



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE**

**LAND USE COMMITTEE**

**FOR THE WEEK OF SEPTEMBER 25, 2017 – SEPTEMBER 29, 2017**

**DAVID G. GREENFIELD**, *Chair*, Land Use Committee

**DONOVAN J. RICHARDS**, *Chair*, Subcommittee on Zoning and Franchises

**PETER KOO**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**RAFAEL SALAMANCA, JR.**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

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

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M., Monday, September 25, 2017:**

### **L.U. No. 751**

#### **SOHO TOWER**

**MANHATTAN CB - 2**

**C 170382 ZSM**

Application submitted by Broome Property Owner JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 42 spaces on portions of the ground floor, third floor and the fourth floor of a proposed mixed use building on property located at 100 Varick Street (Block 477, Lots 35, 42, 44, 46, 71-76 and 1001-1005), in an M1-6 District, within the Special Hudson Square District.

### **L.U. NOS. 752 AND 753 ARE RELATED**

#### **L.U. No. 752**

#### **1675 WESTCHESTER AVENUE REZONING**

**BRONX CB - 9**

**C 170377 ZMX**

Application submitted by 1675 JV Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R6 District to an R8A District property bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and

2. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

subject to the conditions of CEQR Declaration E-425.

**L.U. No. 753**

**1675 WESTCHESTER AVENUE REZONING**

**BRONX CB - 9**

**N 170378 ZRX**

Application submitted by 1675 JV Associates, 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, Community District 9.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

