



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**

**OF**

**THE LAND USE COMMITTEE**

**FOR THE WEEK OF NOVEMBER 18 - NOVEMBER 22, 2013**

**LEROY G. COMRIE**, *Chair*, Land Use Committee

**MARK WEPRIN**, *Chair*, Subcommittee on Zoning and Franchises

**BRAD LANDER**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**STEPHEN LEVIN**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

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

## **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, 250 Broadway, 16<sup>th</sup> Floor**, New York City, New York 10007, commencing at **9:30 A.M. on Thursday, November 21, 2013:**

### **L.U. NOS. 951 THROUGH 953 ARE RELATED**

#### **L.U. No. 951**

#### **RHEINGOLD REZONING AND TEXT AMENDMENT**

**BROOKLYN CB - 4**

**C 080322 ZMK**

Application submitted by Forrest Lots, 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 M1-1 District to an R6A District property bounded by:
  - a. Flushing Avenue, Bushwick Avenue, the southwesterly centerline prolongation of Forrest Street, Garden Street, a line 100 feet southeasterly of Flushing Avenue, and Beaver Street;
  - b. a line midway between Flushing Avenue and Montieth Street, a line 100 feet southwesterly of Stanwix Street, Forrest Street, and a line 100 feet northeasterly of Bushwick Avenue; and
  - c. a line 100 feet southeasterly of Noll Street, a line 100 feet southwesterly of Evergreen Avenue, Melrose Street, and Stanwix Street;
2. changing from an M1-1 District to an R7A District property bounded by:
  - a. Flushing Avenue, Stanwix Street, Forrest Street, a line 100 feet southwesterly of Stanwix Street, a line midway between Flushing Avenue and Montieth Street, a line 100 feet northeasterly of Bushwick Avenue, Forrest Street, and Bushwick Avenue; and

- b. Noll Street, Evergreen Avenue, Melrose Street, and a line 100 feet southwesterly of Evergreen Avenue, a line 100 feet southeasterly of Noll Street, and Stanwix Street;
3. changing from an M3-1 District to an M1-2 District property bounded by Flushing Avenue, Evergreen Avenue, Noll Street, and Stanwix Street;
4. establishing within a proposed R6A District a C2-4 District bounded by Flushing Avenue, Bushwick Avenue, the southwesterly centerline prolongation of Forrest Street, Garden Street, a line 100 feet southeasterly of Flushing Avenue, and Beaver Street;
5. establishing within a proposed R7A District a C2-4 District bounded by:
  - a. Flushing Avenue, Stanwix Street, Montieth Street, a line 100 feet southwesterly of Stanwix Street, a line midway between Flushing Avenue and Montieth Street, a line 100 feet northeasterly of Bushwick Avenue, Forrest Street, and Bushwick Avenue; and
  - b. Noll Street, Evergreen Avenue, Melrose Street, and a line 100 feet southwesterly of Evergreen Avenue;

as shown on a diagram (for illustrative purposes only) dated June 3, 2013, and subject to the conditions of CEQR Declaration E-315.

## **L.U. No. 952**

### **RHEINGOLD REZONING AND TEXT AMENDMENT**

**BROOKLYN CB - 4**

**N 110179 ZRK**

Application submitted by Forrest Lots, LLC, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning APPENDIX F Inclusionary Housing Designated Areas), relating to the application of the Inclusionary Housing Program to proposed R6A and R7A Districts.

Matter in underline is new, to be added;

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

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

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

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## APPENDIX F

### INCLUSIONARY HOUSING DESIGNATED AREAS

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include # Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing Designated Areas# are mapped in #Commercial districts#, the residential district equivalent has instead been specified for each map.

Table of #Inclusionary Housing Designated Areas# by Zoning Map

<b>Zoning Map</b>	<b>Community District</b>	<b>Inclusionary Housing Map</b>
1d	Bronx CD 7	Map 1
3b	Bronx CD 4	Map 1
3c	Bronx CD 6	Maps 1-3
3c	Bronx CD 7	Map 1
3d	Bronx CD 3	Map 1
3d	Bronx CD 6	Maps 2-5
5d	Manhattan CD 7	Map 1
6a	Manhattan CD 9	Map 1, Map 2
6a	Manhattan CD 10	Map 1
6a	Manhattan CD 11	Map 1
6a	Bronx CD 1	Map 1
6a	Bronx CD 4	Map 1
6b	Manhattan CD 10	Map 1
6b	Manhattan CD 11	Map 1
8b	Manhattan CD 4	Map 1
8c	Manhattan CD 4	Map 2
8c	Manhattan CD 7	Map 2
8d	Manhattan CD 4	Map 3, Map 4
8d	Manhattan CD 5	Map 1

