



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF MARCH 4, 2019 – MARCH 8, 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

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

# Table of Contents

<b><u>Item No.</u></b>	<b>Page</b>
<b><i>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for 03/06/19 Commencing at 9:30 A.M.</i></b>	
1. Former Parkway Hospital Site Rezoning (L.U. Nos. 360, 361).....	3-4
2. 809 Atlantic Avenue Rezoning (L.U. Nos. 362-365).....	5-10
3. 41 Summit Street Rezoning (Pre. L.U.s.).....	10-13
4. Douglaston Parkway Rezoning (L.U. Nos. 331, 332).....	13-15
5. 570 Fulton Street (L.U. Nos. 335-337).....	15-19
6. Williamsbridge Road Rezoning (L.U. Nos. 348, 349).....	19-21
7. Betances VI (L.U. Nos. 350, 351).....	22-23
8. Staten Island Bus Franchise Authorizing Resolution (Res. 748)....	24
<b><i>Subcommittee on Landmarks, Public Siting and Maritime Uses Public Hearing/Meeting Scheduled for 03/06/19 Commencing at 12:00 P.M.</i></b>	
9. Park Terrace West-West 217 <sup>th</sup> Street Historic District (L.U. No. 356)	24-25
<b><i>Subcommittee on Planning, Dispositions and Concessions Public Hearing/Meeting Scheduled for 03/06/19 Commencing at 1:00 P.M.</i></b>	
10. Eldert Street (L.U. No. 357).....	25
11. 63 Stockholm Street (L.U. No. 358).....	26
12. Cooper Square MHA-Phase 1 (L.U. No. 347).....	26
13. 167 West 133 <sup>rd</sup> Street (Pre. L.U.).....	26-27
14. 67-69 St. Nicholas Avenue (L.U. No. 330).....	27
15. 32-34 Putnam Avenue Cluster (Pre. L.U. 342).....	27
16. East Village Homes Phase 1 (Pre. L.U. 343).....	28
17. East Village Homes Phase 2 (Pre. L.U. 344).....	28

18. East Village Homes-NCP (Pre. L.U. 345)..... 28



***The Land Use Committee meeting scheduled for 03/07/19 will commence at 12:30 P.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 City, New York 10007**, commencing at **9:30 A.M., Wednesday, March 6, 2019**:

### **L.U. NOS. 360 AND 361 ARE RELATED**

#### **L.U. No. 360**

#### **FORMER PARKWAY HOSPITAL SITE REZONING**

**QUEENS CB - 6**

**C 180447 ZMQ**

Application submitted by Auberge Grand Central LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street; and
2. changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street;

#### **L.U. No. 361**

#### **FORMER PARKWAY HOSPITAL SITE REZONING**

**QUEENS CB - 6**

**N 180448 ZRQ**

Application submitted by Auberge Grand Central, 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

