



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF NOVEMBER 3, 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>

**AGENDA
OF THE
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, November 3, 2016**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, November 1, 2016, and conduct such other business as may be necessary.

L.U. NOS. 472, 473, AND 474 ARE RELATED

L.U. No. 472

141 WILLOUGHBY STREET REZONING

BROOKLYN - CB 2

C 160030 ZMK

Application submitted by 385 Gold Property Investors IIA, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from a C6-1 District to a C6-6 District property bounded by Willoughby Street, Gold Street, a line 200 feet northerly of Willoughby Street, and Flatbush Avenue Extension; and
2. changing from a C6-4 District to a C6-6 District property bounded by Gold Street and its northerly centerline prolongation, a line 320 feet northerly of Willoughby Street, Flatbush Avenue Extension, and a line 200 feet northerly of Willoughby Street.

L.U. No. 473

141 WILLOUGHBY STREET REZONING

BROOKLYN - CB 2

C 160054 MMK

Application submitted by The New York City Department of Housing Preservation and Development and The New York City Economic Development Corporation, LLC pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et*

seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Flatbush Avenue Extension at its intersection with Gold Street; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2745 and X-2746 dated April 1, 2016 and signed by the Borough President.

L.U. No. 474

141 WILLOUGHBY STREET REZONING

BROOKLYN - CB 2

N 160029 ZRK

Application for an amendment to the Zoning Resolution submitted by 385 Gold Property Investors IIA, LLC, modifying X, Chapter 1 (Special Downtown Brooklyn District) to add a C6-6 District and update its bulk and envelope regulations, and modifying Appendix F (Inclusionary Housing Designated Areas) to add a Mandatory Inclusionary Housing Area to the proposed project area in the Borough of Brooklyn, Community District 2.

L.U. NOS. 495 AND 496 ARE RELATED

L.U. No. 495

CONCOURSE VILLAGE WEST REZONING

BRONX - CB 4

C 150312 ZMX

Application submitted by the Upper Manhattan Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from a C8-3 District to an R7D District property bounded by a line 100 feet northwesterly of Concourse Village West, East 156th Street, Concourse Village West, East 153rd Street, the centerline of the easterly portion of Grand Concourse, and a line 525 feet southwesterly of East 156th Street;
2. changing from a C8-3 District to an R8 District property bounded by the centerline of the easterly portion of Grand Concourse, a line 450 feet southwesterly of East 156th Street, a line 100 feet northwesterly of Concourse Village West, and a line 525 feet southwesterly of East 156th Street; and
3. establishing within the proposed R7D District a C1-4 District bounded by a line 100 feet northwesterly of Concourse Village West, East 156th Street, Concourse Village West, and a line 200 feet southwesterly of East 156th Street.

L.U. No. 496

CONCOURSE VILLAGE WEST REZONING

BRONX - CB 4

N 150313 ZRX

Application submitted by the Upper Manhattan Development Corporation pursuant to Sections 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 the Bronx, Community District 4.

L.U. No. 497
1932 BRYANT AVENUE

BRONX - CB 6

C 160365 ZMX

Application submitted by Second Farms Neighborhood, HFDC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Zoning Map, Section No. 3d:

1. changing from an R7-1 District to an R8 District property bounded by Bryant Avenue, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, and Boston Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by a line 100 feet northwesterly of Boston Road, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, Boston Road, and Bryant Avenue.

L.U. No. 498
1932 BRYANT AVENUE

BRONX - CB 6

N 160366 ZRX

Application submitted by the Second Farms Neighborhood HDFC, 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 for the purpose of establishing a Mandatory Inclusionary Housing area, Community District 6, Borough of the Bronx.

L.U. No. 499
1932 BRYANT AVENUE

BRONX - CB 6

C 160367 ZSX

Application submitted by Second Farms Neighborhood, HFDC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive the required off-street parking spaces for the existing developments on zoning lots Parcel 6 (Block 3131, Lot 20), Parcel 7 (Block 3136, Lot 1) and Parcel 8a (Block 3130, Lot 20), in connection with a proposed mixed-use development on property located at 1932 Bryant Avenue (Block 3005, Lot 65), in an R8 and R8/C2-4 Districts, within the Transit Zone, in an existing Large-Scale Residential Development generally bounded by Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 135 feet southeasterly of Bryant Avenue, East Tremont Avenue, a line approximately 260 feet southeasterly of Vyse Avenue, East 178th Street, a line approximately 270 feet southeasterly of Vyse Avenue, East 179th Street, and Boston Road (Block 3005 Lot 65, Block 3130 Lot 20, Block 3130 Lot 100, Block 3131 Lot 20, Block 3136 Lot 1, and Block 3136 Lot 101),) in R7-1, R8 and R8/C2-4 Districts.

L.U. No. 500
1932 BRYANT AVENUE

BRONX - CB 6

C 160368 ZSX

Application submitted by Second Farms Neighborhood, HFDC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. 78-312(c) to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), to allow minor variations in required rear yards on the periphery, and
2. 78-312(d) to modify height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) to allow minor variations in the front height and setback regulations on the periphery

of a proposed mixed-use development on property located at 1932 Bryant Avenue (Block 3005, Lot 65), in R8 and R8/C2-4 Districts, within an existing Large-Scale Residential Development generally bounded by Bryant Avenue, a line approximately

80 feet southwesterly of East Tremont Avenue, a line approximately 135 feet southeasterly of Bryant Avenue, East Tremont Avenue, a line approximately 260 feet southeasterly of Vyse Avenue, East 178th Street, a line approximately 270 feet southeasterly of Vyse Avenue, East 179th Street, and Boston Road (Block 3005 Lot 65, Block 3130 Lot 20, Block 3130 Lot 100, Block 3131 Lot 20, Block 3136 Lot 1, and Block 3136 Lot 101),) in R7-1, R8 and R8/C2-4 Districts.

L.U. No. 501
ONE FLUSHING

QUEENS - CB 7

20175107 HAQ

Application submitted by the New York City Department of Housing Preservation and Development for an amendment to a previously approved tax exemption and approval for new real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for an Exemption Area located at Block 5037, Lots 64 and 65, Borough of Queens, Community Board 7, Council District 20.

L.U. No. 505
FERRARA BROS. LLC MARITIME LEASE

BROOKLYN CB - 7

20175115 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 Ferrara Bros. LLC for approximately 103,000 square feet of land located at Block 644, Lot 50 along the waterfront and 3rd Avenue at 24th Street, Borough of Brooklyn.

L.U. No. 513
THIRD PARTY TRANSFER

BROOKLYN - CB 5

20175111 HAK

In Rem Action No. 51: Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located in Council District 42, and related tax exemptions pursuant to §577 of the Private Housing Finance Law and §696 of the General Municipal Law.

L.U. No. 514

THIRD PARTY TRANSFER

MANHATTAN - CB 12

20175112 HAM

In Rem Action No. 42: Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located in Council District 10, and related tax exemptions pursuant to §577 of the Private Housing Finance Law and §696 of the General Municipal Law.

