



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF JUNE 19, 2017 - JUNE 23, 2017**

**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

**RAFAEL SALAMANCA, JR.**, *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 Chambers, City Hall**, New York City, New York 10007, commencing at **9:30 A.M., Tuesday, June 20, 2017**.

The public hearing for the **Greater East Midtown** application (L.U. Nos. 691 and 692) will commence at **11:00 A.M.**

### **L.U. NOS. 677 AND 678 ARE RELATED**

#### **L.U. No. 677**

#### **74-04 NORTHERN BOULEVARD REZONING**

**QUEENS CB - 3**

**C 170162 ZMQ**

Application submitted by H&M, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from a C8-1 District to a C4-3 District property bounded by Northern Boulevard, 75th Street, a line 100 feet southerly of Northern Boulevard, and 74th Street, as shown on a diagram (for illustrative purposes only) dated January 3, 2017 and subject to the conditions of CEQR Declaration E-407.

#### **L.U. No. 678**

#### **74-04 NORTHERN BOULEVARD REZONING**

**QUEENS CB - 3**

**N 170163 ZRQ**

Application submitted by H & M, 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 for the purpose of establishing a Mandatory Inclusionary Housing area, Community District 3, Borough of Queens.

Matter underlined is new, to be added;

Matter ~~struck-out~~ 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**

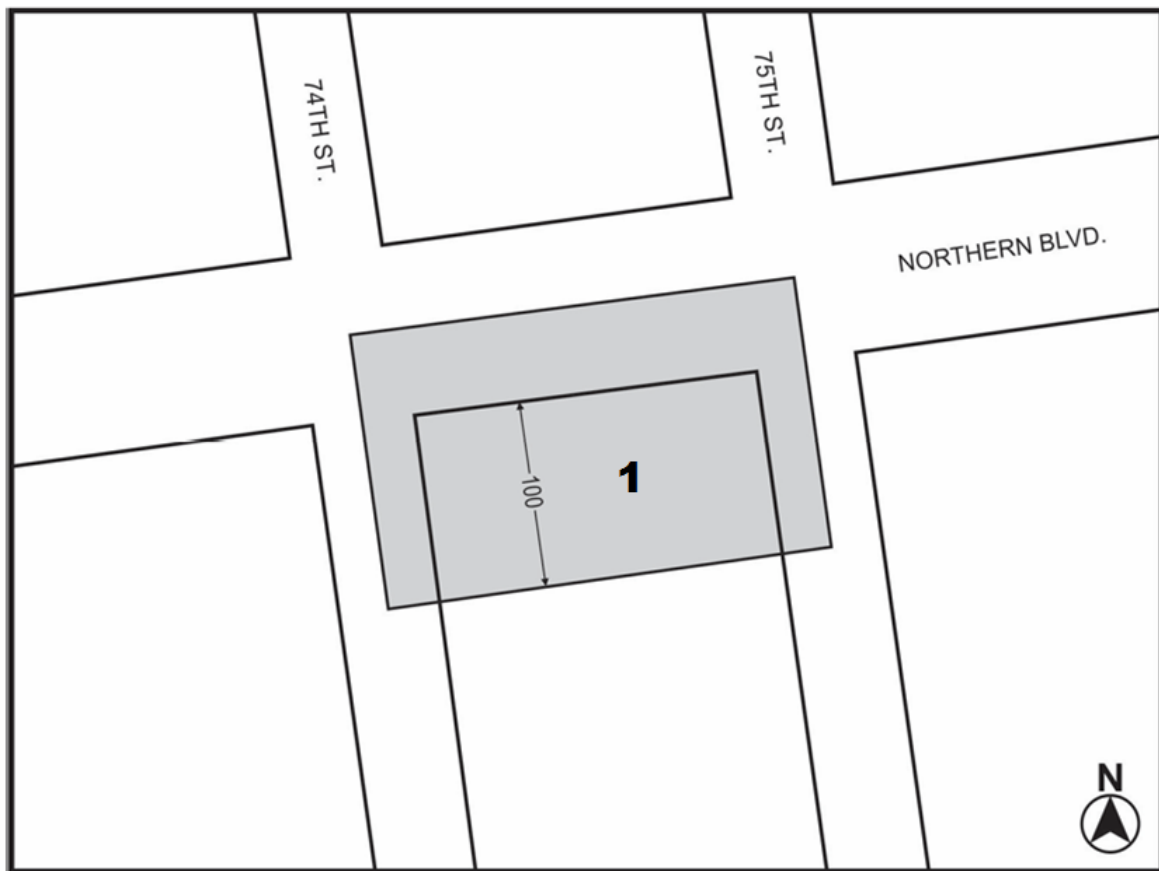
# QUEENS

## Queens Community District 3

In the C4-3 District (R6 equivalent) within the area shown on the following Map 1:

Map 1. [date of adoption]

[PROPOSED MAP]



- Mandatory Inclusionary Housing Area (MIHA) – see Section 23-154(d) (3)
- 1** Area 1 – [date of adoption] – MIH Program Option 1 and Option 2

### Portion of Community District 3, Queens

**L.U. NOS. 682 AND 683 ARE RELATED**

**L.U. No. 682**

**WHITLOCK AND 165<sup>TH</sup> STREET REZONING**

**BRONX CB - 2**

**C 170087 ZMX**

Application submitted by The Ader Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6c:

1. changing from an M1-1 District to an R8A District property bounded by East 165th Street, Whitlock Avenue, and a line 100 feet easterly of Longfellow Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by East 165th Street, Whitlock Avenue, and a line 100 feet easterly of Longfellow Avenue.