\* \* \*

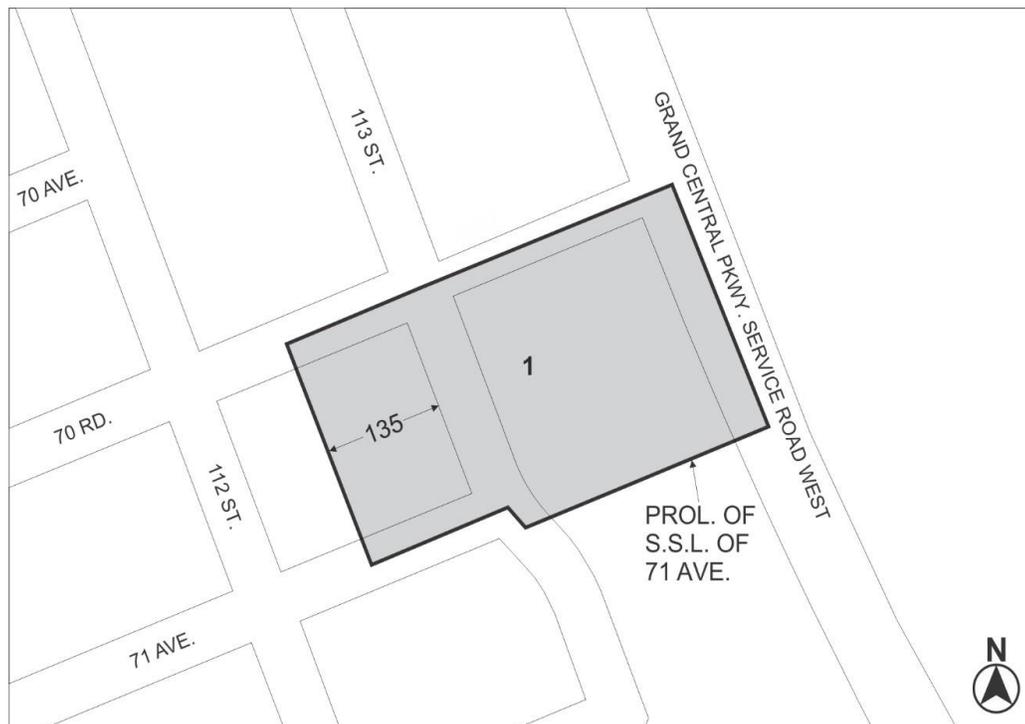
## QUEENS

\* \* \*

### Queens Community District 6

Map 1 – (date of adoption)

[PROPOSED MAP]



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

Area 1 — [date of adoption] — MIH Program Option 1, Option 2 and Workforce Option

Portion of Community District 6, Queens

\* \* \*

**L.U. NOS. 362 THROUGH 365 ARE RELATED**

**L.U. No. 362**

**809 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 2**

**C 190071 ZMK**

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. eliminating from within an existing R7A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;
2. changing from an R7A District to an R6A District property bounded by a line 100 feet northerly of Atlantic Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, and a line midway between Vanderbilt Avenue and Clinton Avenue;
  - a. changing from an R6A District to an R9 District property bounded by:
  - b. a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, and a line 80 feet easterly of Vanderbilt Avenue; and
  - c. a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, and a line 100 feet northerly of Atlantic Avenue;
3. changing from an R7A District to an R9 District property bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet

northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line 80 feet easterly of Vanderbilt Avenue, a line 100 feet northerly of Atlantic Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue; and

4. establishing within the proposed R9 District a C2-5 District bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;

### **L.U. No. 363**

#### **809 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 2**

**C 190072 ZSK**

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners 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 to modify:

1. the zoning lot divided by district boundaries regulations of Section 77-02 (Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution) and Section 77-22 (Floor Area Ratio);
2. the lot coverage regulations of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas);
3. the rear yard regulations of Section 23-52 (Special Provisions for Shallow

Interior Lots), Section 33-26 (Minimum Required Rear Yards), and Section 33-29 (Special Provisions Applying along District Boundaries);

4. the tower-on-a-base regulations of Section 23-651(a) (Tower regulations) and Section 23651(b) (Building base regulations);
5. the inner court regulations of Section 23-851 (Minimum dimensions of inner courts) and the inner recess regulations of Section 23-852 (Inner court recesses); and
6. the minimum distance between legally required windows and lot line regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines)

in connection with a proposed mixed-use development on property located at 550 Clinton Avenue a.k.a. 539 Vanderbilt Avenue (Block 2010, Lots 1, 10, 51, 59, 1001-1010, and 1101-1118), in R6A, R7A and R9/C2-5\* Districts.

\*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

## **L.U. No. 364**

### **809 ATLANTIC AVENUE REZONING**

#### **BROOKLYN CB - 2**

#### **C 190073 ZSK**

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 550 Clinton Avenue a.k.a. 539 Vanderbilt Avenue (Block 2010, Lots 1, 10, 51, 59, 1001-1010, and 1101-1118), in R6A, R7A and R9/C2-5\* Districts.

\*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within

an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

**L.U. No. 365**

**809 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 2**

**N 190074 ZRK**

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners, 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**

