



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR and AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF AUGUST 2, 2018**

**RAFAEL SALAMANCA, JR.**, *Chair*, Land Use Committee

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**ADRIENNE ADAMS**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

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

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***The Land Use Committee Meeting Scheduled for 08/02/18  
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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **9:30 A.M., Thursday, August 2, 2018:**

### **L.U. No. 169**

#### **CALLE DAO CHELSEA**

**MANHATTAN CB - 4**

**20185483 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Maxver, LLC, d/b/a Calle Dao Chelsea, for a new revocable consent to establish, maintain and operate a small unenclosed sidewalk café located at 461 West 23<sup>rd</sup> Street.

### **L.U. No. 170**

#### **TWO HANDS**

**MANHATTAN CB - 1**

**20185461 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Two Hands Tribeca, LLC, d/b/a Two Hands, for a renewal revocable consent to continue, maintain and operate a small unenclosed sidewalk café located at 251 Church Street.

### **L.U. No. 171**

#### **WHAI OYSTER ARK WAHIZZA**

**MANHATTAN CB - 12**

**20185391 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Sugary Goddess Corp., d/b/a Whai Oyster Ark Wahizza, for a new revocable consent to establish, maintain and operate a small unenclosed sidewalk café located at 4486-4488 Broadway.

**GRITO MEXICAN GRILL**

**MANHATTAN CB - 12**

**20185446 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Silvia L. Duran, d/b/a Grito Mexican Grill, for a new revocable consent to establish, maintain and operate a small unenclosed sidewalk café located at 1555 Saint Nicholas Avenue.

**L.U. No. 141**

*The public hearing on this item was held on **July 17, 2018**  
**and closed.** It was laid over by the Subcommittee on  
Zoning and Franchises*

**THE POST OFFICE**

**BROOKLYN CB - 1**

**20185395 TCK**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Queen Bear, LLC, d/b/a Post Office, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 188 Havemeyer Street.

**L.U. No. 142**

*The public hearing on this item was held on **July 17, 2018**  
**and closed.** It was laid over by the Subcommittee on  
Zoning and Franchises*

**NOBODY IS PERFECT**

**MANHATTAN CB - 3**

**20185534 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of 235 East 4<sup>th</sup> Inc., d/b/a Nobody is Perfect, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 235 East 4<sup>th</sup> Street.

**L.U. NOS. 144, 145 AND 146 ARE RELATED**

**L.U. No. 144**

*The public hearing on this item was held on July 10, 2018  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST 14TH STREET AND IRVING PLACE**

**MANHATTAN CB - 3**

**C 180201 ZMM**

Application submitted by Fourteenth at Irving, LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from a C6-1 District to a C6-4 District property bounded by a line midway between East 14th Street and East 13th Street, the southerly centerline prolongation of Irving Place, East 13th Street, and a line 475 westerly of Third Avenue;
2. changing from a C6-2A District to a C6-4 District property bounded by a line midway between East 14th Street and East 13th Street, a line 325 feet westerly of Third Avenue, East 13th Street, and the southerly centerline prolongation of Irving Place; and
3. changing from a C6-3X District to a C6-4 District property bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place;

as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

**L.U. No. 145**

*The public hearing on this item was held on July 10, 2018  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST 14TH STREET AND IRVING PLACE**

**MANHATTAN CB - 3**

**N 180202 ZRM**

Application submitted by Fourteenth at Irving, LLC and 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 Article VII, Chapter 4 (Special Permits by the City5Planning Commission) and 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

## **ARTICLE VII – ADMINISTRATION**

### **Chapter 4 – Special Permits by the City Planning Commission**

\* \* \*

#### **74-72**

##### **Bulk Modification**

#### **74-721**

##### **Height and setback and yard regulations**

- (a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum #lot area# of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in paragraph (e) of this Section, the Commission also may modify #yard# and court 17 regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
- (2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and
- (3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and

properties.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

\* \* \*

(e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of adoption].

