



**COUNCIL OF THE CITY OF NEW YORK**

**REVISED CALENDAR**  
**OF THE**

**LAND USE COMMITTEE**

**FOR THE WEEK OF OCTOBER 23, 2017 - OCTOBER 27, 2017**

**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

**RAFAEL SALAMANCA, JR.**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

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

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **1:00 P.M., Tuesday, October 24, 2017:**

### **L.U. No. 789**

#### **KHE-YO**

#### **MANHATTAN CB - 1**

**20175287 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Kio Restaurant, LLC, d/b/a Khe-Yo, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 157 Duane Street.

### **L.U. No. 784**

#### **449 BROADWAY**

#### **MANHATTAN CB - 2**

**C 170464 ZSM**

Application submitted by 449 Broadway, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 449 Broadway (Block 231, Lot 36), in an M1-5B District.

### **L.U. NOS. 785 AND 786 ARE RELATED**

#### **L.U. No. 785**

#### **SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION**

#### **BRONX CB - 1**

**C 170413 ZMX**

Application submitted by 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 No. 6a:

1. eliminating a Special Mixed Use District (MX-1) from property bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street

(southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line; and

2. establishing a Special Harlem River Waterfront District (HRW) bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line.

### **L.U. No. 786**

#### **SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION**

**BRONX CB - 1**

**N 170414 ZRX**

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, relating to Article VIII, Chapter 7, and related Sections, to modify the text of the Special Harlem River Waterfront District. **The full zoning text amendment may be viewed at the following website:**

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

### **L.U. NOS. 787 AND 788 ARE RELATED**

#### **L.U. No. 787**

#### **723-733 MYRTLE AVENUE REZONING**

**BROOKLYN CB - 3**

**C 170025 ZMK**

Application submitted by JMS Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R7D District property bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street;
2. changing from an M1-2 District to an R6A District property bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;

3. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street; and
4. establishing within the proposed R6A District a C2-4 District bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;

and subject to the conditions of CEQR Declaration E-433.

**L.U. No. 788**

**723-733 MYRTLE AVENUE REZONING**

**BROOKLYN CB - 3**

**N 170026 ZRK**

Application submitted by JMS Realty 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, Borough of Brooklyn.