**L.U. No. 683**

**WHITLOCK AND 165<sup>TH</sup> STREET REZONING**

**BRONX CB - 2**

**N 170088 ZRX**

Application submitted by The Ader Group, 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 for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter struck out 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**

\* \* \*

# THE BRONX

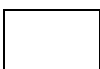
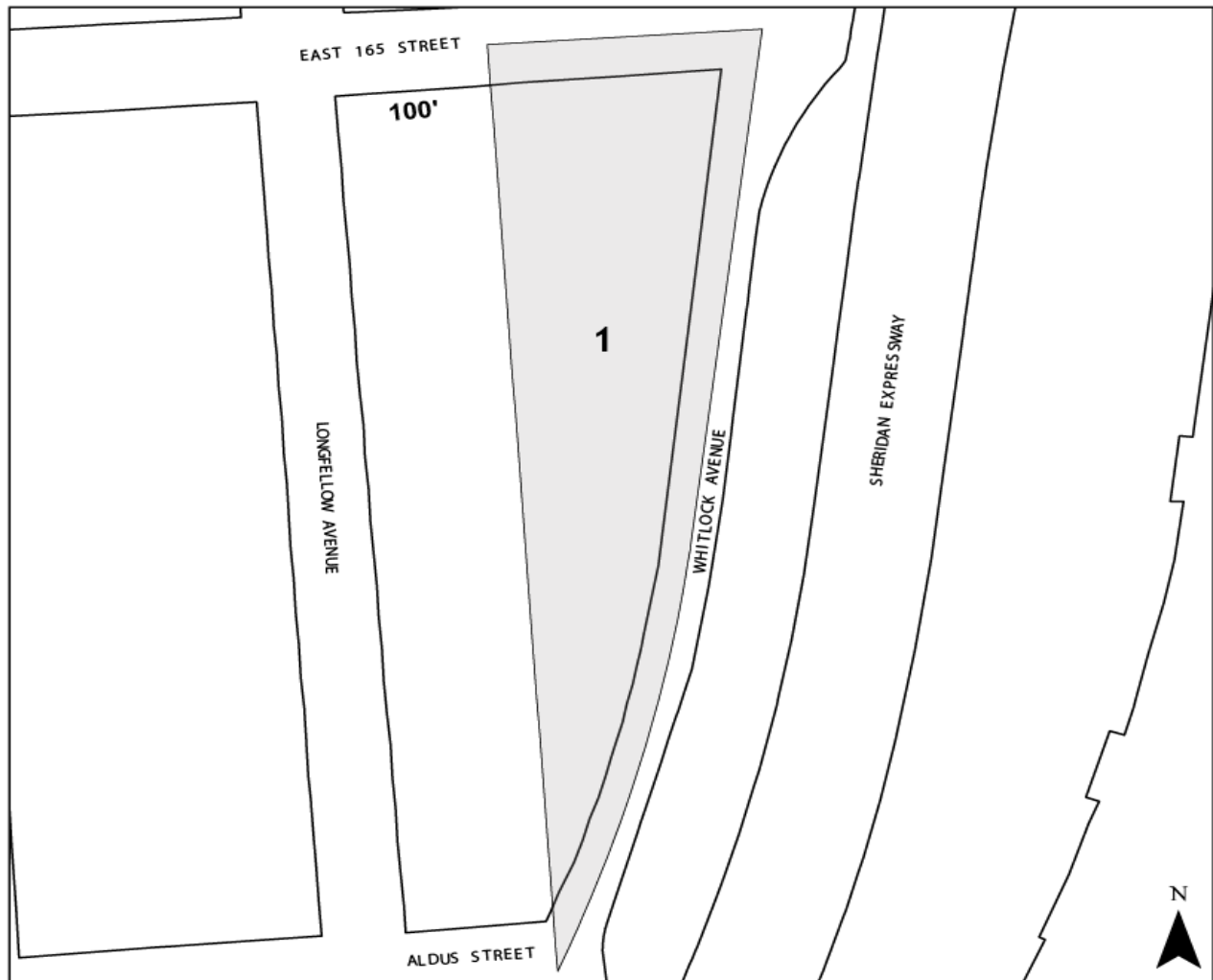
\* \* \*

## The Bronx Community District 2

In the R8A District within the area shown on the following Map 1:

Map 1 – [date of adoption] 8

[PROPOSED MAP]



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

Area 1 [date of adoption] – MIH Program Option 1

Portion of Community District 2, The Bronx

\* \* \*

**L.U. No. 684**

**LOWER MANHATTAN PLAZA APPLICABILITY**

**MANHATTAN CB - 1**

**N 170286 ZRM**

Application submitted by Lightstone Acquisitions X, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 1 (Special Lower Manhattan District) relating to regulations allowing a floor area bonus for public plazas.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

**ARTICLE III**

**COMMERCIAL DISTRICT REGULATIONS**

\* \* \*

**Chapter 7**

**Special Urban Design Regulations**

\* \* \*

**37-713**

**Locational restrictions**

No #public plaza#, or portion thereof, shall be located within 175 feet of an existing #publicly accessible open area# or #public park# as measured along the #street line# on which the existing amenity fronts if the #public plaza# is to be located on the same side of the #street#, or as measured along the directly opposite #street line# if the #public plaza# is to be located on the other side of the #street#. Such distance shall include the width of any #street# that intersects the #street# on which the amenity fronts. However, such location restriction may be waived if the #public plaza# is located directly across the #street# from the existing #publicly accessible open area# or #public park# and if the Chairperson of the City Planning Commission finds that the location of the #public plaza# at such location would create or contribute to a pedestrian circulation network connecting the two or more open areas.

