



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF JULY 11, 2016 - JULY 15, 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 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., Monday, July 11, 2016:**

**PRECONSIDERED L.U.
WOODHULL HOSPITAL**

BROOKLYN CB - 03

20165648 HHK

Application submitted by New York City Health and Hospitals Corporation (“HHC”), pursuant to Section 7385(6) of the HHC Enabling Act, for approval to lease approximately 13,000 square feet of land within the parking lot on the campus of Woodhull Hospital and Mental Health Center located at 179 Throop Avenue to Comunilife, Inc., to facilitate the development of a six-story building with 89 studio apartments for low-income individuals and low-income individuals living with mental illness.

**L.U. No. 413
WILLIAM H. SCHOFIELD HOUSE**

BRONX - CB 10

20165535 HKX (N 160297 HKX)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2395] pursuant to Section 3020 of the New York City Charter of the landmark designation of the William H. Schofield House located at 65 Schofield Street (Block 5628, Lot 146), as an historic landmark.

**L.U. No. 414
GREEN-WOOD CEMETERY CHAPEL
FORT HAMILTON PARKWAY ENTRANCE**

BROOKLYN - CB 7

20165536 HKK (N 160298 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-1233] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Green-Wood Cemetery Chapel and the Fort Hamilton Parkway Entrance located at 500 25th Street (Block 902, Lot 1 in part), as an historic landmark.

L.U. No. 415
VAN SICKLEN HOUSE

BROOKLYN - CB 15

20165537 HKK (N 160300 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2145] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Van Sicklen House located at 27 Gravesend Neck Road (Block 7123, Lot 64), as an historic landmark.

L.U. No. 416
57 SULLIVAN STREET HOUSE

MANHATTAN - CB 2

20165538 HKM (N 160293 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2344] pursuant to Section 3020 of the New York City Charter of the landmark designation of 57 Sullivan Street House located at 57 Sullivan Street (Block 489, Lot 2), as an historic landmark.

L.U. No. 417

ST. MICHAEL'S EPISCOPAL CHURCH, PARISH HOUSE AND RECTORY
MANHATTAN - CB 7 **20165539 HKM (N 160292 HKM)**

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2281] pursuant to Section 3020 of the New York City Charter of the landmark designation of St. Michael's Episcopal Church, Parish House and Rectory located at 201 West 99th Street (aka 800-812 Amsterdam Avenue, 225 West 99th Street and 227 West 99th Street (Block 1871, Lots 24 and 29), as an historic landmark.

L.U. No. 418

JOHN WILLIAM AND LYDIA ANN BELL AHLES HOUSE
QUEENS - CB 11 **20165540 HKQ (N 160295 HKQ)**

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2541] pursuant to Section 3020 of the New York City Charter of the landmark designation of John William and Lydia Ann Bell Ahles House located at 39-24 – 39-26 213th Street (Block 6236, Lot 18), as an historic landmark.

L.U. No. 419
PEPSI-COLA SIGN

QUEENS - CB 02

20165541 HKQ (N 160294 HKQ)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-1653] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Pepsi-Cola Sign located at 4-09 47th Road, Long Island City (Block 21, Lot 120), as an historic landmark.

L.U. No. 420
VANDERBILT MAUSOLEUM

STATEN ISLAND - CB 02

20165542 HKR (N 160296 HKR)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-1208] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Vanderbilt Mausoleum located at Richmond Road and Altamont Street (Block 934, Lot 250 in part), as an historic landmark.

L.U. No. 421
PARK SLOPE HISTORIC DISTRICT EXTENSION II

BROOKLYN CB - 06

20165543 HKK (N 160299 HKK)

The proposed designation by the Landmarks Preservation Commission [DL-487/LP-2558] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Park Slope Historic District Extension II, as an historic district.

