

**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE**

**LAND USE COMMITTEE**

**FOR THE WEEK OF JANUARY 12, 2015 – JANUARY 16, 2015**

**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 Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M. on Tuesday, January 13, 2015:**

### **L.U. No. 169**

#### **ELEVEN FOOD AND BEVERAGE**

**MANHATTAN CB - 1**

**20145332 TCM**

Application pursuant to Section 20-225 of the Administrative Code of the City of New York, concerning the petition of Eleven Food and Beverage Inc., d/b/a Eleven Food and Beverage, for a revocable consent to establish, maintain and operate an enclosed sidewalk café located at 11 Avenue of the Americas (a/k/a 11 Sixth Avenue).

### **L.U. No. 164**

#### **SPECIAL WEST CHELSEA DISTRICT EXPANSION**

**MANHATTAN CB - 4**

**N 150102 ZRM**

Application submitted by the Department of City Planning 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 8 (Special West Chelsea District) to expand the Special District and Article I, Chapter 4 (Sidewalk Café Regulations), to modify bulk regulations, amend street wall regulations, clarify rear yard provisions, correct maximum building heights permitted in Subarea C, and to allow unenclosed sidewalk cafes in areas of the Special District within Community District 4, Borough of Manhattan.

Matter in underline is new, to be added.

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

Matter with # # is defined in Section 12-10.

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

**Article I**  
**GENERAL PROVISIONS**

\* \* \*

**Chapter 4**  
**Sidewalk Cafe Regulations**

\* \* \*

**14-40**  
**AREA ELIGIBILITY FOR SIDEWALK CAFES**

\* \* \*

**14-44**  
**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Manhattan		
* * *		
United Nations Development District	No	Yes
<u>West Chelsea District</u>	<u>No</u>	<u>Yes</u> <sup>5</sup>

<sup>1</sup> #Unenclosed sidewalk cafes# are allowed on Greenwich Avenue

<sup>2</sup> #Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway

<sup>3</sup> #Enclosed sidewalk cafes# are allowed in Subdistrict B

<sup>4</sup> #Unenclosed sidewalk cafes# are allowed on the east side of Malcolm X Boulevard between West 125th and West 126th Streets, on the west side of Malcolm X Boulevard between West 124th and West 125th Streets and on the east side of Fifth Avenue between East 125th and East 126th Streets

<sup>5</sup> #Unenclosed sidewalk cafes# are allowed only on #wide streets#

\* \* \*

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 8  
Special West Chelsea District**

\* \* \*

**98-40  
SPECIAL YARD, HEIGHT AND SETBACK, AND MINIMUM DISTANCE  
BETWEEN BUILDINGS REGULATIONS**

**98-41  
Special Rear Yard Regulations**

The #yard# regulations of the underlying district shall apply, except as modified in this Section, 98-41. ~~that~~ In all districts, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions and such #zoning lot# occupies the entire #block# frontage of the #street#. Where a #rear yard equivalent# is required by either Section 23-532 (Required rear yard equivalents) or Section 43-28 (Special Provisions for Through Lots), it shall be provided only as set forth in paragraph (a) of either of such Sections, as applicable. However, in M1-5 Districts, a #building# existing prior to [effective date of text amendment] may be #enlarged# pursuant to Section 43-28, paragraph (b), provided that such #building# is on a #zoning lot# located entirely within 150 feet of the west side of the High Line.

## 98-42

### Special Height and Setback Regulations

\* \* \*

## 98-423

### Street wall location, minimum and maximum base heights and maximum building heights

The provisions set forth in paragraph (a) of this Section shall apply to all #buildings or other structures#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through (g) of this Section.

- (a) On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along such entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in the table in this Section. ~~On #corner lots# with both #wide# and #narrow street# frontages, beyond 50 feet of their intersection with a #wide street#, the a #street wall# with a minimum height of 15 feet shall be located on the #narrow street line# between 50 and 100 feet from its intersection with a #wide street#. On #zoning lots# with only #narrow street# frontages, the #street wall# shall be located on the #street line# and extend along at least 70 percent of the #narrow street# frontage of the #zoning lot# up to at least the minimum base height specified in the table in this Section.~~

Where #street walls# are required to be located on the #street line#, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except that, to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

