



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF JULY 16, 2018 – JULY 20, 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

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

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***The Land Use Committee meeting scheduled for 07/18/18 will commence at 9:30 A.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., Tuesday, July 17, 2018**:

### **L.U. No. 141**

#### **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**

#### **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. No. 143**

#### **PAPASITO**

**MANHATTAN CB - 12**

**20185405 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Vida Mexicana Inc., d/b/a Papasito, for a renewal revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 223 Dyckman Street.

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

**L.U. No. 147**

**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**

**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**

\* \* \*

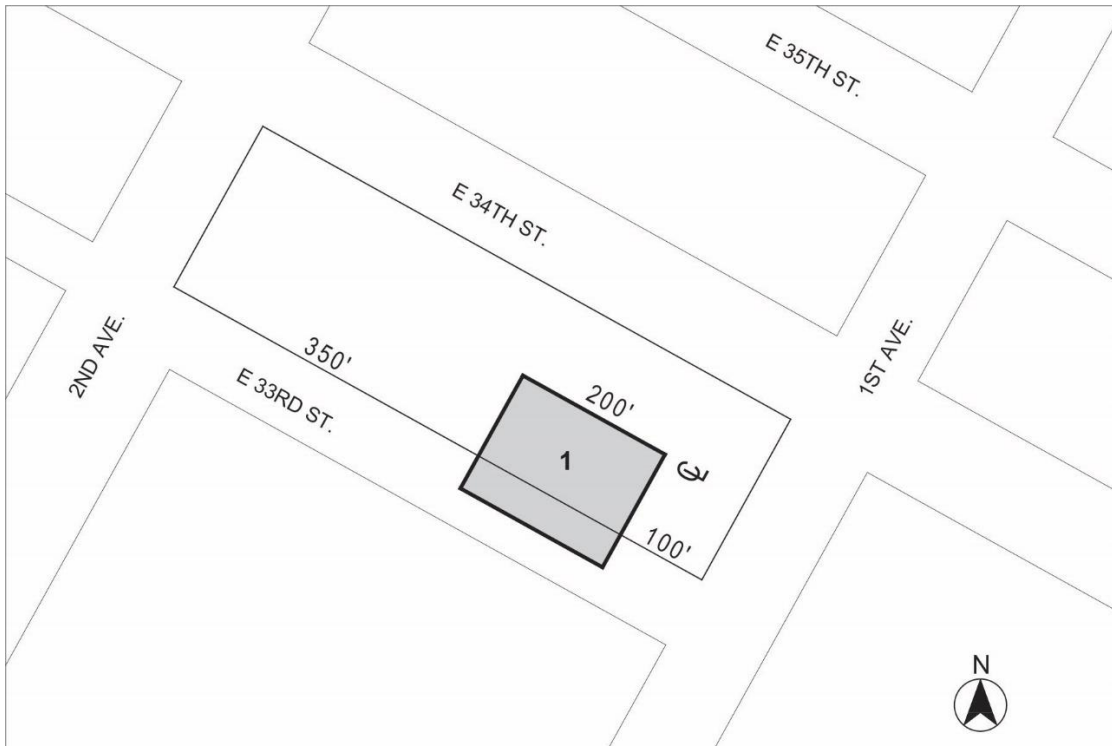
# MANHATTAN

\* \* \*

## 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

\* \* \*

**PRECONSIDERED L.U.**

**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.

**PRECONSIDERED L.U.**

**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**

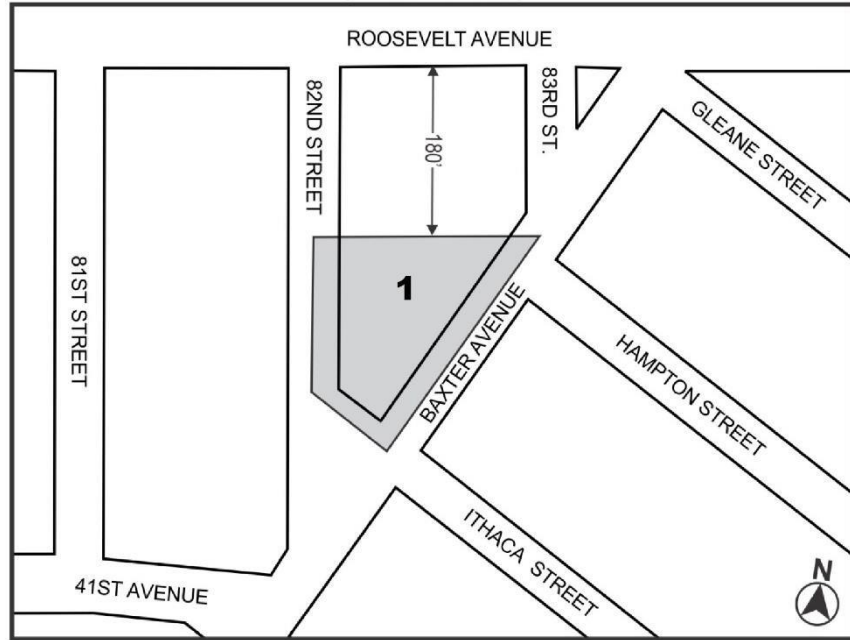
\* \* \*


# 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

\* \* \*

### **PRECONSIDERED L.U.**

### **1601 DEKALB AVENUE REZONING**

**BROOKLYN CB - 4**

**C 180148 ZMK**

Application submitted by 1601 DeKalb Avenue Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an R6 District to an R6B District property bounded by Hart



Street, a line 400 feet northeasterly of Irving Avenue, DeKalb Avenue, and a line 350 feet northeasterly of Irving Avenue;

2. changing from an M1-1 District to an R7A District property bounded by Hart Street, Wyckoff Avenue, DeKalb Avenue, and a line 400 feet northeasterly of Irving Avenue; and
3. establishing within the proposed R7A District a C2-4 District bounded by Hart Street, Wyckoff Avenue, DeKalb Avenue, and a line 100 feet southwesterly of Wyckoff Avenue;

as shown on a diagram (for illustrative purposes only) dated February 12, 2018, and subject to the conditions of CEQR Declaration E-465.

**PRECONSIDERED L.U.**

**1601 DEKALB AVENUE REZONING**

**BROOKLYN CB - 4**

**N 180149 ZRK**

Application submitted by 1601 DeKalb Avenue 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 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**