PARK SLOPE HISTORIC DISTRICT EXTENSION II BOUNDARIES ARE:
Area I of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southeast corner of 6th Avenue and St. Mark's Avenue, extending easterly along the southern curbline of St. Mark's Avenue and southeasterly along the southwestern curbline of Flatbush Avenue, southwesterly and southerly along the northeastern and eastern property lines of 76 St. Mark's Avenue (aka 78 and 80 St. Mark's Avenue and 244 Flatbush Avenue), southerly along a portion of the eastern property line of 87 6th Avenue, easterly along a portion of the northern property line of 87 6th Avenue, southerly along the eastern property lines of 87 through 95 6th Avenue to the southern curbline of Prospect Place, easterly along said curbline, southerly along the eastern property line of 92 Prospect Place, westerly along the southern property lines of 92 through 82 Prospect Place and a portion of the southern

property line of 105 6th Avenue, southerly along eastern property line of 95 Park Place (Block 939, Lot 71) to the southern curbline of Park Place, westerly along said curbline, southerly along the eastern property line of 117 6th Avenue (aka 80 Park Place), easterly along a portion of the northern property line of 119 6th Avenue, southerly along the eastern property line of 119 6th Avenue, easterly along a portion of the northern property line of 121 6th Avenue, southerly along the western property line of 92 Park Place, easterly along the southern property lines of 92 through 120 Park Place, southerly along the eastern property line of 109 Sterling Place to the northern curbline of Sterling Place, westerly along said curbline, southerly across Sterling Place and along the eastern property line of 94-96 Sterling Place, westerly along the southern property lines of 94-96 through 80 Sterling Place, northerly along the western property line of 80 Sterling Place to the southern curbline of Sterling Place, westerly along said curbline, crossing 6th Avenue, and continuing along said curbline, southerly along the western property line of 128 6th Avenue (aka 66 and 70 Sterling Place), westerly along the northern property line of 130 6th Avenue, southerly along the western property lines of 130 through 136 6th Avenue, westerly along the southern property lines of 64 through 12 Sterling Place, northerly along the western property line of 12 Sterling Place to the southern curbline of Sterling Place, easterly along said curbline, northerly across Sterling Place and along the western property line of 25 Sterling Place, easterly along the northern property lines of 25 through 31 Sterling Place, northerly along the western property line of 34 Park Place, to the southern curbline of Park Place, easterly along said curbline, northerly across Park Place and along the western property lines of 71 Park Place (aka 114 6th Avenue and 71-83 Park Place) through 108 6th Avenue, westerly along the southern property lines of 106 6th Avenue and 64 through 10 Prospect Place, northerly along the western property line of 10 Prospect Place and across Prospect Place, continuing along the western property lines of 9 Prospect Place and 10 St. Mark's Avenue, across St. Mark's Avenue to its northern curbline, westerly along said curbline, northerly along the western property line of 7 St. Mark's Avenue, easterly along the northern property lines of 7 through 49 St. Mark's Avenue, southerly along the eastern property line of 49 St. Mark's Avenue, easterly along the northern property lines of 53 and 55 St. Mark's Avenue, southerly along the eastern property line of 55 St. Mark's Avenue, easterly along the northern property line of 57 St. Mark's Avenue, southerly along the eastern property line of 57 St. Mark's Avenue, easterly along the northern property line of 59 St. Mark's Avenue, southerly along the eastern property line of 59 St. Mark's Avenue to the southern curbline of St. Mark's Avenue, easterly along said curbline, across 6th Avenue to the eastern curbline of 6th Avenue, and northerly along said curbline to the point of the beginning.

Area II of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Sterling Place and Flatbush Avenue, extending southerly along the eastern property line of 184 Sterling Place, westerly along the southern property line of 184 Sterling Place, northerly along the western property line of 184 Sterling Place, westerly along the southern property lines of 184 through 148 Sterling Place, northerly along the western property line of 148 Sterling Place, across Sterling Place to its northern curbline, westerly along said curbline, northerly along the western property line of 147 Sterling Place, easterly along the northern property lines of 147, 149 and 151 Sterling Place, southerly along the eastern property line of 151 Sterling Place and across Sterling Place to its southern curbline, easterly along said curbline to the point of the beginning.

Area III of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Plaza Street West and St. John's Place, extending southerly along the western curbline of Plaza Street West, westerly along the southern property line of 1-3 Plaza Street West (aka 1-5 8th Avenue and 254-266 St. John's Place), across 8th Avenue to the western curbline of 8th Avenue, northerly along said curbline to the southwest corner of 8th Avenue and St. John's Place, easterly across 8th Avenue and along the southern curbline of St. John's Place to the point of the beginning, Borough of Brooklyn.