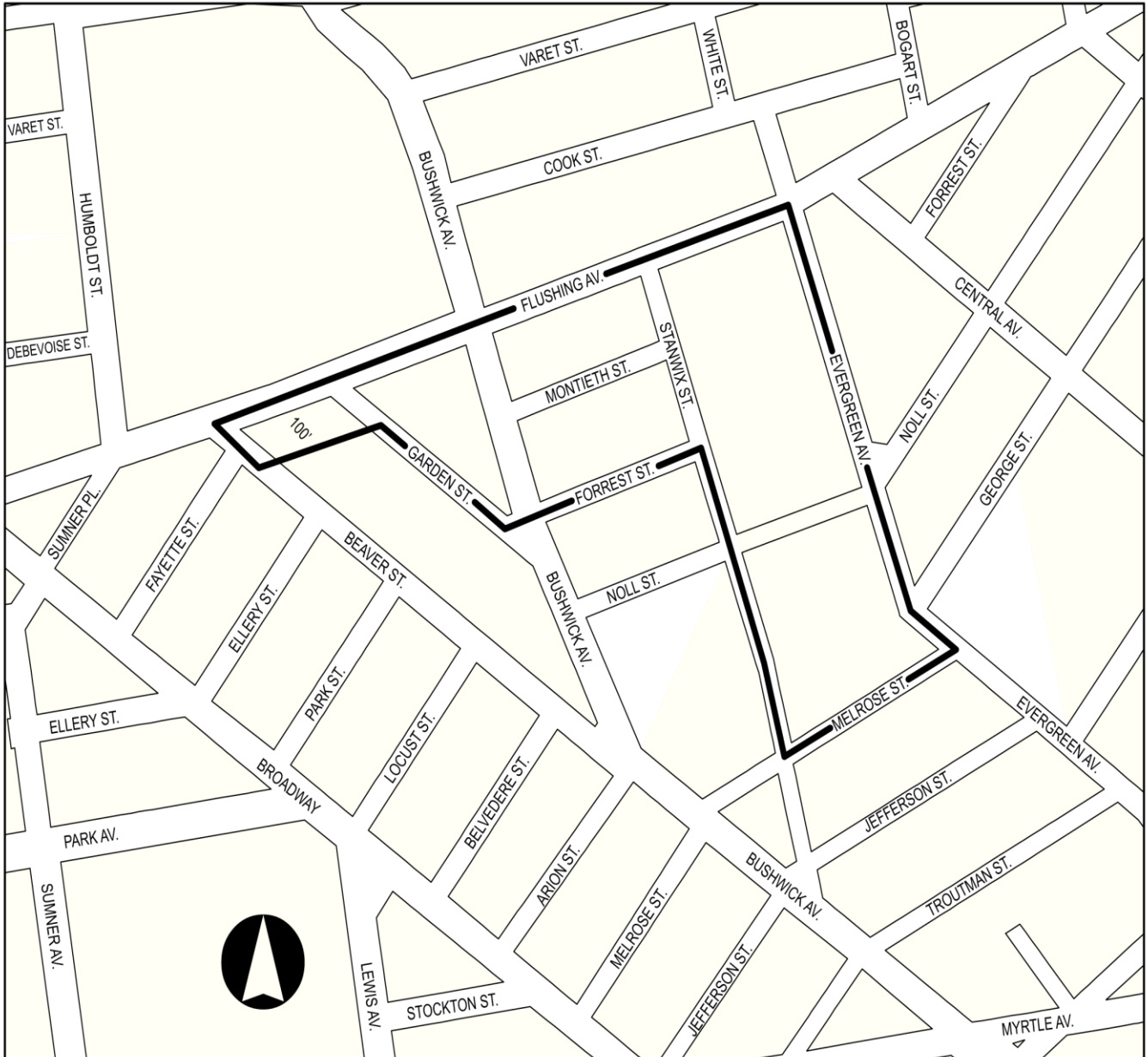
8d	Manhattan CD 6	Map 1
8d	Queens CD 2	Map 3
9a	Queens CD 1	Map 1
9b	Queens CD 1	Map 2
9b	Queens CD 2	Map 1
9d	Queens CD 2	Map 1, Map 2
12a	Manhattan CD 1	Map 1
12a	Manhattan CD 2	Map 1
12c	Manhattan CD 3	Map 1
12c	Brooklyn CD 1	Map 1, Map 2
12d	Brooklyn CD 1	Map 2, Map 3
12d	Brooklyn CD 2	Map 1, Map 4
12d	Brooklyn CD 3	Map 3
13a	Brooklyn CD 1	Map 1, Map 2
13b	Brooklyn CD 1	Map 2, Map 4
13b	Brooklyn CD 3	Maps 3-5
<u>13b</u>	<u>Brooklyn CD 4</u>	<u>Map 1</u>
14d	Queens CD 8	Map 1
14d	Queens CD 12	Map 1
16b	Brooklyn CD 7	Map 2
16c	Brooklyn CD 2	Map 1-3
16c	Brooklyn CD 3	Map 1
16c	Brooklyn CD 6	Map 1
16c	Brooklyn CD 8	Map 1
16d	Brooklyn CD 7	Map 1
16d	Brooklyn CD 8	Map 1
16d	Brooklyn CD 14	Map 2
17a	Brooklyn CD 3	Map 1-5
17a	Brooklyn CD 8	Map 1
17b	Brooklyn CD 8	Map 1
17b	Brooklyn CD 14	Map 2
22a	Brooklyn CD 7	Map 2
22c	Brooklyn CD 7	Map 2
22c	Brooklyn CD 14	Maps 1-3
23a	Brooklyn CD 14	Map 2
28d	Brooklyn CD 13	Map 1