Additional provisions regarding the location of a #public plaza# are set forth in the #Special Midtown District#, the #Special Lower Manhattan District# and the #Special Downtown Brooklyn District#.

\* \* \*

## **ARTICLE IX SPECIAL PURPOSE DISTRICTS**

### **Chapter 1 Special Lower Manhattan District**

\* \* \*

#### **91-24 Floor Area Bonus for Public Plazas**

The maximum permitted #floor area# on a #zoning lot# may be increased, in accordance with the following regulations, where a #public plaza# is provided that meets the requirements of Section 37-70 (PUBLIC PLAZAS):

- (a) A #floor area# bonus for a #public plaza# shall not only be permitted for any a #development# or #enlargement# that is located within:
  - (1) outside the Historic and Commercial Core;
  - (2) outside the South Street Seaport Subdistrict; or
  - (3) beyond 50 feet of a #street line# of a designated #street#, except in C6-4 Districts, on which:
    - (i) retail continuity is required, pursuant to Section 91-41 (Regulations for Designated Retail Streets); or
    - (ii) #street wall# continuity is required, pursuant to the regulations for Type 1 or Type 2A #street walls# pursuant to Section 91-31 (Street Wall Regulations).

(b) Within a C6-4 District, paragraph (a)(3) of this Section shall not apply to the location of a #development# or #enlargement#; however, a #floor area# bonus for a #public plaza# shall be permitted, provided that such #public plaza# is located beyond 50 feet of the designated #streets# referenced in paragraph (a)(3) of this Section.

~~(b)~~(c) For each square foot of a #public plaza#, the basic maximum #floor area# permitted by Section 91-22 (Floor Area Increase Regulations) may be increased, in C6-4 Districts, by six square feet, to a maximum #floor area# ratio of 12.0 and, in C5-3, C5-5 and C6-9 Districts, by ten square feet, to a maximum #floor area# ratio of 18.0.

~~(c)~~(d) When a #public plaza# that meets the requirements for a #floor area# bonus is located on a #zoning lot# divided by a district boundary, the bonusable #floor area# may be credited to either portion of the #zoning lot#, notwithstanding the location of the #public plaza# or the date of the creation of the #zoning lot#. The amount of bonusable #floor area# permitted on either portion of the #zoning lot# shall not exceed the maximum amount of #floor area# permitted on such portion if it were a separate #zoning lot# subject to all other provisions of Article VII, Chapter 7.

\* \* \*

**L.U. NOS. 685 AND 686 ARE RELATED**

**L.U. No. 685**

**BROAD CHANNEL**

**QUEENS CB - 14**

**C 170256 ZMQ**

Application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 24b, 24d, 30a, and 30c:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
  - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and



- b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary line of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard;
2. changing from an R3-2 District to an R3A District property bounded by a southerly boundary line of a park and its easterly prolongation, a southerly and westerly boundary line of a park, 195th Avenue and its easterly centerline prolongation, 102nd Street, 196th Avenue, 101st Street, 197th Avenue, a line midway between Cross Bay Boulevard and 100th Place, 207th Avenue, Cross Bay Boulevard and its southerly centerline prolongation, Cross Bay Parkway, and a northerly boundary line, easterly boundary line, southeasterly boundary line, and easterly boundary line of a park and its northeasterly prolongation;
3. changing from an R3-2 District to a C3A District property bounded by 195th Avenue and its easterly centerline prolongation, a westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line of a park and its prolongation, Cross Bay Parkway, Cross Bay Boulevard and its southerly centerline prolongation, 207th Avenue, a line midway between Cross Bay Boulevard, and 100th Place, 197th Avenue, 101st Street, 196th Avenue, and 102nd Street;
4. establishing within a proposed R3A District a C1-3 District bounded by:
  - a. 196th Avenue, Cross Bay Boulevard, 197th Avenue, and 99th Street; and
  - b. 195th Avenue, a line 150 feet easterly of Cross Bay Boulevard, 197th Avenue, Cross Bay Boulevard, the southerly and easterly boundary lines of a playground and its westerly and northerly prolongation, 196th Avenue, and Cross Bay Boulevard; and
5. establishing a Special Coastal Risk District bounded by a southerly boundary line of a park and its easterly prolongation, a southerly boundary line and westerly boundary line of a park, a westerly boundary line of a park and its northerly prolongation, a northwesterly boundary line, a northerly boundary line, an easterly boundary line, a southeasterly boundary line, and an easterly boundary line of a park and its northeasterly prolongation.

**L.U. No. 686**  
**BROAD CHANNEL**

**QUEENS CB - 14**

**N 170257 ZRQ**

Application submitted by 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, relating to Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk District.