Area IV of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the northwest corner of 6th Avenue and Union Street, extending westerly along the northern curbline of Union Street, northerly along the western property lines of 204 6th Avenue (aka 787-793 Union Street) through 194 6th Avenue, westerly along the southern property lines of 70 through 12 Berkeley Place, northerly along the western property line of 12 Berkeley Place to the southern curbline of Berkeley Place, easterly along said curbline, southerly along the eastern property line of 70 Berkeley Place, easterly along the northern property line of 194 Berkeley Place and across 6th Avenue to its eastern curbline, southerly along said curbline, easterly along the northern property line of 201 6th Avenue, southerly along a portion of the eastern property line of 201 6th Avenue, westerly along a portion of the southern property line of 201 6th Avenue, southerly along the eastern property lines of 201 through 207 6th Avenue to the northern curbline of Union Street, westerly along said curbline and across 6th Avenue to the point of the beginning.

Area V of the Park Slope Historic District Extension II consists of the property bounded by a line beginning at the southwest corner of Plaza Street West and Lincoln Place, extending southeasterly along the curving western curbline of Plaza Street West, across Berkeley Place, continuing along said curbline to the northwest corner of Plaza Street West and Union Street, westerly along the northern curbline of Union Street to a point in said curbline formed by its intersection with a line extending northerly from the eastern property line of 902 Union Street, southerly along said line to the southern curbline of Union Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 941 Union Street, northerly across Union Street and along the western property line of 941 Union Street, westerly along the southern property line of 284 Berkeley Place, northerly along the western property line of 284 Berkeley Place and across Berkeley Place to its northern curbline, westerly along said curbline, northerly along the western property line of 21 Plaza Street West (aka 21-37 Plaza Street West, 269-279 Berkeley Place, and 266 Lincoln Place) to the southern curbline of Lincoln Place, and easterly along said curbline to the point of the beginning.

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions public hearing scheduled for **Monday, July 11, 2016 in the Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M.**, has been **DEFERRED**.

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 12, 2016:**

L.U. NOS. 398, 399, AND 400 ARE RELATED

*The public hearing on these items was held on June 14, 2016 and **closed**; these items were laid over by the Subcommittee on Zoning and Franchises*

L.U. No. 398

19-25 KENT AVENUE

BROOKLYN - CB 1

C 160124 ZSK

Application submitted by 19 Kent Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-962 of the Zoning Resolution to modify the permitted floor area requirements of Section 43-12 (Maximum Floor Area Ratio) and to modify the public plaza requirements of Section 37-70 (Public Plazas) in connection with a proposed mixed-use development located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District.

L.U. No. 399

19-25 KENT AVENUE

BROOKLYN - CB 1

C 160125 ZSK

Application submitted by 19 Kent Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-963 of the Zoning Resolution to reduce or waive the off-street parking requirements set forth in Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and to reduce or waive the loading berth requirements set forth in Section 44-50 (Off-street loading regulations) in connection with a proposed mixed-use development located at 19-25 Kent Avenue (Block 2282, Lot 1), in an M1-2 District.

L.U. No. 400

19-25 KENT AVENUE

Application submitted by the New York City Department of City Planning and 19 Kent Development, 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 Article VII, Chapter 4 (Special Permits by the City Planning Commission), creating a new Special Permit within Section 74-96 (Modifications of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas) for a newly designated M1-2 Kent Avenue Industrial Business Incentive Area in the Borough of Brooklyn, Community District 1.

Matter in underline is new, to be added;

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

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

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

Article VII

ADMINISTRATION

Chapter 4

Special Permits by the City Planning Commission

* * *

74-96

Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas

For #developments# or #enlargements# on #zoning lots# located within any Industrial Business Incentive Area specified in this Section, the City Planning Commission may increase the maximum permitted #floor area ratio# and modify the #use#, #bulk# and #public plaza# regulations as set forth in Section 74-962 (Floor area increase and public plaza modifications in Industrial Business Incentive Areas). The Commission may also modify parking and loading requirements for such #developments# or #enlargements# pursuant to Section 74-963 (Parking and loading modifications in Industrial Business Incentive Areas).

For #developments# or #enlargements# receiving a #floor area# increase pursuant to this Section, Section 43-20 (YARD REGULATIONS), inclusive, shall be modified as

follows: #rear yard# regulations shall not apply to any #development# or #enlargement# on a #through lot#.