\* \* \*

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

\* \* \*

**MANHATTAN**

\* \* \*

**Manhattan Community District 3**

\* \* \*

Map 2 – [date of adoption]

[PROPOSED MAP]





 Inclusionary Housing Designated Area

 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 3, Borough of Manhattan

\* \* \*

**L.U. No. 146**

*The public hearing on this item was held on **July 10, 2018**  
and **closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST 14TH STREET AND IRVING PLACE**

**MANHATTAN CB - 3**

**C 180203 ZSM**

Application submitted by Fourteenth at Irving, LLC and the NYC Economic Development Corporation for the grant of a special permit pursuant to ZR Section 74-721 of the Zoning Resolution to modify the rear yard regulations of ZR Section 23-53 (Rear Yards) and the height and setback regulations of ZR Section 33-43

(Maximum Height of Walls and Required Setbacks) to facilitate the development of a 21-story commercial building on property located at 124 East 14<sup>th</sup> Street (Block 559, Lots 16 & 55), in a C6-4 District, partially within the Special Union Square District, Borough of Manhattan, Community District 3, is approved, subject to the following conditions:

1. The property that is the subject of this application (C 180203 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Davis Brody Bond, LLP, filed with this application and incorporated in this resolution:

| <b><u>Drawing No.</u></b> | <b><u>Title</u></b>      | <b><u>Last Date Revised</u></b> |
|---------------------------|--------------------------|---------------------------------|
| <b>A.001</b>              | Zoning Analysis Table    | 1/3/2018                        |
| <b>A.002</b>              | Zoning Lot Site Plan     | 1/3/2018                        |
| <b>A.201</b>              | Waiver Plan              | 1/3/2018                        |
| <b>A.301</b>              | Sectional Height Diagram | 1/3/2018                        |
| <b>A.302</b>              | Sectional Height Diagram | 1/3/2018                        |
| <b>A.303</b>              | Sectional Height Diagram | 1/3/2018                        |

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may,9 without the consent of any other

party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

5. In the event that the property that is the subject of the application is developed as, sold as, or converted to condominium units, a homeowners' association or cooperative ownership, a copy of this report and resolution and any subsequent modifications shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowners' or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to the property.
6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

**L.U. NOS. 135, 136, 137, 138, 139 AND 140 ARE RELATED**

**L.U. NO. 135**

*The public hearing on this item was held on July 10, 2018  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**SPECIAL INWOOD DISTRICT REZONING**

**MANHATTAN CB - 12**

**C 180204(A) ZMM**

Application submitted by the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Tenth Avenue;
2. eliminating from within an existing R7-2 District a C1-4 District bounded by:

- a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
  - b. Cooper Street, a line 150 feet northeasterly of 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20<sup>th</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
  - f. Sherman Avenue, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
  - g. Tenth Avenue, a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
3. changing from an R7-2 District to an R7A District property bounded by:
- a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
  - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, West 213<sup>th</sup> Street, a line 100

feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, a line 100 feet northeasterly of West 204<sup>th</sup> Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;

- c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
  - e. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
4. changing from a C4-4 District to an R7A District property bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
5. changing from a C8-3 District to an R7A District property bounded by:
- a. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
  - b. a line 125 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street; and
  - c. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207<sup>th</sup> Street;
6. changing from an M1-1 District to an R7A District property bounded by a

line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and West 203<sup>rd</sup> Street;

7. changing from a C8-3 District to an R7D District property bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
8. changing from an M1-1 District to an R8 District property bounded by the northeasterly street line of former West 208<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 207<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue;
9. changing from an M3-1 District to an R8 District property bounded by:
  - a. West 207<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue; and
  - b. West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 204<sup>th</sup> Street, and Ninth Avenue;
10. changing from an R7-2 District to an R8A District property bounded by Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwestly of West 207<sup>th</sup> Street;
11. changing from an M1-1 District to an R8A District property bounded by:
  - a. Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and West 203<sup>rd</sup> Street;
  - b. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street; and
  - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the <sub>13</sub> point of intersection of the northeasterly

street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207<sup>th</sup> Street, and a line 180 feet southeasterly of Tenth Avenue;

12. changing from an M3-1 District to an R8A District property bounded by Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 205<sup>th</sup> Street;
13. changing from an M1-1 District to an R9A District property bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly Street line of former West 208<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 207<sup>th</sup> Street, Ninth Avenue, and West 206<sup>th</sup> Street;
14. changing from an M3-1 District to an R9A District property bounded by Ninth Avenue, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street;
15. changing from a C8-3 District to a C4-4A District property bounded by Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
16. changing from an R7-2 District to a C4-4D District property bounded by:
  - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
  - b. a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
  - c. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet northeasterly of West 207<sup>th</sup> Street;

