



# 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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Thursday, March 7, 2019

12:30 PM

Committee Room - City Hall

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- LU 0330-2019** Application No. 20195354 HAM (67-69 St. Nicholas Ave) submitted by the NYC Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at Block 1823, Lot 56, Borough of Manhattan, Council District 9, Community District 10.
- LU 0331-2019** Application No. N 180281 ZRQ (Douglaston Parkway Rezoning) 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 for property located at Block 8092 Lots 5 and 39, and p/o Lots 205, 25, 28, and 33, Borough of .Queens, Council District 19, Community District 11.
- LU 0332-2019** Application No. C 060432 ZMQ (Douglaston Parkway Rezoning) 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, changing from an R1-2 District to an R6A District and establishing within a proposed R6A District a C1-2 District, for property located at Block 8092 Lots 5 and 39, and p/o Lots 205, 25, 28, and 33, Borough of Queens,

Council District 19, Community District 11.

**LU 0335-2019** Application No. N 180457 ZRK (570 Fulton Street Rezoning) 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), Borough of Brooklyn, Council District 35, Community District 2.

**LU 0336-2019** Application No. C 180458 ZSK (570 Fulton Street Rezoning) 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, Borough of Brooklyn, Council District 35, Community District 2.

**LU 0337-2019** Application No. C 180459 ZMK (570 Fulton Street Rezoning) 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, Borough of Brooklyn, Council District 35, Community District 2.

- LU 0342-2019** Application No. 20195365 HAK (32-34 Putnam Avenue Cluster) 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 a 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, Council Districts 35 and 36, Community Districts 2, 3 and 8.
- LU 0343-2019** Application No. 20195392 HAM (East Village Homes Phase 1) 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, Council District 2, Community District 3.
- LU 0344-2019** Application No. 20195393 HAM (East Village Homes Phase 2) 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, Council District 2, Community District 3.

**LU 0345-2019** Application No. 20195394 HAM (East Village Homes – NCP) 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, Council District 2, Community District 3.

**LU 0348-2019** Application No. C 180261 ZMX (Williamsbridge Road Rezoning) submitted by 2712 Radcliff Yates Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment to the Zoning Map, Section No. 4a, changing from a C8-1 District to an R7A District, and establishing within the proposed R7A District a C2-3 District, for real property located at Block 4516, Borough of the Bronx, Council District 13, Community District 11.

**LU 0349-2019** Application No. N 180262 ZRX (Williamsbridge Road Rezoning) 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 Inclusionary Housing Area, Borough of the Bronx, Council District 13, Community District 11.

**LU 0350-2019** Application No. C 190143 ZMX (Betances VI) 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, eliminating from within an

existing R6 District a C1-4 District, changing from an R6 District to an R7X District, and establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, for property located in the Borough of the Bronx, Council District 8, Community District 1.

**LU 0351-2019** Application No. N 190144 ZRX (Betances VI) 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, Borough of the Bronx, Council District 8, Community District 1.

**AND SUCH OTHER BUSINESS AS MAY BE NECESSARY**