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 Housing Designated Areas**

\* \* \*

**Brooklyn**

\* \* \*

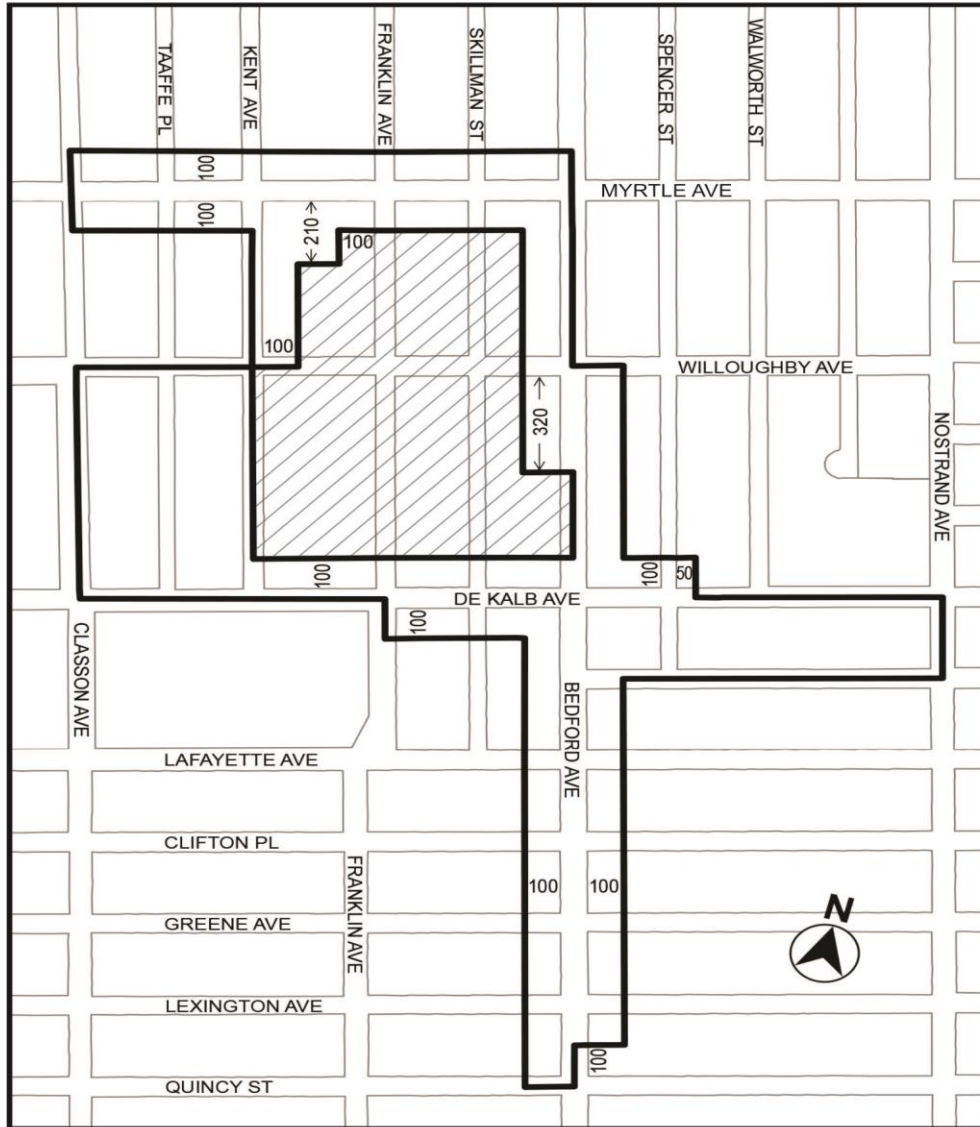
# Brooklyn Community District 3

In the R6A, R7A and R7D Districts within the areas shown on the following Maps 1, 2, 3, 4, and 5:

\* \* \*

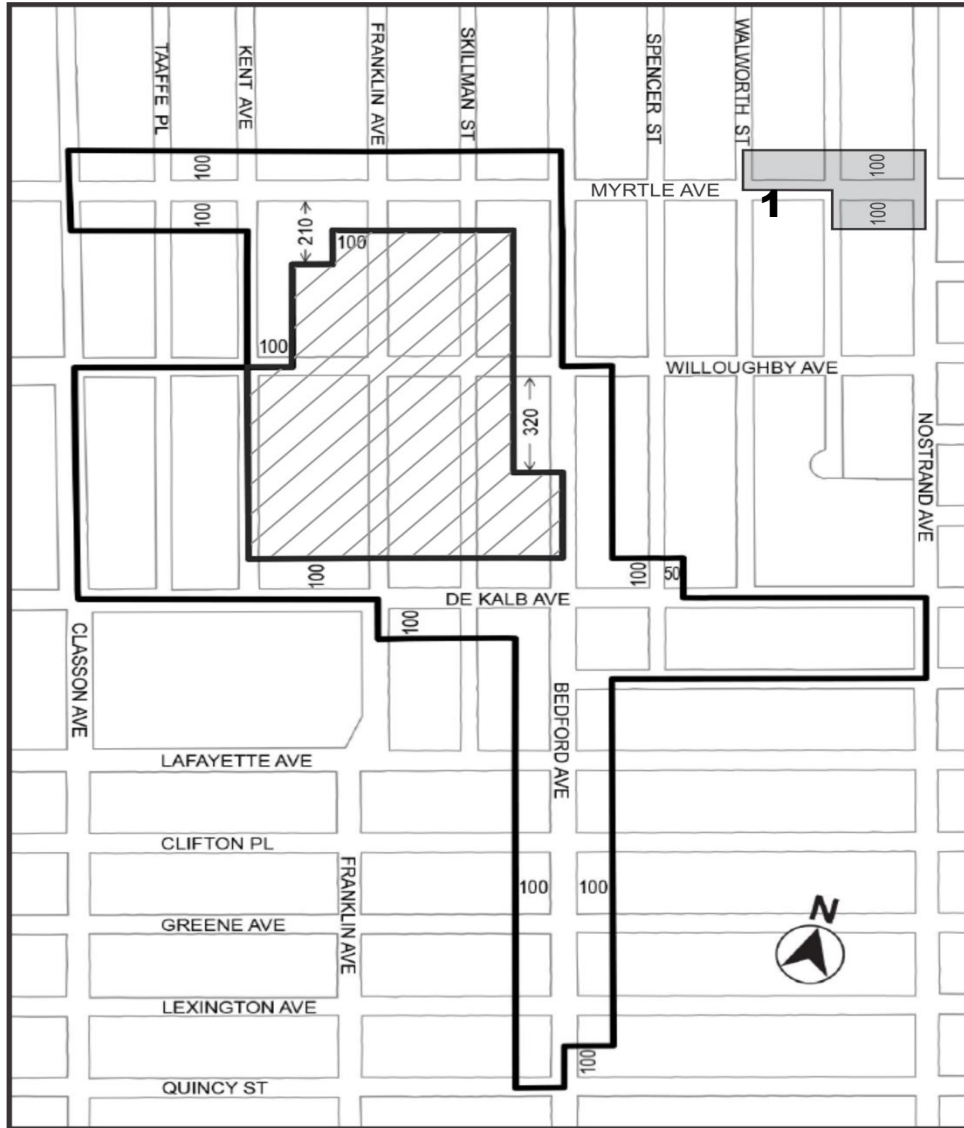
Map 3 - [10/11/12]




[EXISTING MAP]



-  Inclusionary Housing Designated Area
-  Excluded Area

[PROPOSED MAP]



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

Portion of Community District 3, Brooklyn

\* \* \*

**L.U. NOS. 759 AND 760 ARE RELATED**

**L.U. No. 759**

*The public hearing on this item was held on October 10, 2017 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

**SOUTH AVENUE RETAIL DEVELOPMENT**

**STATEN ISLAND CB - 1**

**C 160174 ZSR**

Application submitted by Josif A 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) greater than 10,000 square feet within a proposed multi-building commercial development with a total floor area of approximately 219,377 square feet on property located at 534 South Avenue (Block 1707, Lots 1 and 5), in an M1-1 District.

