



COUNCIL OF THE CITY OF NEW YORK

**2nd REVISED CALENDAR
OF THE
LAND USE COMMITTEE**

FOR THE WEEK OF NOVEMBER 26, 2018 – NOVEMBER 30, 2018

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

BEN KALLOS, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

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

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The Land Use Committee meeting scheduled for 12/03/18 will commence at 11:00 A.M. in the Committee Room, City Hall

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, N.Y. 10007, commencing at **9:30 A.M., Thursday, November 29, 2018:**

L.U. No. 267

GRACIE'S ON 2ND DINER

MANHATTAN CB - 8

20195184 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of T&S Restaurant, LLC, d/b/a, Gracie's on 2nd Diner for a renewal revocable consent to continue, maintain and operate an enclosed sidewalk café located at 300 East 86th Street.

L.U. No. 268

NECTAR CAFE

MANHATTAN CB - 8

20195183 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of K.K. & D. of 79th Street, Restaurant Corp., d/b/a, Nectar Cafe for a renewal revocable consent to continue, maintain and operate a small unenclosed sidewalk café located at 1022 Madison Avenue.

L.U. NOS. ___ AND ___ ARE RELATED

L.U. No. ___

29 JAY STREET REZONING

BROOKLYN CB - 2

20180344 ZMK

Application submitted by Forman Ferry, LLC pursuant to Sections 197- c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d by changing from an M1-4/R8A District to an M1-6/R8X District property bounded by Jay Street, John Street, a line 150 feet easterly of Jay Street, and Plymouth Street, as shown on a diagram (for illustrative purposes only) dated June 25, 2018 and subject to the conditions of CEQR Declaration E-487.

L.U. No. __
29 JAY STREET REZONING

BROOKLYN CB - 2

20180345 ZRK

Application submitted by Forman Ferry, 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 XII, Chapter 3 (Special Mixed Use District) for the purpose of expanding an existing Mixed Use District.

Matter underlined is new, to be added;

Matter ~~struckout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Article XII - Special Purpose Districts

Chapter 3

Special Mixed Use District

* * *

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Section 23-151 (Basic regulations for R6 through R9 Districts) shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Sections 23-153 (For Quality Housing buildings) or 23-155 (Affordable independent residences for seniors), as applicable.

Where the designated district is an R7-3 District, the maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or

#through lot# and 100 percent on a #corner lot#.

The provisions of this Section shall not apply on #waterfront blocks#, as defined in Section 62-11. In lieu thereof, the applicable maximum #floor area ratio# and #lot coverage# requirements set forth for #residential uses# in Sections 62-30 (SPECIAL BULK REGULATIONS) through 62-32 (Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks), inclusive, shall apply.

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

#Special Mixed Use District#	Designated #Residence District#
MX1 – Community District 1, The Bronx	R6A R7D
MX 2 – Community District 2, Brooklyn	R7A R8A R8X
MX 4 – Community District 3, Brooklyn	R6A
MX 8 – Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 – Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 – Community District 6, The Bronx	R7A R7X
MX 16 – Community Districts 5 and 16 Brooklyn	R6A R7A R7D R8A

* * *

123-66

Height and Setback Regulations

The height of all #buildings or other structures# in #Special Mixed Use Districts# shall be measured from the #base plane#.

The following modifications of height and setback regulations set forth in paragraphs (a) and (b) apply in Historic Districts designated by the Landmarks Preservation Commission:

(a) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

(b) In #Special Mixed Use District# 2 in the Borough of Brooklyn, where the designated #Residence District# is an R8X District, the maximum base height of a #street wall# may vary between the maximum base height set forth in this Chapter, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than the maximum base height set forth in this Chapter. For the purposes of this paragraph (b), a #building# situated directly across a #street# from a #development# shall be considered an adjacent #building#.

On #waterfront blocks#, as defined in Section 62-11, where the designated #Residence District# is R3, R4 or R5, the height and setback regulations of Section 62-34, inclusive, shall apply to #buildings and other structures#, except that for #mixed use buildings#, the height and setback regulations set forth in Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations) shall apply.