Industrial Business Incentive Areas specified:

Community District 1, Brooklyn: The block bounded by North 12th Street, Kent Avenue, North 13th Street and Wythe Avenue.

74-961

Definitions

For the purposes of Section 74-96 (Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas), inclusive, a “required industrial use” and an “incentive use” shall be defined as follows:

Required Industrial Use

A “required industrial use” is a #use# that helps achieve a desirable mix of #commercial# and #manufacturing uses# in an Industrial Business Incentive Area, and that generates additional #floor area# pursuant to provisions set forth in Section 74-962 and is:

listed in Use Groups 11A, 16A excluding “animal hospitals and kennels” and “animal pounds or crematoriums”, 16B, 17B and 17C, as specified in Sections

32-20 (Use Group 11), 32-25 (Use Group 16) and 42-14 (Use Group 17); and “beverages, alcoholic or breweries” as listed in Section 42-15 (Use Group 18A), where permitted by the provisions of the applicable zoning district, provided the applicable performance standards pursuant to Section 42-20 are met.

Incentive Use

An “incentive use” is a #use# permitted by the applicable zoning district, that is allowed to occupy the additional #floor area# generated by a #required industrial use# with the exception of the following #uses#:

#transient hotels# in Use Group 5, as specified in Section 32-14 (Use Group 5);

#uses# in Use Groups 6A or 6C as specified in Section 32-15 (Use Group 6);

#uses# in Use Group 7A as specified in Section 32-16 (Use Group 7);

#uses# in Use Group 8C as specified in Section 32-17 (Use Group 8);

#uses# in Use Group 10A and any retail spaces #accessory# to “wholesale offices or showrooms, with storage restricted to samples” in Use Group 10B as specified in Section 32-19 (Use Group 10);

#uses# as specified in Sections 32-21 (Use Group 12) and 32-22 (Use Group 13);
and

moving or storage offices, with no limitation as to storage or #floor area# per establishment, as well as packing or crating establishments and warehouses as specified in Section 32-25 (Use Group 16).

74-962

Floor area increase and public plaza modifications in Industrial Business Incentive Areas

In Industrial Business Incentive Areas, the Commission may increase the maximum #floor area ratio# on a #zoning lot# in accordance with the Table in this Section.

For #developments# or #enlargements# in the district indicated in column (A), the base maximum #floor area ratio# on a #zoning lot# (column (B)) may be increased by 3.5 square feet for each square foot of #required industrial uses# up to the maximum #floor area ratio# for all #uses# on the #zoning lot# (column (E)), provided that such #development# or #enlargement# does not include a #transient hotel#, and that such additional #floor area# is occupied by #required industrial uses# and #incentive uses# up to the maximum #floor area ratio# set forth in column (C) (Maximum Additional #Floor Area Ratio# for #Required Industrial Uses#), and column (D) (Maximum Additional #Floor Area Ratio# for #Incentive Uses#), respectively.

TABLE

FLOOR AREA INCREASE

PERMITTED IN

INDUSTRIAL BUSINESS INCENTIVE AREAS

<u>(A)</u> <u>Zoning</u> <u>District</u>	<u>(B)</u> <u>Base Maximum</u> <u>#Floor Area</u> <u>Ratio#</u>	<u>(C)</u> <u>Maximum</u> <u>Additional #Floor</u> <u>Area Ratio# for #</u> <u>Required Industrial</u> <u>Uses#</u>	<u>(D)</u> <u>Maximum</u> <u>Additional</u> <u>#Floor Area</u> <u>Ratio# for</u> <u>#Incentive Uses#</u>	<u>(E)</u> <u>Maximum</u> <u>#Floor Area</u> <u>Ratio# for</u> <u>All #Uses#</u>
<u>M1-2</u>	<u>2.0</u>	<u>0.8</u>	<u>2.0</u>	<u>4.8</u>

For such #developments# or #enlargements# that, pursuant to this Section, increase their permitted #floor area#, and provide a #public plaza#, the Commission may also increase the maximum height of such #development# or #enlargement# and may modify the requirements for #public plazas# set forth in Section 37-70 (PUBLIC PLAZAS).

Applications for such #floor area# increases and modifications are subject to the requirements, conditions and findings set forth in this Section.

