



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE**

LAND USE COMMITTEE

FOR THE WEEK OF SEPTEMBER 30, 2019 – OCTOBER 4, 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

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

Table of Contents

<u>Item No.</u>	Page
<i><u>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for 10/03/19 commencing at 9:30 A.M., Council Chambers, City Hall</u></i>	
1. Lola Taverna (L.U. No. 529).....	3
2. 25 Central Park West (Pre. L.U.).....	3
3. 44-01 Northern Boulevard Rezoning (Pre. L.U.s.).....	3-5
4. Peninsula Hospital Redevelopment Plan (L.U. Nos. 550-554).....	6-10
5. Vernon Boulevard Broadway Rezoning (L.U. Nos. 531-533).....	10-14
6. Lefrak City Parking Garage (L.U. Nos. 534, 535).....	14-17
7. 38 th Street – 35 th Avenue Rezoning (Pre. L.U. Nos. 538, 539).....	18-19
8. 91-05 Beach Channel Drive (Pre. L.U. No. 540).....	20
9. 15-33 Clintonville Street Rezoning (Pre. L.U. No. 541).....	20
10. 112-06 71 st Road Rezoning (Pre. L.U. No. 542).....	21
11. Terence Cardinal Cooke (Pre. L.U. Nos. 543, 544).....	21-23
<i><u>Subcommittee on Landmarks, Public Siting and Maritime Uses Public Hearing/Meeting Scheduled for 10/03/19 commencing at 1:00 P.M., Council Chambers, City Hall</u></i>	
12. Blake Hendrix – NIHOP (L.U. No. 545).....	23-24
13. NME III West 140 th & West 150 th (L.U. Nos. 546, 547 & Pre. L.U.)	24-25
14. East Side Coastal Resiliency (L.U. Nos. 548, 549).....	25-27
15. 776-780 Myrtle Avenue (L.U. No. 527).....	28
16. Sunset Park South Historic District (L.U. No. 496).....	28-30
17. Sunset Park North Historic District (L.U. No. 497).....	30
18. Sunset Park 50 th Street Historic District (L.U. No. 498).....	31

19. Central Sunset Park Historic District (L.U. No. 499).....	31-32
20. Bay Ridge Parkway-Doctors' Row Historic District (L.U. No. 528)	32-33



The Land Use Committee meeting scheduled for 10/10/19 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 **Council Chambers, City Hall, New York City, New York 10007**, commencing at **9:30 A.M., Thursday, October 3, 2019**:

L.U. No. 529 LOLA TAVERNA

MANHATTAN CB - 2

20195715 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Prinkipas LLC, for a new consent to operate, maintain and use an unenclosed sidewalk café located at 210 6th Avenue.

PRECONSIDERED L.U. 25 CENTRAL PARK WEST

MANHATTAN CB - 7

C 190390 ZMM

Application submitted by CPW Retail South LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c by establishing within an existing R10A District a C2-5 District bounded by West 63rd Street, Central Park West, West 62nd Street, and a line 100 feet westerly of Central Park West, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

PRECONSIDERED L.US. ARE RELATED

PRECONSIDERED L.U.

44-01 NORTHERN BOULEVARD REZONING

QUEENS CB - 1

C 190124 ZMQ

Application submitted by 44-01 Northern Boulevard, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-1 District to an R6B District property bounded by 44th Street, a line 100 feet southwesterly of 34th Avenue, 45th Street, and a line 200 feet southwesterly of 34th Avenue;

2. changing from an M1-1 District to an R7X District property bounded by 44th Street, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;
3. establishing within the proposed R6B District a C2-4 District bounded by a line 150 feet northerly of Northern Boulevard, 45th Street, and a line 200 feet southwesterly of 34th Avenue; and
4. establishing within the proposed R7X District a C2-4 District bounded by 44th Street, a line 150 feet northerly of Northern Boulevard, a line 200 feet southwesterly of 34th Avenue, 45th Street, and Northern Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 20, 2019, and subject to the conditions of CEQR Declaration E-537.

PRECONSIDERED L.U.

44-01 NORTHERN BOULEVARD REZONING

QUEENS CB - 1

N 190125 ZRQ

Application submitted by 44-01 Northern Boulevard, 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.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ 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

* * *

QUEENS

Queens Community District 1

Map 7 – [date of adoption]

[PROPOSED MAP]



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

Area 7 – [date of adoption], MIH Program Option 1 and Option 2

Portion of Community District 1, Borough of Queens

L.U. NOS. 550 THROUGH 554 ARE RELATED

L.U. No. 550

PENINSULA HOSPITAL REDEVELOPMENT PLAN

QUEENS CB - 14

C 190325 ZMQ

Application submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c:

1. eliminating from within an existing R5 District, a C1-2 District bounded by a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, and the easterly street line of former Beach 51st Street;
2. changing from an R5 District to a C4-4 District property bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, and Beach 53rd Street; and
3. changing from a C8-1 District to a C4-3A District property bounded by Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 52nd Street;

as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-532.

L.U. No. 551

PENINSULA HOSPITAL REDEVELOPMENT PLAN

QUEENS CB - 14

N 190364 ZRQ

Application submitted by Peninsula Rockaway Limited Partnership 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 use provisions of Article VII, Chapter 4 and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-through~~ is to be deleted;

Matter within # # is defined in Section 12-10; and

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

* * *

ARTICLE VII - ADMINISTRATION

Chapter 4 - Special Permits by the City Planning Commission

* * *

74-74

Large-Scale General Development

* * *

74-744

Modification of use regulations (a) #Use# modifications

- (1) Waterfront and related #commercial uses#

* * *

- (2) Automotive sales and service #uses#

* * *

- (3) Retail establishments

* * *

- (4) #Physical culture or health establishments#

For a #large-scale general development# located within an #MIH site#, in a C4 District within Queens Community District 14, #physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

