



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF MAY 16, 2016 - MAY 20, 2016

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

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., Tuesday, May 17, 2016:**

L.U. No. 361

WATER STREET POPS UPGRADES

MANHATTAN - CB 1

N 160166 ZRM

Application submitted by the Alliance for Downtown New York, the New York City Economic Development Corporation, and the New York City 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, amending Article IX, Chapter 1 (the Special Lower Manhattan District) to allow increased retail uses in existing public plazas and arcades; Borough of Manhattan, Community Board 1, Council District 1.

L.U. No. 362

GREENPOINT FISH & LOBSTER COMPANY

BROOKLYN - CB 1

20165363 TCK

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of GFLC Market, LLC, d/b/a Greenpoint Fish & Lobster Company, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 114 Nassau Avenue.

L.U. No. 363

3276 JEROME AVENUE

BRONX - CB 7

C 160064 ZMX

Application submitted by Mosholu Petrol Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d, changing from an R8 District to a C8-2 District property bounded by Risse Street, a

line 150 feet northerly of Van Cortlandt Avenue, a line perpendicular to the southeasterly street line of Jerome Avenue distant 180 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jerome Avenue and the westerly street line of Risse Street, and a line 100 feet southeasterly of Jerome Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2015.

**PRECONSIDERED L.U.
OXFORD NURSING HOME**

BROOKLYN - CB 6

C 150361 ZMK

Application submitted by the Conover King Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a:

1. changing from an M2-1 District to an M1-4/R6 District property bounded by King Street, a line 100 feet northwesterly of Van Brunt Street, Sullivan Street, a line 200 feet northwesterly of Van Brunt Street, a line midway between King Street and Sullivan Street, and Conover Street; and
2. establishing a Special Mixed Use District (MX-5) bounded by King Street, a line 100 feet northwesterly of Van Brunt Street, Sullivan Street, a line 200 feet northwesterly of Van Brunt Street, a line midway between King Street and Sullivan Street, and Conover Street;

as shown in a diagram (for illustrative purposes only) dated November 30, 2015.

**PRECONSIDERED L.U.
OXFORD NURSING HOME**

BROOKLYN - CB 6

N 160081 ZRK

Application submitted by Conover King Realty, 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 (Inclusionary Housing Designated Areas) and a related section in Article XII, Chapter 3 (Special Mixed Use District) to apply Inclusionary Housing regulations.

Matter underlined is new, to be added;
Matter within # # is defined in Section 12-10;

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

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

* * *

Article XII - Special Purpose Districts

Chapter 3

Special Mixed Use District

* * *

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

#Special Mixed Use District#	Designated #Residence District#
MX 2 - Community District 2, Brooklyn	R7A R8A
<u>MX 5 - Community District 6, Brooklyn</u>	<u>R6</u>
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 - Community District 6, Brooklyn	R7-2
MX 14 - Community District 6, The Bronx	R7A R7X

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APPENDIX F

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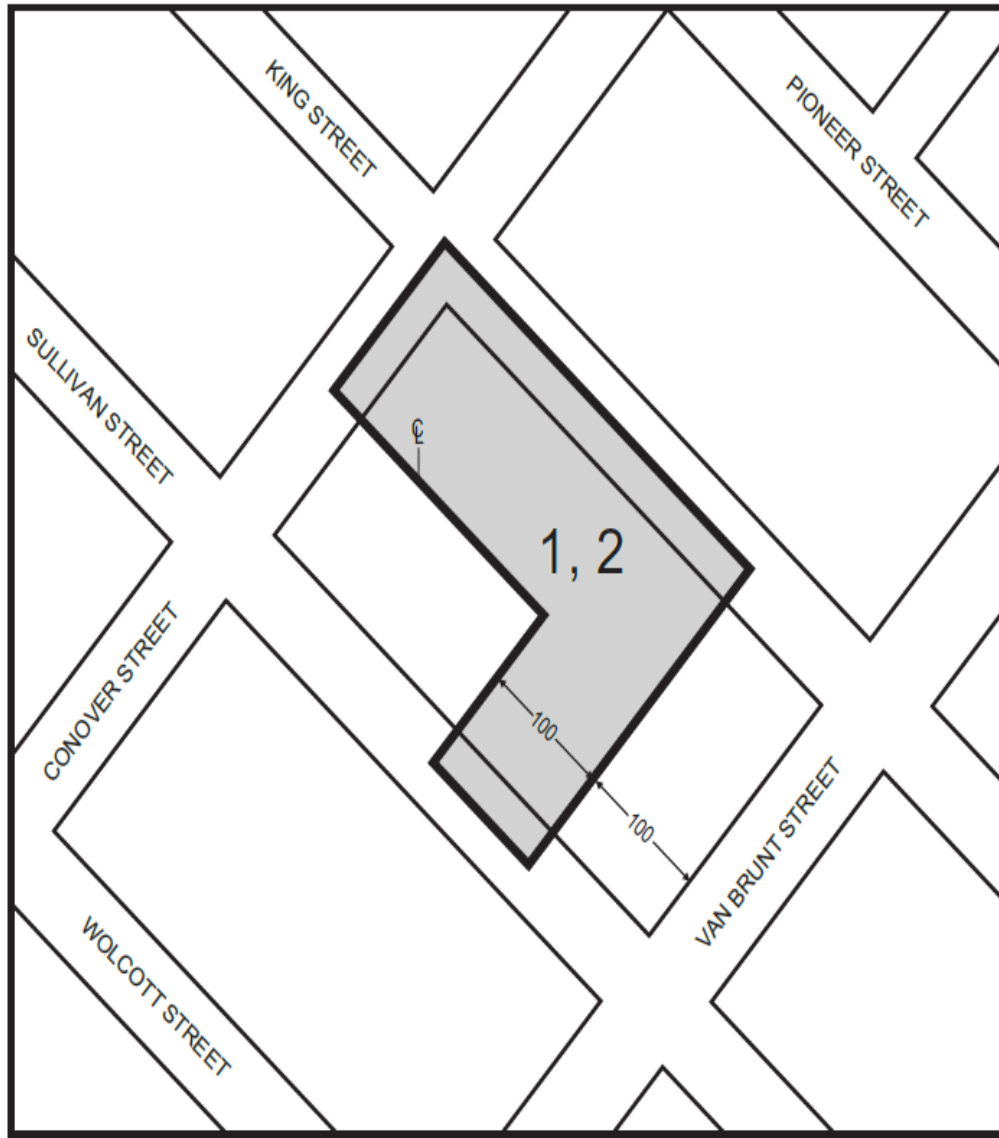
BROOKLYN