\* \* \*

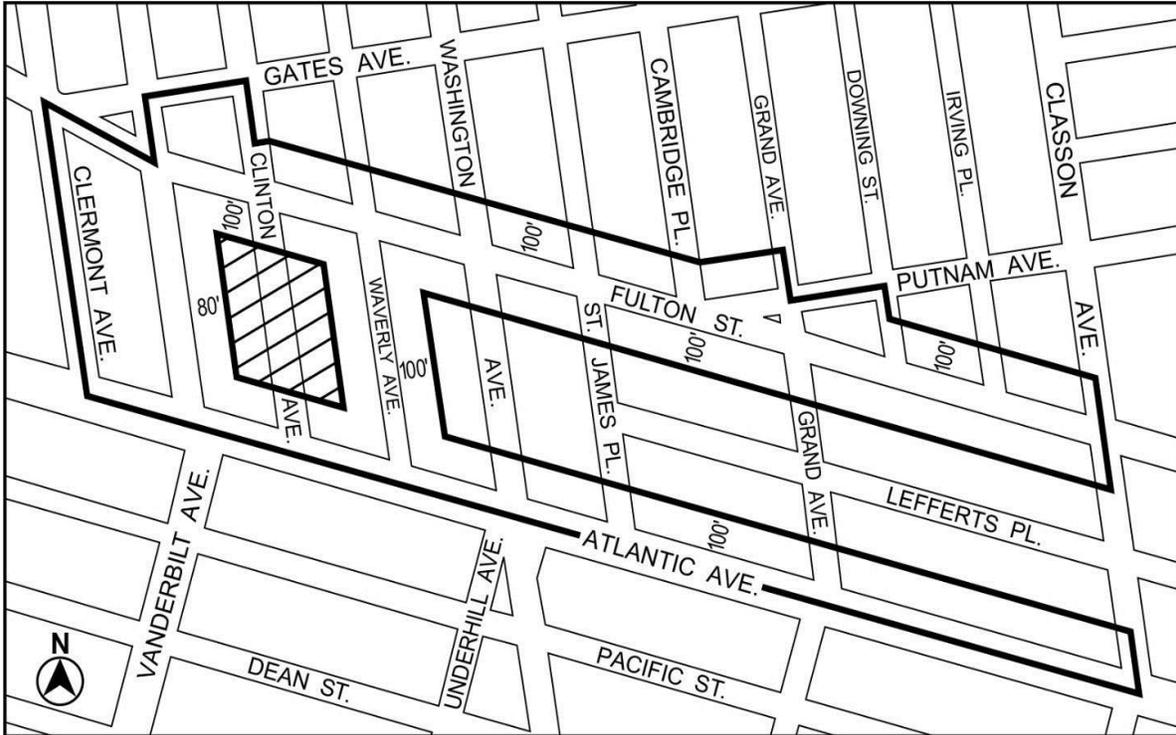
**BROOKLYN**

\* \* \*

**Brooklyn Community District 2**

\* \* \*

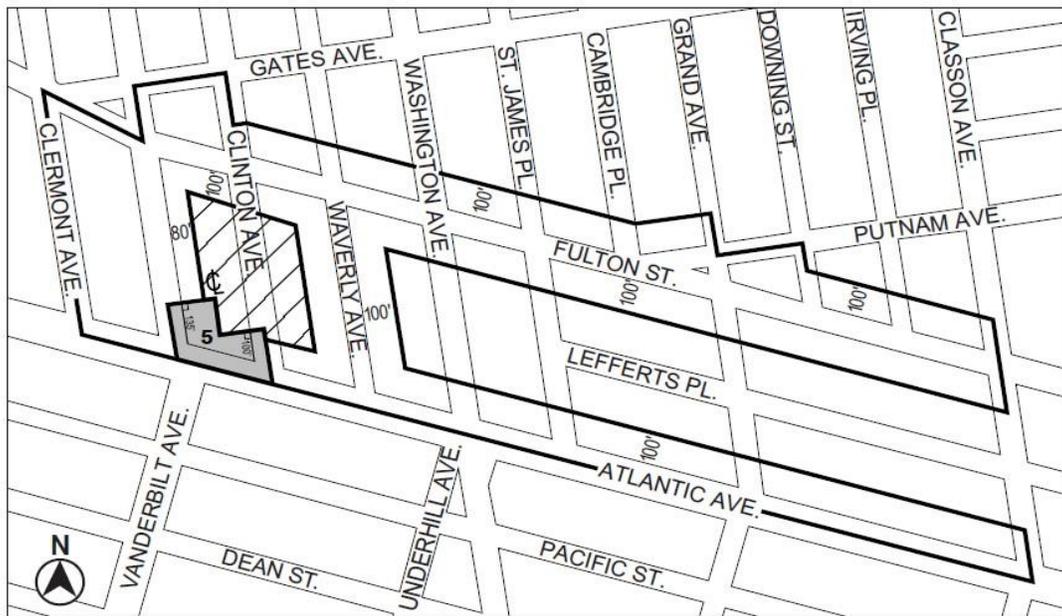
[EXISTING MAP]



