



COUNCIL OF THE CITY OF NEW YORK

CALENDAR

OF

THE LAND USE COMMITTEE

FOR THE WEEK OF MARCH 31, 2014 - APRIL 4, 2014

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

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

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

INEZ DICKENS, *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 Chambers, City Hall**, New York City, New York 10007, commencing at **9:30 A.M. on Tuesday, April 1, 2014:**

L.U. No. 23

Public Hearing held on March 18, 2014 and laid over from the meeting of the Subcommittee on Zoning and Franchises on March 18, 2014.

688 BROADWAY

MANHATTAN CB - 2

C 140055 ZSM

Application submitted by Downtown RE Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-10 to allow Use Group 2 uses (residential uses) on the 2nd through 12th floors, and Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) below the level of the second story of a proposed mixed use development on a zoning lot that, as of December 15, 2003, is vacant, located at 688 Broadway (Block 531, Lot 4), in an M1-5B District, within the NoHo Historic District.

L.U. No. 24

Public Hearing held on March 18, 2014 and laid over from the meeting of the Subcommittee on Zoning and Franchises on March 18, 2014.

688 BROADWAY

MANHATTAN CB - 2

C 140056 ZSM

Application submitted by Downtown RE Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to facilitate the development of a 12-story mixed use development on a zoning lot where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003, located at 688 Broadway (Block 531, Lot 4), in an M1-5B District, within the NoHo Historic District.

L.U. No. 27

BRADDOCK HILLSIDE REZONING

QUEENS CB - 13

C 140037 ZMQ

Application submitted by DERP Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a:

1. eliminating from an existing R3-2 District a C2-2 District bounded by a line perpendicular to the northeasterly street line Braddock Avenue distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Braddock Avenue and the northwesterly street line of Hillside Avenue, a line 300 feet northeasterly of Braddock Avenue, a line 280 feet southeasterly of the first named course, Hillside Avenue, and Braddock Avenue;
2. changing from an R3-2 District to a C4-1 District property bounded by a line perpendicular to the northeasterly street line Braddock Avenue distant 225 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Braddock Avenue and the northwesterly street line of Hillside Avenue, a line 300 feet northeasterly of Braddock Avenue, a line 285 feet southeasterly of the first named course, a line perpendicular to the northwesterly street line of Hillside Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the northeasterly street line of Braddock Avenue, Hillside Avenue, and Braddock Avenue;

as shown in a diagram (for illustrative purposes only) dated October 21, 2013.

L.U. No. 28

DOMINO SUGAR

BROOKLYN CB - 1

C 140132 ZSK

Application submitted by Two Trees Management, LLC, pursuant to Sections 197-c and 201 of the New York City Charter and, for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines; and

2. Section 74-743(a)(2) – to modify the yard requirements of Sections 62-332 (Rear yards and waterfront yards) and 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), and to modify the height and setback requirements of 62-341 (Developments on land and platforms);

in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

L.U. No. 29
DOMINO SUGAR

BROOKLYN CB - 1

C 140133 ZSK

Application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to allow residential and non-residential uses to be arranged within a building without regard for the regulations set forth in Section 32-42 (Location within Buildings), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

L.U. No. 30
DOMINO SUGAR

BROOKLYN CB - 1

C 140134 ZSK

Application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(a) of the Zoning Resolution to allow the distribution of required or permitted accessory off-street parking spaces without regard for zoning lot lines, in connection with a proposed mixed use development on property generally bounded by

Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

L.U. No. 31
DOMINO SUGAR

BROOKLYN CB - 1

C 140135 ZSK

Application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B & 14A, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 3, Block 2428, Lot 1), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

L.U. No. 32
DOMINO SUGAR

BROOKLYN CB - 1

N 140131 ZRK

Application submitted by Two Trees Management LLC, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 62-352 (Inclusionary Housing) and Section 74-745 (Location of accessory parking spaces and loading births) relating to the inclusionary housing program and loading requirements within large scale general developments in the Borough of Brooklyn, Community District 1.