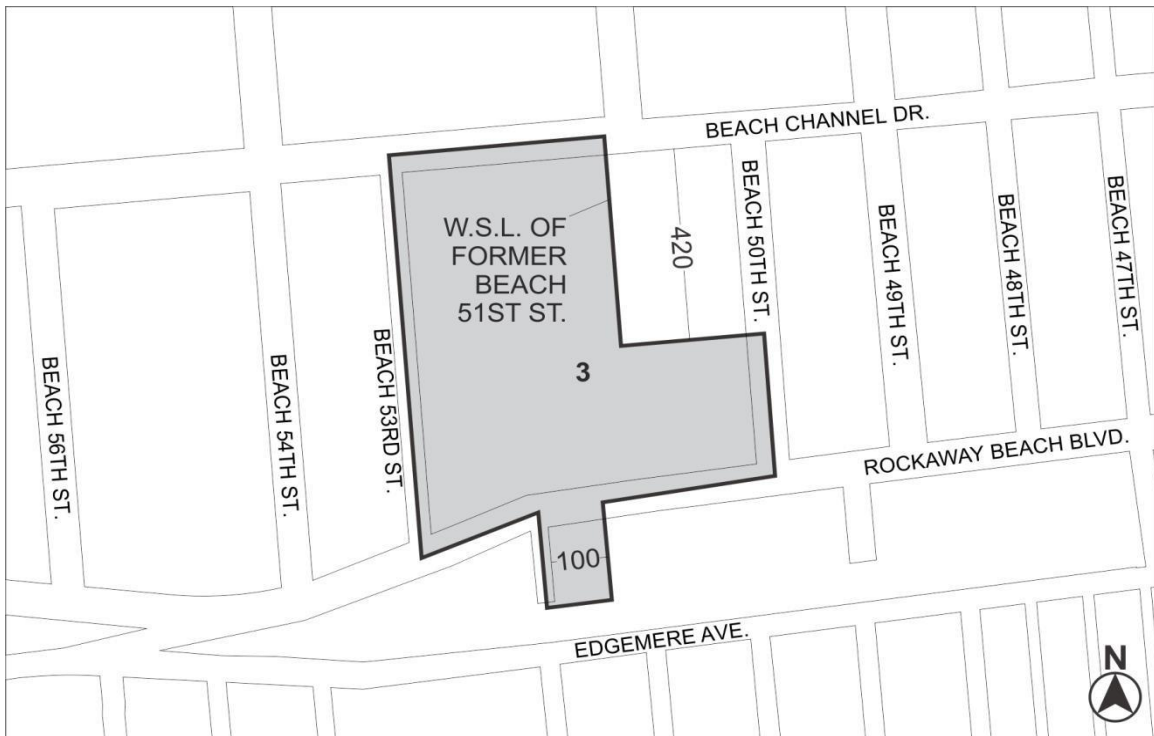
QUEENS

* * *

Queens Community District 14

* * *

Map 3 – (date of adoption)



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

Portion of Community District 14, Queens

* * *

L.U. No. 552

PENINSULA HOSPITAL REDEVELOPMENT PLAN

QUEENS CB - 14

C 190366 ZSQ

Application submitted by Peninsula Rockaway Limited Partnership 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(a)(2) of the Zoning Resolution to modify:

1. the rear yard requirements of Section 23-533 (Required rear yard equivalents for Quality Housing buildings) and Section 35-53 (Modification of Rear Yard Requirements);

2. the side yard requirements of Section 35-54 (Special Provisions Applying Adjacent to R1 Through R5 Districts); and
3. the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) and Section 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors);

in connection with a proposed mixed used development, within a large-scale general development, on property bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, Beach 52nd Street, Rockaway Beach Boulevard and Beach 53rd Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4* and C4-3A* Districts.

* Note: The site is proposed to be rezoned by eliminating a C1-2 District within an existing R5 District and by changing an existing R5 and C8-1 Districts to C4-4 and C4-3A Districts under a concurrent related application for a Zoning Map change (C 190325 ZMQ).

L.U. No. 553

PENINSULA HOSPITAL REDEVELOPMENT PLAN

QUEENS CB -14

C 190375 ZSQ

Application submitted by Peninsula Rockaway Limited Partnership 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(c)(1) of the Zoning Resolution to modify the surface area requirements of Section 32-64 (Surface Area and Illumination Provisions), in connection with a proposed mixed used development, within a large-scale general development, on property bounded by Beach Channel Drive, the westerly street line of former Beach 51st Street, a line 420 feet southerly of Beach Channel Drive, Beach 50th Street, Rockaway Beach Boulevard, a line 100 feet easterly of Beach 52nd Street, a line 85 feet northerly of Shore Front Parkway, Beach 52nd Street, Rockaway Beach Boulevard and Beach 53rd Street (Block 15842, Lot 1 & p/o Lot 100, Block 15843, Lot 1, and Block 15857 Lot 1 & p/o Lot 7), in a C4-4* and C4-3A* Districts.

* Note: The site is proposed to be rezoned by eliminating a C1-2 District within an

existing R5 District and by changing an existing R5 and C8-1 Districts to C4-4 and C4-3A Districts under a concurrent related application for a Zoning Map change (C 190325 ZMQ).

L.U. No. 554

PENINSULA HOSPITAL REDEVELOPMENT PLAN

QUEENS CB - 14

C 190251 MMQ

Application submitted by Peninsula Rockaway Limited Partnership pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of a portion of Beach 52nd Street between Rockaway Beach Boulevard and Shorefront Parkway;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5033 dated April 17, 2019 and signed by the Borough President.

L.U. NOS. 531 THROUGH 533 ARE RELATED

L.U. No. 531

*The public hearing on this item was held on **September 18, 2019** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

VERNON BOULEVARD BROADWAY REZONING

QUEENS CB - 1

C 100421 ZMQ

Application submitted by Cipico Construction Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5 District to an R6B District property bounded by 10th Street, a line 100 northeasterly of 33rd Road, 11th Street, and 33rd Road;
2. changing from an R5 District to an R7X District property bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street and line 100 feet northeasterly of 33rd Road; and
3. establishing within the proposed₁₀ R7X District a C1-3 District

bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street and line 100 feet northeasterly of 33rd Road; as shown on a diagram (for illustrative purposes only) dated April 22, 2019, and subject to the conditions of CEQR Declaration.