Matter underlined is new, to be added;

Matter struck out is to be deleted;

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

\* \* \* indicates where unchanged text appears in the Zoning Resolution 16

**Article I: GENERAL PROVISIONS**

**Chapter 1 – Title, Establishment of Controls and Interpretation of Regulations**

\* \* \*

**11-122**

**Districts established**

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special Clinton District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 6, the #Special Clinton District# is hereby established.

Establishment of the Special Coastal Risk District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 7, the #Special Coastal Risk District# is hereby established.

# Establishment of the Special College Point District

\* \* \*

## Chapter 2 – Construction of Language and Definitions

### 12-10

#### DEFINITIONS

\* \* \*

#### Special Clinton District

The "Special Clinton District" is a Special Purpose District designated by the letters "CL" in which special regulations set forth in Article IX, Chapter 6, apply.

#### Special Coastal Risk District

The "Special Coastal Risk District" is a Special Purpose District designated by the letters "CR" in which special regulations set forth in Article XIII, Chapter 7, apply.

#### Special College Point District

\* \* \*

## Article XIII - SPECIAL PURPOSE DISTRICTS

### Chapter 7

#### Special Coastal Risk District

### 137-00

#### GENERAL PURPOSES

The "Special Coastal Risk District" established in this Resolution is designed to promote and protect public health, safety and general welfare in coastal areas that are currently at exceptional risk from flooding and may face greater risk in the future.

These general goals include, among others, the following specific purposes:

- (a) to limit the population in areas that are vulnerable to frequent flooding, including those areas exceptionally at risk from projected future tidal flooding;
- (b) to reduce the potential for property damage and disruption from regular flood events and support the City's capacity to provide infrastructure and services;
- (c) to promote consistency with planned improvements, neighborhood plans, and other measures to promote drainage, coastal protection, open space and other public purposes; and
- (d) to promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City's tax revenue.

## **137-10**

### **GENERAL PROVISIONS**

The provisions of this Chapter shall apply within the #Special Coastal Risk District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

## **137-11**

### **District Plan and Map**

The District Maps are located within the Appendix to this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

## **137-12**

### **Applicability of Special Regulations**

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table.

Special Regulations for the #Special Coastal Risk District#

<u>#Special Coastal Risk District#</u>	<u>#Residential Use# (137-21)</u>	<u>#Community Facility Use# (137-22)</u>	<u>Modified #Bulk# Requirements (137-31)</u>
<u>CR-1 (Broad Channel, Queens)</u>	<u>X</u>	<u>X</u>	

**137-20**

**SPECIAL USE REGULATIONS**

The special #use# regulations of this Section, inclusive, shall apply in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

**137-21**

**Residential Use**

In #Special Coastal Risk District# 1, #residential uses# shall be limited to those #uses# set forth in Section 22-11 (Use Group 1).

**137-22**

**Community Facility Use**

In #Special Coastal Risk Districts#, #community facilities# with sleeping accommodations shall not be permitted.