17. changing from a C4-4 District to a C4-4D District property bounded by:

- a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
  - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
18. changing from a C8-3 District to a C4-4D District property bounded by:
- a. Broadway, West 218<sup>th</sup> Street, Tenth Avenue, and West 214<sup>th</sup> Street; and
  - b. a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Tenth Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
19. changing from an R7-2 District to a C4-5D District property bounded by:
- a. a line 100 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
  - b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
20. changing from a C4-4 District to a C4-5D District property bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
21. changing from an M1-1 District to a C6-2 District property bounded by



Broadway, a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 219<sup>th</sup> Street, Ninth Avenue, and West 218<sup>th</sup> Street;

22. changing from an M2-1 District to a C6-2 District property bounded by Ninth Avenue, the south easterly centerline prolongation of West 218<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218<sup>th</sup> Street;
23. changing from an M3-1 District to a C6-2 District property bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118<sup>th</sup> Street;
24. changing from a C8-4 District to a C6-2A District property bounded by Broadway, West 214<sup>th</sup> Street, Tenth Avenue, and West 213<sup>th</sup> Street;
25. changing from an M2-1 District to an M1-4 District property bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and Ninth Avenue;
26. changing from an M3-1 District to an M1-4 District property bounded by the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and a line 110 feet southeasterly of Ninth Avenue;
27. changing from an M1-1 District to an M1-5 District property bounded by Broadway, Ninth Avenue, West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street;
28. changing from an M3-1 District to an M2-4 District property bounded by Ninth Avenue, West 204<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 202<sup>nd</sup> Street;
29. changing from an M1-1 District to an M1-4/R7A District property bounded by a line 100 feet southeasterly of Tenth<sub>16</sub> Avenue, West 203<sup>rd</sup> Street, a line 300

feet southeasterly of Tenth Avenue, and West 202<sup>nd</sup> Street;

30. changing from an M1-1 District to an M1-4/R9A District property bounded by Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street;
31. establishing within a proposed R7A District a C2-4 District bounded by:
  - a. Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
  - b. a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
  - c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
  - e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
  - f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, West 204<sup>th</sup> Street, Sherman Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
  - g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204<sup>th</sup> Street, Post Avenue, and West 204<sup>th</sup> Street;
  - h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;

- i. Cooper Street, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, West 211<sup>th</sup> Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
  - k. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - l. Indian Road, West 218<sup>th</sup> Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218<sup>th</sup> Street;
  - m. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205<sup>th</sup> Street and west 206<sup>th</sup> Street; and
  - n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204<sup>th</sup> Street and West 205<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
32. establishing within a proposed R7D District a C2-4 District bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
33. establishing within a proposed R8 District a C2-4 District bounded by:
- a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 206<sup>th</sup> Street; and

- b. Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 204<sup>th</sup> Street;
34. establishing within a proposed R8A District a C2-4 District bounded by:
- a. Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - b. a line 100 feet southeasterly of Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206<sup>th</sup> Street;
  - c. a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, and Tenth Avenue; and
  - d. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street;
35. establishing within a proposed R9A District a C2-4 District bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207<sup>th</sup> Street, Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street; and
36. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Broadway, West 215<sup>th</sup> Street, a line midway between Park Terrace East and Broadway, West 218<sup>th</sup> Street, Broadway,

the U.S. Pierhead and Bulkhead Line, the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly street line of former West 208<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, the centerline of former Academy Street, West 201<sup>st</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

as shown on a diagram (for illustrative purposes only) dated April 18, 2018.

### **L.U. No. 136**

*The public hearing on this item was held on July 10, 2018  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

### **SPECIAL INWOOD DISTRICT REZONING**

**MANHATTAN CB – 12**

**N 180205(A) ZRM**

Application submitted by 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, establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 12.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

### **L.U. No. 137**

*The public hearing on this item was held on July 10, 2018  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**SPECIAL INWOOD DISTRICT REZONING**

**MANHATTAN CB - 12**

**C 180206 PPM**

Application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of three city-owned properties (Block 2185, Lot 36; Block 2197, Lot 47; and Block 2197, Lot 75), pursuant to zoning.