(a) Application Requirements

All applications for a special permit pursuant to this Section shall include the following:

- (1) site plans and elevations which shall establish distribution of #floor area#, height and #setback#, sidewalk widths, primary business entrances, including parking and loading, #yards# and #public plazas#, signage and lighting;
- (2) floor plans of all floors which shall establish the location, access plan and dimensions of freight elevators and loading areas and the location of #floor area# dedicated to # required industrial uses# and #incentive uses#;
- (3) drawings that show, within a 600 foot radius, the location and type of #uses#; the location, dimensions and elements of off-site open areas including #streets#, waterfront and #upland# parcels; elements of a

Waterfront Access Plan, as applicable; and the location of #street# trees and #street# furniture and any other urban design elements. The plans shall

demonstrate that any #public plaza# provided meets the requirements of paragraph (b)(5) of this Section; and

- (4) for #zoning lots# in #flood zones#, flood protection plans, which shall show #base flood elevations# and advisory #base flood elevations#, as applicable, location of mechanical equipment, areas for storage of any hazardous materials and proposed structural or design elements intended to mitigate the impacts of flood and storm events.

(b) Conditions

- (1) Minimum amount of #required industrial uses#

#Required industrial uses# shall occupy a minimum of 5,000 square feet of horizontally contiguous #floor area# and shall be served by loading areas and freight elevators with sufficient capacity.

- (2) Minimum sidewalk width

All #developments# and horizontal #enlargements# that front upon a #street line# shall provide a sidewalk with a minimum width of 15 feet along the entire frontage of the #zoning lot#. Such sidewalk, and any open area on the #zoning lot# required to meet such minimum width shall be improved as a sidewalk to Department of Transportation standards; shall be at the same level as the adjoining public sidewalk; and shall be accessible to the public at all times. For the purposes of applying the #street wall# location requirements and the height and setback regulations of paragraph (b)(3) of this Section, any sidewalk widening line shall be considered to be the #street line#.

- (3) Height and setback

The height and setback regulations of the applicable zoning district shall apply as modified by the provisions of this paragraph.

- (i) The #street wall# of any #building# shall be located on the #street line# and shall extend to a height not lower than a minimum base

height of 40 feet and not higher than a maximum base height of 75 feet or the height of the #building#, whichever is less. At least 70

percent of the aggregate width of such #street wall# below 12 feet shall be located at the #street line# and no less than 70 percent of the aggregate area of the #street wall# up to the base height shall be located at the #street line#. However, up to a width of 130 feet of such #street wall# located on the short end of the #block# may be set back from the #street line# to accommodate a #public plaza#.

- (ii) The height of a #building or other structure#, or portion thereof, located within ten feet of a #wide street# or within 15 feet of a #narrow street# shall not exceed a maximum base height of 75 feet. Permitted obstructions as set forth in Section 43-42 shall be modified to include dormers above the maximum base height within the front setback area, provided that on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 50 percent of the #street wall# and a maximum height of 110 feet. Beyond ten feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed a maximum #building# height of 110 feet. All heights shall be measured from the #base plane#. Where a #public plaza# is provided pursuant to paragraph (b)(5) of this Section, such maximum #building# height may be increased to 135 feet.
- (iii) Along the short dimension of a #block#, up to 130 feet of such #street wall# may be set back from the #street line# to accommodate a #public plaza#, and a #street wall# located at the #street line# that occupies not more than 40 percent of the short end of the #block# may rise without setback to the maximum #building# height.

(4) Ground floor design

- (i) The ground floor level #street walls# and ground floor level walls fronting on a #public plaza# of a #development# or horizontal #enlargement# shall be glazed with transparent materials which may include #show windows#, transom windows or glazed portions of doors. Such transparent materials shall occupy at least 50 percent of

the surface area of such #street wall#, measured between a height of two feet above the level₁₃ of the adjoining sidewalk or #public

plaza# and a height of 12 feet above the level of the first finished floor above #curb level#. The floor level behind such transparent materials shall not exceed the level of the window sill for a depth of at least four feet, as measured perpendicular to the #street wall#. The ground floor transparency requirements of this paragraph (b)(4)(i) shall not apply to #uses# listed in Use Groups 11, 16, 17 and 18, or to #accessory# loading berths, or garage entrances#; or

- (ii) For #zoning lots# within flood hazard areas, in lieu of the requirements of paragraph (b)(4)(i) of this Section, the provisions of Section 64-22 (Transparency Requirements) shall apply; and
- (iii) For any #street wall# widths greater than 40 feet in length that do not require glazing as specified in paragraphs (b)(4)(i) or (b)(4)(ii), as applicable, the facade, measured between a height of two feet above the level of the adjoining sidewalk and a height of 12 feet above the level of the first finished floor above #curb level#, shall incorporate design elements, including lighting and wall art, or physical articulation.

