



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF MARCH 7, 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

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

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# Table of Contents

| <u>Item No.</u> |  | <b>Page</b> |
|-----------------|--|-------------|
| 1.              | 67-69 St. Nicholas Avenue (L.U. No. 330).....          | 2           |
| 2.              | Douglaston Parkway Rezoning (L.U. Nos. 331, 332).....  | 2-3         |
| 3.              | 570 Fulton Street (L.U. Nos. 335-337).....             | 3-4         |
| 4.              | 32-34 Putnam Avenue Cluster (Pre. L.U. 342).....       | 4           |
| 5.              | East Village Homes Phase 1 (Pre. L.U. 343).....        | 4-5         |
| 6.              | East Village Homes Phase 2 (Pre. L.U. 344).....        | 5           |
| 7.              | East Village Homes-NCP (Pre. L.U. 345).....            | 5           |
| 8.              | Williamsbridge Road Rezoning (L.U. Nos. 348, 349)..... | 5-6         |
| 9.              | Betances VI (L.U. Nos. 350, 351).....                  | 6-7         |



**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 **12:30 P.M., Thursday, March 7, 2019**, to consider some items reported out of the Subcommittees at the meetings held on March 6, 2019, and conduct such other business as may be necessary:

**L.U. No. 330**

**67-69 ST. NICHOLAS AVENUE**

**MANHATTAN CB - 10**

**20195354 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for the approval of a new real property tax exemption for property located at Block 1823, Lot 56, and termination of the prior exemption, Borough of Manhattan, Community District 10, Council District 9.

**L.U. NOS. 331 AND 332 ARE RELATED**

**L.U. No. 331**

**DOUGLASTON PARKWAY REZONING**

**QUEENS CB - 11**

**N 180281 ZRQ**

Application submitted by 241-15 Northern LLC and North Shore Realty Group 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.

**L.U. No. 332**

**DOUGLASTON PARKWAY REZONING**

**QUEENS CB - 11**

**C 060432 ZMQ**

Application submitted by 241-15 Northern LLC and North Shore Realty Group Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a:

1. changing from an R1-2 District to an R6A District property bounded by a southeasterly boundary lines of a park and its northeasterly prolongation, Douglaston Parkway, Northern Boulevard, a northeasterly boundary line of a park and its southeasterly prolongation, a line 95 feet northwesterly of Northern Boulevard, and a line 170 feet southwesterly of Douglaston Parkway; and
2. establishing within a proposed R6A District a C1-2 District bounded by a line 95 feet northwesterly of Northern Boulevard, Douglaston Parkway, Northern Boulevard and a northeasterly boundary line of a park and its southeasterly prolongation;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-494.

**L.U. NOS. 335, 336 AND 337 ARE RELATED**

**L.U. No. 335**

**570 FULTON STREET**

**BROOKLYN CB - 2**

**N 180457 ZRK**

Application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property 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 X, Chapter 1 (Special Downtown Brooklyn District).

**L.U. No. 336**

**570 FULTON STREET**

**BROOKLYN CB - 2**

**C 180458 ZSK**

Application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 101-82\* of the Zoning Resolution to modify the height and setback requirements and tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards) and Section 23-47 (Minimum Required Rear Yards), and to modify the inner court recess requirements of Section 23-852(b) (Inner court recesses), in connection with a proposed mixed use development on property located at 570 Fulton Street a.k.a. 1-25 Flatbush Avenue (Block 2106, Lots 26, 35, & p/o 24), in a C6-9\*\* District, within the Special Downtown Brooklyn District.

**L.U. No. 337**  
**570 FULTON STREET**

**BROOKLYN CB - 2**

**C 180459 ZMK**

Application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-9 District property bounded by Fulton Street, a line perpendicular to the southwesterly street line of Fulton Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the westerly streetline of Rockwell Place, a line perpendicular to the northeasterly street line of Flatbush Avenue distant 190 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue and the southeasterly street line of Hudson Avenue, and Flatbush Avenue, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-490.

**PRECONSIDERED L.U. NO. 342**  
**32-34 PUTNAM AVENUE CLUSTER**

**BROOKLYN CBs - 2, 3 and 8**

**20195365 HAK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for the approval of an urban development action area project and real property tax exemption for properties located at 32 Putnam Avenue (Block 1992, Lot 18), 34 Putnam Avenue (Block 1992, Lot 18), 550 Dekalb Avenue (Block 1778, Lot 14), 55 Carlton Avenue – aka 153 Park Place (Block 2031, Lot 1), 374-76 Prospect Place (Block 1160, Lot 30), and 1216 Pacific Street (Block 1206, Lot 20), Borough of Brooklyn, Community Districts 2, 3 and 8, Council Districts 35 and 36.

**PRECONSIDERED L.U. NO. 343**  
**EAST VILLAGE HOMES PHASE 1**

**MANHATTAN CB - 3**

**20195392 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance

Law for the approval of a real property tax exemption for property located at Block 372, Lot 49, Borough of Manhattan, Community District 3, Council District 2.

**PRECONSIDERED L.U. NO. 344**

**EAST VILLAGE HOMES PHASE 2**

**MANHATTAN CB - 3**

**20195393 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for the approval of a real property tax exemption for property located at Block 372, Lot 11, Borough of Manhattan, Community District 3, Council District 2.

**PRECONSIDERED L.U. NO. 345**

**EAST VILLAGE HOMES – NCP**

**MANHATTAN CB - 3**

**20195394 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 Urban Development Action Area Project, for property located at Block 372, Lots 11 and 49, Borough of Manhattan, Community District 3, Council District 2.

**L.U. NOS. 348 AND 349 ARE RELATED**

**L.U. No. 348**

**WILLIAMSBRIDGE ROAD REZONING**

**BRONX CB - 11**

**C 180261 ZMX**

Application submitted by 2712 Radcliff Yates Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a:

1. changing from a C8-1 district to an R7A District property bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, a line midway between Colden Avenue and

Williamsbridge Road, a line perpendicular to the westerly street line of Colden Avenue distant 275 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, Colden Avenue, and Williamsbridge Road; and

2. establishing within the proposed R7A District a C2-3 District bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, and a line 80 feet northeasterly of Williamsbridge Road, Colden Avenue, and Williamsbridge Road;

as shown on a diagram (for illustrative purposes only) dated September 4, 2018 and subject to the conditions of CEQR Declaration E-498.

### **L.U. No. 349**

#### **WILLIAMSBRIDGE ROAD REZONING**

**BRONX CB - 11**

**N 180262 ZRX**

Application submitted by 2712 Radcliff Yates 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 Housing Inclusionary area.

### **L.U. NOS. 350 AND 351 ARE RELATED**

#### **L.U. No. 350**

#### **BETANCES VI**

**BRONX CB - 1**

**C 190143 ZMX**

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

1. eliminating from within an existing R6 District a C1-4 District bounded Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

2. changing from an R6 District to an R7X District property bounded by Willis Avenue, East 147th Street, a line 175 feet southeasterly of Willis Avenue, a line midway between East 147th Street and East 146th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street; and
3. establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

**L.U. No. 351**  
**BETANCES VI**

**BRONX CB - 1**

**N 190144 ZRX**

Application submitted by the New York City Housing Authority, 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.