**L.U. No. 760**

*The public hearing on this item was held on October 10, 2017 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

**SOUTH AVENUE RETAIL DEVELOPMENT**

**STATEN ISLAND CB - 1**

**C 150359 MMR**

Application submitted by Josif A LLC, 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 establishment of North Morrow Street (formally Morrow Street) from Forest Avenue to a point 437 feet south; and
- the elimination, discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north; and
- the elimination of Albany Avenue between Goethals Road North and Amador Street; and
- the elimination of Amador Street between Morrow Street and South Avenue; and
- the elimination of Garrick Street between Goethals Road North and Wemple Street; and



- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 1, Borough of Staten Island, in accordance with Map No. 4243 dated December 5, 2016 and signed by the Borough President.

**L.U. NOS. 761 AND 762 ARE RELATED**

**L.U. No. 761**

*The public hearing on this item was held on October 10, 2017  
and **closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**PFIZER SITES REZONING**

**BROOKLYN CB - 1**

**C 150278 ZMK**

Application submitted by Harrison Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M3-1 District to an R7A District property bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
2. changing from an M3-1 District to an R7D District property bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, and a line 265 feet southwesterly of Harrison Avenue;
3. changing from an M3-1 District to an R8A District property bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

4. establishing within the proposed R7A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, Harrison Avenue, Gerry Street, and a line 100 feet southwesterly of Harrison Avenue;
5. establishing within the proposed R7D District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 100 feet southwesterly of Harrison Avenue, Gerry Street, a line 335 feet southwesterly of Harrison Avenue, Wallabout Street, and a line 200 feet southwesterly of Harrison Avenue; and
6. establishing within the proposed R8A District a C2-4 District bounded by the southwesterly centerline prolongation of Walton Street, a line 265 feet southwesterly of Harrison Avenue, a line 140 feet northwesterly of Wallabout Street, a line 200 feet southwesterly of Harrison Avenue, Wallabout Street, a line 335 feet southwesterly of Harrison Avenue, Gerry Street, Flushing Avenue, Marcy Avenue, Wallabout Street, and Union Avenue;

subject to the conditions of CEQR Declaration E-427.

### **L.U. No. 762**

*The public hearing on this item was held on October 10, 2017  
and **closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

### **PFIZER SITES REZONING**

**BROOKLYN CB - 1**

**N 150277 ZRK**

Application submitted by Harrison 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, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1.

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 1**

In Waterfront Access Plan BK-1, and in the R6, R6A, R6B, R7A, R7D, R7-3, ~~and~~ R8 and R8A Districts within the areas shown on the following Maps 1, 2, 3 and 4:

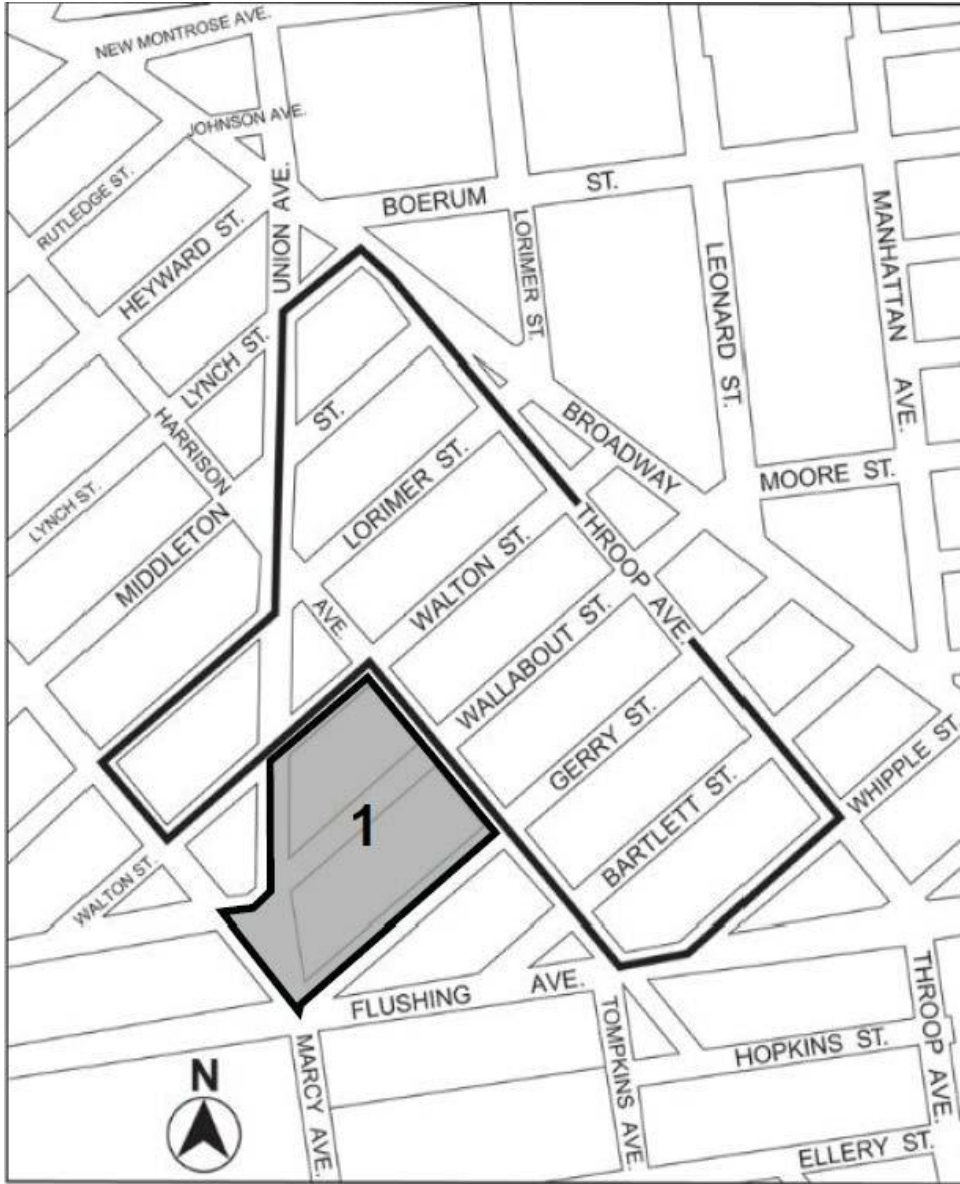
\* \* \*

Map 4. [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Inclusionary Housing designated area



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

Area 1 [date of adoption] – MIH Program Option 1

Portion of Community District 1, Brooklyn

\* \* \*

**L.U. NOS. 766 AND 767 ARE RELATED**

**L.U. No. 766**

*The public hearing on this item was held on October 10, 2017 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

**TILLARY AND PRINCE STREET REZONING**

**BROOKLYN CB - 2**

**C 170400 ZMK**

Application submitted by YYY Brooklyn NY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d:

1. changing from an R6 District to a C6-4 District property bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street; and
2. establishing a Special Downtown Brooklyn District bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street;

subject to the conditions of CEQR Declaration E-437.

**L.U. No. 767**

*The public hearing on this item was held on October 10, 2017 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

**TILLARY AND PRINCE STREET REZONING**

**BROOKLYN CB - 2**

**N 170401 ZRK**

Application submitted by YYY Brooklyn NY, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, Borough of Brooklyn, Community District 2. **The full zoning text can be viewed at the following website:**

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

**L.U. NOS. 768 AND 769 ARE RELATED**

**L.U. No. 768**

*The public hearing on this item was held on October 10, 2017  
and **closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**LINDEN BOULEVARD REZONING**

**BROOKLYN CB - 5**

**C 170430 ZMK**

Application submitted by Canyon Sterling Emerald LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b:

1. eliminating from an existing R4 District a C1-2 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;
2. changing from an existing R4 District to an R6A District property bounded by a line 100 feet southerly of Linden Boulevard, Amber Street, a line 100 feet northerly of Loring Avenue, and Emerald Street;
3. changing from an existing R4 District to an R7A District property bounded by a line 100 feet northerly of Loring Avenue, Amber Street, Loring Avenue, and Emerald Street;
4. changing from an existing R4 District to an R8A District property bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street; and
5. establishing within a proposed R8A District a C2-4 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;

subject to the conditions of CEQR Declaration E-432.

**L.U. No. 769**

*The public hearing on this item was held on October 10, 2017  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**LINDEN BOULEVARD REZONING**

**BROOKLYN CB - 5**

**N 170431 ZRK**

Application submitted by Canyon Sterling Emerald, 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, Borough of Brooklyn, Community District 5.