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Brooklyn Community District 6

In the R6 and R7-2 Districts within the areas shown on the following Maps 1 and 2:
Map 1 - (3/11/09)

Map 2 - [date of adoption]



Mandatory Inclusionary Housing Area (MIHA)

1, 2 MIH Program Option 1 and Option 2 [Section 23-154(d)(3)]



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Tuesday, May 17, 2016, in the Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M.** has been **DEFERRED**.

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., Tuesday, May 17, 2016:**

L.U. No. 350

CARIBE GARDENS

BROOKLYN - CB 1

20165423 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 115 of the Private Housing Finance Law for modification of an approved plan and project for the properties located at 198 Johnson Avenue (Block 3071, part of Lot 10, and Block 3072, part of Lot 1), Borough of Brooklyn, Community Board 1, Council District 34.

L.U. No. 351
CARIBE GARDENS

BROOKLYN - CB 1

20165424 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 122(l) of the Private Housing Finance Law for the approval of the conveyance from the current owner to a new owner of properties located at 198 Johnson Avenue (Block 3071, part of Lot 10, and Block 3072, part of Lot 1), Borough of Brooklyn, Community Board 1, Council District 34.

L.U. No. 352
CARIBE GARDENS

BROOKLYN - CB 1

20165425 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 125(l)(a-3) of the Private Housing Finance Law for an extension to a previously approved real property tax exemption for properties located at 198 Johnson Avenue (Block 3071, part of Lot 10, and Block 3072, part of Lot 1), Borough of Brooklyn, Community Board 1, Council District 34.

L.U. No. 357
MADISON STREET CLUSTER

BROOKLYN - CB 3

20165533 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law, Section 577, for a real property tax exemption for property located at Block 1820, Lot 32; Block 1823, Lots 27 and 81; Block 1824, Lots 49 and 56; Block 1825, Lot 42; Block 1826, Lots 18, 20, 21, 23, and 29; Block 1829, Lots 4 and 78; Block 1833, Lot 79; Block 1834, Lots 39 and 42; Block 1835, Lot 4; and Block 1838, Lot 22; Borough of Brooklyn, Community Board 3, Council District 36.

L.U. No. 364
775 JENNINGS STREET

BRONX - CB 3

20165576 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for approval of a real property tax exemption for property located at 775 Jennings Street, Borough of the Bronx, Community Board 3, Council District 16.

L.U. No. 365
GRAND & ROGERS CLUSTER

BRONX - CBs 1, 2 and 4

20165577 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for the approval of a real property tax exemption for properties located at 384 Grand Concourse, 1038 Rogers Place, 1129 Morris Avenue, 1202, 1183, and 1171 Clay Avenue, Borough of the Bronx, Community Boards 1, 2, and 4, Council Districts 8, 17 and 16.

PRECONSIDERED L.U.
1370 LYMAN PLACE

BRONX - CB 3

20165581 HAX

Application submitted by the New York City Department of Housing Preservation and Development for the approval of an urban development action area project under Article 16 of the General Municipal Law; waiver of area designation requirement and Sections 197-c and 197-d of the New York City Charter; and approval of the project as an Urban Development Action Area Project for property located at 1370 Lyman Place (Block 2970, Lot 52), Borough of the Bronx, Community District 3, Council District 16.

PRECONSIDERED L.U.
GLADYS HAMPTON HOUSE

MANHATTAN - CB 10

20165582 HAM

Application submitted by the New York City Department of Housing Preservation and Development for the approval of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at Block 1955, Lot 26, Borough of Manhattan, Community Board 10, Council District 9.

**PRECONSIDERED L.U.
NEW WEST II APARTMENTS**

MANHATTAN - CB 10

20165583 HAM

Application submitted by the New York City Department of Housing Preservation and Development for the approval of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at Block 1594, Lots 50, 61 and 65, Borough of Manhattan, Community Board 10, Council District 9.



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, May 19, 2016**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, May 17, 2016 and conduct such other business as may be necessary.