



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF FEBRUARY 13, 2020**

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

<u>Item No.</u>		Page
1.	Go Broome Street Development (L.U. Nos. 606-608).....	2-3
2.	503 Broadway (L.U. No. 609).....	4
3.	Bridge Park South Mapping (L.U. No. 610).....	4
4.	2513-2523 Avenue O Rezoning (Pre. L.U. No. 614).....	4-5
5.	322-Seat Primary School Facility (L.U. No. 615).....	5
6.	Bluestone Lane (L.U. No. 624-Withdrawn).....	5
7.	Trattoria Dell'Arte (L.U. No. 625).....	5
8.	C7 Baychester Avenue Rezoning (L.U. No. 636-Withdrawn).....	6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. on Thursday, February 13, 2020**, to consider some items reported out of the Subcommittees at the meetings held February 12, 2020, and conduct such other business as may be necessary.

L.U. NOS. 606 THROUGH 608 ARE RELATED

L.U. No. 606

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

C 200061(A) ZSM

Application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large- scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5* Districts.

*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

L.U. No. 607

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

C 200064 ZMM

Application submitted by GO Broome, LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street; and
2. establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-548.

L.U. No. 608

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

N 200065 ZRM

Application submitted by GO Broome LLC and Chinatown Planning Council Development Fund, 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 the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and 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. 609
503 BROADWAY

MANHATTAN CB - 2

C 190265 ZSM

Application submitted by FSF Soho, 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) with no limitation on floor area per establishment on portions of the cellar, ground floor, second floor of an existing 5-story commercial building, on property located at 503 Broadway (Block 484, Lots 1201 & 1202), in an M1-5B District, within the SoHo Cast-Iron Historic District.

L.U. No. 610
BRIDGE PARK SOUTH MAPPING

BRONX CB - 4

C 190508 MMX

Application submitted by the New York City Department of Parks and Recreation 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 elimination, discontinuance and closing of Exterior Street between the High Bridge and the Alexander Hamilton Bridge;
- the elimination, discontinuance and closing of West 171st Street between Exterior Street and the U.S. Pierhead and Bulkhead Line;
- the establishment of public park;
- the adjustment block dimensions and grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13144 dated June 24, 2019 and signed by the Borough President.

PRECONSIDERED L.U. No. 614
2513-2523 AVENUE O REZONING

BROOKLYN CB - 14

C 190438 ZMK

Application submitted by Pulmonary and Sleep Medical, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map,

Section No. 23b, changing from an R2 District to an R3-2 District property bounded by a line 100 feet northerly of Avenue O, East 26th Street, Avenue O, and a line midway between East 26th Street and Bedford Avenue, as shown on a diagram (for illustrative purposes only) dated August 26, 2019 and subject to the conditions of CEQR Declaration E-541.

L.U. No. 615

322-SEAT PRIMARY SCHOOL FACILITY

BROOKLYN CB - 10

20205150 SCK

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 322-Seat Primary School Facility, located at 6740 3rd Avenue (Block 5853, Lot 45), Borough of Brooklyn, Council District 43, Community School District 20.

L. U. No. 624

BLUESTONE LANE

(WITHDRAWN)

MANHATTAN CB - 7

20205180 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of BL 417 Amsterdam NY, LLC, d/b/a Bluestone Lane, for a renewal revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 417 Amsterdam Avenue.

L. U. No. 625

TRATTORIA DELL'ARTE

MANHATTAN CB - 5

20205106 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Cieli Partners, L.P., d/b/a Trattoria Dell 'Arte, for a renewal revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 900 7th Avenue.

L.U. No. 636
C7 BAYCHESTER AVENUE REZONING
(WITHDRAWN)

BRONX CB - 10

C 200088 ZMX

Application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 4a, by changing from a C7 District to a C8-2 District property bounded by a line 175 feet northwesterly of Bartow Avenue, Asch Loop, Bartow Avenue and Baychester Avenue, as shown on a diagram (for illustrative purposes only) dated September 23, 2019.

