



COUNCIL OF THE CITY OF NEW YORK

AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF SEPTEMBER 6, 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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**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., Wednesday, September 6, 2017**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, September 5, 2017, and conduct such other business as may be necessary:

L.U. NOS. 730 AND 731 ARE RELATED

L.U. No. 730

50 NEVINS STREET REZONING

BROOKLYN CB - 2

C 170029 ZMK

Application submitted by Institute for Community Living pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, by changing from a C6-1 District to a C6-4 District property bounded by Schermerhorn Street, Nevins Street, a line midway between Schermerhorn Street and State Street, and a line 100 feet northwesterly of Nevins Street, Borough of Brooklyn, Community District 2, subject to the conditions of CEQR Declaration E-421.

L.U. No. 731

50 NEVINS STREET REZONING

BROOKLYN CB - 2

N 170030 ZRK

Application submitted by the Institute for Community Living (ICL) 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 2.

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 X
SPECIAL PURPOSE DISTRICTS**

**Chapter 1
Special Downtown Brooklyn District**

* * *

**101-02
General Provisions**

* * *

**101-021
Applicability of Inclusionary Housing program**

In #Mandatory Inclusionary Housing areas#, as specified in APPENDIX F of this Resolution, the provisions of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING), shall apply, except as superseded, supplemented or modified by the provisions of this Chapter.

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

BROOKLYN

* * *

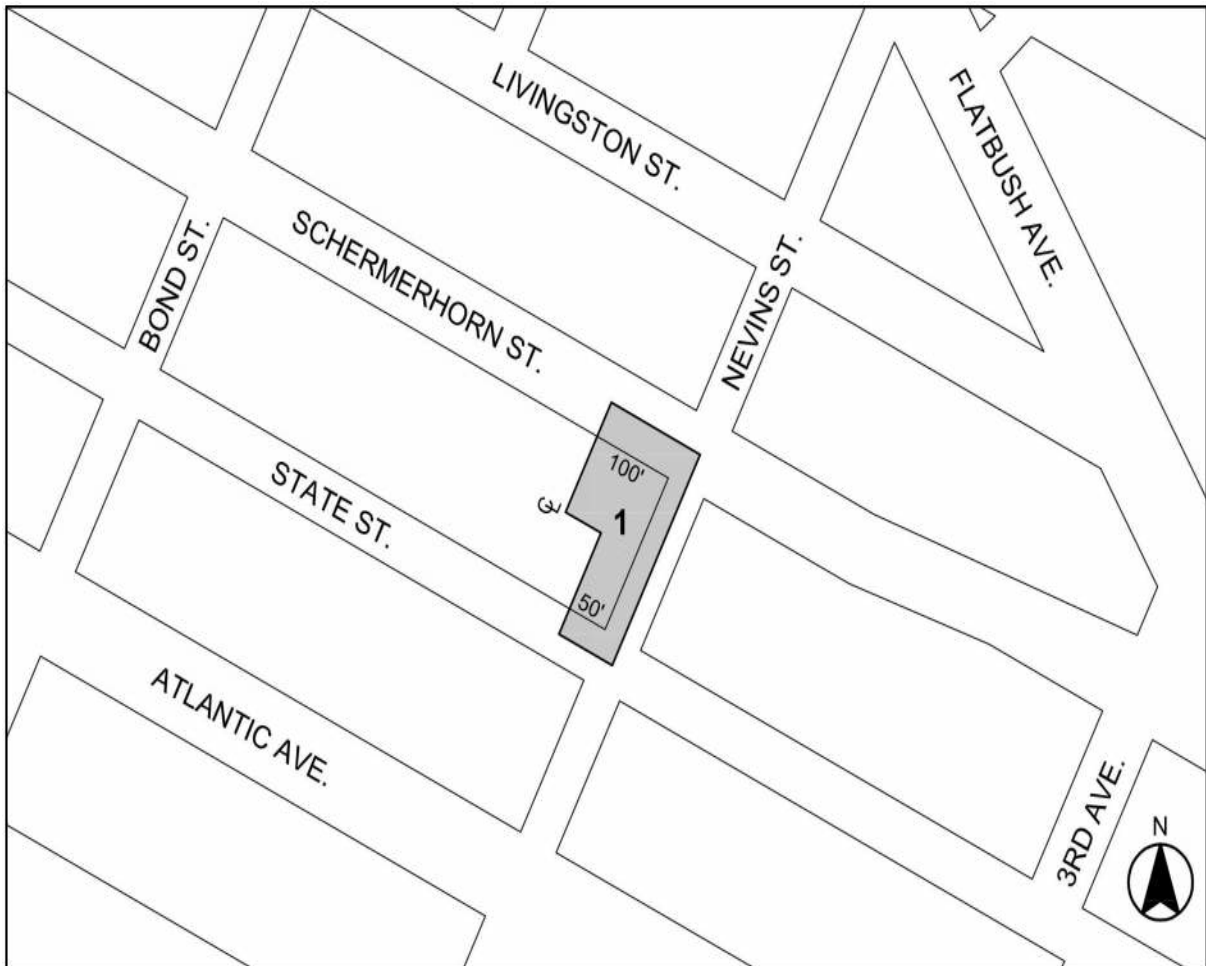
Brooklyn Community District 2

* * *

In portions of the #Special Downtown Brooklyn District# in the R6B and C6-4 (R10 equivalent) Districts within the areas shown on the following Map 6:

Map 6 - [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 2, Brooklyn

* * *

40 WOOSTER STREET

MANHATTAN CB - 2

C 160349 ZSM

Application submitted by 40 Wooster Restoration, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution of the City of New York to modify the use regulations of Section 42-10 to allow residential uses (Use Group 2 uses) on portions of the cellar and ground floor, the 2nd - 6th floors and the proposed 1-story penthouse, and the use regulations of Section 42-14(D)(2)(b) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar of an existing 6-story building, on property located at 40 Wooster Street (Block 475, Lot 34), in an M1-5B District.

L.U. NOS. 733 THROUGH 736 ARE RELATED

L.U. No. 733

126TH STREET BUS DEPOT

MANHATTAN CB - 11

C 170275 ZMM

Application submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an M1-2 District to an C6-3 District property bounded by East 127th Street, First Avenue, East 126th Street, and Second Avenue.

L.U. No. 734

126TH STREET BUS DEPOT

MANHATTAN CB - 11

N 170276 ZRM

Application submitted by the New York City Economic Development Corporation, 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

* * *

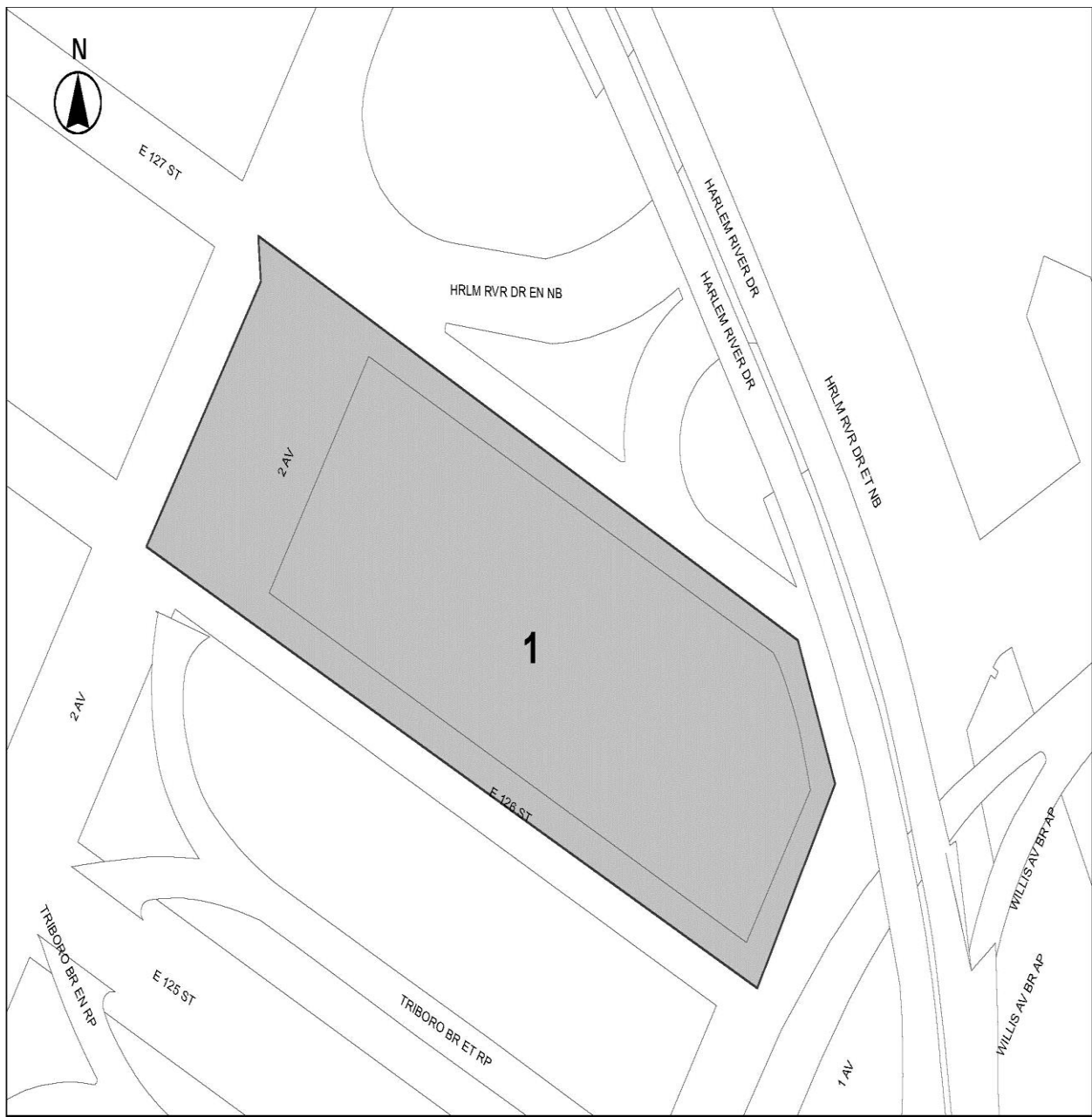
Manhattan Community District 11

* * *

In the C6-3 District within the area shown on the following Map 2:

Map 2. (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 11, Manhattan

* * *

L.U. No. 735

126TH STREET BUS DEPOT

MANHATTAN CB - 11

C 170093 MMM

Application, submitted by The New York City Economic Development Corporation 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 a portion of Second Avenue between East 126th Street and East 127th Street;
- the delineation of a sidewalk easement;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in Community District 11, Borough of Manhattan, in accordance with Map No. 30251 dated February 17, 2017 and signed by the Borough President.

L.U. No. 736

126TH STREET BUS DEPOT

MANHATTAN CB - 11

C 170278 PPM

Application submitted by the Department of Citywide Administrative Services (DCAS,) pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 2460 Second Avenue (Block 1803, Lot 1), pursuant to zoning.

L.U. No. 743

ALTUS CAFÉ

MANHATTAN CB - 1

20175504 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Carnival Latin Bistro Corp., d/b/a Altus Café, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 4325 Broadway.

L.U. NOS. 744 AND 745 ARE RELATED

L.U. No. 744

EAST SHORE SPECIAL COASTAL RISK DISTRICT
STATEN ISLAND CBs - 2, 3 **N 170374 ZRR**