L.U. No. 532

*The public hearing on this item was held on **September 18, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

VERNON BOULEVARD BROADWAY REZONING

QUEENS CB - 1

N 190151 ZRQ

Application submitted by Cipico Construction 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 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

* * *

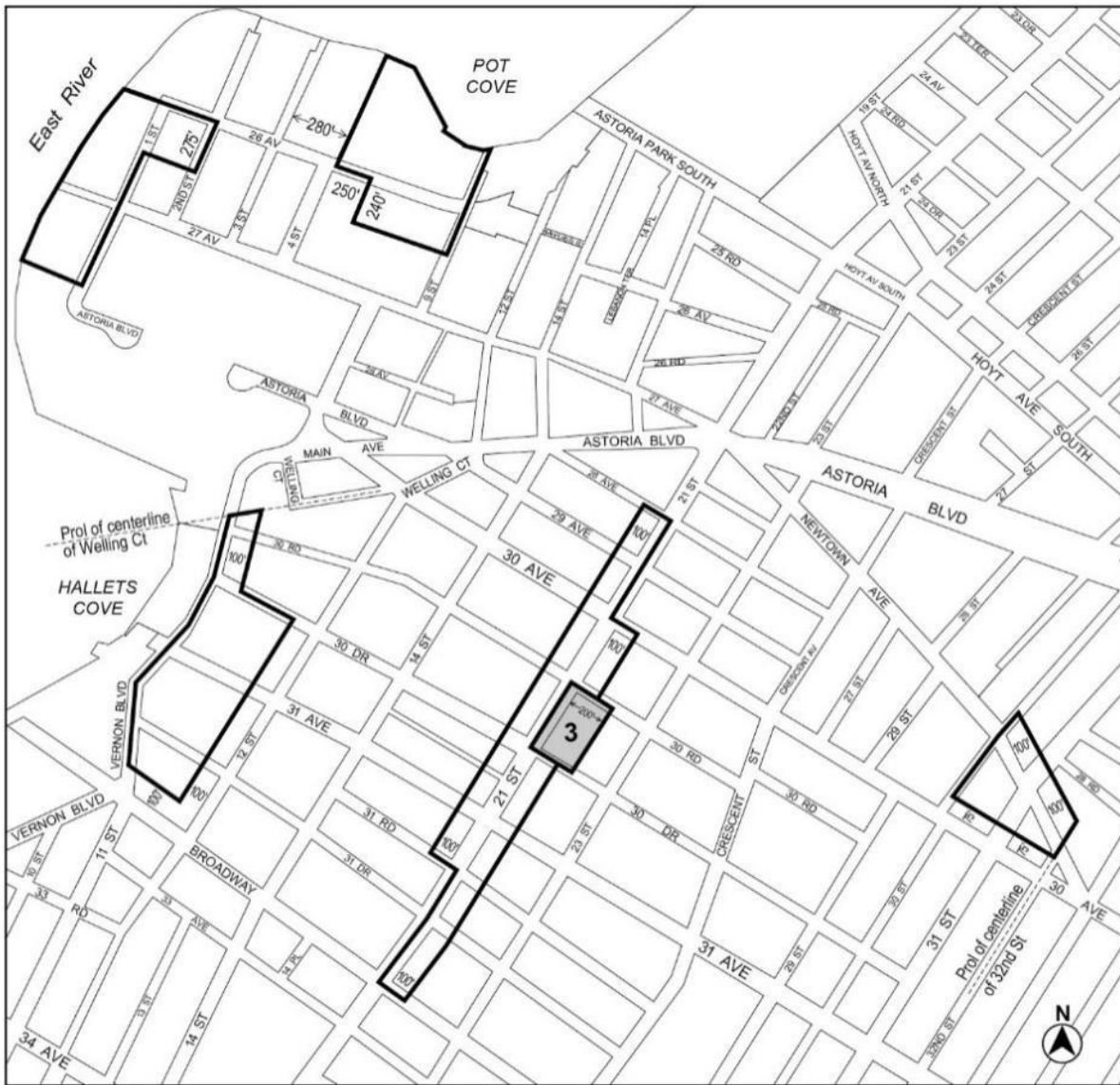
QUEENS

* * *

Queens Community District 1

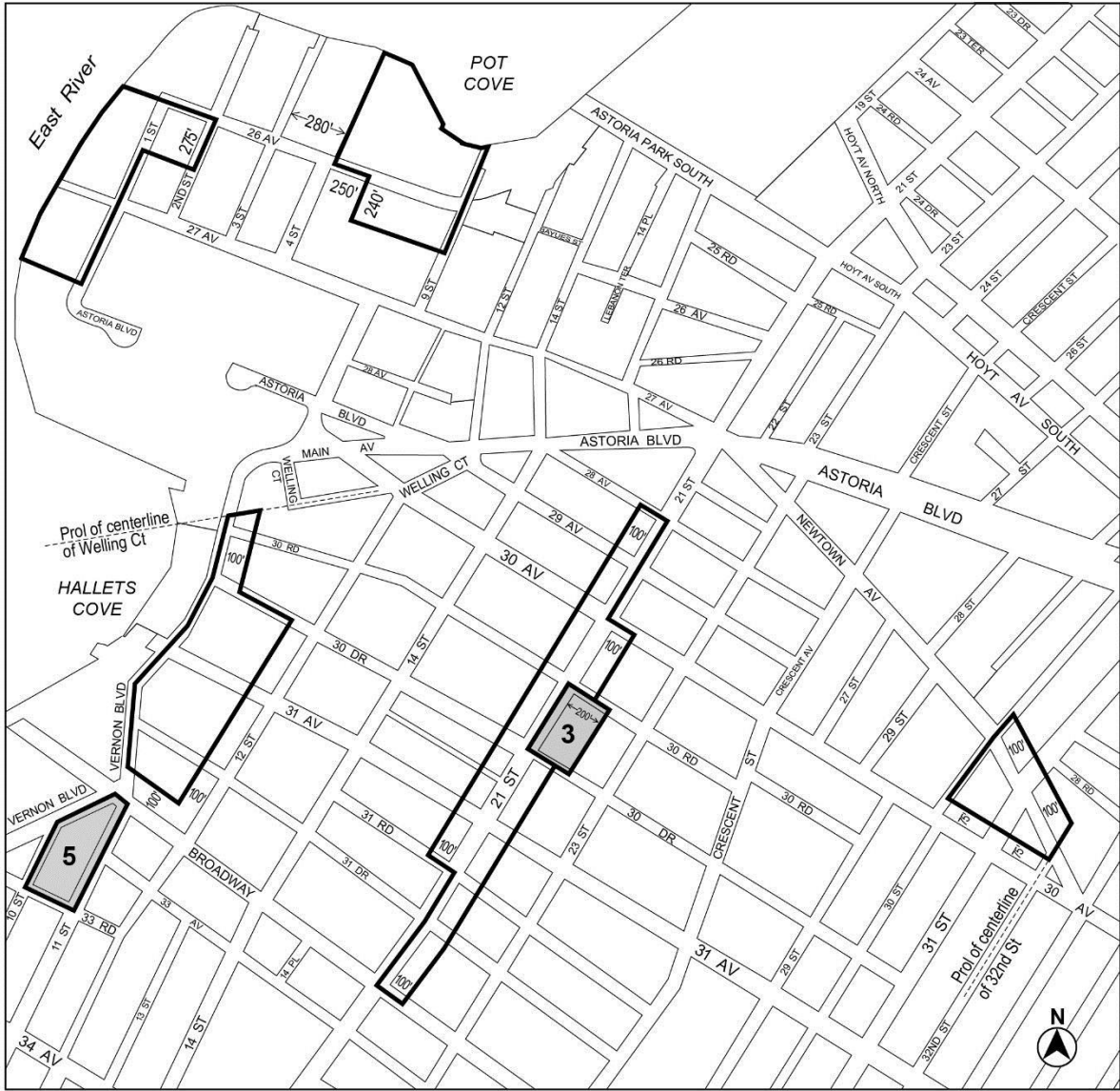
Map 1- ~~(10/31/18)~~ [date of adoption]

[EXISTING MAP]



- Inclusionary Housing designated area
 - Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 3— 10/31/18 MIH Program Option 1 and Option 2**

[PROPOSED MAP]



- Inclusionary Housing designated area*
- Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
- Area **3**— 10/31/18 MIH Program Option 1 and Option 2
- Area **5**— [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

L.U. No. 533

*The public hearing on this item was held on September 18, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

VERNON BOULEVARD BROADWAY REZONING

QUEENS CB - 1

C 190386 ZSQ

Application submitted by Cipico Construction Inc. 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 permit the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify the minimum base height requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) to facilitate a proposed mixeduse development, within a large-scale general development, on property bounded by 10th Street, Vernon Boulevard, Broadway, 11th Street, and 33rd Road (Block 315, Lot 1), in R6B* and R7X/C1-3* Districts.

* Note: The site is proposed to be rezoned by changing an existing R5 District to R6B and R7X/C1-3 Districts under a concurrent related application for a Zoning Map change (C 100421 ZMQ).

L.U. NOS. 534 AND 535 ARE RELATED

L.U. No. 534

*The public hearing on this item was held on September 18, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

LEFRAK CITY PARKING GARAGE

QUEENS CB - 4

C 190439 ZSQ

Application submitted by the LSS Leasing Limited Liability Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512* of the Zoning Resolution to allow:

1. a public parking facility with a maximum capacity of 706 parking spaces including 356 self-park spaces and 350 attended parking spaces on the ground floor, 2nd floor and roof of an existing 2-story garage building;

2. to allow up to 350 spaces to be located on the roof of such public parking facility;
3. to allow floor space on one or more stories and up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS); and
4. to waive the reservoir space requirements of Section 74-512(c) for a public parking garage existing before [*date of adoption*] that was previously granted a special permit pursuant to this Section;

on property located on the northeasterly corner of Junction Boulevard and Horace Harding Expressway (Block 1918, Lots 1, 18, 25 and 114), in a C4-4 District, Borough of Queens, Community District 4.