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 Housing Designated Areas**

\* \* \*

**BROOKLYN**

\* \* \*

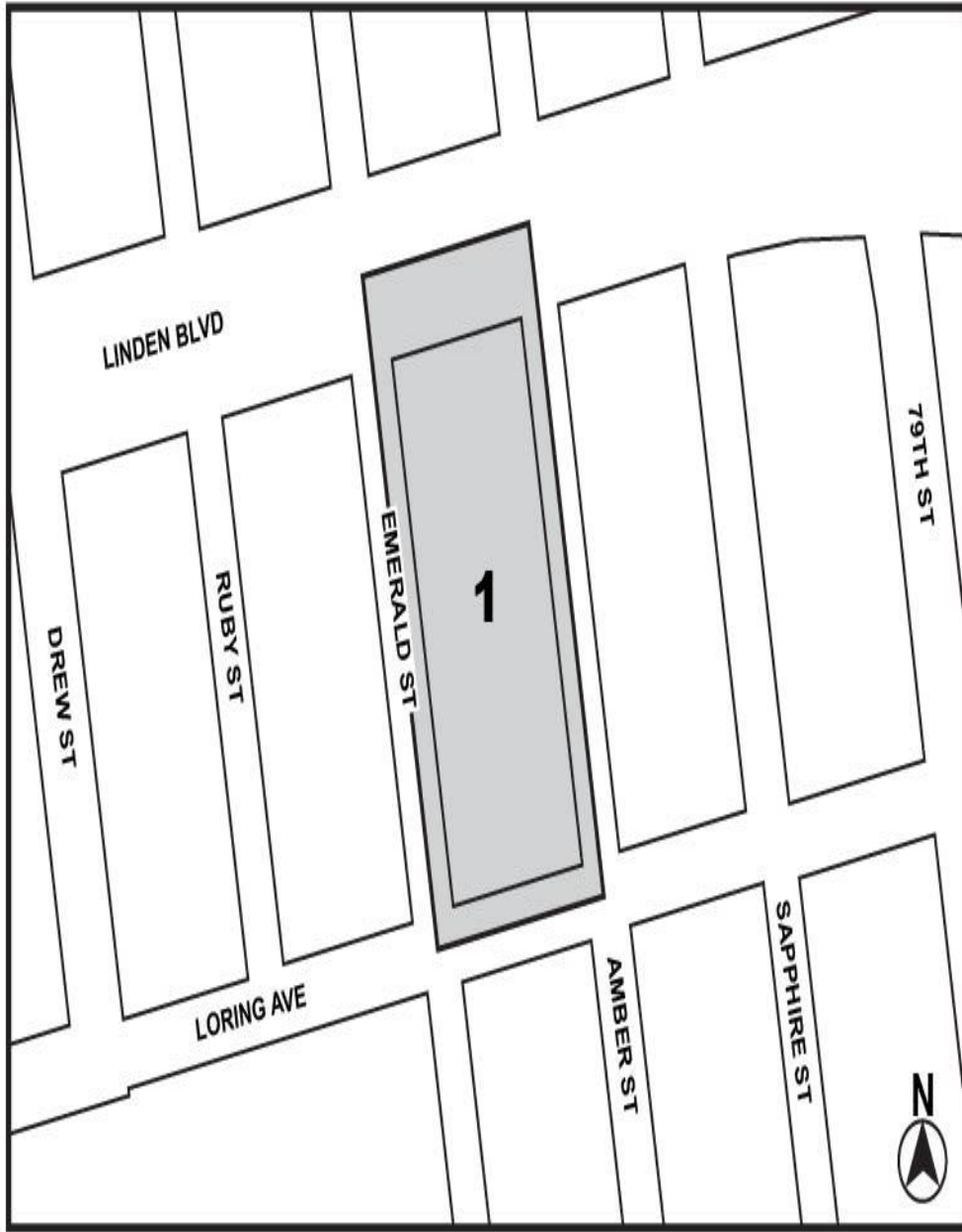
**Brooklyn Community District 5**

\* \* \*

In the R6A, R6B, R7, R7A and R8A Districts within the areas shown on the following Maps 1 and 2:



[PROPOSED MAP]



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

Portion of Community District 5, Brooklyn

\* \* \*

**PRECONSIDERED L.U.**

**LINDEN BOULEVARD REZONING**

**BROOKLYN CB - 5**

**20185103 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 4496, Lot 29, Borough of Brooklyn, Community District 5, Council District 42.

**L.U. No. 770**

*The public hearing on this item was held on October 10, 2017 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**661 8<sup>TH</sup> AVENUE SIGNAGE TEXT AMENDMENT**

**MANHATTAN CB - 4**

**N 170433 ZRM**

Application submitted by 42nd and 8th Owner 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 signage regulations for zoning lots in the Eighth Avenue Corridor of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 4.

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 VIII:  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1:  
Special Midtown District**

\* \* \*

**81-70**

**SPECIAL REGULATIONS FOR THEATER SUBDISTRICT**

\* \* \*

**81-73**

**Special Sign and Frontage Regulations**

\* \* \*

**81-733**

**Special provisions for central refuse storage area**

\* \* \*

**81-734**

**Special signage regulations for portions of the west side of Eighth Avenue**

For a #corner lot#, or portions thereof, bounded by two #wide streets# on the west side of Eighth Avenue within the Eighth Avenue Corridor of the Theater Subdistrict, the #sign# provisions for C6-7 Districts pursuant to Section 32-60 (SIGN REGULATIONS) shall apply, with the following modifications:

- (a) no #sign# shall function with sound; and
- (b) #illuminated signs# may face both #wide streets#, or be parallel to the #street line# of one #wide street#.

**81-74**

**Special Incentives and Controls in the Theater Subdistrict**

\* \* \*

**L.U. NOS. 776 THROUGH 782 ARE RELATED**

**L.U. No. 776**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170361 ZMM**

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

1. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. East 112th Street, a line 100 feet easterly of Madison Avenue, East 111th Street, and Madison Avenue; and
  - b. East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and a line 100 feet westerly of Park Avenue;
2. changing from an R7-2 District to an R9 District property bounded by East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and Madison Avenue; and
3. establishing within the proposed R9 District a C2-5 District bounded by:
  - a. East 112th Street, a line 100 feet easterly of Madison Avenue, East 111th Street, and Madison Avenue; and
  - b. East 112th Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111th Street, and a line 100 feet westerly of Park Avenue.

