



# The New York City Council

City Hall  
New York, NY 10007

## Committee Green Sheet

### Committee on Land Use

*Rafael Salamanca, Jr., Chair*

*Members: Adrienne E. Adams, Inez D. Barron, Costa G. Constantinides, Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson, Barry S. Grodenchik, Ben Kallos, Andy L. King, Peter A. Koo, Rory I. Lancman, Stephen T. Levin, I. Daneek Miller, Francisco P. Moya, Antonio Reynoso, Donovan J. Richards, Carlina Rivera, Ritchie J. Torres and Mark Treyger*

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Wednesday, June 20, 2018

11:00 AM

Committee Room - City Hall

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**LU 0089-2018** Application No. C 180127 ZMM submitted by DD West 29th LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to a C6-4X District and establishing a Special Hudson River Park District (HRP), Borough of Manhattan, Community District 4, Council District 3.

**LU 0090-2018** Application No. N 180128(A) ZRM submitted by DD West 29th 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 VIII, Chapter 9 (Special Hudson River Park District), and related Sections, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 4, Council District 3.

**LU 0091-2018** Application No. C 180129(A) ZSM submitted by DD West 29th LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2 06(c)(1) of Title 62 of the New York City Rules and Regulations, for the grant of a special permit pursuant to Section 89-21 of the Zoning Resolution in connection with a proposed mixed used development on property located at 601-613 West 29th Street (Block 675, Lots 11, 16, and 19), Borough of Manhattan, Community District 4, Council

District 3.

- LU 0092-2018** Application No. C 180150 ZMM submitted by West 30th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to a C6-4X District and establishing a Special Hudson River Park District, Borough of Manhattan, Community District 4, Council District 3.
- LU 0093-2018** Application No. N 180151(A) ZRM submitted by West 30th 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 Article VIII, Chapter 9 (Special Hudson River Park District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 4, Council District 3.
- LU 0094-2018** Application No. C 180152(A) ZSM submitted by West 30th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter and modified pursuant to Section 2 06(c)(1) of Title 62 the New York City Rules and Regulations, for the grant of a special permit pursuant to Section 89-21 of the Zoning Resolution, in connection with a proposed mixed use development on property located at 606-616 West 30th Street (Block 675, Lots 38 & 39), Borough of Manhattan, Community District 4, Council District 3.
- LU 0107-2018** Application No. 20185267 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ephesus Corp. d/b/a Seven Hills Mediterranean Grill, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 158 West 72nd Street, Borough of Manhattan, Community

Board 7, Council District 7. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20(b) of the Council and Section 20-226 of the New York City Administrative Code.

**LU 0108-2018** Application No. C 180096 ZMK submitted by South Portland, LLC and Randolph Haig Day Care Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of Zoning Map Section No. 16c, changing from an R7A District to an R8A District, establishing within a proposed R8A District a C2-4 District, and establishing a Special Downtown Brooklyn District, for an area for an area bounded by Hanson Place to the north, South Portland Avenue to the east, Academy Place to the south, and South Elliot Place to the west. (Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37), Borough of Brooklyn, Community District 2, Council District 35.

**LU 0109-2018** Application No. N 180097 ZRK submitted by South Portland, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of eliminating a portion of an Inclusionary Housing designated area to establish a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, Borough of Brooklyn, Community District 2, Council District 35.

**LU 0110-2018** Application No. 20185361 HAK 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 2003, Lot 37, Borough of Brooklyn, Community District 2, Council District 35.

- LU 0111-2018** Application No. C 180170 ZMM submitted by QT Soho Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12a, eliminating from within an existing R7-2 District a C1-5 District on certain residential properties along Sullivan Street (Block 504, Lots 31, 34 and p/o Lot 36). and establishing within an existing R7-2 District a C2-5 District along portions of Avenue of the Americas and Spring Street (Block 504, Lots 7501, 43, 39, and p/o Lots 36 and 11), Borough of Manhattan, Community District 2, Council District 3.
- LU 0112-2018** Application No. N 180184 ZRM submitted by Times Square Hotel Owner, 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 the Special Times square signage requirements and the Special street wall and setback regulations of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 5, Council District 4.
- LU 0113-2018** Application No. C 150348 ZSM submitted by Zhongyin Apparel LLC pursuant to Sections 197 c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74 781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(a) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 85 Mercer Street (Block 485, Lot 25), in an M1-5A District, Borough of Manhattan, Community District 2, Council District 1.
- LU 0114-2018** Application No. 20185408 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Madison Entertainment Associates, for a revocable consent to establish, maintain and operate an

unenclosed sidewalk café located at 625 Madison Avenue, Borough of Manhattan, Community District 5, Council District 4. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20(b) of the Council and Section 20-226 of the New York City Administrative Code.

**LU 0115-2018** Application No. 20185230 HKM, pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of the The Emmet Building, located at 95 Madison Avenue (Block 858, Lot 58), as an historic landmark, Borough of Manhattan, Community District 5, Council District 2.