* Note: Section 74-512 is proposed to be modified under a concurrent related application for an amendment of the Zoning Resolution (N 190440 ZRQ).

L.U. No. 535

*The public hearing on this item was held on **September 18, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

LEFRAK CITY PARKING GARAGE

QUEENS CB - 4

N 190440 ZRQ

Application submitted by LSS Leasing, Limited Liability Company, 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 VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying the provision of required reservoir spaces for existing public parking garages with special permits in C4-4 Districts.

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 VII - ADMINISTRATION

Chapter 4 - Special Permits by the City Planning Commission

* * *

74-50

OFF-STREET PARKING ESTABLISHMENTS

74-51

Public Parking Garages or Public Parking Lots Outside High Density Central Areas

* * *

74-511

In C1 Districts

* * *

74-512

In other Districts

In C2-1, C2-2, C2-3, C2-4, C4-1, C4-2, C4-3, C4-4, C4-5D, C7, C8-1, C8-2, C8-3, M1-1, M1-2, M1-3, M2-1, M2-2 or M3-1 Districts, the City Planning Commission may permit #public parking garages# or #public parking lots# with more than 150 spaces, provided that the applicable regulations set forth in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street) or 44-43 (Location of Access to the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 3656 or 44-45 (Screening) are met. The Commission may permit some of such spaces to be located on the roof of such #public parking garage#, or may permit floor space on one or more #stories# and up to a height of 23 feet above #curb level# to be exempted from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS). As a condition of permitting such #use#, the Commission shall make the following findings:

- (a) that the principal vehicular access for such #use# is located on an arterial highway, a major #street# or a secondary #street# within one-quarter mile of an arterial highway or major #street#, except that in C5 or C6 Districts such access may be located on a local #street#;
- (b) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;
- (c) that such #use# has adequate reservoir space at the vehicular entrances to accommodate either 10 automobiles or five percent of the total parking spaces provided by the #use#, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles;

- (d) that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby;
- (e) that, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development of adjacent areas; and
- (f) that, where any floor space is exempted from the definition of #floor area#, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs# or requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from #lot lines#.