Application submitted by NYC 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 7 (Special Coastal Risk District) to establish the Special Coastal Risk District.

L.U. No. 745
EAST SHORE SPECIAL COASTAL RISK DISTRICT
STATEN ISLAND CBs - 2, 3 **C 170373 ZMR**

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 Nos. 27b, 27d, and 34a:

1. eliminating from within an existing R3-2 District a C1-1 District bounded by Quincy Avenue, Slater Boulevard, and Father Capodanno Boulevard, and Graham Boulevard;

2. establishing within an existing R3-2 District a C1-3 District bounded by a line 210 feet southeasterly of Quincy Avenue, a line 60 feet southwesterly of Sioux Street, a line 240 feet southeasterly of Quincy Avenue, Iona Street, a line 270 feet southeasterly of Quincy Avenue, Slater Boulevard, Father Capodanno Boulevard, and Graham Boulevard; and

3. establishing a Special Coastal Risk District bounded by:
 - a. Olympia Boulevard, Slater Boulevard, a line 370 feet southeasterly of Patterson Avenue, Naughton Avenue, a line 200 feet northwesterly of Quincy Avenue, Dongan Hills Avenue, Quincy Avenue, a line 100 feet southwesterly of Liberty Avenue, a line 40 feet northwesterly of Quincy Avenue, Liberty Avenue, a line 90 feet northwesterly of Quincy Avenue, Seaview Avenue and its southeasterly centerline prolongation, the northwesterly boundary line of a park, Slater Boulevard and its southeasterly centerline prolongation, a line 270

feet southeasterly of Quincy Avenue, Iona Street, a line 240 feet southeasterly of Quincy Avenue, a line 60 feet southwesterly of Sioux Street, a line 210

feet southeasterly of Quincy Avenue, Graham Boulevard, Father Capodanno Boulevard, a line 40 feet southwesterly of Jefferson Avenue, a line 105 feet southeasterly of Jay Street, a line 180 feet southwesterly of Jefferson Avenue, Father Capodanno Boulevard, a line 140 feet northeasterly of Hunter Avenue, Jay Street, a line 175 feet northeasterly of Hunter Avenue, Baden Place, and Jefferson Avenue; and

- b. Riga Street, Dugdale Street, a line 100 feet northwesterly of Riga Street, a line 250 feet southwesterly of Aviston Street, Amherst Avenue, a line 100 feet southwesterly of Aviston Street, Riga Street, Aviston Street, Mill Road, Old Mill Road, a line 85 feet northeasterly of Kissam Avenue and its southeasterly prolongation, the northwesterly, southwesterly, northwesterly and northeasterly boundary lines of Great Kills Park, the northeasterly prolongation of a northwesterly boundary line of Great Kills Park, Emmet Avenue, Cedar Grove Avenue, the southwesterly and southerly street line of Delwit Avenue, the southeasterly terminus of Emmet Avenue and its northeasterly prolongation, and Emmet Avenue.