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

Inclusionary Housing

* * *

(3) For #zoning lots# containing #residences# in R8 or C6-2 Districts within a #large-scale general development# that is located in or partially within a C6 District, the #floor area# of a #zoning lot# may not exceed the base #floor area ratio# of 4.88, except that such #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, or by 0.833 square feet for each square foot of #moderate income floor area# provided, up to a maximum #floor area ratio# of 6.5, provided that for each square foot of #floor area compensation# for #moderate income floor area#, there is one square foot of #floor area compensation# for #low income floor area#.

However, to receive such #floor area# increase, the amount of #low income floor area# plus two-thirds of the amount of #moderate income floor area# need not exceed 20 percent of the total #floor area# on all #zoning lots# in R8 or C6-2 districts within the #large-scale general development#, exclusive of ground-floor non-#residential floor area#, #floor area# within a #school#, and #floor area# within a non-#residential building# that is vacant above the ground floor.

For the purposes of the calculations in this paragraph (3), inclusive, an amount of #moderate income floor area# not exceeding 50,000 square feet may be considered #low income floor area#.

For the purposes of this paragraph, (b), inclusive, #low income floor area# may be considered #moderate income floor area#, ~~and #moderate income floor area# may be considered #middle income floor area#.~~

* * *

~~Location of a~~ Accessory parking spaces and loading berths

For a #large-scale general development# the City Planning Commission may permit:

(a) Modification of location requirements

When a #large-scale general development# includes two or more #zoning lots#, the City Planning Commission may permit required or permitted #accessory# off-street parking spaces, bicycle parking spaces or loading berths to be located anywhere within a #large-scale general development# without regard for #zoning lot lines#, provided that the Commission shall find:

- ~~(a)~~(1) such off-street parking spaces, bicycle parking spaces and loading berths will be conveniently located in relation to the #use# to which such spaces or berths are #accessory#;
- ~~(b)~~(2) such location of off-street parking spaces, bicycle parking spaces and loading berths will result in a better site plan; and
- ~~(c)~~(3) such location of off-street parking spaces, bicycle parking spaces and loading berths will not unduly increase the number of spaces in any single #block#, draw excessive traffic through local #streets#, or otherwise adversely affect traffic conditions in the surrounding area.

Whenever required off-street parking spaces, bicycle parking spaces and loading berths are permitted to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# shall be kept available for such #building# throughout its life.

(b) Waiver or reduction of loading berth requirements

When a #zoning lot# in a #large scale general development#, that is located within a waterfront area pursuant to Section 62-132(b), in Community District 1 in Brooklyn, contains one or more #retail or service uses# listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B, 14A or 16A, and where no single such establishment exceeds 8,500 square feet in #floor area#, the City Planning Commission may waive the requirement for loading berths, or reduce the number of required loading berths, provided that:

- (1) curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby #uses#;

- (2) an efficient goods receiving system will be implemented within the #commercial# establishment to expedite the movement of goods from the curb to areas within the establishment;
- (3) such modification allows for a better relationship of the #street walls# of the #building# containing such establishment with the sidewalks and surrounding area; and
- (4) such modification will not impair or adversely affect the development of the surrounding area.

The City Planning Commission may prescribe additional conditions and safeguards to minimize adverse effects on the surrounding area.

* * *

**L.U. No. 33
DOMINO SUGAR**

BROOKLYN CB - 1

N 140136 ZAK

Application submitted by Two Trees Management, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

L.U. No. 41
606 WEST 57TH STREET

MANHATTAN CB - 4

C 130336 ZMM

Application submitted by 606 W. 57 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c:

1. changing from an M1-5 District to a C4-7 District property bounded by a line midway between West 57th Street and West 56th Street, a line perpendicular to the northerly street line of West 55th Street distant 300 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of Twelfth Avenue and northerly street line of West 55th Street, West 56th Street, a line 300 feet westerly of Eleventh Avenue, a line 145 feet southerly of West 56th Street, and the southerly prolongation of a line 157 feet easterly of Twelfth Avenue; and
2. changing from an M2-3 to a C4-7 District property bounded by West 57th Street, Eleventh Avenue, West 56th Street, a line perpendicular to the northerly street line of West 55th Street distant 300 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of Twelfth Avenue and northerly street line of West 55th Street, a line midway between West 57th Street and West 56th Street, and a line 157 feet easterly of Twelfth Avenue;

as shown on a diagram (for illustrative purposes only) dated October 21, 2013, and subject to the conditions of CEQR Declaration E-324.