This Section shall not apply to the #Manhattan Core# where the regulations set forth in Article I, Chapter 3, shall apply, except as provided in Section 13-06 (Previously Filed or Approved Special Permits or Authorizations).

For existing #public parking garages# located within a C4-4 District in Community District 4 in the Borough of Queens where such garage facility existed before [date of adoption] and was previously granted a special permit pursuant to this Section, the finding set forth in paragraph (c) of this Section shall not apply. In lieu thereof, the number of reservoir spaces required shall be consistent with a finding that the permitted parking facility will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic and pedestrian flow in the surrounding area.

* * *

PRECONSIDERED L.U. NO. 538

The public hearing on this item was held on September 18, 2019 and closed. It was laid over by the Subcommittee on Zoning and Franchises

38TH STREET – 35TH AVENUE REZONING

QUEENS CB - 1

C 180036 ZMQ

Application submitted by Empire MG Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-1 District to an R6A District property bounded by 34th Avenue, 38th Street, a line 240 feet northeasterly of 35th Avenue, and 37th Street; and
2. establishing within the proposed R6A District a C1-3 District bounded by 34th Avenue, 38th Street, a line 240 feet northeasterly of 35th Avenue, and a line midway between 37th Street and 38th Street;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019 and subject to the CEQR declaration of E-533.

PRECONSIDERED L.U. NO. 539

The public hearing on this item was held on September 18, 2019 and closed. It was laid over by the Subcommittee on Zoning and Franchises

38TH STREET – 35TH AVENUE REZONING

QUEENS CB - 1

N 180037 ZRQ

Application submitted by Empire MG Properties, 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.

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

* * *

QUEENS * * *

Queens Community District 1

* * *

Map 6 [date of adoption]

[PROPOSED MAP]



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

Area 6 — [date of adoption] — MIH Program Option 2

Portion of Community District 1, Queens

* * *

PRECONSIDERED L.U. NO. 540

*The public hearing on this item was held on September 18, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

91-05 BEACH CHANNEL DRIVE

QUEENS CB - 14

C 180282 ZMQ

Application submitted by Denis S. O'Connor Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by establishing within an existing R4-1 District, a C2-3 District bounded by Beach Channel Drive, Beach 91st Street, a line 100 feet southeasterly of Beach Channel Drive, a line 100 feet northeasterly of Beach 92nd Street, a line 75 feet southeasterly of Beach Channel Drive, and Beach 92nd Street, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-534.

PRECONSIDERED L.U. NO. 541

*The public hearing on this item was held on September 18, 2019
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

15-33 CLINTONVILLE STREET REZONING

QUEENS CB - 7

C 180291 ZMQ

Application submitted by Enrico Scarda pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3-1 District, a C1-3 District bounded by Cross Island Parkway Service Road South, a line perpendicular to the northeasterly street line of Clintonville Street distant 85 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clintonville Street and the southerly street line of Cross Island Parkway, and Clintonville Street, as shown on a diagram (for illustrative purposes only) dated May 6, 2019, and subject to the conditions of CEQR Declaration E-535.

PRECONSIDERED L.U. NO. 542

*The public hearing on this item was held on **September 18, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

112-06 71ST ROAD REZONING

QUEENS CB - 6

C 190422 ZMQ

Application submitted by Dr. T's Pediatrics PLLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R3-2 District property bounded by 71st Road, a line 100 feet northeasterly of 112th Street, 72nd Avenue and 112th Street, as shown on a diagram (for illustrative purposes only) dated May 20, 2019.

PRECONSIDERED L.U. NOS. 543 AND 544 ARE RELATED

PRECONSIDERED L.U. NO. 543

*The public hearing on this item was held on **September 18, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

TERENCE CARDINAL COOKE

MANHATTAN CB - 11

C 190158 ZMM

Application submitted by Catholic Health Care System pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6b, by changing from an R7-2 District to an R8 District property bounded by East 106th Street, Madison Avenue, East 105th Street and a line 150 feet easterly of Fifth Avenue - Museum Mile, as shown on a diagram (for illustrative purposes only) dated April 8, 2019, and subject to the conditions of CEQR Declaration E-531.

PRECONSIDERED L.U. NO. 544

*The public hearing on this item was held on **September 18, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

TERENCE CARDINAL COOKE

MANHATTAN CB - 11

N 190156 ZRM

Application submitted by Catholic Health Care System, 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 (Inclusionary Housing Designated Areas and

Mandatory Inclusionary Housing Areas) 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

