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law, for a real property tax exemption and pursuant to Article 16 of the General Municipal Law, approval of an urban development action area project, and waiver of the area designation requirements and Sections 197-c and 197-d of the New York City Charter for property located at 135 West 132<sup>nd</sup> Street (Block 1917, Lot 16), 406 Lenox Avenue (Block 1728, Lot 2), 422 Lenox Avenue (Block 1729, Lot 101), 424 Lenox Avenue (Block 1729, Lot 2), 426 Lenox Avenue (Block 1729, Lot 3), 428 Lenox Avenue (Block 1729, Lot 103), 432 Lenox Avenue (Block 1729, Lot 172) in Community District 10, Council District 9, Borough of Manhattan.

**L.U. No. 400**

**MMN1802 CLOTH - 2185 AMSTERDAM AVENUE**

**MANHATTAN CB - 12**

**20195535 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law, for a real property tax exemption and pursuant to Article 16 of the General Municipal Law, approval of an urban development action area project, and waiver of the area designation requirements and Sections 197-c and 197-d of the New York City Charter for property located at 2185 Amsterdam Avenue (Block 2112, Lot 14) in Community District 12, Council District 10, Borough of Manhattan.

**L.U. No. 401**

**MMN1802 CLOTH - 2110 AMSTERDAM AVENUE**

**MANHATTAN CB - 12**

**20195534 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law, for a real property tax exemption and pursuant to Article 16 of the General Municipal Law, approval of an urban development action area project, and waiver of the area designation requirements and Sections 197-c and 197-d of the New York City Charter for property located at 2110 Amsterdam Avenue (Block 2121, Lot 37) in Community District 12, Council District 7, Borough of Manhattan.

**L.U. No. 402**

**MMN1802 CLOTH – 2488-90 ADAM CLAYTON POWELL AND**

**2794 FREDERICK DOUGLASS BOULEVARD**

**MANHATTAN CB - 10**

**20195536 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law, for a real property tax exemption and pursuant to Article 16 of the General Municipal Law, approval of an urban development action area project, and waiver of the area designation requirements and Sections 197-c and 197-d of the New York City Charter for property located at 2488-90 Adam Clayton Powell, Jr., Boulevard (Block 2030, Lot 33) and 2794 Frederick Douglass Boulevard (Block 2034, Lot 03) in Community District 10, Council District 9, Borough of Manhattan.



**L.U. No. 415**  
**JFK NORTH SITE**

**QUEENS CB - 13**

**C 180517 MMQ**

Application submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination, narrowing and realignment of the Nassau Expressway and the establishment of a portion of the south street line of Rockaway Boulevard within the area bounded by 159<sup>th</sup> Street, Nassau Expressway and Rockaway Boulevard;
- 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. 5028 dated November 26, 2018 and signed by the Borough President.

**L.U. NOS. 416 AND 417 ARE RELATED**

**L.U. No. 416**

**MANHATTANVILLE WALKWAY - 437 WEST 126TH STREET**

**MANHATTAN CB - 9**

**C 190127 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 the acquisition of property located at 437 West 126th Street (Block 1967, Lot 5) for use as an open, landscaped walkway.

**L.U. No. 417**

**MANHATTANVILLE WALKWAY - 437 WEST 126TH STREET**

**MANHATTAN CB - 9**

**C 190128 HAM**

Application submitted by the New York City 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 at 437 West 126th Street (Block 1967, Lot 5) 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 construction of an open, landscaped walkway.

### **L.U. No. 418**

### **BROWNSVILLE NORTH NCP**

### **BROOKLYN CB - 16**

### **C 190177 HAK**

Application submitted by NYC 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 at 379 -383 Howard Avenue (Block 1446, Lots 1 and 3) and 1297 East New York Avenue (Block 1476, Lot 34) as an Urban Development Action Area; and
  - b) 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 properties to a developer to be selected by HPD;

to facilitate the construction of two buildings containing a total of approximately 32 units of affordable housing.



The Land Use Committee will hold a meeting in the **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, New York 10007, commencing at **11:00 A.M. on Thursday, May 16, 2019**, to consider some items reported out of the Subcommittees at the meetings held May 14, 2019, and conduct such other business as may be necessary.