**L.U. No. 138**

*The public hearing on this item was held on July 10, 2018  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**SPECIAL INWOOD DISTRICT REZONING**

**MANHATTAN CB - 12**

**C 180207 PQM**

Application, pursuant to Section 197-c of the New York City Charter, submitted by the Department of Citywide Administrative Services, to acquire approximately 18,000 square feet of space located at 4780 Broadway (Block 2233, Lot 13 and part of Lot 20) for use as a library; to acquire property along the Harlem River (Block 2197, Lot 47) to enlarge an existing City-owned property (Block 2197, Lot 75) to establish street and waterfront frontage; and by the Department of Citywide Administrative Services and the Department of Parks and Recreation, for the acquisition of property located along the Harlem River (Block 2183, Part of Lot 1; Block 2184, Part of Lot 1) for use as a public open space and waterfront access, Borough of Manhattan, Community District 12.

**L.U. No. 139**

*The public hearing on this item was held on July 10, 2018  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**SPECIAL INWOOD DISTRICT REZONING**

**MANHATTAN CB - 12**

**C 180208 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 properties located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), as an Urban Development Action Area; and
  - b) 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 affordable housing and community facility space.

### **L.U. No. 140**

*The public hearing on this item was held on **July 10, 2018**  
and **closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

### **SPECIAL INWOOD DISTRICT REZONING**

**MANHATTAN CB - 12**

**C 180073 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 Exterior Street between West 202nd Street and West 208th Street;
- the elimination, discontinuance and closing of Academy Street between the U.S. Pierhead and Bulkhead Line and West 201st Street;
- the elimination, discontinuance and closing of West 201st Street and West 208th Street between the U.S. Pierhead and Bulkhead Line and Ninth Avenue;
- the elimination, discontinuance and closing of a volume of a portion of West 203rd Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line;
- 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 Nos. 30255, 30256 and 30257 dated March 28, 2018 and signed by the Borough President.

**L.U. NOS. 147 AND 148 ARE RELATED**

**L.U. No. 147**

*The public hearing on this item was held on **July 17, 2018**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST 33RD STREET REZONING**

**MANHATTAN CB - 6**

**C 170380 ZMM**

Application submitted by 33rd Street Acquisition LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.8d, changing from an existing R8A District to a C1-9A District property bounded by a line midway between East 33<sup>rd</sup> Street and East Thirty-Fourth Street, a line 100 feet westerly of First Avenue, East 33rd Street, and a line 300 feet westerly of First Avenue, as shown on a diagram (for illustrative purposes only) dated January 16<sup>th</sup>, 2018, and subject to conditions of CEQR Declaration E-458.

**L.U. No. 148**

*The public hearing on this item was held on **July 17, 2018**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**EAST 33RD STREET REZONING**

**MANHATTAN CB - 6**

**N 170381 ZRM**

Application submitted by 33<sup>rd</sup> Street Acquisition, 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