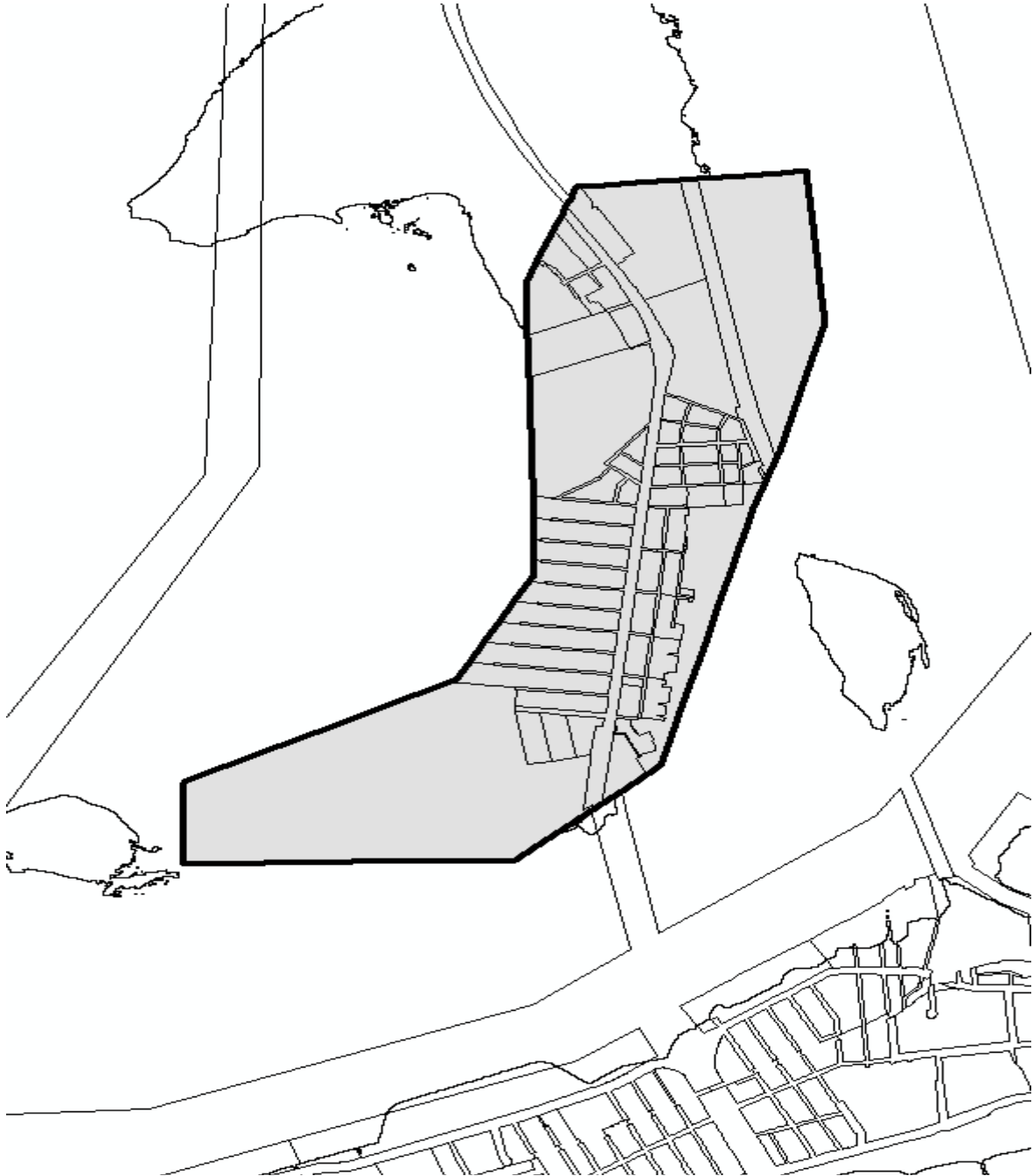
**Appendix**

**Special Coastal Risk District Plan**

Map 1 - #Special Coastal Risk District# 1, in Broad Channel, Community District 14, Borough of Queens

[new text map to be added]

\*\*\*



[new text map to be added]

**L.U. NOS. 687 AND 688 ARE RELATED**

**L.U. No. 687**

**HAMILTON BEACH**

**QUEENS CB - 10**

**C 170255 ZMQ**

Application submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18b:

1. eliminating from an existing R3-1 District a C1-2 District bounded by 159th Avenue, Coleman Square, 159th Road, a line 150 feet easterly of 102nd Street, 160th Avenue, a line midway between 101st Street and 102nd Street, a line 338 feet northerly of 160th Avenue, and 102nd Street;
2. changing from an R3-1 District to an R3A District bounded by a line 120 feet northerly of 160th Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160th Avenue and its easterly centerline prolongation, 104th Street, the westerly street line of 104th Street and its southerly prolongation, the easterly centerline prolongation of 104th Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102nd Street;
3. establishing within an existing R3-1 District a C1-3 District bounded by 159th Avenue, Coleman Square, 159th Road and its easterly centerline prolongation, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), a line 100 feet southerly of 159th Road, a line 150 feet easterly of 102nd Street, a line 120 feet northerly of 160th Avenue, 102nd Street, 160th Avenue, a line midway between 101st Street and 102nd Street, a line 370 feet northerly of 160th Avenue, and 102nd Street;
4. establishing within a proposed R3A District a C1-3 District bounded by a line 120 feet northerly of 160th Avenue, a line 150 feet easterly of 102nd Street, 160th Avenue, and 102nd Street; and

5. establishing a Special Coastal Risk District bounded by a line 120 feet northerly of 160th Avenue, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), 160th Avenue and its easterly centerline prolongation, 104th Street, the westerly street line of 104th Street and its southerly prolongation, the easterly centerline prolongation of 104th Street cul-de-sac, the westerly boundary line of the N.Y.C.T.A. Railroad Right-Of-Way (Rockaway Beach Division), the northerly boundary line of a Park, the U.S. Pierhead and Bulkhead Line (easterly portion), the easterly prolongation of the U.S. Pierhead and Bulkhead Line (northerly portion), and 102nd Street.

**L.U. No. 688**

**HAMILTON BEACH**

**QUEENS CB - 10**

**N 170267 ZRQ**

Application submitted by 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, relating to Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Special Coastal Risk District.

The proposed text amendment may be seen on the City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

**L.U. No. 689**

**SECTION 93-122 TEXT AMENDMENT**

**MANHATTAN CB - 4**

**N 170251 ZRM**

Application submitted by 517 West 35<sup>th</sup> LLC, pursuant to Section 201 of the New York City Charter for an amendment to Section 93-122 of Article IX, Chapter 3 (Special Hudson Yards District) of the New York City Zoning Resolution.

**93-122**

**Certification for residential use in Subdistricts A, B and E**

Within the large-scale plan subdistrict a, subareas b1 and b2 of the farley corridor subdistrict b, and the south of port authority subdistrict e, #residential use# shall be permitted only upon certification of the chairperson of the city planning commission that the #zoning lot# on which such #residential use# is located contains the minimum



amount of #commercial floor area# required before #residential use# is allowed, as specified in section 93-21 (floor area regulations in the large-scale plan subdistrict a) or 93-22 (floor area regulations in subdistricts b, c, d, e and f), as applicable, and that for #zoning lots# in subareas a2 through a5 of the large-scale plan subdistrict a, a certification pursuant to section 93- 34 (distribution of floor area in the large-scale plan subdistrict a) has been made.