L.U. No. 42
606 WEST 57TH STREET

MANHATTAN CB - 4

C 130339 ZSM

Application submitted by 606 W. 57 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45, 13-451 and 13-454 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 500 spaces, on portions of the ground floor, P1, P2 and P3 levels of a proposed mixed-use development on property located at 606 West 57th Street (Block 1104, Lots 31, 40, 44 and 55), in a C4-7 District, within the Special Clinton District.

L.U. No. 43
606 WEST 57TH STREET

MANHATTAN CB - 4

N 130337 ZRM

Application submitted by 606 W. 57 LLC c/o TF Cornerstone Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 6 (Special Clinton District) and Appendix F concerning regulations in Northern Subarea C1 and Inclusionary Housing designated areas.

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

Article II: Residence District Regulations

Chapter 3

Residential Bulk Regulations in Residence Districts

* * *

Article IX: Special Purpose Districts

Chapter 6

Special Clinton District

* * *

96-30

OTHER AREAS

In Area C, the regulations of the underlying districts shall apply, except as otherwise set forth in this Section, inclusive. The boundaries of Northern Subarea C1 and Western Subarea C2 are shown on the District Map in Appendix A of this Chapter.

* * *

Special Regulations in Northern Subarea C1

Within Area C1-1, within Northern Subarea C1, as shown on the map in Appendix A of this Chapter, the following special #use# and Inclusionary Housing regulations shall apply:

(a) Inclusionary Housing Program

The boundaries of the #Inclusionary Housing designated area# within the #Special Clinton District# are shown on Map 2 in Manhattan Community District 4, in Appendix F of this Resolution. Such area shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

(b) Special #use# regulations

Within the area shown on the Map entitled Special Use Regulations in Northern Subarea C1 in Appendix A of this Chapter, the following #uses# shall be permitted below the level of the lowest floor occupied by #dwelling units#:

- (1) automobile showrooms or sales with preparation of automobiles for delivery; and
- (2) automobile repairs.

* * *

96-80

EXCLUDED AREAS

* * *

96-81

R10 Districts

R10 Districts in Excluded Areas shall be #Inclusionary Housing designated areas# pursuant to Section 12-10 (DEFINITIONS) for the purpose of making the Inclusionary

Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District. ~~The provisions of paragraph (a) of Section 23-954 (Additional requirements for compensated developments) shall not apply.~~

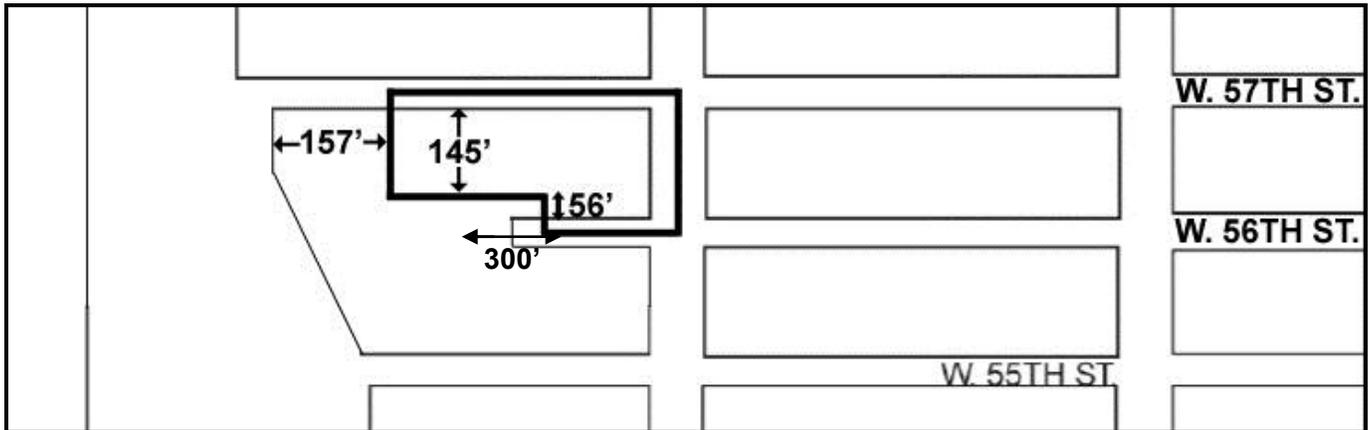
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Appendix A - Special Clinton District Map