\* \* \*

**MINIMUM AND MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT BY DISTRICT OR SUBAREA**

District or Subarea		Minimum Base Height (in feet)	Maximum Base Height (in feet)	Maximum #Building # Height (in feet)
C6-2A		60	85	120
C6-3A		60	102	145
M1-5		50	95	135
Subarea A	within 50 feet of a #wide street#	60	85	_____ <sup>1</sup>
	between 50 and 100 feet of a #wide street#	15	85	_____ <sup>1</sup>
	for #zoning lots# with only #narrow street# frontage	40	60	_____ <sup>1</sup>
Subarea B		60	95	135
Subarea C	for #zoning lots# with only #narrow street# frontage	60	110	110
	for #zoning lots# with Tenth Avenue frontage	105 <sup>2</sup>	125 <sup>2</sup>	<del>145</del> 125 <sup>2</sup>
	for #zoning lots# with Eleventh Avenue frontage	125 <sup>2</sup>	145 <sup>2</sup>	145 <sup>2</sup>
Subarea D		60	90	250 <sup>1</sup>
Subarea E		60	105 <sup>3</sup>	120 <sup>3</sup>
Subarea F		60 <sup>2</sup>	80 <sup>2</sup>	80 <sup>2</sup>
Subarea G	for #zoning lots# with only #narrow street# frontage	60	95	95

	for #zoning lots# with #wide street# frontage	105 <sup>2</sup>	120 <sup>2</sup>	120 <sup>2</sup>
Subarea H		60 <sup>4</sup>	85 <sup>4</sup>	— <sup>4</sup>
Subarea I	within 300 ft. of Tenth Ave. between W. 16th St. & W. 17th St.	60	85	120 <sup>5</sup>
	all other areas	60	105	135
Subarea J	Midblock Zone	NA	110 <sup>6</sup>	130 <sup>6</sup>
	Ninth Avenue Zone	NA	130 <sup>6</sup>	135 <sup>6</sup>
	Tenth Avenue Zone	NA	185 <sup>6</sup>	230 <sup>6</sup>

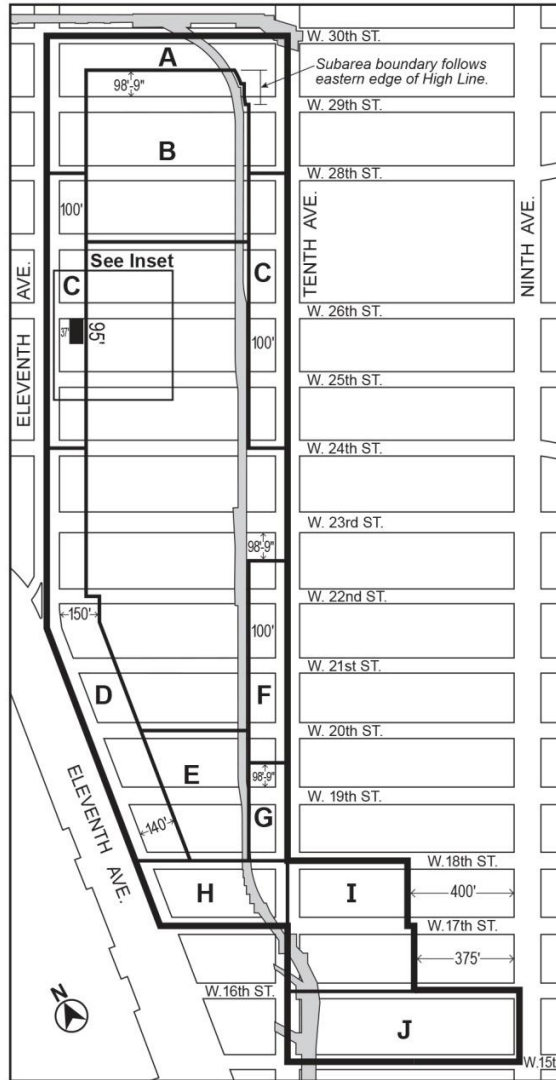
- 1 see Section 98-423, paragraph (b)  
2 see Section 98-423, paragraph (c)  
3 see Section 98-423, paragraph (d)  
4 see Section 98-423, paragraph (e)  
5 see Section 98-423, paragraph (f)  
6 see Section 98-423, paragraph (g)