-  *Inclusionary Housing designated area*
-  *Excluded area*

[PROPOSED MAP]

Map 3 – [date of adoption]



-  Inclusionary Housing designated area
  -  Mandatory Inclusionary Housing Area (see Section 23-154 (d) (3))
  -  Excluded area
- Area 5 — (Date of Adoption), MIH Program Option 2

Portion of Community District 2, Brooklyn

\* \* \*

**PRECONSIDERED L.US. ARE RELATED**  
**PRECONSIDERED L.U.**

**41 SUMMIT STREET REZONING**

**BROOKLYN CB - 6**

**C 180294 ZMK**

Application submitted by 41 Summit Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a:

1. changing from an M1-1 District to an R7A District property bounded by a line midway between Carroll Street and Hamilton Avenue, a line midway between Carroll Street and Summit Street, a line 350 feet westerly of Columbia Street, Summit Street, Hamilton Avenue, and a line perpendicular to the northeasterly street line of Hamilton Avenue distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of

Summit Street and the northeasterly street line of Hamilton Avenue; and

2. establishing within the proposed R7A District a C2-4 District bounded by a line midway between Carroll Street and Hamilton Avenue, a line midway between Carroll Street and Summit Street, a line 350 feet westerly of Columbia Street, Summit Street, Hamilton Avenue, and a line perpendicular to the northeasterly street line of Hamilton Avenue distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Summit Street and the northeasterly street line of Hamilton Avenue;

**PRECONSIDERED L.U.**

**41 SUMMIT STREET REZONING**

**BROOKLYN CB - 6**

**N 180295 ZRK**

Application submitted by 41 Summit Street 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**

\* \* \*

**BROOKLYN**

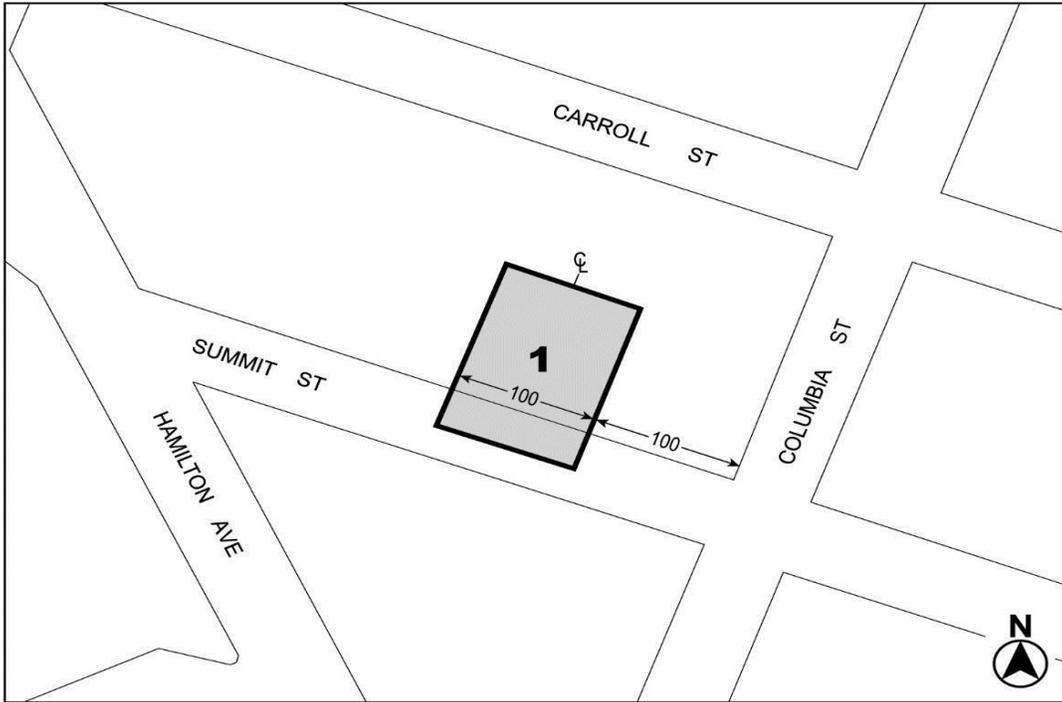
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**Brooklyn Community District 6**

