



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE MEETING OF DECEMBER 5, 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>



3. changing from an M2-4 District to an M1-5 District property bounded by a line 596 feet northerly of Spring Street, Washington Street, a line 415 feet northerly of Spring Street, and West Street; and
4. establishing a Special Hudson River Park District (HRP) bounded by:
  - a. Clarkson Street, Washington Street, a line 415 feet northerly of Spring Street, and West Street; and
  - b. a line 57 feet northerly of the westerly prolongation of the northerly street line of Leroy Street, the U.S. Pierhead Line, a line 1118 feet southerly of the westerly prolongation of the northerly street line of Leroy Street, and the U.S. Bulkhead Line.

### **L.U. No. 508**

## **550 WASHINGTON STREET/SPECIAL HUDSON RIVER PARK DISTRICT MANHATTAN - CB 2 C 160310 ZSM**

Application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 89-21 of the Zoning Resolution to allow the distribution of 200,000 square feet of floor area from a granting site (A1, Block 656, Lot 1) to a receiving site (A2, Block 596, Lot 1), and to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and Section 43-40 (Height and Setback Regulations), the height factor requirements of 23-151 (Basic regulations for R6 through R9 Districts) and the rear yard requirements of Section 43-20 (Rear Yard Regulations), in connection with a proposed mixed use development, on property located at 550 Washington Street (Block 596, Lot 1), in C6-3, C6-4 and M1-5 Districts, within the Special Hudson River Park District.

**L.U. No. 509**

**550 WASHINGTON STREET/SPECIAL HUDSON RIVER PARK DISTRICT  
MANHATTAN - CB 2 C 160311 ZSM**

Application submitted by SJC 33 Owner 2015 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 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 236 spaces on portions of the ground floor and cellar of a proposed mixed use development (North Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3, C6-4 and M1-5 Districts, within the Special Hudson River Park District.

**L.U. No. 510**

**550 WASHINGTON STREET/SPECIAL HUDSON RIVER PARK DISTRICT  
MANHATTAN - CB 2 C 160312 ZSM**

Application submitted by SJC 33 Owner 2015 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 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 372 spaces on portions of the ground floor and cellar of a proposed mixed use development (Center Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3, C6-4 and M1-5 Districts, within the Special Hudson River Park District.

**L.U. No. 511**

**550 WASHINGTON STREET/SPECIAL HUDSON RIVER PARK DISTRICT  
MANHATTAN - CB 2 C 160313 ZSM**

Application submitted by SJC 33 Owner 2015 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 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 164 spaces on portions of the ground floor and cellar of a proposed mixed use development (South Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3, C6-4 and M1-5 Districts, within the Special Hudson River Park District.

**L.U. No. 525**

**PRC FOX STREET/MARIA ESTELA I**

**BRONX - CB 2**

**20175118 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment of a previously approved plan and project pursuant to Section 115 of the Private Housing Finance Law and approval of a lease for a portion of the referenced property and approval of a new real property tax exemption pursuant to Section 577 of the PHFL for property located at Block 2724, part of Lot 5 (Tentative Lot 220) and the entirety of Lot 103 (“New Project Area”), Borough of the Bronx, Community Board 2, Council District 17.

**L.U. No. 530**

**227<sup>TH</sup> STREET REZONING**

**QUEENS - CB 13**

**C 170031 ZMQ**

Application submitted by Idlelots LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 19b, by establishing within an existing R3-1 District a C2-2 District bounded by 227<sup>th</sup> Street, a line 100 feet northeasterly of 145<sup>th</sup> Road, a line 120 feet southeasterly of 227<sup>th</sup> Street and 145<sup>th</sup> Road.

**L.U. No. 533**

**646-SEAT INTERMEDIATE PUBLIC SCHOOL FACILITY**

**QUEENS CB - 3**

**20165186 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 646-Seat Intermediate Public School Facility to be located on the south side of Astoria Boulevard between 111<sup>th</sup> and 112<sup>th</sup> Streets (Block 1705, Lots 1, 5, 10 and 61), Borough of Queens, in Community School District No. 24.

**L.U. No. 534**

**180-SEAT PRE-KINDERGARTEN FACILITY**

**BROOKLYN CB - 6**

**20165205 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 180-Seat Pre-Kindergarten Facility to be located on the block bounded by 3<sup>rd</sup> Avenue, 8<sup>th</sup> Street, 4<sup>th</sup> Avenue and 9<sup>th</sup> Street (Block 1003, Lot 11), Borough of Brooklyn, in Community School District No. 15.

**L.U. No. 535**

**SMALL HOMES REHAB - NYCHA**

**HABITAT FOR HUMANITY-PHASE 2**

**QUEENS - CB 12**

**20175123 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law and Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 91-09 ½ 138<sup>th</sup> Place (Block 9981, Lot 33), in Community Board 12, Council District 24, Borough of Queens.

**L.U. No. 536**

**SMALL HOMES REHAB - NYCHA**

**HABITAT FOR HUMANITY-PHASE 3**

**QUEENS - CBs 12 & 13**

**20175124 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law and Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 195-09 119<sup>th</sup> Avenue (Block 12616, Lot 31), 115-69 224<sup>th</sup> Street (Block 11306, Lot 28), 115-46 198<sup>th</sup> Street (Block 11038, Lot 68), 111-33 205<sup>th</sup> Street (Block 10964, Lot 134), 104-17 187<sup>th</sup> Street (Block 10373, Lot 7), 113-10 201<sup>st</sup> Street (Block 10995, Lot 9), and 109-11 208<sup>th</sup> Street (Block 10918, Lot 46), in Community Boards 12 & 13, Council District 27, Borough of Queens.

**L.U. No. 537**

**SMALL HOMES REHAB - NYCHA  
HABITAT FOR HUMANITY-PHASE 4**

**QUEENS - CBs 9 & 12**

**20175125 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law and Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 101-64 132<sup>nd</sup> Street (Block 9499, Lot 31), 123-25 152<sup>nd</sup> Street (Block 12219, Lot 48), 146-10 123<sup>rd</sup> Avenue (Block 12050, Lot 42), and 107-16 Remington Street (Block 10070, Lot 121), in Community Boards 9 & 12, Council District 28, Borough of Queens.

**L.U. No. 538**

**SMALL HOMES REHAB - NYCHA  
HABITAT FOR HUMANITY-PHASE 5**

**QUEENS - CB 13**

**20175126 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law and Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 131-68 225<sup>th</sup> Street (Block 12934, Lot 175), 218-38 140<sup>th</sup> Avenue (Block 13045, Lot 28), 221-02 131<sup>st</sup> Avenue (Block 12931, Lot 82), 228-39 Mentone Avenue (Block 13192, Lot 225), and 145-07 167<sup>th</sup> Street (Block 13285, Lot 57) in Community Board 13, Council District 31, Borough of Queens.

**L.U. No. 539**

**SMALL HOMES REHAB -NYCHA**

**HABITAT FOR HUMANITY-PHASE 6**

**BROOKLYN - CBs 9 & 17**

**20175128 HAK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law and Article 16 of the General Municipal Law for approval of a real property tax exemption, an urban development action area project, and waiver of the area designation requirement and Sections 197-c and 197-d of the New York City Charter for property located at 556 Schenectady Avenue (Block 4826, Lot 12), 978 Lenox Road (Block 4665, Lot 5), and 17 East 92<sup>nd</sup> Street (Block 4595, Lot 121), in Community Boards 9 & 17, Council District 41, Borough of Brooklyn.