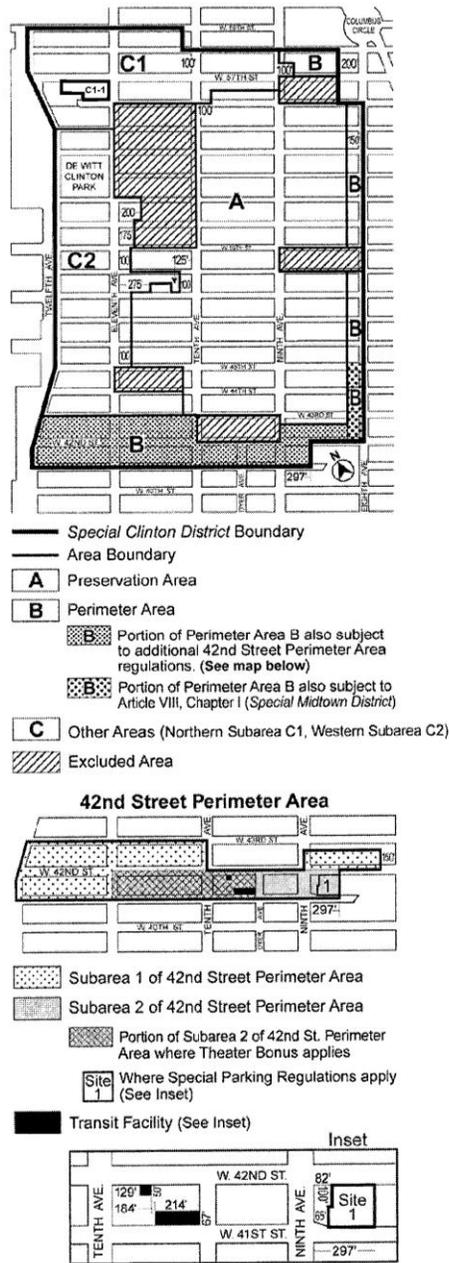
* * *

Map to be inserted in Appendix A

C1-1 – Special Use Regulations Area



Appendix A - Special Clinton District Map (96A)



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 the #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.