\* \* \*

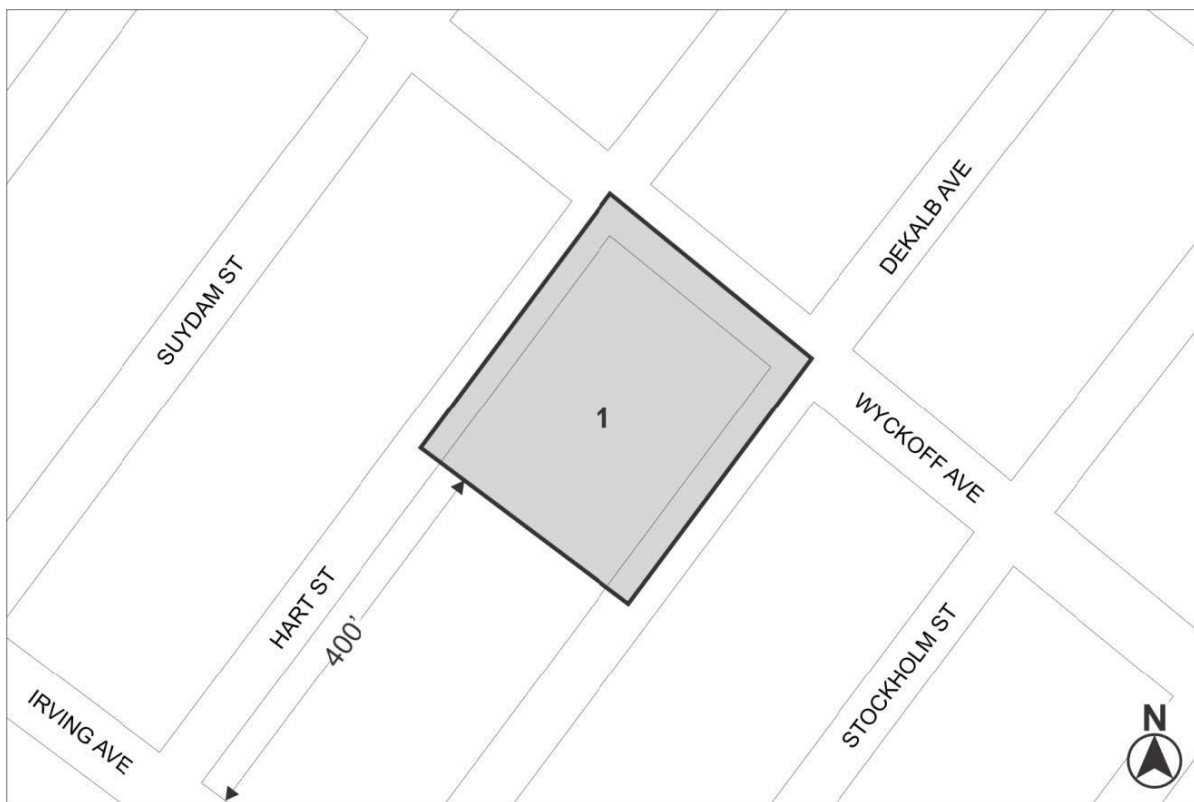
# BROOKLYN

\* \* \*

## Brooklyn Community District 4

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### 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 and Option 2

### Portion of Community District 4, Brooklyn

\* \* \*



## **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 **Committee Room, City Hall**, New York, N.Y. 10007, commencing at **12:00 P.M. on Tuesday, July 17, 2018** :

### **L.U. No. 154**

#### **CONEY ISLAND RIEGELMANN BOARDWALK**

**BROOKLYN CB - 13**

**20185414 HIK (N 180454 HIK)**

The proposed designation by the Landmark Preservation Commission [DL-506/LP-2583] pursuant to Section 3020 of the New York City Charter of the Coney Island Riegelmann Boardwalk, located between West 37<sup>th</sup> and Brighton 15<sup>th</sup> Streets on the oceanfront in Coney Island and Brighton Beach, Brooklyn, as a scenic landmark.



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

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **2:00 P.M., Tuesday, July 17, 2018**:

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

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

#### **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**

**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**

**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**

**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**

**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.

**L.U. No. 158**

**NHP-HOPE HOMES CLUSTER AMENDMENT**

**MANHATTAN CB - 11**

**20185530 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 to a previously amended approved Urban Development Action Area Act Tax Exemption for properties located at 20 East 125<sup>th</sup> Street (Block 1749 Lot 61), 36 East 126<sup>th</sup> Street (Block 1750 Lot 58), 38 East 126<sup>th</sup> Street (Block 1750 Lot 57), 50 East 127<sup>th</sup> Street a.k.a 1991 Madison Avenue (Block 1751 Lot 50), 118 East 117<sup>th</sup> Street (Block 1644 Lot 65), 215 East 