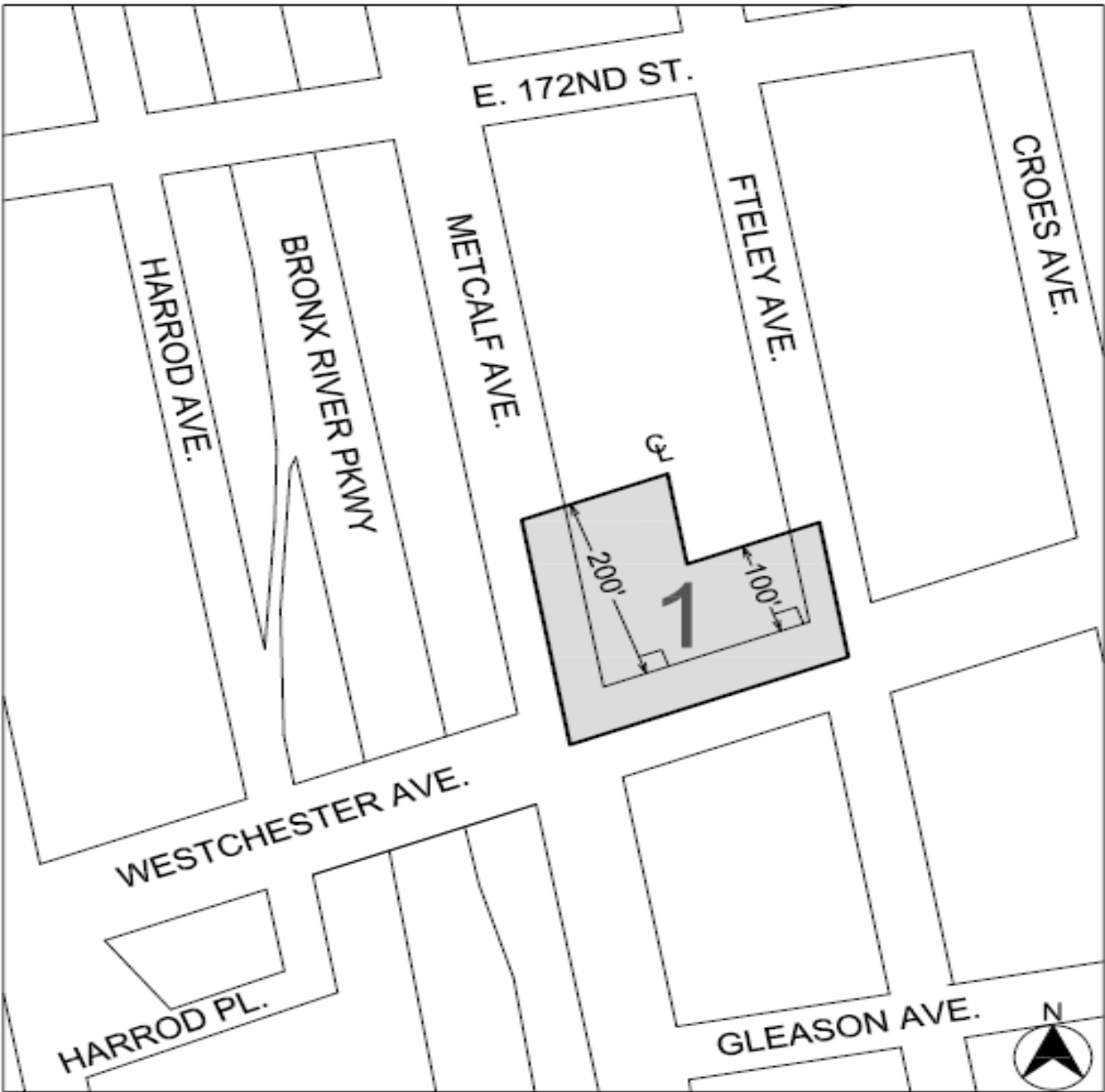
**THE BRONX**


\* \* \*

**The Bronx Community District 9**

In the R8A District within the area shown on the following Map 1:

[PROPOSED MAP]



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

Portion of Community District 9, The Bronx

\* \* \*

**C 170180(A) ZMQ AND N 170181 ZRQ ARE RELATED**

**PRECONSIDERED L.U.**

**135-01 35<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 7**

**C 170180(A) ZMQ**

Application submitted by Stemmax Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by a line 125 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street, Borough of Queens, Community District 7, subject to the conditions of CEQR Declaration E-424.

**PRECONSIDERED L.U.**

**135-01 35<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 7**

**N 170181 ZRQ**

Application submitted by Stemmax Realty Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 7.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**Queens**