* * *

Map 2

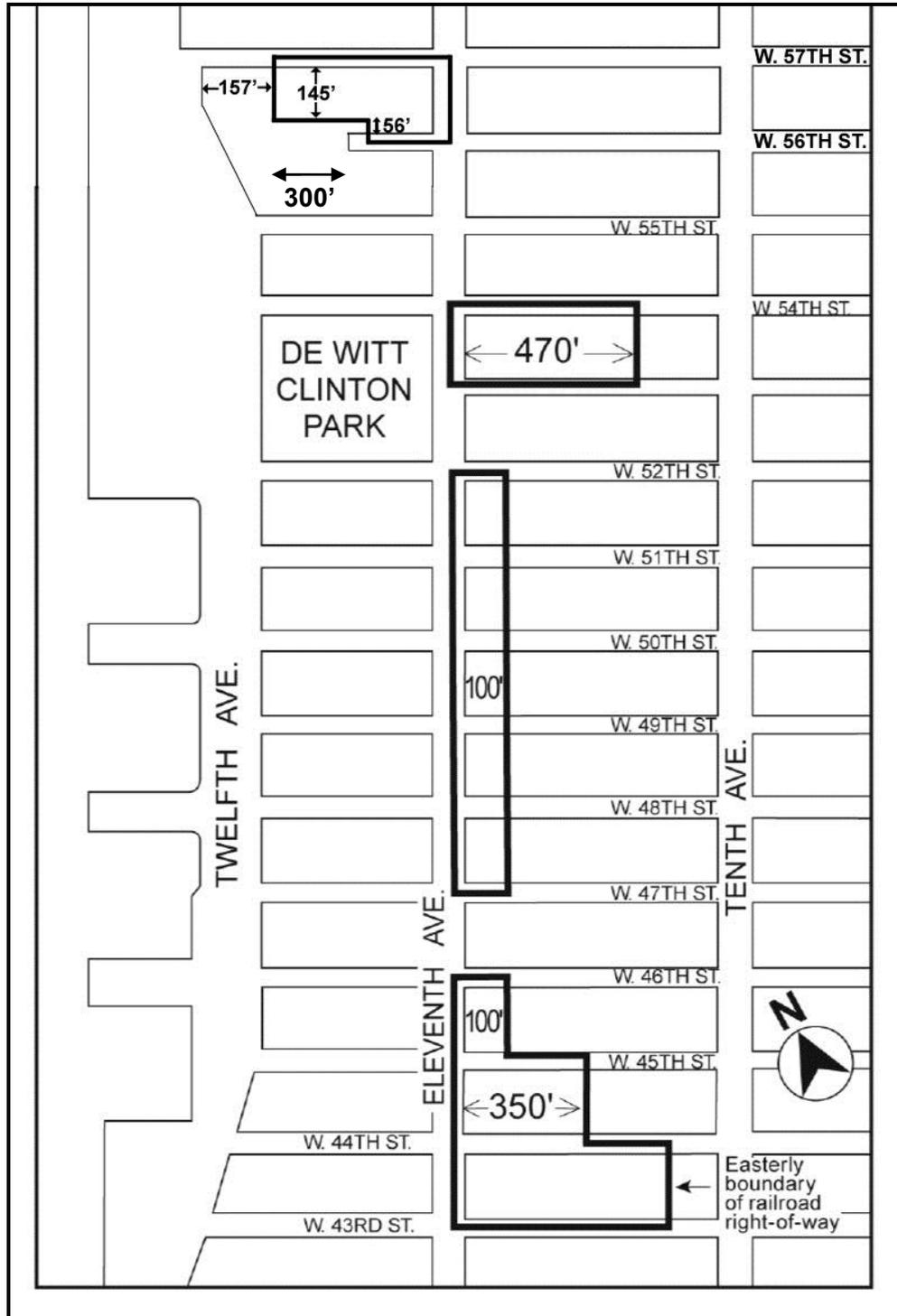
#Special Clinton District# – see Sections 96-31, 96-32, 96-34, 96-81 and 96-82

EXISTING MAP TO BE REPLACED



Portion of Community District 4, Manhattan

PROPOSED MAP



Portion of Community District 4, Manhattan



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 **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M. on Tuesday, April 1, 2014:**