\* \* \*

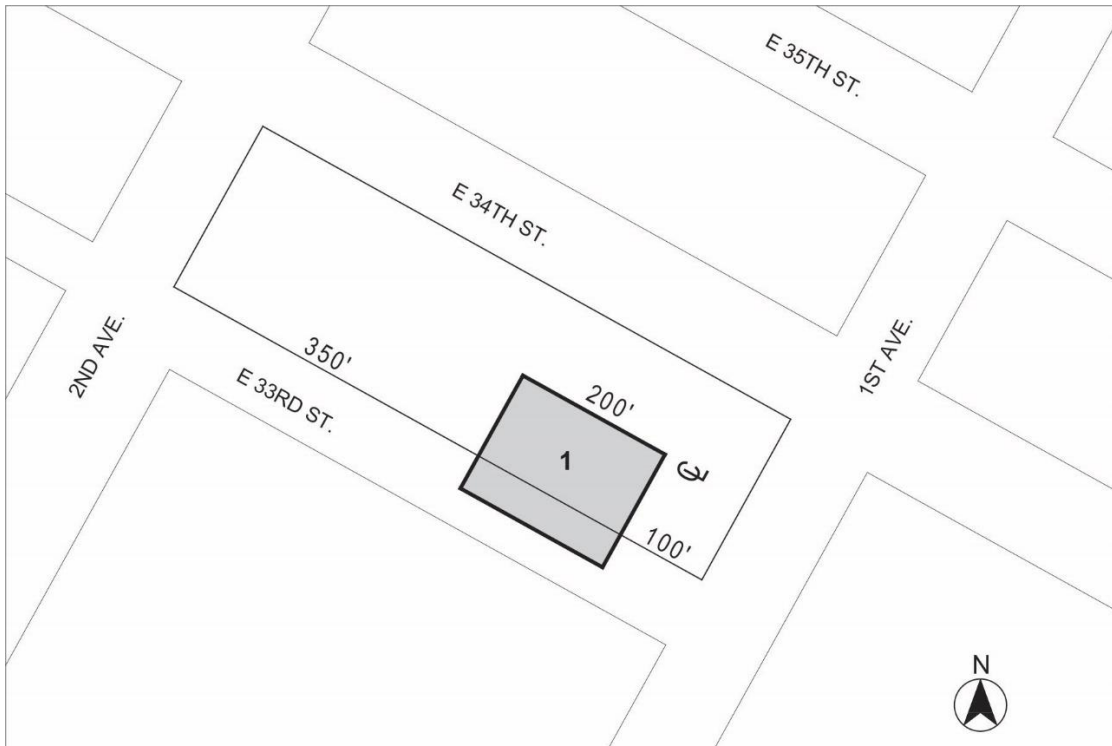
## MANHATTAN

\* \* \*

### Manhattan Community District 6

\* \* \*

Map 2 – [date of adoption]



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

Area 1 — [date of adoption] MIH Program Option 1

### Portion of Community District 6, Manhattan

\* \* \*

**L.U. NOS. 166 AND 167 ARE RELATED**

*(Withdrawn by applicant on July 16, 2018 and subject to motion to file)*

**L.U. No. 166**

**40-31 82ND STREET REZONING**

**QUEENS CB - 4**

**C 180098 ZMQ**

Application submitted by AA 304 GC TIC LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from within an existing R6 District a C1-3 District bounded by a line 180 feet southerly of Roosevelt Avenue, Baxter Avenue, the northwesterly centerline prolongation of Ithaca Street, and 82nd Street; and
2. changing from an R6 District to a C4-5X District property bounded by a line 180 feet southerly of Roosevelt Avenue, Baxter Avenue, the northwesterly centerline prolongation of Ithaca Street, and 82nd Street;

as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of CEQR Declaration E-463.

**L.U. No. 167**

**40-31 82ND STREET REZONING**

**QUEENS CB - 4**

**N 180099 ZRQ**

Application submitted by AA 304 GC TIC, 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

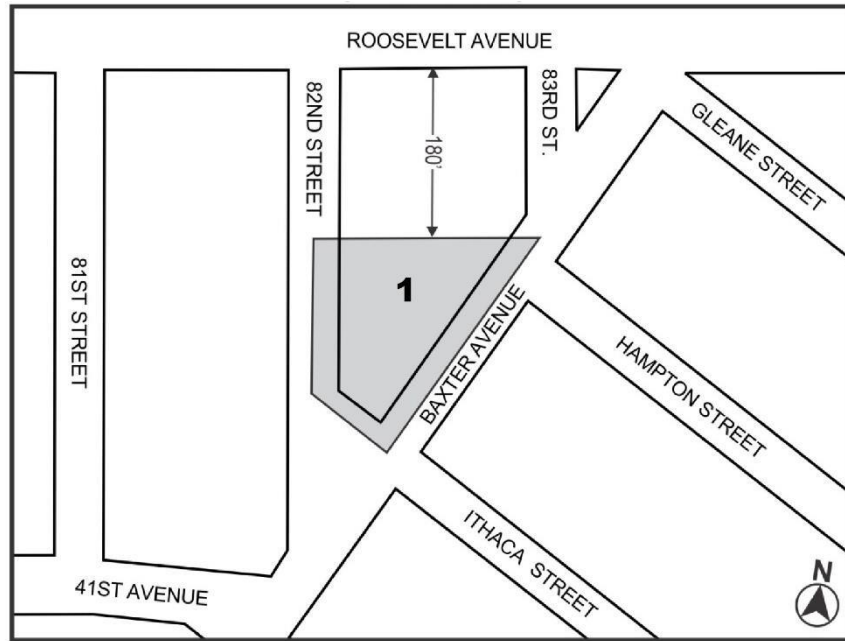
\* \* \*

### QUEENS

\* \* \*

#### Queens Community District 4

Map 1 - [date of adoption]