\* \* \*

However, special regulations shall apply to #zoning lots# with phased developments, as follows:

- (a) Except as provided in paragraph (c) of this section, for ~~for~~ #zoning lots# with less than 69,000 square feet of #lot area#, the chairperson shall allow for phased development, upon certification that a plan has been submitted whereby the ratio of #commercial floor area# to #residential floor area#, in buildings in each phase, is no smaller than the ratio of the minimum amount of #commercial floor area# required on the #zoning lot# before #residential use# is allowed, to the maximum #residential floor area# permitted on the #zoning lot# as specified in section 93-21 or 93-22, as applicable, ~~and~~;
- (b) For #zoning lots# with at least 69,000 square feet of #lot area#, the chairperson shall allow for one or more #buildings# containing #residences# to be #developed# or #enlarged# without the minimum amount of #commercial floor area# required before #residential use# is allowed, as specified in section 93-21 or 93-22, as applicable, upon certification that a plan has been submitted whereby one or more regularly-shaped portions of the #zoning lot# with a minimum area of 50,000 square feet are reserved for future development of not more than two million square feet of #commercial floor area# on each such portion, and that, upon full development of such #zoning lot#, the ratio of #commercial floor area# to #residential floor area# shall be no smaller than the ratio of the minimum amount of #commercial floor area# required on the #zoning lot# before #residential use# is allowed, to the maximum #residential floor area# permitted on the #zoning lot#, as specified in section 93-21 or 93-22, as applicable.; and
- (c) For #zoning lots# with at least 55,000 square feet but less than 69,000 square feet of #lot area# within subarea a3<sub>16</sub> of the large scale subdistrict a, the

chairperson shall allow for one or more #buildings# containing #residences# to be #developed# or #enlarged# without the minimum amount of #commercial floor area# required before #residential use# is allowed, as specified in paragraph (a) section 93-21, upon certification that a plan has been submitted whereby one or more regularly-shaped portions of the #zoning lot# with a minimum area of 35,000 square feet are reserved for future development, and that, upon full development of such #zoning lot#, the ratio of #commercial floor area# to #residential floor area# shall be no smaller than the ratio of the minimum amount of #commercial floor area# required on the #zoning lot# before #residential use# is allowed, to the maximum #residential floor area# permitted on the #zoning lot#, as specified in section 93-21.

All #developments# or #enlargements# so certified shall be permitted only in accordance with the provisions of this chapter.

\* \* \*

**L.U. NOS. 651, 652 AND 690 ARE RELATED**

**L.U. No. 651**

*The public hearing on this item was held on May 30, 2017 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

**1350 BEDFORD AVENUE REZONING**

**BROOKLYN CB - 8**

**C 170070 ZMK**

Application submitted by Bedford Arms, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7D District property bounded by Pacific Street, Bedford Avenue, Dean Street, and a line perpendicular to the northeasterly street line of Dean Street distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Dean Street and the westerly street line of Bedford Avenue.

**L.U. No. 652**

*The public hearing on this item was held on May 30, 2017  
and **closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**1350 BEDFORD AVENUE REZONING**

**BROOKLYN CB - 8**

**N 170071 ZRK**

Application submitted by Bedford Arms, 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 for the purpose of establishing a Mandatory Inclusionary Housing area in the Borough of Brooklyn, Community District 8.

Matter underlined is new, to be added;