\* \* \*

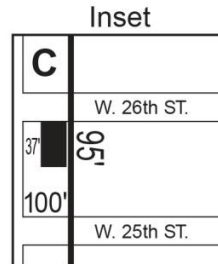
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## Appendix A

### Special West Chelsea District and Subareas (98A)



-  Special West Chelsea District boundary
-  Subarea boundary
-  High Line
-  Transit Facility

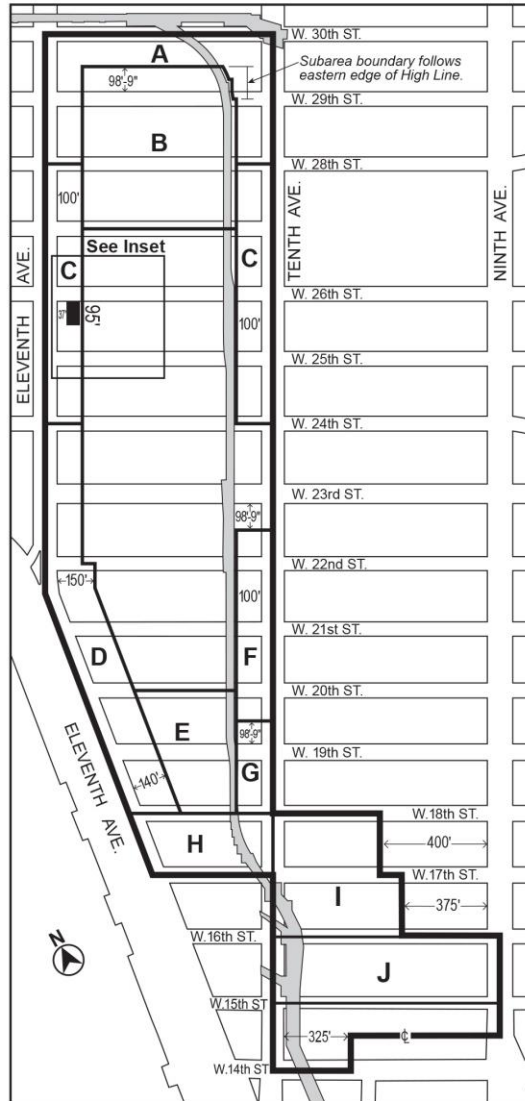




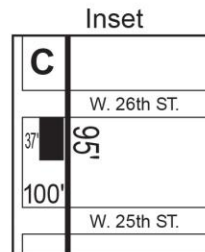
[Text map to be added]

## Appendix A

### Special West Chelsea District and Subareas (98A)



- Special West Chelsea District boundary
- Subarea boundary
- High Line
- Transit Facility