(5) #Public plazas#

A #public plaza# shall contain an area of not less than 12 percent of the #lot area# of the #zoning lot# and minimum of at least 2,000 square feet in area. All #public plazas# shall comply with the provisions set forth in Section 37-70, inclusive, except certification requirements of Sections 37-73 (Kiosks and Open Air Cafes) and 37-78 (Compliance) shall not apply.

(6) Signs

(i) In all Industrial Business Incentive Areas, #signs# are subject to the regulations applicable in C6-4 Districts as set forth in Section 32-60, inclusive. Information #signs# provided pursuant to paragraph (b)(6)(ii) of this Section shall not count towards the maximum permitted #surface area# regulations of Section 32-64 (Surface Area and Illumination Provisions), inclusive.

(ii) An information #sign# shall be provided for all #buildings# that are #developed# or #enlarged#. Such required #signs# shall

be mounted on an exterior #building# wall adjacent to and no more than five feet from all primary entrance of the #building#. The #sign# shall be placed so that it is directly visible, without any obstruction, to persons entering the building, and at a height no less than four feet and no more than five and a half feet above the adjoining grade. Such #sign# shall be legible, no less than 12 inches by 12 inches in size and shall be fully opaque, non-reflective and constructed of permanent, highly durable materials. The information #sign# shall contain: the name and address of the building in lettering no less than three-quarters of an inch in height; and the words in lettering no less than one-half of an inch in height, “This building is subject to Industrial Business Incentive Area (IBIA) regulations which require a minimum amount of space to be provided for specific industrial uses.” The information #sign# shall include the Internet URL, or other widely accessible means of electronically transmitting and displaying information to the public, where the information required in paragraph (e) of this Section is available to the public.

(c) Findings

In order to grant an increase of the maximum permitted #floor area ratio# and modification of #public plaza# regulations, the Commission shall find that such increase or modification:

- (1) will promote a beneficial mix of #required industrial # and #incentive uses#;
- (2) will result in superior site planning, harmonious urban design relationships and a safe and enjoyable streetscape;
- (3) will result in a #building# that has a better design relationship with surrounding #streets# and adjacent open areas;
- (4) will result in a #development# or #enlargement# that will not have an adverse effect on the surrounding neighborhood; and

(5) any modification of the #public plaza# requirements will result in a #public plaza# of equivalent or greater value as a public amenity.

The Commission may prescribe appropriate additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

(d) Recordation

A Notice of Restrictions, the form and content of which shall be satisfactory to the City Planning Commission, for a #building# containing #use# restrictions or #public plaza# requirements, as applicable, pursuant to this Section, shall be recorded against the subject tax lot in the Office of the City Register or, where applicable, in the County Clerk's office in the county where the lot is located.

The filing and recordation of such Notice of Restrictions shall be a precondition to the issuance of any building permit utilizing the provisions set forth in this Section. The recording information shall be referenced on the first certificate of occupancy to be issued after such notice is recorded, as well as all subsequent certificates of occupancy, for as long as the restrictions remain in effect.

(e) Notification

No later than the first day of each quarter of the year, the owner of a #building# subject to #use# restrictions of this Section shall provide the following information at the designated Internet URL, or other widely accessible means of electronically transmitting and displaying information to the public pursuant to paragraph (b)(6)(ii) of this Section. Such electronic information source shall be accessible to the general public at all times and include the information specified below:

(1) the date of the most recent update of this information;

(2) total #floor area# of the #required industrial uses# in the #development#;

(3) a digital copy of all approved special permit drawings pursuant to paragraph (a), inclusive, of this Section;

- (4) the name of each business establishment occupying #floor area# for #required industrial uses#. Such business establishment name shall include that name by which the establishment does business and is known to the public. For each business establishment, the amount of #floor area#, the Use Group, subgroup and specific #use# as listed in this Resolution shall also be included; and
- (5) contact information, including the name of the owner of the #building# and the building management entity, if different; the name of the person designated to manage the #building#; and the street address, current telephone number and e-mail address of the management office. Such names shall include the names by which the owner and manager, if different, do business and are known to the public.