\* \* \*

Brooklyn, Community District 4

In the R6A and R7A Districts within the area shown on the following Map 1:

Map 1.



Portion of Community District 4, Brooklyn

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**L.U. No. 953**

**RHEINGOLD REZONING AND TEXT AMENDMENT**

**BROOKLYN CB - 4**

**C 070250 MMK**

Application submitted by Forrest Lots, LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of Stanwix Street between Montieth Street and Forrest Street;
- the establishment of Noll Street between Stanwix Street and Evergreen Avenue;
- the extinguishment of a sewer easement; and
- the modification and adjustment of block dimensions and grades;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2722 dated June 9, 2010 and signed by the Borough President.



**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 matters in the **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, New York 10007, commencing at **11:00 A.M. on Thursday, November 21, 2013:**

**L.U. No. 968**

**LONG ISLAND BUSINESS COLLEGE**

**BROOKLYN CB - 1**

**20145123 HKK (N 140116 HKK)**

Designation (List No. 468/LP-2544) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Long Island Business College located at 143 South 8<sup>th</sup> Street (aka 143-149 South 8<sup>th</sup> Street) (Tax Map Block 2132, Lot 30), as an historic landmark.

**L.U. No. 969**

**STEINWAY AND SONS RECEPTION ROOM/HALLWAY**

**MANHATTAN CB - 5**

**20145106 HKM (N 140103 HKM)**

Designation (List No. 466/LP-2551) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Steinway & Sons Reception Room and Hallway, first floor, including the reception room's domed rotunda and balcony, the east foyer and stairs leading to the balcony; the hallway of the public corridor, up to the north glass doors, that adjoins the reception room; and the fixtures and components of these spaces, including but not limited to, wall and ceiling surfaces, floor surfaces, arches, pilasters, stairs, landings, ceiling murals, painted medallions, metal railings, metal grilles, chandeliers and lighting fixtures, door enframements, doors, windows, attached furnishings and decorative elements; Steinway Hall, located at 109-113 West 57th Street (aka 106-116 West 58th Street), Tax Map Block 1010, Lot 25 in part, as an historic landmark.

**L.U. No. 970**

**HOLLAND PLAZA BUILDING**

**MANHATTAN CB - 2**

**20145124 HKM (N 140117 HKM)**

Designation (List No. 466/LP-2537) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Holland Plaza Building (now One Hudson Square), located at 75 Varick Street (aka 73-93 Varick Street, 73-99 Watts Street, and 431-475 Canal Street) (Tax Map Block 226, Lot 1), as an historic 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 **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, New York 10007, commencing at **1:00 P.M. on Thursday, November 21, 2013:**

**L.U. No. 958**

**ALBERT GOODMAN PLAZA**

**BRONX CB - 3**

**20145154 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for an exemption from real property taxation and termination of the prior exemption and voluntary dissolution of current owner for properties located on Block 2621, Lot 1 and Block 2632, Lot 1 in the Borough of the Bronx, Community District 2, Council District 16. This matter is subject to Council review and action at the request of HPD and pursuant to Sections 123(4), 125 and 577 of the Private Housing Finance Law.

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## **LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, New York 10007, commencing at **10:00 A.M. on Monday, November 25, 2013**, and will consider all items reported out of the Subcommittees at the meetings held on Thursday, November 21, 2013, and conduct such other business as may be necessary.