\* \* \*

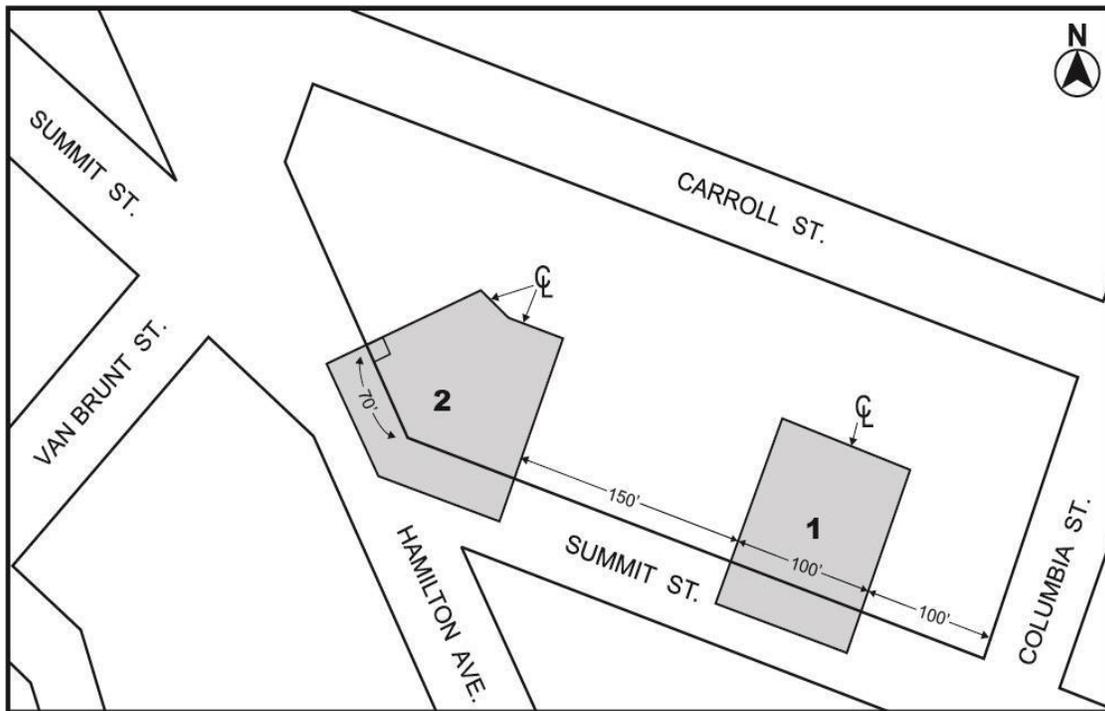
Map 2 – [date of adoption]

[EXISTING MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
Area 1– 9/12/18 MIH Program Option 1 and Option 2

[PROPOSED MAP]



- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area **1** — 9/12/18 MIH Program Option 1 and Option 2
- Area **2** — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 6, Brooklyn

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

**L.U. No. 331**

*The public hearing on this item was held on **January 31, 2019** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