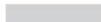


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## Appendix B

### High Line Transfer Corridor Location (98B)

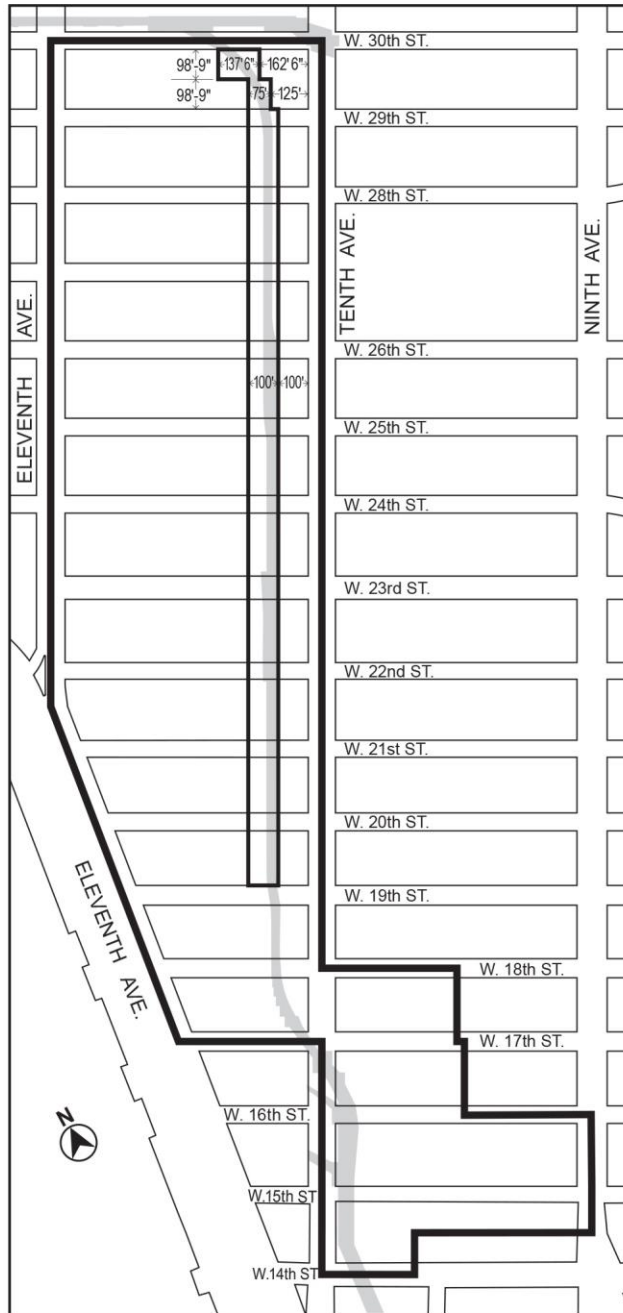


-  Special West Chelsea District
-  High Line Transfer Corridor
-  High Line

[Text map to be added]

## Appendix B

### High Line Transfer Corridor Location (98B)



**L.U. No. 165**  
**SPECIAL WEST CHELSEA DISTRICT EXPANSION**

**MANHATTAN CB - 4**

**C 150101 ZMM**

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 8b, establishing a Special West Chelsea District (WCh) bounded by West 15th Street, Ninth Avenue, a line midway between West 15th Street and West Fourteenth Street, a line 325 feet easterly of Tenth Avenue, West Fourteenth Street, and Tenth Avenue, as shown on a diagram (for illustrative purposes only) dated September 2, 2014, and subject to the conditions of CEQR Declaration E-350.



## **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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M. on Tuesday, January 13, 2015:**

### **L.U. No. 158**

*Public Hearing held on December 15, 2014 at the meeting of the Subcommittee on Landmarks, Public Siting & Maritime Uses and laid over. Application withdrawn by applicant on January 7, 2015 (M. 214).*

### **SOUTH BROOKLYN MARINE TERMINAL**

**BROOKLYN CB - 7**

**20155247 PNK**

Application pursuant to §1301 (2) (f) of the New York City Charter concerning a proposed maritime lease between the New York City Department of Small Business Services and the New York City Economic Development Corporation for approximately 72 acres of City-owned land, known as the South Brooklyn Marine Terminal, located at 81 39<sup>th</sup> Street (Block 662, Lots 136 and parts of Lots 1, 130 and 155), Borough of Brooklyn.

**NOTE: This application is subject to a motion to file pursuant to withdrawal by the Applicant to remove it from Council Calendar pursuant to Council Rules.**

### **L.U. No. 166**

### **DOERING-BOHACK HOUSE**

**BROOKLYN CB - 4**

**20155174 HKK (N 150124 HKK)**

Designation (List No. 474, LP-2548) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the Doering-Bohack House located at 1090 Greene Avenue (a/k/a 1 Goodwin Place) (Tax Map Block 3294, Lot 1), as an historic landmark.

**L.U. No. 167**

**FIRST GERMAN BAPTIST CHURCH**

**MANHATTAN CB - 3**

**20155204 HKM (N 150157 HKM)**

Designation (List No. 475/LP-2475) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the First German Baptist Church (Later Ukrainian Autocephalic Orthodox Church of St. Volodymyr/Later Congregation Tifereth Israel – Town and Village Synagogue located at 334 East 14<sup>th</sup> Street (a/k/a 334-336 East 14<sup>th</sup> Street) (Tax Map Block 455, Lot 24), as an historic landmark.

**L.U. No. 168**

**MILLS HOTEL No. 3**

**MANHATTAN CB - 5**

**20155203 HKM (N 150158 HKM)**

Designation (List No. 475/LP-2424) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Mills Hotel No. 3 located at 485 Seventh Avenue (a/k/a 481-489 Seventh Avenue, 155-163 West 36<sup>th</sup> Street) (Tax Map Block 812, Lot 1), as an historic landmark.



**SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions public hearing scheduled for **Tuesday, January 13, 2015** in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, **has been DEFERRED.**



## **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, January 15, 2015**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, January 13, 2015, and conduct such other business as may be necessary.