* * *

MANHATTAN

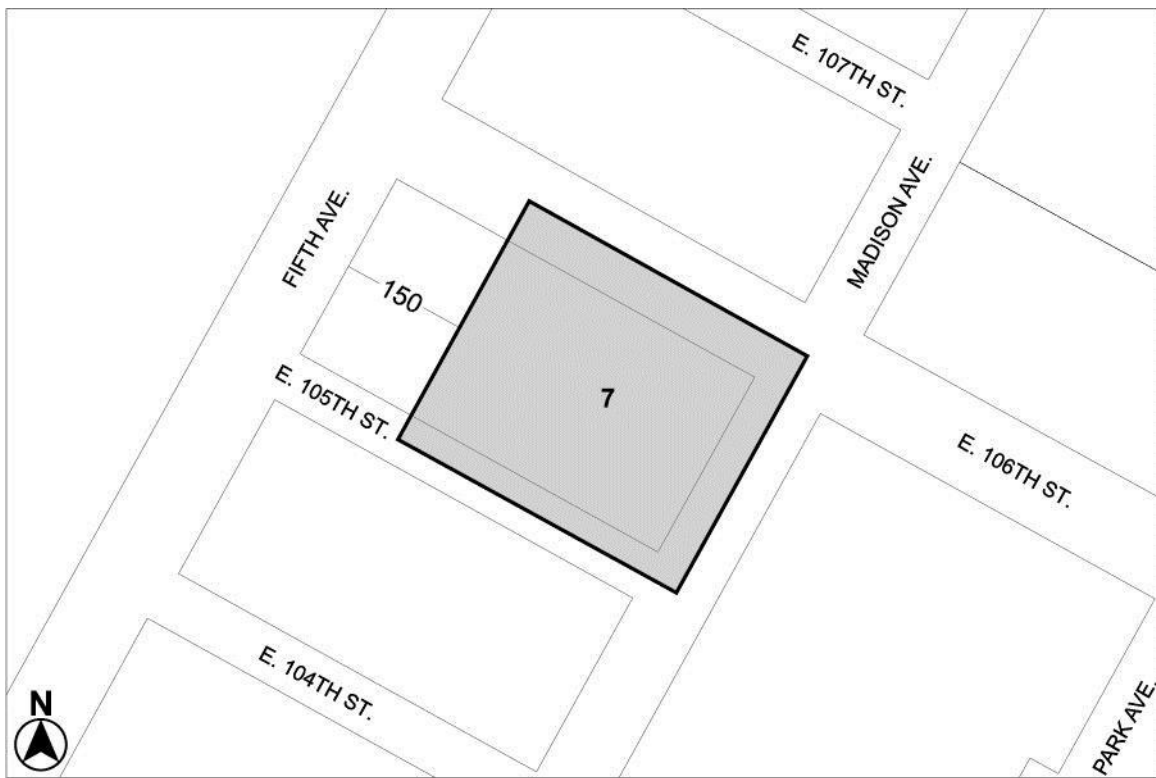
* * *

Manhattan Community District 11

* * *

Map 7 – [date of adoption]

[PROPOSED MAP]



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

Area 7 — [date of adoption] — MIH Program Option 2



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions 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. Thursday, October 3, 2019:**

L.U. No. 545

BLAKE HENDRIX - NIHOP

BROOKLYN CB - 5

20205026 HAK

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 to a previously approved urban development action area project located at 586 Linwood Street (Block 4050, Lot 25); 669 Linwood Street (Block 4067, Lot 8); 806 Blake Avenue (Block 4058, Lot 18); 980 Dumont Avenue (Block 4081, Lot 23);

617 Cleveland Street (Block 4065, Lot 22); 291 Hinsdale Street (Block 3767, Lot 10); 289 Hinsdale Street (Block 3767, Lot 11); 287 Hinsdale Street (Block 3767, Lot 12); 285 Hinsdale Street (Block 3767, Lot 13); 848 Blake Avenue (Block 4060, Lot 16); and 588 Warwick Street (Block 4062, Lot 30).

L.U. NOS. 546, 547 AND PRE. L.U. ARE RELATED

L.U. No. 546

NME III WEST 140TH AND WEST 150TH

MANHATTAN CB - 10

C 190427 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 at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) as an Urban Development Action Area; and
 - b) 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 properties to a developer to be selected by HPD;

to facilitate the construction of two residential developments containing an approximate total of 52 affordable dwelling units.

L.U. No. 547

NME III WEST 140TH AND WEST 150TH

MANHATTAN CB - 10

C 190428 PQM

Application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25) and 304-308 West 150th Street (Block 2045, Lot 98) to facilitate a mixed-use development containing approximately 52 affordable housing units.

PRECONSIDERED L.U.

**NME III WEST 140TH AND WEST 150TH - UDAAP/ARTICLE XI
MANHATTAN CB - 10 20205116 HAM**

Application submitted by the Department of Housing Preservation and Development for the designation of an Urban Development Action Area and an Urban Development Action Area pursuant to Section 693 of the General Municipal Law, for the approval of an Urban Development Action Area Project for such Area pursuant to Section 694 of the General Municipal Law, and for the exemption of such Project from real property taxes pursuant to Article XI of the Private Housing Finance Law, for property located at 207-209 West 140th Street (Block 2026, Lots 24 and 25), and 304 West 150th Street (Block 2045, Lot 98), Borough of Manhattan, Council District 9, Community District 10.

L.U. NOS. 548 AND 549 ARE RELATED

L.U. No. 548

EAST SIDE COASTAL RESILIENCY

MANHATTAN CBs - 3 and 6 C 190357 PQM

Application submitted by the Department of Transportation, the Department of Environmental Protection 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:

1. The northeast corner of Montgomery Street and the FDR Drive, on the block bounded by Water Street, Gouverneur Slip, the FDR Drive, and Montgomery Street (Block 244, p/o Lot 19), Manhattan Community District 3;
2. Approximately the center of the block bounded by Delancey Street, the FDR Drive, Grand Street, and Lewis Street (Block 321, p/o Lot 1), Manhattan Community District 3;
3. The southeast corner of Columbia and East Houston Streets, on the block bounded by East Houston Street, the FDR Drive, Delancey Street, and Columbia Street (Block 323, p/o Lot 1), Manhattan Community District 3; and
4. The west side of the FDR Drive between East 14th and East 10th Streets (Block 367, p/o Lot 1), Manhattan Community District 3;

5. The west side of the FDR Drive between East 15th and East 14th Streets (Block 988, p/o Lot 1), Manhattan Community District 6;
6. The west side of the FDR Drive between Avenue C and the FDR Drive (Block 990, p/o Lot 1), Manhattan Community District 6;
7. The southwest corner East 25th Street and Asser Levy Place, on the block bounded by East 25th Street, Asser Levy Place, East 23rd Street, and First Avenue (Block 995, p/o Lot 5), Manhattan Community District 6; and
8. Part of the east side of the FDR Drive Right of Way between Avenue C and East 15th Street, Manhattan Community District 6;

for a flood protection system.