**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.

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

\* \* \*

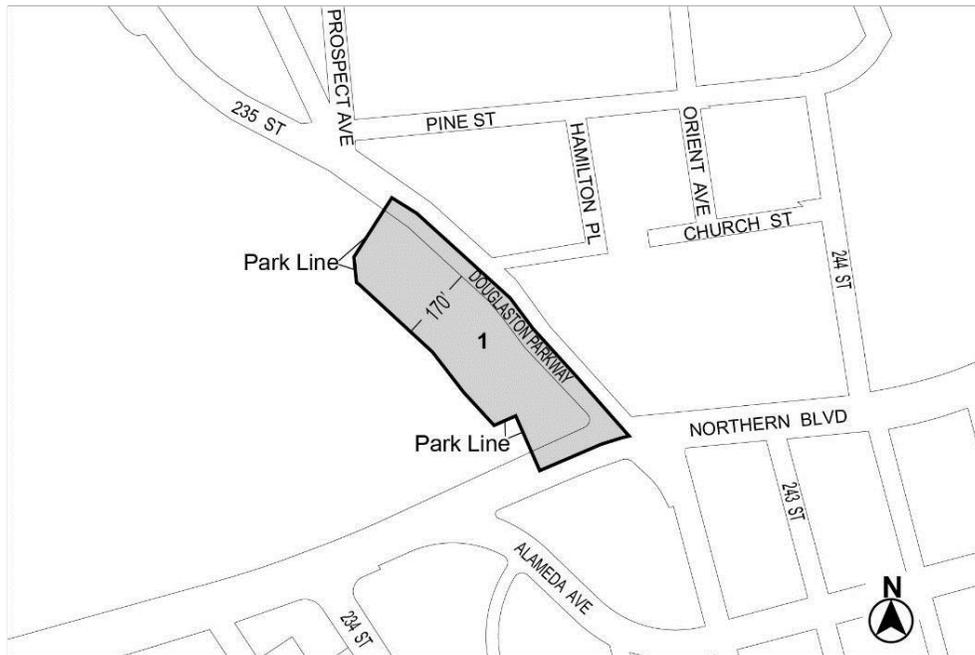
### QUEENS

\* \* \*

#### Queens Community District 11

Map 1 – [date of adoption]

[PROPOSED MAP]



 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, Queens

\* \* \*

*The public hearing on this item was held on **January 31, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**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**

*The public hearing on this item was held on **January 31, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**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).

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**

\* \* \*

**101-20  
SPECIAL BULK REGULATIONS**

\* \* \*

**101-21  
Special Floor Area and Lot Coverage Regulations**

R7-1 C6-1 C6-4.5 C6-6 C6-9

\* \* \*

(e) In C6-9 Districts

In C6-9 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 18.0, and the maximum #residential floor area ratio# shall be 12.0. No #floor area# bonuses shall be permitted.

However, ~~in~~ in the C6-9 Districts—bounded by Flatbush Avenue, State Street, Fourth Avenue and Schermerhorn Street, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 12.0, and the maximum #residential floor area ratio# shall be 9.0. No #floor area# bonuses shall be permitted. However, on a #zoning lot# with a minimum #lot area# of 50,000 square feet improved with public #schools# containing at least 100,000 square feet of floor space #developed# pursuant to an agreement with the New York City Educational Construction Fund, the maximum permitted #floor area ratio# for

#commercial# or #community facility uses# shall be 15.0, and the maximum #residential floor area ratio# shall be 12.0. Up to 46,050 square feet of floor space

within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#. In addition, any #building# containing #residences# may be #developed# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. In such instances, the #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

\* \* \*

## **101-80 SPECIAL PERMITS**

\* \* \*

## **101-81 Special Permit for Use and Bulk Modifications for Cultural Use in Certain C6-2 Districts**

\* \* \*

## **101-82 Modification of Bulk Regulations for Certain Buildings on Irregularly Shaped Sites**

In C6-9 Districts within the #Special Downtown Brooklyn District#, mapped after [date of adoption], for #developments# or #enlargements# on irregularly shaped sites, the City Planning Commission may modify underlying #bulk# regulations, other than #floor area ratio#, provided that:

- (a) there are physical conditions, including irregularity, narrowness or shallowness of lot shape or size that create practical difficulties in complying with the #bulk# regulations and would adversely affect the #building# configuration or site plan;
- (b) the practical difficulties of developing on the #zoning lot# have not been created by the owner or by a predecessor in title;
- (c) the proposed modifications are limited to the minimum needed to relieve such difficulties;

- (d) the proposed modifications will not unduly obstruct access of light and air to adjoining properties or #streets#; and
- (e) the proposed scale and placement of the #development# or #enlargement# relates harmoniously with the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area and to improve the quality of the site configuration.

## **Appendix A**

### **Atlantic Avenue Subdistrict: Buildings Conforming to the Specified Building Type**

\* \* \*

#### **L.U. No. 336**

*The public hearing on this item was held on **January 31, 2019***

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

*Zoning and Franchises*

**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.

\*Note: a zoning text amendment is proposed to modify several sections of Article X, Chapter 1 (Special Downtown Brooklyn District) under a concurrent related application (N 180457 ZRK).

**\*\*Note:** the development site is proposed to be rezoned by changing a C6-4 District to a C6-9 District, under a concurrent related application (C 180459 ZMK).

**L.U. No. 337**

*The public hearing on this item was held on **January 31, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**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.