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

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

Portion of Community District 4, Queens

\* \* \*



## **SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions will hold a meeting on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **9:45 A.M., Thursday, August 2, 2018:**

### **L.U. NOS 149 AND 150 ARE RELATED**

#### **L.U. No. 149**

*The public hearing on this item was held on July 17, 2018*

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

*Planning, Dispositions and Concessions*

#### **1019-1029 FULTON STREET**

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

#### **C 180244 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 1027-9 Fulton Street (Block 1991, Lots 2 & 3) as an Urban Development Action Area; and
  - b) 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;
- 3) pursuant to Section 74-533 of the Zoning Resolution for the grant of a special permit;
  - a) to waive accessory off-street residential parking spaces;

to facilitate a multi-story building containing residential and commercial space in the Borough of Brooklyn, Community District 2.

**L.U. No. 150**

*The public hearing on this item was held on July 17, 2018  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**1019-1029 FULTON STREET**

**BROOKLYN CB - 2**

**C 180245 ZSK**

Application submitted by the NYC Department of Housing Preservation and Development and Fulton Star 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 all required accessory off-street parking spaces for dwelling units in a proposed mixed use development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units as defined in Section 12-10 (DEFINITIONS), on property located on the west side of Downing Street between Putnam Avenue and Fulton Street (Block 1991, Lot 1, 2, 3, 4, 5, 6, 7, 16, & 106), in an R7A/C2-4 District.

**L.U. No. 155**

*The public hearing on this item was held on July 17, 2018  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**NORTH CONDUIT DEMAPPING**

**QUEENS CB - 13**

**C 140187 MMQ**

Application, submitted by 219-25 LLC 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 North Conduit Avenue between Springfield Boulevard and 144<sup>th</sup> Avenue;
- 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. 5025 dated May 12, 2017 and signed by the Borough President.

**L.U. No. 156**

*The public hearing on this item was held on July 17, 2018  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**BALTON COMMONS**

**MANHATTAN CB - 10**

**C 180249 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 263-267 West 126<sup>th</sup> Street (Block 1932, Lots 5, 7 and 107), as an Urban Development Action Area; and
  - b) 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 selected by HPD

to facilitate a 7-story building containing residential, community facility and commercial space.

**L.U. No. 157**

*The public hearing on this item was held on July 17, 2018  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**286 WEST 151ST STREET**

**MANHATTAN CB - 10**

**20185529 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 2036, Lot 53, and termination of the prior exemption, Community District 10, Borough of Manhattan, Council District 9.

# 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 **10:30 A.M., Thursday, August 2, 2018**, to consider all items reported out of Subcommittees at meetings held on July 10, 2018, July 17, 2018 and August 2, 2018, and conduct such other business as may be necessary:

| <u>Item Referred To Specific Page Number</u>   | <b>Page</b> |
|--|-------------|
| • Calle Dao Chelsea (L.U. 169).....  | 3           |
| • Two Hands (L.U. 170).....  | 3           |
| • Whai Oyster Ark Wahizza (L.U. 171).....  | 3           |
| • Grito Mexican Grill (L.U. 172).....  | 4           |
| • The Post Office (L.U. No. 141).....  | 4           |
| • Nobody Is Perfect (L.U. No. 142).....  | 4           |
| • East 14 <sup>th</sup> Street and Irving Place (L.U. Nos. 144-146).....   | 5-10        |
| • Special Inwood District Rezoning (L.U. Nos. 135-140).....  | 10-22       |
| • East 33 <sup>rd</sup> Street Rezoning (L.U. Nos. 147, 148).....  | 23-24       |
| • 40-31 82 <sup>nd</sup> Street Rezoning (L.U. Nos. 166, 167).....<br><i>(Withdrawn by applicant on July 16, 2018 and subject to motion to file)</i> | 25-26       |
| • 1019-1029 Fulton Street (L.U. Nos. 149, 150).....  | 27-28       |
| • North Conduit Demapping (L.U. No. 155).....  | 28          |
| • Balton Commons (L.U. No. 156).....   | 29          |
| • 286 West 151 <sup>st</sup> Street (L.U. No. 157).....  | 29          |