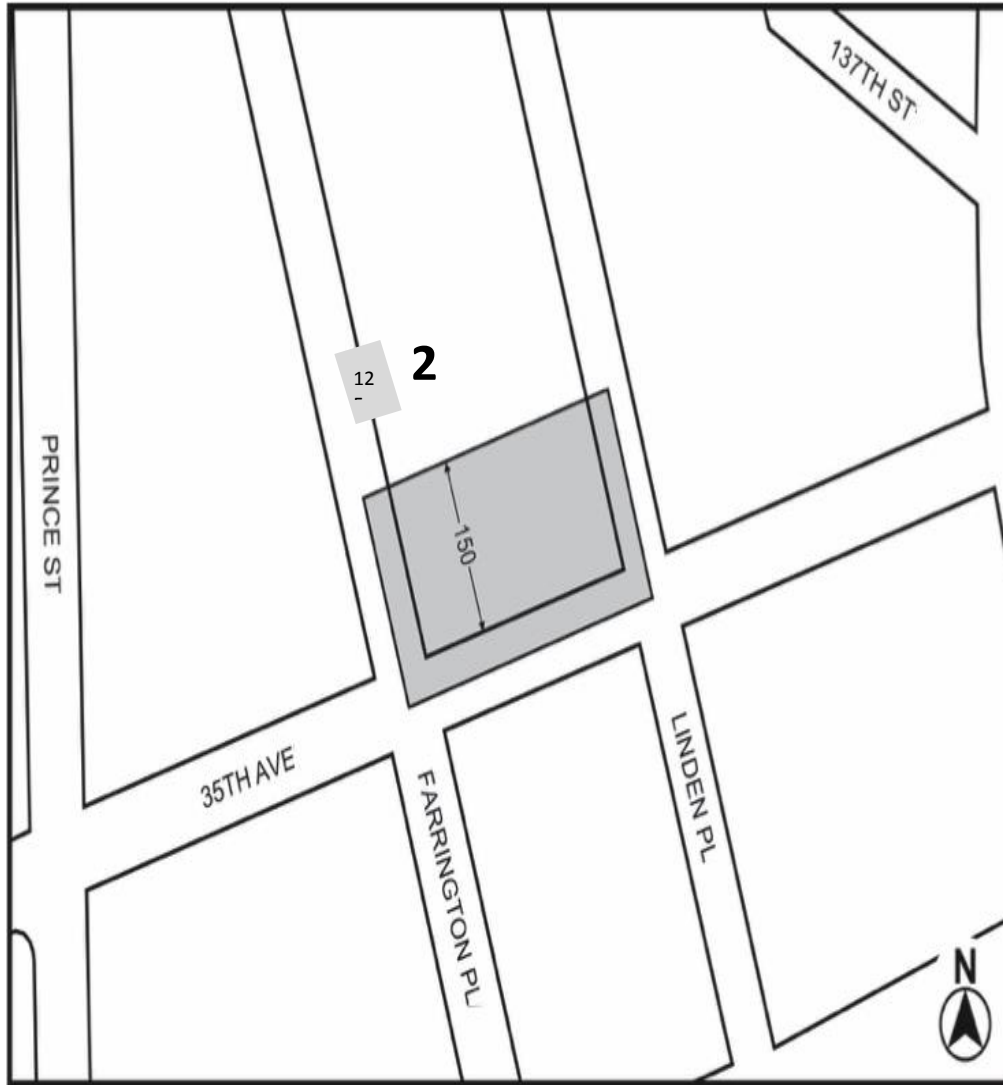
\* \* \*

**Queens Community District 7**

In the R7A and R7X Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2 – [date of adoption]



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

Portion of Community District 7, Queens

\* \* \*



## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Monday, September 25, 2017 at 11:00 A.M. in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, has been DEFERRED.**

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## **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, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at 1:00 P.M., Monday, September 25, 2017:**

**L.U. No. 739**

**SMALL HOMES REHAB-NYCHA**

**SOUTHEASTERN QUEENS VACANT HOMES – CLUSTER II**

**QUEENS CBs - 12 and 13**

**20185042 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for property located at 89-24 168<sup>th</sup> Place (Block 09801, Lot 2), 210-33 113<sup>th</sup> Avenue (Block 11131, Lot 6), 102-47 187<sup>th</sup> Street (Block 10366, Lot 143), and 110-60 Wood Street (Block 10411, Lot 6), in Community Districts 12 and 13, Council District 27, Borough of Queens.



**L.U. No. 740**

**SMALL HOMES REHAB-NYCHA**

**SOUTHEASTERN QUEENS VACANT HOMES – CLUSTER II**

**QUEENS CBs - 10 and 12**

**20185043 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for properties located at 116-02 139<sup>th</sup> Street (Block 11996, Lot 131), 117-31 135<sup>th</sup> Street (Block 11699, Lot 51), 129-23 135<sup>th</sup> Place (Block 11775, Lot 206), 129-41 135<sup>th</sup> Street (Block 11774, Lot 550), 129-59 135<sup>th</sup> Street (Block 11774, Lot 559), 130-15 135<sup>th</sup> Place (Block 11781, Lot 267), 130-16 149<sup>th</sup> Street (Block 12111, Lot 49), 131-15 Sutter Avenue (Block 11755, Lot 5), 133-16 Van Wyck Expwy (Block 11796, Lot 7), 133-18 134<sup>th</sup> Street (Block 11793, Lot 74), 147-06 Sutter Place (Block 12106, Lot 24), 107-34 Princeton Street (Block 10081, Lot 19), 111-14 169<sup>th</sup> Street (Block 10206, Lot 37), 115-41 147<sup>th</sup> Street (Block 11992, Lot 97), 150-22 118<sup>th</sup> Avenue (Block 12205, Lot 12), 167-08 110<sup>th</sup> Avenue aka Brinkerhoff Avenue (Block 10195, Lot 4), 114-47 Inwood Street (Block 11976, Lot 45), and 145-36 111<sup>th</sup> Avenue (Block 11962, Lot 43), in Community Districts 10 and 12, Council District 28, Borough of Queens.