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

**L.U. No. 348**

*The public hearing on this item was held on **February 14, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**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**

*The public hearing on this item was held on **February 14, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

### **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.

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

\* \* \*

## THE BRONX

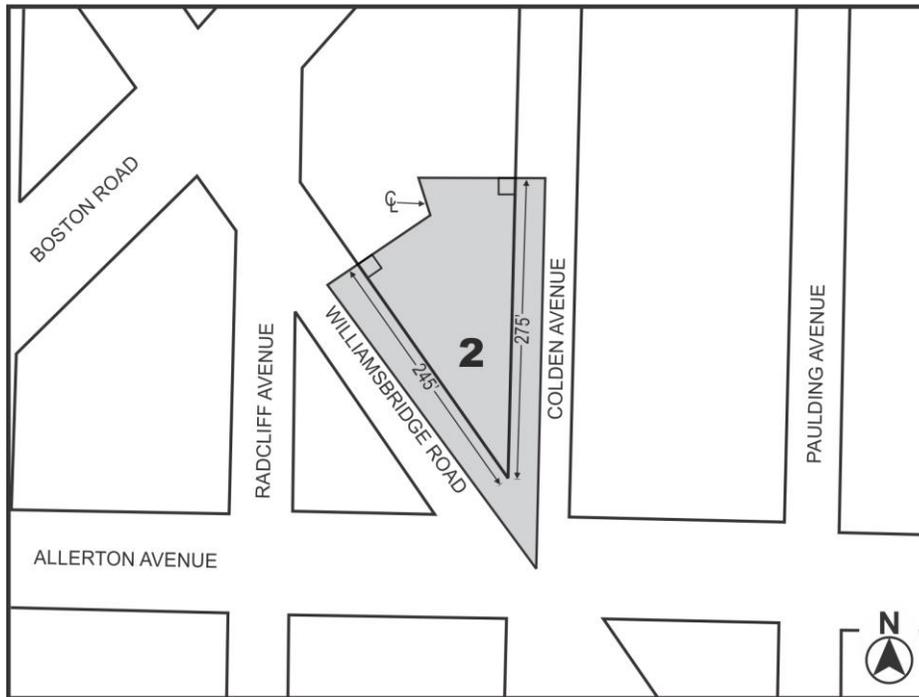
\* \* \*

### Bronx Community District 11

\* \* \*

Map 2 - [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 11, The Bronx

\* \* \*

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

**L.U. No. 350**

*The public hearing on this item was held on **February 14, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**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**

*The public hearing on this item was held on **February 14, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**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.

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

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

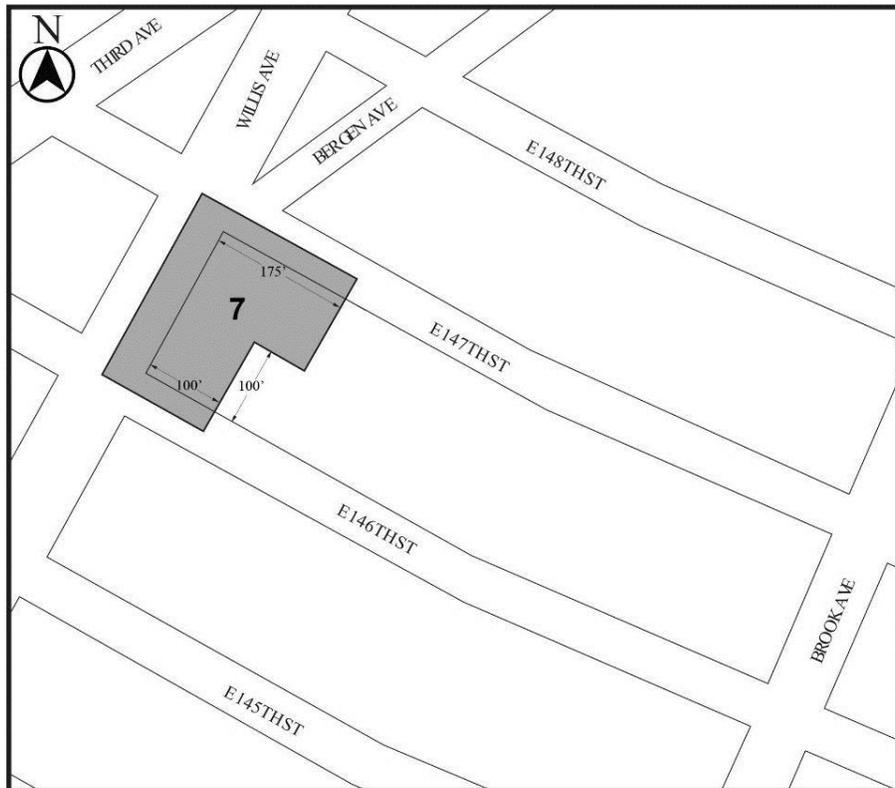
**THE BRONX**

\* \* \*

**The Bronx, Community District 1**

\* \* \*

Map 6 – (date of adoption)



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
 Area 7 — [date of adoption] MIH Program Option 2

Portion of Community District 1, the Bronx

\* \* \*

*The public hearing on this item was held on **February 14, 2019**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**CITYWIDE**

**20195397 BFY**

Resolution pursuant to Section 363 of the New York City Charter, authorizing the New York City Department of Transportation to grant a non-exclusive franchise for the provision of bus service between Manhattan and Staten Island.