(f) Compliance

Failure to comply with a condition or restriction in a special permit granted pursuant to this Section or with approved plans related thereto, shall constitute a violation of this Resolution and may constitute the basis for denial or revocation of a building permit or certificate of occupancy, or for a revocation of such special permit, and for the implementation of all other applicable remedies.

74-963

Parking and loading modifications in Industrial Business Incentive Areas

In association with an application for a special permit for #developments# or #enlargements# pursuant to Section 74-962 (Floor area increase and public plaza modifications in Industrial Business Incentive Areas), the Commission may reduce or waive the off-street parking requirements set forth in Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES), inclusive, not including bicycle parking, and may also reduce or waive the loading berth requirements as set forth in Section 44-50 (GENERAL PURPOSES), inclusive, provided that the Commission finds that:

- (a) such reduction or waiver will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular and pedestrian movement;

- (b) the number of curb cuts provided are the minimum required for adequate access to off-street parking and loading berths, and such curb cuts are located so as to cause minimum disruption to traffic, including vehicular, bicycle and pedestrian circulation patterns;
- (c) the #streets# providing access to the #development# or #enlargement# are adequate to handle the traffic generated thereby, or provision has been made to handle such traffic; and
- (d) the reduction or waiver of loading berths will not create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement.

The Commission may prescribe appropriate additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

**PRECONSIDERED L.U.
BROADWAY/SHERMAN AVENUE**

MANHATTAN - CB 12

C 150438 ZMM

Application submitted by Acadia Sherman Avenue LLC, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3a:

1. changing from an R7-2 District to an R9 District property bounded by a line perpendicular to the easterly street line of Broadway distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Broadway and the southerly street line of Dongan Place, a line 270 feet southwesterly of Arden Street, Sherman Avenue and Broadway; and
2. establishing within a proposed R9 District a C2-4 District bounded by a line perpendicular to the easterly street line of Broadway distant 100 feet southerly (as measured along the street line) from the point of intersection of the easterly

street line of Broadway and the southerly street line of Dongan Place, a line 270 feet southerly of Arden₁₈ Street, a line 100 feet northwesterly of

Sherman Avenue, and Broadway.

PRECONSIDERED L.U.

BROADWAY/SHERMAN AVENUE

MANHATTAN - CB 12

N 160164 ZRM

Application submitted by Acadia Sherman Avenue LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 12.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ 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

* * *

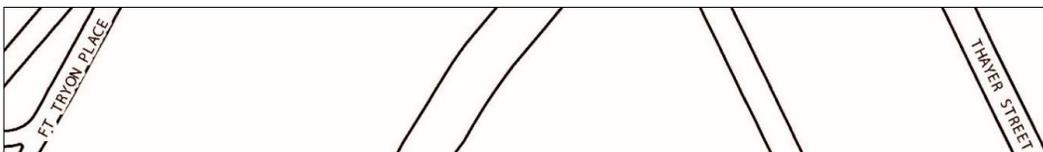
MANHATTAN

* * *

Manhattan Community District 12

In the R9A and R8X Districts within the area shown on the following Map 1:

Map 1 – [date of adoption]



[PROPOSED MAP]

Mandatory Inclusionary Housing Area (MIHA)

1 [date of adoption] MIH Program Option 2 [Section 23-d)(3)]

Portion of Community District 12, Manhattan

* * *



Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 [date of adoption] – MIH Program Option 2 and Deep
Affordability Option

Portion of Community District 12, Manhattan

* * *



LAND USE COMMITTEE

The Land Use Committee will hold a public hearing and meeting in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M. on Tuesday, July 12, 2016**, to consider the following item and all items reported out of the Subcommittees at the meetings held on Monday, July 11, 2016 and Tuesday, July 12, 2016, and conduct such other business as may be necessary:

Res. No. 985

Resolution calling upon the New York City Landmarks Preservation Commission to designate the Riegelmann Boardwalk in Coney Island as a scenic landmark pursuant to Section 3020 of the New York City Charter.