L.U. No. 549

EAST SIDE COASTAL RESILIENCY

MANHATTAN CB - 6

N 190356 ZRM

Application submitted by the New York City Department of Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) of the Zoning Resolution of the City of New York, modifying special regulations for zoning lots that include parks located in a marginal street, wharf or place in an M1-1 District.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is old, to be deleted;

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

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

ARTICLE VI - SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 - Special Regulations Applying in the Waterfront Area

* * *

62-59

Special Regulations for Zoning Lots **26 That Include Parks**

* * *

(c) In order to implement a portion of the East Side Coastal Resiliency Project described in the Final Environmental Impact Statement (FEIS) dated [date of final FEIS], located in a marginal street, wharf or place used as a park, in an M1-1 District located in Manhattan Community District 6, for #zoning lots predominantly developed# as a park, the requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive, and Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, shall be deemed satisfied, and the certification pursuant to Section 62-811 (Waterfront public access and visual corridors) shall not be required, provided that:

(1) the park will be open and accessible to the public at a minimum from dawn to dusk, except when hazardous conditions are present that would affect public safety; and

(2) a maintenance and operation agreement providing for the maintenance and operation of the park in good condition is entered into with the City of New York, except that no such maintenance and operation agreement shall be required for a park developed and maintained by the State or the City of New York, any subdivision or agency of the State or the City, or any public authority or other entity created pursuant to State or local statute for the purpose of operating such a park.

No excavation or building permit shall be issued within such #zoning lot predominantly developed# as a park, for the portion of the Coastal Resiliency Project implemented pursuant to this paragraph (c), until all applicable Federal, State and local permits and approvals have been received, including, without limitation, permits and approvals of the New York State Department of Environmental Conservation.

* * *

L.U. No. 527

The public hearing on this item was held 27

on September 18, 2019

and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions

776-780 MYRTLE AVENUE

BROOKLYN CB - 3

C 190353 HAK

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 at 776-780 Myrtle Avenue (Block 1754, Lots 19, 20 and 22) as an Urban Development Action Area; and
 - b) as 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 59 units, Borough of Brooklyn, Community District 3.

L.U. No. 496

*The public hearing on this item was held on **September 18, 2019***

and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions

SUNSET PARK SOUTH HISTORIC DISTRICT

BROOKLYN CB - 7

20195734 HKK (N 190539 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-513/LP-2622] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Sunset Park South Historic District.

SUNSET PARK SOUTH HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:

The proposed Sunset Park South Historic District consists of the properties bounded by a line beginning on the southern curblineline of 54th Street at a point on a line

extending southerly from the western property line of 417 54th Street, and extending northerly along said line and along the western property line of 417 54th Street,

easterly along the northern property lines of 417 to 469 54th Street, southerly along the eastern property line of 469 54th Street and across 54th Street to its southern curbline, easterly along said curbline to a point on a line extending northerly from the eastern property line of 472 54th Street, southerly along said line and along the eastern property line of 472 54th Street, easterly along the northern property line and southerly along the eastern property line of 471 55th Street to the northern curbline of 55th Street, westerly along said curbline to a point on a line extending northerly from the eastern property line of 470 55th Street, southerly along said line and along the eastern property lines of 470 55th Street and 471 56th Street, across 56th Street and along the eastern property lines of 468 56th Street and 471 57th Street, across 57th Street and along the eastern property lines of 472 57th Street and 471 58th Street to the northern curbline of 58th Street, westerly along said curbline to a point on a line extending northerly from the eastern property line of 470 58th Street, southerly along said line and along the eastern property line of 470 58th Street, easterly along the northern property line and southerly along the eastern property line of 471 59th Street, southerly across 59th Street and along the eastern property line of 468 59th Street, westerly along the southern property lines of 468 to 414 59th Street, northerly along the western property line of 414 59th Street and across 59th Street to the northern curbline of said street, westerly along the northern curbline of 59th Street to a point on a line extending southerly from the western property line of 411 59th Street, northerly along said line and along the western property lines of 411 59th Street and 412 58th Street to the southern curbline of 58th Street, easterly along said curbline to a point on a line extending southerly from the western property line of 413 58th Street, northerly along said line and along the western property line of 413 58th Street, westerly along the southern property line and northerly along the western property line of 412 57th Street to the southern curbline of 57th Street, easterly along the southern curbline of 57th Street to a point on a line extending southerly from the western property line of 453 57th Street, northerly along said line and along the western property line of 453 57th Street, westerly along the southern property lines of 454 to 422 56th Street, northerly along the western property line of 422 56th Street and across 56th Street to its northern curbline, westerly along the northern curbline of 56th Street to a point on a line extending southerly from the western property line of 413 56th Street, northerly along said line and along the western property line of 413 56th Street, easterly along the northern property line of 413 56th Street, northerly along the western property line of 414 55th Street and across 55th Street to its northern curbline, westerly along said curbline to a point on a line extending

southerly from the western property line of 413 55th Street, northerly along said line and along the western property lines of 413 55th Street and 412 54th Street to

the southern curbline of 54th Street, and easterly along said curbline to the place of beginning.

L.U. No. 497

*The public hearing on this item was held on **September 18, 2019**
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings and Dispositions*

SUNSET PARK NORTH HISTORIC DISTRICT

BROOKLYN CB - 7

20195737 HKK (N 190542 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-513/LP-2625] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Sunset Park North Historic District.