**L.U. No. 777**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**N 170362 ZRM**

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

\*\* \*

#### **MANHATTAN**

\*\* \*

##### **Manhattan Community District 11**

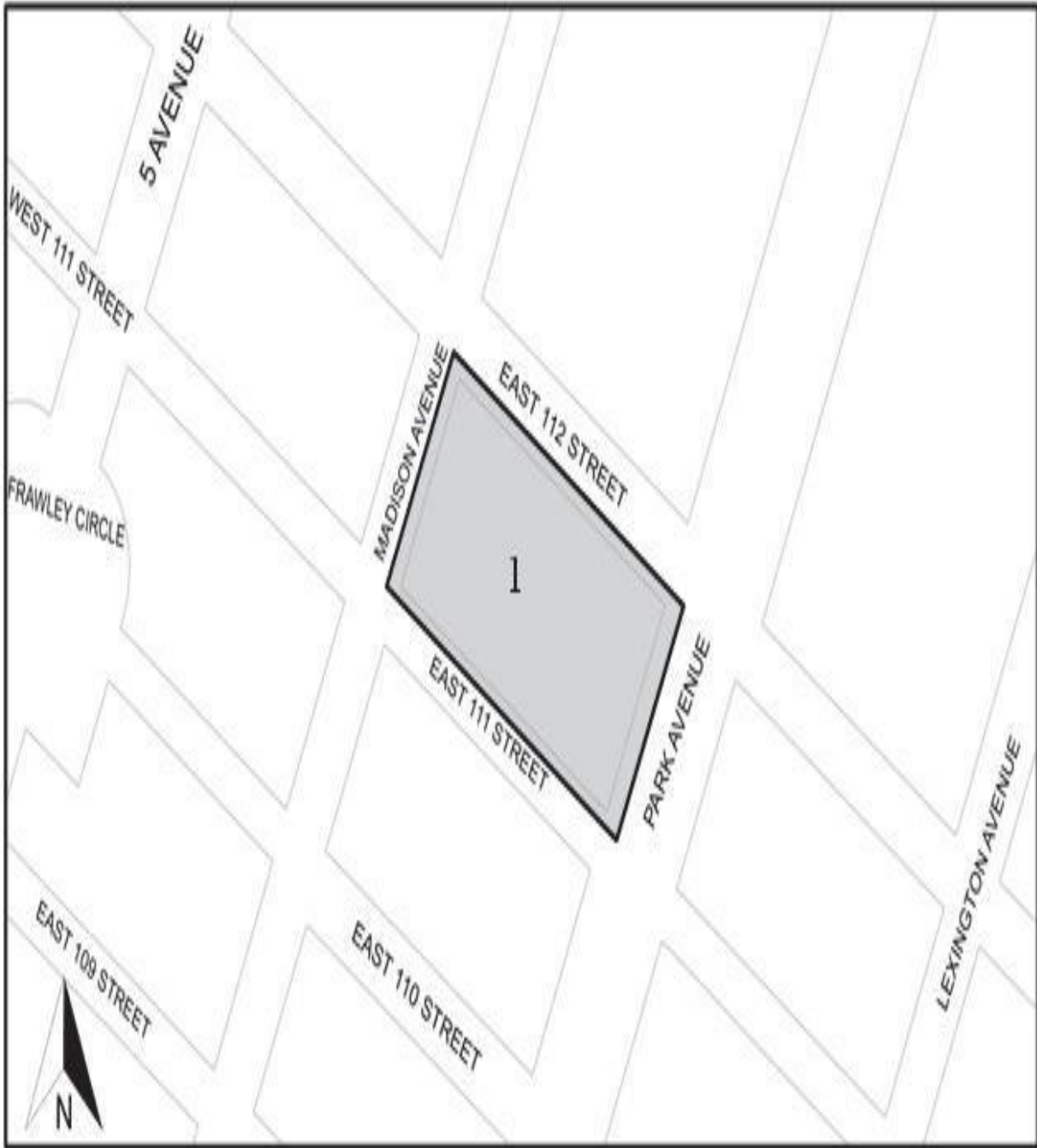
\*\* \*

In the R9 District within the areas shown on the following Map 2:

\*\* \*

Map 2 - (date of adoption)

[PROPOSED]



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

Area 1 (date of adoption) - MIH Program Option 1 and Option 2

Portion of Community District 11, Manhattan

\* \* \*

**L.U. No. 778**  
**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**  
**MANHATTAN CB - 11** **C 170363 HAM**

Application submitted by the 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 on the block generally bounded East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 20, 22, 23,25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121and 122), 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 development of large scale general development consisting of three mixed-use buildings with commercial and community facility uses on the lower levels, a total of approximately 655 affordable dwelling units on the upper levels and community gardens.