* * *



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, 16th Floor, 250 Broadway**, New York, N.Y. 10007, commencing at **12:00 P.M. on Thursday, November 29, 2018:**

L.U. No. 238

*The public hearing on this item was held on November 15, 2018
and closed. It was laid over by the Subcommittee on
Landmarks, Public Siting and Maritime Uses*

238 PRESIDENT STREET HOUSE

BROOKLYN CB - 6

20195089HIK (N 190130 HIK)

The proposed designation by the Landmark Preservation Commission [DL-510/LP-2612] pursuant to Section 3020 of the 238 President Street House located at 238 President Street (Tax Map Block 351, Lot 12), as a historic landmark.

L.U. No. 239

*The public hearing on this item was held on November 15, 2018
and closed. It was laid over by the Subcommittee on
Landmarks, Public Siting and Maritime Uses*

HANS CHRISTIAN MEMORIAL KINDERGARTEN

BROOKLYN CB - 6

20195088 HIK (N 190129 HIK)

The proposed designation by the Landmark Preservation Commission [DL-510/LP-2611] pursuant to Section 3020 of the New York City Charter of Hans S Christian Memorial Kindergarten, located at 236 President Street (Tax Map Block 351, Lot 10), as a historic landmark.

L.U. No. 256

*The public hearing on this item was held on November 15, 2018
and closed. It was laid over by the Subcommittee on
Landmarks, Public Siting and Maritime Uses*

DOT BROOKLYN FLEET SERVICES

BROOKLYN CB - 6

C 180418 PCK

Application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 25 14th Street (Block 1031, Lots 1, 62, 67, and 71) for a fleet vehicle maintenance and repair facility.

L.U. No. ____

456 SEAT INTERMEDIATE/HIGH SCHOOL FACILITY

STATEN ISLAND CB - 2

20195120 SCR

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 456-Seat Intermediate/High School Facility, the Replacement Facility for the Richard H. Hungerford School, to be located at 715 Ocean Terrace (Block 683, p/o Lot 1) Borough of Staten Island, Community School District No. 31.



SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions 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., Monday, December 3, 2018:**

L.U. No. 257

The public hearing on this item was held on November 15, 2018

and closed. It was laid over by the Subcommittee on

Planning, Dispositions and Concessions

CLINTON URA SITE 7

MANHATTAN CB - 4

20195170 HAM

Application submitted by the Department of Housing Preservation and Development for the amendment of paragraphs 2 and 3 of Resolution 527 of the year 2014, which approved an exemption from real property taxes pursuant to Article XI of the Private Housing Finance Law, to authorize HPD to extend the completion date and to extend the tax exemption to the commercial space in the Exemption Area while it is under construction, for property located at 538-548 West (Block 1081, p/o Lot 1), Borough of Manhattan, Council District 3, Community District 4.

L.U. No. 258

*The public hearing on this item was held on November 15, 2018
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

590 SOUTHERN BOULEVARD HDFC

BRONX CB - 2

20195171 HAX

Application submitted by the New York City Department of Housing Preservation and Development for the approval of an exemption from real property taxes pursuant to Article XI of the Private Housing Finance Law for property located at 590 Southern Boulevard (Block 2603, Lot 24), Borough of the Bronx, Council District 8, Community District 2.

L.U. No. 265

JOE CENTRAL BROOKLYN, LLC

BROOKLYN CBs - 2, 3, 8 and 16

20195182 HAK

Application submitted by the New York City Department of Housing Preservation and Development for the approval of an exemption from real property taxes pursuant to Article XI of the Private Housing Finance Law for Property located on 79 lots in the Bedford-Stuyvesant and Brownsville neighborhoods, Borough of Brooklyn, Community Districts 2, 3, 8 and 16, Council Districts 33, 35, 36, 41 and 42.

L.U. No. 266

464-68 WEST 51ST STREET

MANHATTAN CB - 4

20195181 HAM

Application submitted by the New York City Department of Housing Preservation and Development for the approval of an exemption from real property taxes pursuant to Article XI of the Private Housing Finance Law for property located at Block 1060, Lots 61 and 160, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. __
VICTORY PLAZA

MANHATTAN CB - 10

20195180 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment of a previously approved Resolution No. 2507 on August 5, 1997, for the approval of a new Urban Development Action Area Project, for property located at 1460-1472 5th Avenue (Block 1717, Lots 28 and 33 – formerly Lots 28-40), Borough of Manhattan, Community District 10, Council District 9.



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 Monday, December 3, 2018**, to consider all items reported out of the Subcommittees at the meetings held November 29, 2018 and December 3, 2018, and conduct such other business as may be necessary.