**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 matter in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **12:00 P.M. Wednesday, March 6, 2019:**

**L.U. No. 356**

**PARK TERRACE WEST – WEST 217<sup>TH</sup> STREET  
HISTORIC DISTRICT**

**MANHATTAN CB - 12**

**20195187 HKM (N 190233 HKM)**

The proposed designation by the Landmark Preservation Commission [DL-511/LP-2621] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Park Terrace West-West 217<sup>th</sup> Street Historic District.

**PARK TERRACE WEST-WEST 217TH STREET HISTORIC DISTRICT BOUNDARIES  
ARE AS FOLLOWS:**

The Park Terrace West-West 217th Street Historic District consists of the property bounded by a line beginning on the southwest corner of 91 Park Terrace West, Block

2243, Lot 385, extending northerly along the western property lines of 91 to 97 Park Terrace West, then extending northerly to the south curblineline of West 218th Street, extending easterly along West 218th Street, to the western curblineline of Park

Terrace West, then extending southerly along the western curblineline of Park Terrace West to 93 Park Terrace West, then easterly across Park Terrace West, along the northern property line of 96 Park Terrace West, and along the northern property lines of 539 to 527 West 217th Street, then extending southerly along the eastern property line of 527 West 217th Street, then to the northern curblineline of West 217th Street, then extending westerly along the northern curblineline of West 217th Street, then across Park Terrace West to the western curblineline of Park Terrace West, then southerly along the western curb line of Park Terrace West, to the southern property line of 77 Park Terrace West, then westerly along the southern property line of 77 Park Terrace West, then northerly along the western property lines of 77 to 81 Park Terrace West, then easterly along the northern property line of 81 Park Terrace West, then northerly along the western curblineline of Park Terrace West to the southern property line of 91 Park Terrace West, then westerly along the southern property line of 91 Park Terrace West, to the point of beginning.



## **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, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M., Wednesday, March 6, 2019:**

**L.U. No. 357**

**332 ELDERT STREET - NCP**

**BROOKLYN CB - 4**

**20195417 HAK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project and disposition of city-owned property located at 332 Eldert Street (Block 3419, Lot 24), Community District 4, Council District 37.

**L.U. No. 358**

**63 STOCKHOLM STREET**

**BROOKLYN CB - 4**

**C 190078 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 63 Stockholm Street (Block 3243, Lot 65) as an Urban Development Action Area; and
  - b) as an Urban Development Action Area Project (UDAAP) 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 20 units.

**L.U. No. 347**

**COOPER SQUARE MHA-PHASE 1.GHPP.FY19**

**MANHATTAN CB - 3**

**20195395 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 properties located at Block 426, Lot 22; Block 445, Lot 42; Block 459, Lots 14, 15, 16, 36, 37, 38, 39, 43, and 45; and Block 460, Lots 35, 48, 49, 50, 51, 52, 53, 54, 55, and 59, and termination of the prior exemption, Borough of Manhattan, Community District 3, Council Districts 1 and 2.

**PRECONSIDERED L.U.**

**167 WEST 133RD STREET**

**MANHATTAN CB - 10**

**20195418 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 approval of a new real property tax exemption for property located at Block 1918, Lot 7, and termination of the prior exemption, Borough of Manhattan, Community District 10, Council District 9.

**L.U. No. 330**

*The public hearing on this item was held on February 11, 2019  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**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.

**PRECONSIDERED L.U. NO. 342**

*The public hearing on this item was held on February 11, 2019  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**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**

*The public hearing on this item was held on February 11, 2019  
and closed. It was laid over by the Subcommittee on*

*Planning, Dispositions and Concessions*

**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**

*The public hearing on this item was held on February 11, 2019*

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

*Planning, Dispositions and Concessions*

**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**

*The public hearing on this item was held on February 11, 2019*

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

*Planning, Dispositions and Concessions*

**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.

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