**L.U. No. 779**  
**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**  
**MANHATTAN CB - 11** **C 170364 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 acquisition of property generally located on the block generally bounded East 111th Street, Park Avenue, East 112th Street and Madison Avenue (Block 1617, Lots 22, 35, 121, 122 and parts of Lots 23, 25, 28, 37) for use as passive recreation space and community gardens.

**L.U. No. 780**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170365 ZSM**

Application submitted by the New York City Department of Housing Preservation and Development 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 of the Zoning Resolution to modify the height and setback requirements of Sections 23-64 (Basic Height and Setback Requirements), 23-65 (Tower Regulations), 23-651 (Tower-on-a-base) and the rear yard requirements of Sections 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and 24-382 (Require Rear Yard Equivalents), in connection with a proposed mixed used development, within a largescale general development, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5 Districts.

**L.U. No. 781**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170366 ZSM**

Application submitted by the NYC Department of Housing Preservation and Development 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(b) of the Zoning Resolution to modify the use location requirements of Section 32-421 (Location of commercial uses) to allow Use Group 6 uses on portions of the third floor of a proposed building (Building A), in connection with a proposed mixed use development, within a large

scale general development, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9/C2-5 Districts.



**L.U. No. 782**

**SENDERO VERDE – EAST 111<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**C 170367 ZSM**

Application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive all required accessory residential off-street parking spaces, in connection with a proposed mixed use development, within a large scale general development, in the Transit Zone, on property generally bounded by East 112th Street, Park Avenue, East 111th Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5 Districts.

**L.U. No. 790**

**SENDERO VERDE A**

**MANHATTAN CB - 11**

**20185083 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 1617, Lots 20, 51, 52, 53, 54, and p/o Lot 50, Borough of Manhattan, Community District 11, Council District 8.



**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, 14th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M. Tuesday, October 24, 2017:**

**L.U. No. 791**

**NEW YORK CITY EMERGENCY MANAGEMENT WAREHOUSE  
BROOKLYN CB - 4 C 170352 POK**

Application submitted by New York City Emergency Management 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 930 Flushing Avenue (Block 3140, Lot 1) for use as a warehouse.

**PRECONSIDERED L.U.**

**NEW YORK PUBLIC LIBRARY  
(STEPHEN A. SCHWARTZMAN BUILDING) INTERIORS  
MANHATTAN CB - 5 20185050 HKM (N 180078 HKM)**

The proposed designation by the Landmark Preservation Commission [DL-497/LP-2592] pursuant to Section 3020 of the New York City Charter of the New York Public Library (Stephen A. Schwartzman Building) Interiors located at 476 Fifth Avenue (a/k/a 460-476 Fifth Avenue, 1 West 40<sup>th</sup> Street, 11 West 40<sup>th</sup> Street, 2 West 42<sup>nd</sup> Street) (Block 1257, Lot 1), as an interior landmark.



## SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Council Committee Room, 14th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M., Tuesday, October 24, 2017:**

### L.U. NOS. 792 THROUGH 795 ARE RELATED

#### L.U. No. 792

#### EDWIN'S PLACE

**BROOKLYN CB - 16**

**C 170454 ZMK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17b:

1. changing from an R6 District to an R7-2 District property bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue; and
2. establishing within the proposed R7-2 District a C2-3 District bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue.

#### L.U. No. 793

#### EDWIN'S PLACE

**BROOKLYN CB - 16**

**N 170455 ZRK**

Application submitted by the New York City Department of Housing Preservation and Development, 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, Borough of Brooklyn, Community District 16.