**LU 0116-2018** Application No. 20185229 HKM, pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of Hotel Seville (now The James NoMadHotel), located at 22 East 29th Street (Block 858, p/o Lot 17), as an historic landmark, Borough of Manhattan, Community District 5, Council District 4.

**LU 0117-2018** Application No. 20185275 HKM, pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of Public School 109 (now El Barrio's Artspace PS 109), located at 215 East 99th Street (Block 1649, Lot 9), as an historic landmark, Borough of Manhattan, Community District 11, Council District 8.

**LU 0118-2018** Application No. 20185274 HKM, pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the

Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of Benjamin Franklin High School (now Manhattan Center for Science and Mathematics), located at 260 Pleasant Avenue (aka 260-300 Pleasant Avenue, 500-528 East 116th Street) (Block 1713, p/o Lot 1), as an historic landmark, Borough of Manhattan, Community District 11, Council District 8.

**LU 0119-2018** Application No. 20185273 HKM, pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of Richard Webber Harlem Packing House, located at 207-215 East 119th Street (Block 1784, p/o Lot 5), as an historic landmark, Borough of Manhattan, Community District 11, Council District 8.

**LU 0120-2018** Application No. 20185231 HKK, pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of the Dr. Maurice T. Lewis House, located at 404 55th Street (Block 831, Lot 8), as an historic landmark, Borough of Brooklyn, Community District 7, Council District 38.

**LU 0121-2018** Application No. 20185276 HKK, pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York, concerning the designation by the Landmarks Preservation Commission of the The Dime Savings Bank of Williamsburgh, located at 209 Havemeyer Street (aka 257 South 5th Street) (Block 2447, p/o Lot 36), as an historic landmark, Borough of Brooklyn, Community District 1, Council District 34.

**T2018-2295** Application No. 20185417 HAM submitted by the New York

City Department of Housing Preservation and Development pursuant to the Private Housing Finance Law for the approval of a new real property tax exemption, the termination of a prior tax exemption, and the voluntary dissolution of the current owner of property located at Block 392, Lots 17 and 27, and Block 393, Lots 14 and 56, Borough of Manhattan, Community District 3, Council District 2.

*Preconsidered*

**T2018-2296** Application No. 20185418 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 122(1) of the Private Housing Finance Law for the approval of the conveyance of real property located at Block 392, Lot 40, Borough of Manhattan, Community District 3, Council District 2.

*Preconsidered*

**T2018-2297** Application No. 20185436 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 115 of the Private Housing Finance Law for the modification of a plan and project for property located Block 392, Lots 17, 19, 20, 21, 27, 28, 29, 30, and 40, and Block 393, Lots 12, 14, 15, 56, 57, and 58, Borough of Manhattan, Community District 3, Council District 2.

*Preconsidered*

**T2018-2298** Application No. 20185419 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to the Private Housing Finance Law for the approval of a new real property tax exemption, the termination of a prior tax exemption, and the voluntary dissolution of the current owner of property located at Block 392, Lots 22 and 48, Block 395, Lots 1 and 3, Borough of Manhattan, Community District 3, Council District 2.

*Preconsidered*

**T2018-2299** Application No. 20185420 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 122(1) of the Private Housing Finance Law for the approval of the conveyance of real property located at Block 393, Lot 59, Borough of Manhattan, Community District 3, Council District 2.

*Preconsidered*

**T2018-2300** Application No. 20185423 HAM submitted by the New York City Department of Housing Preservation and Development pursuant to Section 115 of the Private Housing Finance Law for the modification of a plan and project for property located at Block 392, Lots 22, 48, 50, 51, and 52, Block 393 Lots 59 and 60, and Block 395, Lots 1, 3, and 5, Borough of Manhattan, Community District 3, Council District 2.

*Preconsidered*

**T2018-2301** Application No. 20185415 HAK submitted by the New York City Department of Housing Preservation and Development pursuant to the Private Housing Finance Law for the approval of a new real property tax exemption, the termination of a prior tax exemption, and the voluntary dissolution of the current owner of property located at Block 3022, p/o Lot 16 (Tentative Lot 116) and Lot 25, Block 3031, p/o Lot 18 (Tentative Lot 118), Borough of Brooklyn, Community District 1, Council District 34.

*Preconsidered*

**T2018-2302** Application No. 20185416 HAK submitted by the New York City Department of Housing Preservation and Development pursuant to Section 122(1) of the Private Housing Finance Law for the approval of a conveyance of real property located at Block 3022, p/o Lot 16 (Tentative Lot 116) and Lot 25,



Block 3031, p/o Lot 18 (Tentative Lot 118), Borough of Brooklyn, Community District 1, Council District 34.

*Preconsidered*

**T2018-2303**

Application No. 20185435 HAK submitted by the New York City Department of Housing Preservation and Development pursuant to Section 115 of the Private Housing Finance Law for the modification of a plan and project for property located at Block 3022 Lots 16 and 25 (formerly Block 3022 Lots 11, 12, 13, 14, 15, 16, 44, 45, 46, 47 and 48), and Block 3031, Lot 18 (formerly Block 3031, Lot 16), Borough of Brooklyn, Community District 1, Council District 1.

*Preconsidered*