SUNSET PARK NORTH HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:

The proposed Sunset Park North Historic District consists of the properties bounded by a line beginning on the southern curbline of 44th Street at a point on a line extending northerly from the western property line of 514 44th Street, extending easterly along the southern curbline of 44th Street across Sixth Avenue and continuing along the southern curbline of 44th Street to a point on a line extending northerly from the eastern property line of 682 44th Street, southerly along said line and the eastern property line of 682 44th Street, westerly along the southern property lines of 682 through 602 44th Street and a line extending westerly across Sixth Avenue to the southern property line of 4404 Sixth Avenue (aka 4402-4412 Sixth Avenue, 580 44th Street), westerly along the southern property lines of 4404 Sixth Avenue (aka 4402-4412 Sixth Avenue, 580 44th Street) and 574 through 514 44th Street, and northerly along the western property line of 514 44th Street to the place of beginning.

*The public hearing on this item was held on **September 18, 2019***

***and closed**. It was laid over by the Subcommittee on*

Landmarks, Public Sitings and Dispositions

SUNSET PARK 50TH STREET HISTORIC DISTRICT

BROOKLYN CB - 7

20195735 HKK (N 190540 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-513/LP-2623] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Sunset Park 50th Street Historic District.

SUNSET PARK 50TH STREET HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:

The proposed Sunset Park 50th Street Historic District consists of the properties bounded by a line beginning on the northern curblineline of 50th Street at a point on a line extending southerly from the western property line of 413 50th Street, and extending northerly along said line and along the western property line of 413 50th Street, easterly along the northern property lines of 413 to 471 50th Street, southerly along the eastern property line of 471 50th Street, across 50th Street, and along the eastern property line of 472 50th Street, westerly along the southern property lines of 472 to 414 50th Street, and northerly along the western property line of 414 50th Street and across 50th Street to the place of beginning.

L.U. No. 499

*The public hearing on this item was held on **September 18, 2019***

***and closed**. It was laid over by the Subcommittee on*

Landmarks, Public Sitings and Dispositions

CENTRAL SUNSET PARK HISTORIC DISTRICT

BROOKLYN CB - 7

20195736 HKK (N 190541 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-513/LP-2624] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Central Sunset Park Historic District.

CENTRAL SUNSET PARK HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:

The proposed Central Sunset Park Historic District consists of the properties bounded by a line beginning at the southwest corner of Sixth Avenue and 47th Street

and extending easterly across Sixth Avenue and along the southern curbline of 47th Street to a line extending northerly from the eastern property line of 4701 Sixth Avenue (aka 602 47th Street), southerly along said line and the eastern property lines of 4701 Sixth Avenue (aka 602 47th Street) to 4721 Sixth Avenue (aka 601 48th Street) to the northern curbline of 48th Street, westerly along the northern curbline of 48th Street to a line extending northerly from the eastern property line of 4801 Sixth Avenue (aka 602 48th Street), southerly along said line and the eastern property lines of 4801 Sixth Avenue (aka 602 48th Street) to 4807 Sixth Avenue, easterly along part of the northern property line of 4809 Sixth Avenue, southerly along the eastern property lines of 4809 to 4817 Sixth Avenue; westerly along the southern property line of 4817 Sixth Avenue to the eastern curbline of Sixth Avenue; northerly along the eastern curbline of Sixth Avenue to a point on a line extending easterly from the southern property line of 4818 Sixth Avenue, westerly across Sixth Avenue along said line and the southern property line of 4818 Sixth Avenue, northerly along the western property lines of 4818 to 4814 Sixth Avenue, westerly along part of the southern property line of 4812 Sixth Avenue and the southern property lines of 572 to 512 48th Street, northerly along the western property line of 512 48th Street continuing across 48th Street and along the western property line of 511 48th Street, easterly along the northern property line of 511 48th Street, northerly along part of the western property line of 513 48th Street and the western property line of 514 47th Street continuing across 47th Street and along the western property line of 515 47th Street, easterly along the northern property lines of 515 to 551 47th Street, southerly along part of the eastern property line of 551 47th Street, easterly along the northern property lines of 553 to 571 47th Street and 4614 Sixth Avenue to the western curbline of Sixth Avenue, and southerly along the western curbline of Sixth Avenue and across 47th Street to the place of beginning.

L.U. No. 528

The public hearing on this item was held on September 18, 2019

and closed. It was laid over by the Subcommittee on

Landmarks, Public Sitings and Dispositions

BAY RIDGE PARKWAY-DOCTORS' ROW HISTORIC DISTRICT
BROOKLYN CB - 10 **20195631 HKK (N 200008 HKK)**

The proposed designation by the Landmarks Preservation Commission [DL-514/LP-

2631] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Central Sunset Park Historic District.

BAY RIDGE PARKWAY-DOCTORS' ROW HISTORIC DISTRICT BOUNDARIES
ARE AS FOLLOWS:

The Bay Ridge Parkway - Doctors' Row Historic District consists of the properties bounded by a line beginning on the northern curbline of Bay Ridge Parkway at a point on a line extending southerly from the western property line of 415 Bay Ridge Parkway, and extending northerly along said line and along the western property line of 415 Bay Ridge Parkway, easterly along the northern property lines of 415 to 473 Bay Ridge Parkway, southerly along the eastern property line of 473 Bay Ridge Parkway, easterly along the northern property line of 475 Bay Ridge Parkway, southerly along the eastern property line of 475 Bay Ridge Parkway, and across Bay Ridge Parkway to the southern curbline of Bay Ridge Parkway, easterly along said curbline to a point on a line extending northerly from the eastern property line of 478 Bay Ridge Parkway, southerly along said line and along the eastern property line of 478 Bay Ridge Parkway, westerly along the southern property lines of 478 to 416 Bay Ridge Parkway, northerly along the western property line of 416 Bay Ridge Parkway and across Bay Ridge Parkway to the northern curbline of Bay Ridge Parkway and westerly along said curbline to the point of beginning.



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, October 10, 2019**, to consider some items reported out of the Subcommittees at the meetings held October 3, 2019, and conduct such other business as may be necessary.