**L.U. 741**

**SMALL HOMES REHAB-NYCHA**

**SOUTHEASTERN QUEENS VACANT HOMES – CLUSTER II**

**QUEENS CB - 10**

**20185044 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption, waiver of the area designation requirement and waiver of Sections 197-c and 197-d of the New York City Charter for property located at 103-16 Plattwood Avenue aka 103-16 109<sup>th</sup> Avenue (Block 11479, Lot 29), in Community District 10, Council District 32, Borough of Queens.

**L.U. No. 742**  
**SMALL HOMES REHAB-NYCHA**  
**SOUTHEASTERN QUEENS VACANT HOMES - CLUSTER II, TPT**  
**BROOKLYN CB - 3** **20185048 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for approval of an amendment to a previously approved urban development action project and approval of a new real property tax exemption pursuant to Article 16 of the General Municipal Law for property located at Block 1788, Lot 53, in Community District 3, Council District 36.

**L.U. NOS. 747 THROUGH 750 ARE RELATED**

**L.U. No. 747**  
**LOWER CONCOURSE NORTH REZONING**  
**BRONX CB - 4** **C 170311 ZMX**

Application submitted by the New York City 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. 6a:

1. changing an M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;
2. establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street; and
3. establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street.

**L.U. No. 748**

**LOWER CONCOURSE NORTH REZONING**

**BRONX CB - 4**

**N 170312 ZRX**

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, modifying Article VIII, Chapter 7, for the purpose of establishing two subdistricts within the Special Harlem River Waterfront District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 4.

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

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

**L.U. No. 749**

**LOWER CONCOURSE NORTH REZONING**

**BRONX CB - 4**

**C 170314 PPX**

Application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of five city-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150<sup>th</sup> Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning.

**L.U. No. 750**

**LOWER CONCOURSE NORTH REZONING**

**BRONX CB - 4**

**C 170315 ZSX**

Application submitted by the New York City Economic Development Corporation 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 allow a waiver of 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, on property located on the westerly side of

Gateway Center Boulevard, northerly of East 149<sup>th</sup> Street (Block 2356, Lots 2 & 72, Block 2539, Lot 1 & p/o Lot 2, and the bed of demapped East 150<sup>th</sup> Street), in an R7-2 District, with the Special Harlem River Waterfront District.

**PRECONSIDERED L.U.**

**HOPE HOMES CLUSTER**

**MANHATTAN CBs - 8 and 9**

**20185065 HAM**

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 amendment to a previously approved real property tax exemption extending the period from 10 years to 20 years for property located at Block 1749, Lot 61, Block 1750, Lots 57 and 58, Block 1751, Lot 50, Block 1644, Lot 65, Block 1785, Lot 8, Block 1783, Lots 10 and 109, Block 1796, Lots 21 and 41, Block 1806, Lots 37 and 111, Block 1807, Lot 113, and Block 1796, Lot 4 (the “Exemption Area”) in Community Districts 8 and 9, Council District 11, Borough of Manhattan.

**L.U. No. 738**

*The public hearing on this item was held on September 5, 2017 and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

**CATON FLATS**

**BROOKLYN CB - 14**

**20185040 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 5063, Lot 58, Borough of Brooklyn, Community District 14, Council District 40.

**L.U. No. 746**

*The public hearing on this item was held on September 5, 2017  
and **closed**. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**NCP PARK AND ELTON APARTMENTS**

**BRONX CBs - 1, 3**

**20185049 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment of a previously approved project to approve the disposition of property located on 3120 Park Avenue (Block 2418, Lot 6) and 451 East 159<sup>th</sup> Street (Block 2381, Lot 42) and approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law, Community Districts 1 and 3, Council District 17, Borough of the Bronx.



**LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M. on Tuesday, September 26, 2017**, to consider all items reported out of the Subcommittees at the meetings held Monday, September 25, 2017, and conduct such other business as may be necessary.