120<sup>th</sup> Street (Block 1785 Lot 8), 217 East 118<sup>th</sup> Street (Block 1783 Lot 109), 219 East 118<sup>th</sup> Street (Block 1783 Lot 10), 328 East 120<sup>th</sup> Street (Block 1796 Lot 41), 345 East 119<sup>th</sup> Street (Block 1796 Lot 21), 424 East 119<sup>th</sup> Street (Block 1806 Lot 37), 425 East 118<sup>th</sup> Street (Block 1806 Lot 111), 429 East 119<sup>th</sup> Street (Block 1807 Lot 113), and 2328 Second Avenue (Block 1796 Lot 4). Community District 11, Borough of Manhattan, Council Districts 8 and 9.

**L.U. No. 159**

**490 EAST 181ST STREET**

**BRONX CB - 6**

**20185531 HAX**

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 3047, Lot 14, and termination of the prior exemption, Community District 6, Borough of the Bronx, Council District 15.

**L.U. No. 160**

**1103 FRANKLIN AVENUE**

**BRONX CB - 3**

**20185532 HAX**

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 2608 Lot 22, and termination of the prior exemption, Community District 3, Borough of the Bronx, Council District 16.

**L.U. No. 161**

**SMALL HOMES REHAB-NYCHA (SQVH CLUSTER II) AMENDMENT  
QUEENS CBs - 10 and 12 20185533 HAQ**

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 to a previously approved Urban Development Action Area Project and Tax Exemption 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 Avenue (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), Community Districts 10 and 12, Borough of Queens, Council District 28.

**PRECONSIDERED L.U.  
FRIENDSET APARTMENTS**

**BROOKLYN CB - 13 20185538 HAK**

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 7046, Lot 1, and termination of the prior exemption, Community District 13, Borough of Brooklyn, Council District 47.

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**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 **9:30 A.M. on Wednesday, July 18, 2018**, to consider all items reported out of the Subcommittees at the meetings held Tuesday, July 17, 2018, and conduct such other business as may be necessary.