L.U. No. 35

SOUTH VILLAGE HISTORIC DISTRICT

MANHATTAN CB - 2

20145280 HKM (N 140213 HKM)

Designation (List No. 470/LP-2546) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the South Village Historic District. The South Village Historic District consists of the properties bounded by a line beginning at the northwest corner of West Houston Street and LaGuardia Place, extending westerly along the northern curblineline of West Houston Street, northerly along the eastern curblineline of Sullivan Street to a point on a line extending easterly from the southern property line of 170 Sullivan Street, westerly along said line to a point on a line running through the center of Sullivan Street, northerly along said line running through the center of Sullivan Street to a point on a line extending easterly from the southern property line of 170-172 Bleecker Street (aka 190 Sullivan Street), westerly along said line and the southern property lines of 170-172 Bleecker Street (aka 190 Sullivan Street) through 176 Bleecker Street and a portion of the southern property line of 178 Bleecker Street, northerly along a portion of the western property line of 178 Bleecker Street, westerly along a portion of the southern property line of 178 Bleecker Street and along the southern property lines of 180 Bleecker Street through 184-186 Bleecker Street (aka 98 MacDougal Street) to a point on a line running through the center of MacDougal Street, southerly along said line running through the center of MacDougal Street to a point on a line extending easterly from the southern property line of 69 MacDougal Street, westerly along said line and the southern property line of 69 MacDougal Street, northerly along the western property lines of 69 and 71 MacDougal Street and a portion of the western property line of 73-77 MacDougal Street, westerly along the southern property line of 260-262 Sixth Avenue to the eastern curblineline of Sixth Avenue, northerly along the eastern curblineline of Sixth Avenue to the southern curblineline of Minetta Street, northeasterly along the southern curblineline of Minetta Street to a point on a line extending southeasterly from the southwestern property line of 290 Sixth Avenue (aka 6-10 Minetta Street), northwesterly along said line and southwestern property line of 290 Sixth Avenue (aka 6-10 Minetta Street), northerly along the western property line of 290 Sixth Avenue

(aka 6-10 Minetta Street), northeasterly along the northern property line of 290 Sixth Avenue (aka 6-10 Minetta Street), northwesterly along a portion of the southwestern property line of 19-25 Minetta Lane (aka 16-22 Minetta Street), northerly along the western property line of 19-25 Minetta Lane (aka 16-22 Minetta Street) to the southern curbline of Minetta Lane, easterly along the southern curbline of Minetta Lane to a point on a line extending southerly from the western property line of 24 Minetta Lane, northerly along said line and the western property line of 24 Minetta Lane, easterly along the northern property line of 24 Minetta Lane, southerly along a portion of the eastern property line of 24 Minetta Lane, easterly along a portion of the northern property line of 18 Minetta Lane, northerly along the western property line of 130-132 West 3rd Street to the northern curbline of West 3rd Street, westerly along the northern curbline of West 3rd Street to a point on a line extending southerly from the western property line of 135 West 3rd Street, northerly along said line and the western property line of 135 West 3rd Street, westerly along a portion of the southern property line of 146 West 4th Street, northerly along a portion of the western property line of 146 West 4th Street, westerly along the southern property line of 148 West 4th Street, northerly along a portion of the western property line of 148 West 4th Street, westerly along the southern property line of 150 West 4th Street, northerly along the western property line of 150 West 4th Street to a point on a line running through the center of West 4th Street, easterly along said line running through the center of West 4th Street and Washington Square South to a point on a line extending northerly from the eastern property line of 50 Washington Square South (aka 249-255 Sullivan Street), southerly along said line and the eastern property line of 50 Washington Square South (aka 249-255 Sullivan Street), westerly along the southern property line of 50 Washington Square South (aka 249-255 Sullivan Street) to the western curbline of Sullivan Street, southerly along the western curbline of Sullivan Street, easterly along the southern curbline of West 3rd Street to a point on a line extending northerly from the eastern property line of 68 West 3rd Street, southerly along said line and a portion of the eastern property line of 68 West 3rd Street, easterly along a portion of the northern property line of 550 LaGuardia Place to the western curbline of LaGuardia Place, and southerly along the western curbline of LaGuardia Place to the point of beginning.

L.U. No. 36

88TH POLICE PRECINCT STATION HOUSE

BROOKLYN CB - 2

20145287 HKK (N 140254 HKK)

Designation (List No. 471/LP-2562) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 4th (Now 88th) Police Precinct Station House, located at 298 Classon Avenue, aka 414-420 DeKalb Avenue (Tax Map Block 1933, Lot 121), 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 matter in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **1:00 P.M. on Tuesday, April 1, 2014:**

L.U. No. 37

365 JAY STREET

BROOKLYN CB - 2

20145358 HAK

Application submitted by the New York City Department of Housing Preservation and Development for Council approval of an amendment to a previously approved tax exemption, pursuant to Section 577 of the Private Housing Finance Law (PHFL), for the property located at 365 Jay Street (Block 147, Lot 2), in the Borough of Brooklyn, Council District 33. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

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 Thursday, April 3, 2014**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, April 1, 2014, and conduct such other business as may be necessary.