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**

\* \* \*

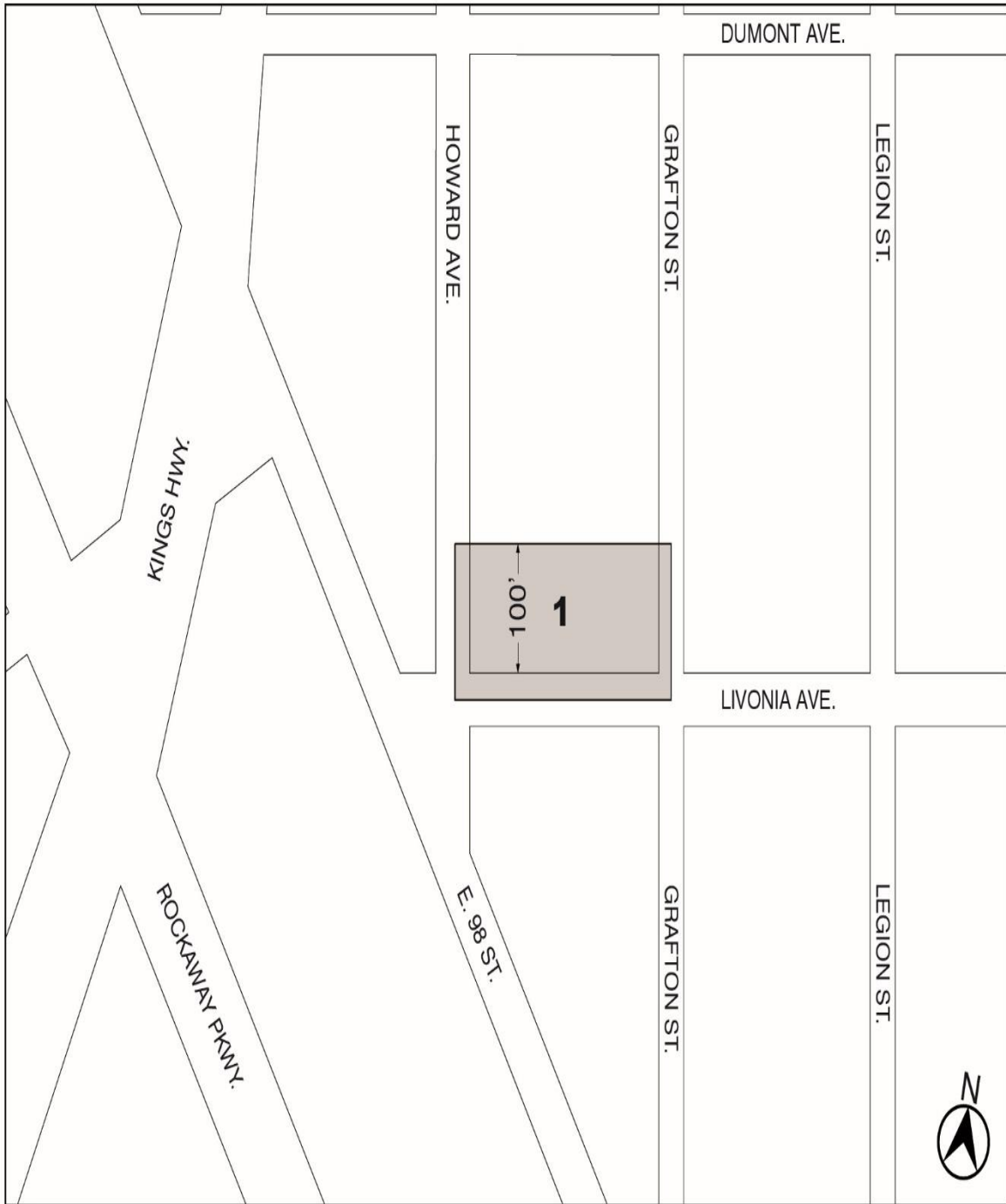
#### **Brooklyn Community District 16**

\* \* \*

In the R7-2 District within the area shown on the following Map 3:

Map 3 – (date of adoption)

[PROPOSED MAP]



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

Area 1 (date of adoption) — MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

\* \* \*

**L.U. No. 794**  
**EDWIN'S PLACE**

**BROOKLYN CB - 16**

**C 170456 HAK**

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 3 Livonia Avenue (Block 3566, Lot 6), 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 an affordable housing development containing approximately 125 affordable units and approximately 3,079 square feet of community facility or retail space.

**L.U. No. 795**  
**EDWIN'S PLACE**

**BROOKLYN CB - 16**

**C 170457 ZSK**

Application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of ZR Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed eight-story building on property located at 3 Livonia Avenue (Block 3566, Lot 6), in an R7-2/C2-3 District.

**L.U. No. 796**  
**ANGELOU COURT**

**MANHATTAN CB - 10**

**20185066 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law and termination of the prior tax exemption for property located at Block 1948, Lots 45, 46, and 47, Borough of Manhattan, Community District 10, Council District 9.

**L.U. No. 797**  
**ARCHER GREEN**

**QUEENS CB - 12**

**20185070 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 10209, Lot 115, Borough of Queens, Community District 12, Council District 27.

**L.U. No. 746**

*The public hearing on this item was held on September 5, 2017  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**NCP PARK AND ELTON APARTMENTS**

**BRONX CBs - 1, 3**

**20185049 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment of a previously approved project to approve the disposition of property located on 3120 Park Avenue (Block 2418, Lot 6) and 451 East 159<sup>th</sup> Street (Block 2381, Lot 42) and approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law, Community Districts 1 and 3, Council District 17, Borough of the Bronx.

## LAND USE COMMITTEE

The Land Use Committee will hold a meeting and public hearing in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M. on Thursday, October 26, 2017**, to consider the following items and all items reported out of the Subcommittees at the meetings held Tuesday, October 24, 2017, and conduct such other business as may be necessary:

**Int 1661-2017** - By Council Members Espinal, Torres, and Greenfield (by request of the Brooklyn Borough President) – A *Local Law* in relation to developing a comprehensive urban agriculture plan

**Proposed Int. No. 1692-A** – By Council Member Greenfield – A *Local Law* to amend the administrative code of the city of New York, in relation to technical corrections to local law 116 for the year 2017

**Int. No. 1685** - By Council Members Chin and Gentile – A *Local Law* to amend the administrative code of the city of New York, in relation to exempting certain government entities from pre-application requirements for zoning text amendments

***NOTE:** You are hereby invited to present testimony on these matters. If you plan to testify, please bring twenty (20) copies of your written testimony and present it to the sergeant-at-arms prior to testifying.*