Matter ~~struck-out~~ 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**

\* \* \*

**Brooklyn**

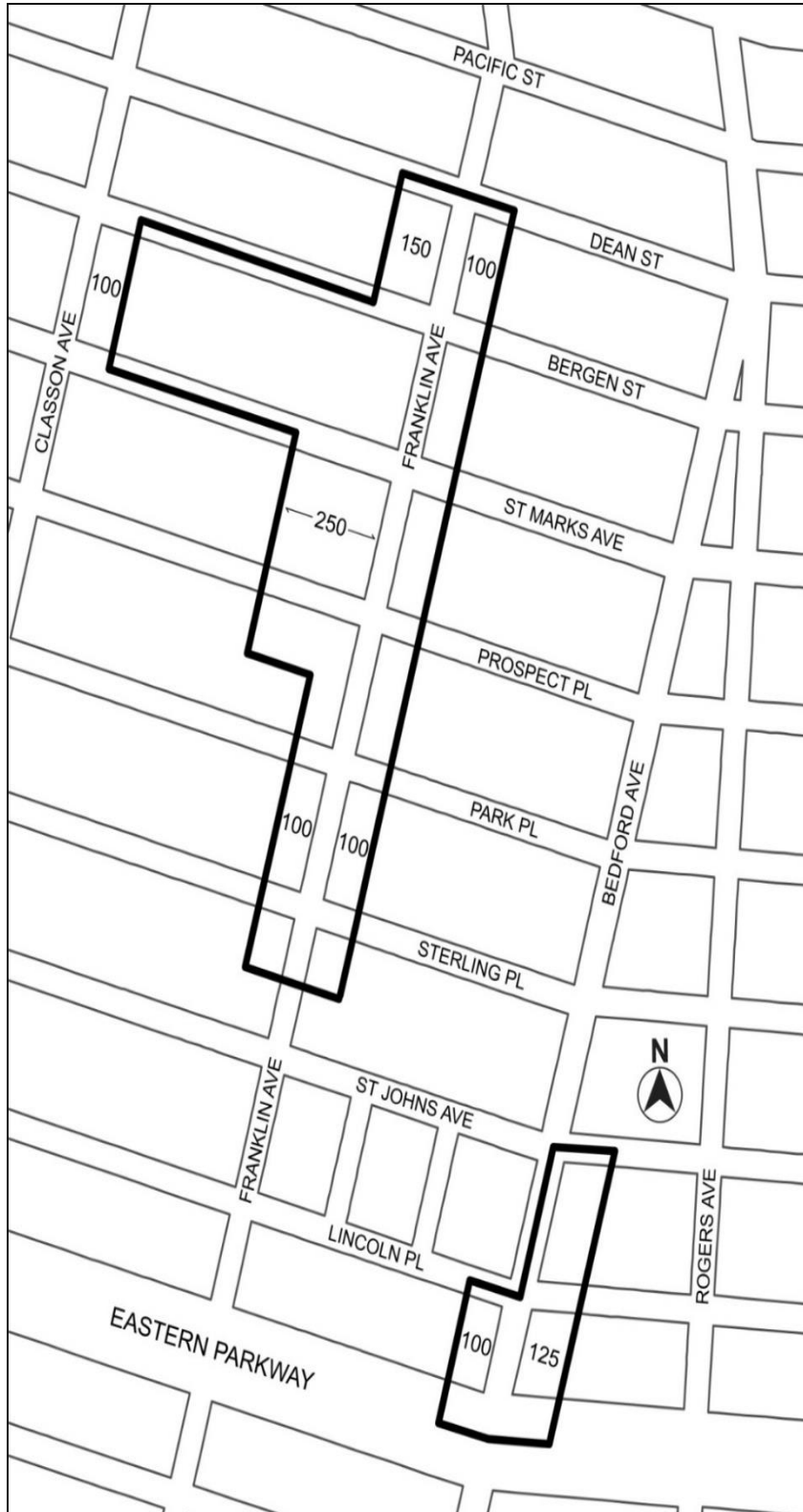
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**Brooklyn Community District 8**

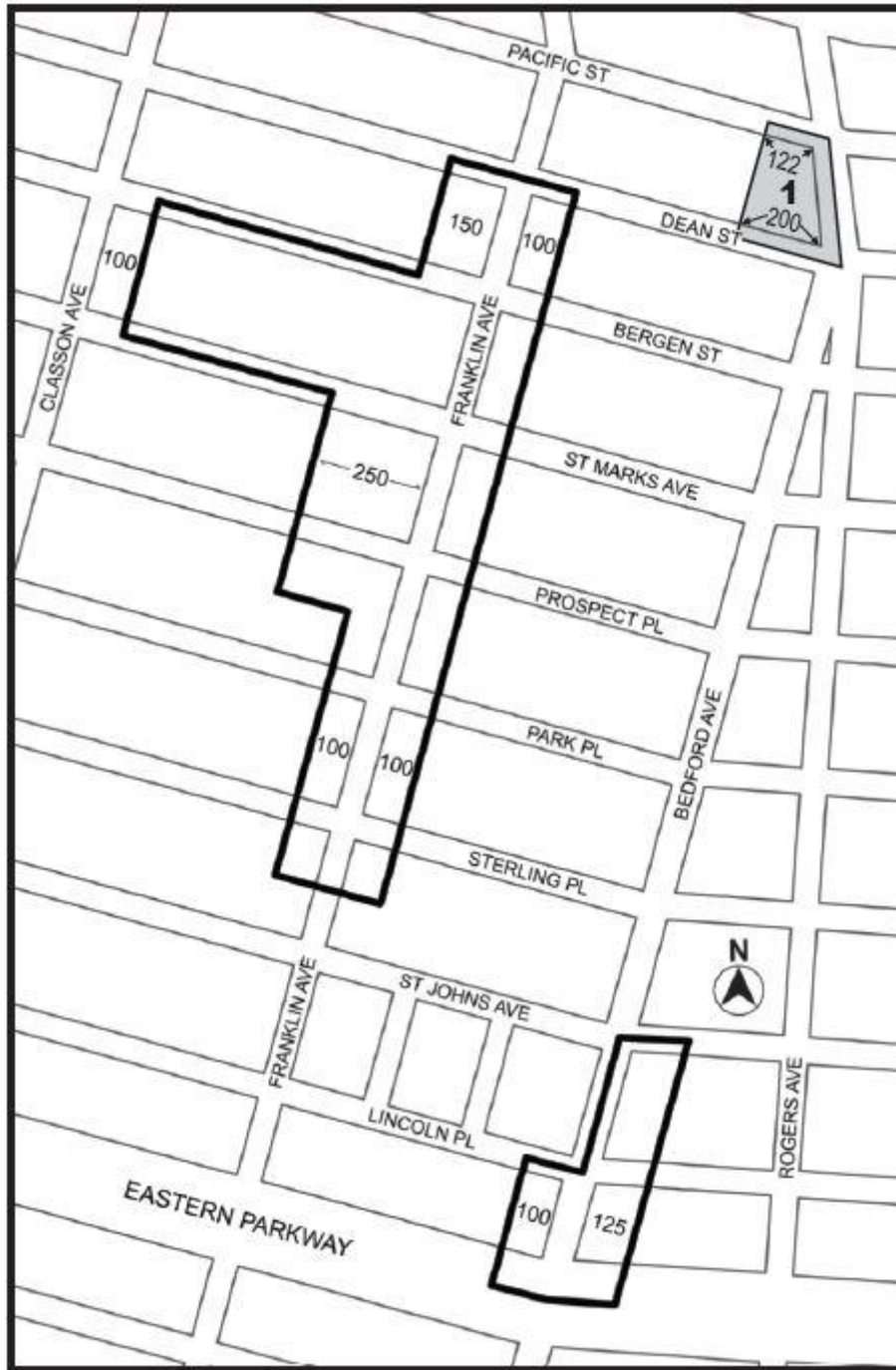
In the R7A and R7D Districts within the areas shown on the following Map 1:



Map 1. (~~9/24/13~~) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)(ii)
- 1** Area 1 – [date of adoption] – MIH Program Option 2

Portion of Community District 8, Brooklyn

\* \* \*

**L.U. No. 690**  
**BEDFORD ARMS**

**BROOKLYN CB - 1**

**20175520 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 1205, p/o Lot 28 (Tentative Lot 127); in Community District 1, Borough of Brooklyn, Council District 35.

**L.U. No. 653**

*The public hearing on this item was held on May 30, 2017  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**55-57 SPRING STREET TEXT AMENDMENT**

**MANHATTAN CB - 2**

**N 160244 ZRM**

Application submitted by JBAM TRG Spring 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 the boundary of the Mulberry Street Regional Spine area as shown on the map in Appendix A of Article X, Chapter 9 (Special Little Italy District) to facilitate the enlargement of properties located at 55-57 Spring Street.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

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

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

**ARTICLE X**  
**SPECIAL PURPOSE DISTRICTS**

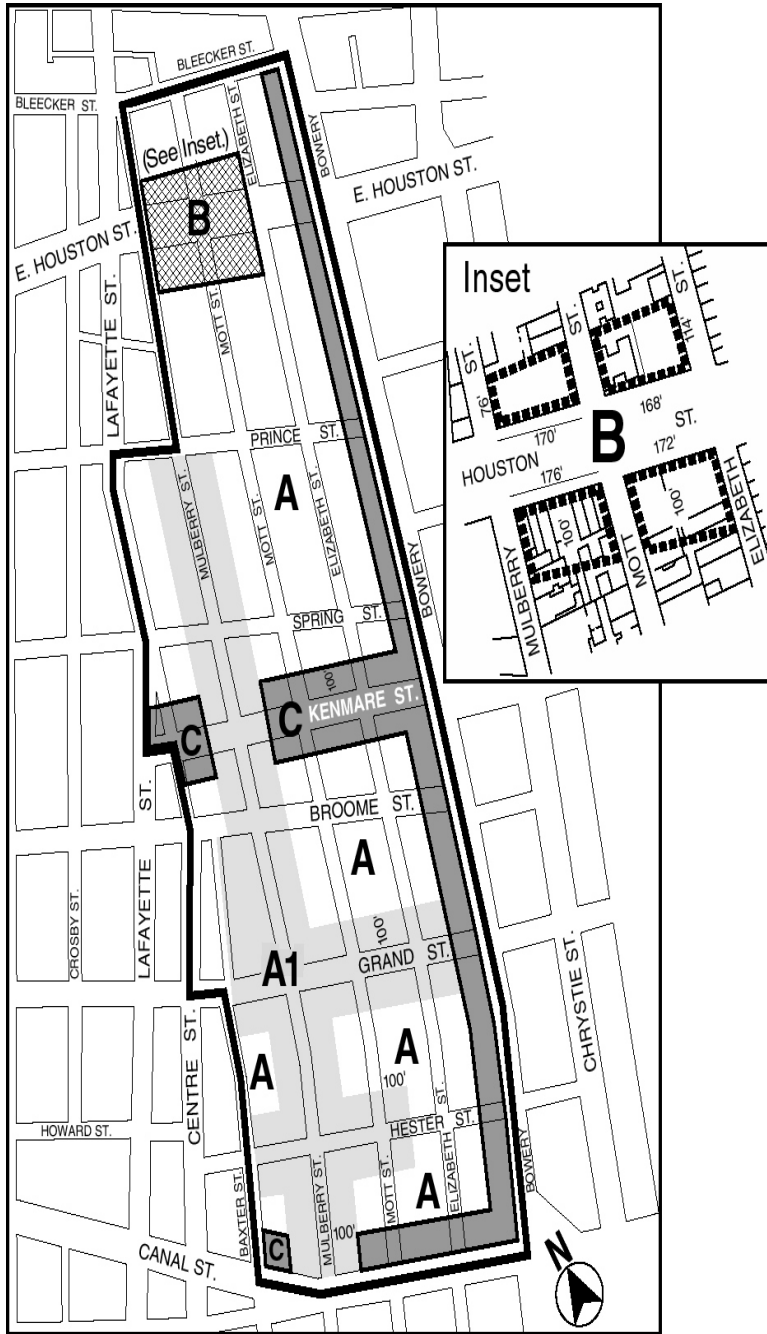
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**Chapter 9**  
**Special Little Italy District**

\* \* \*

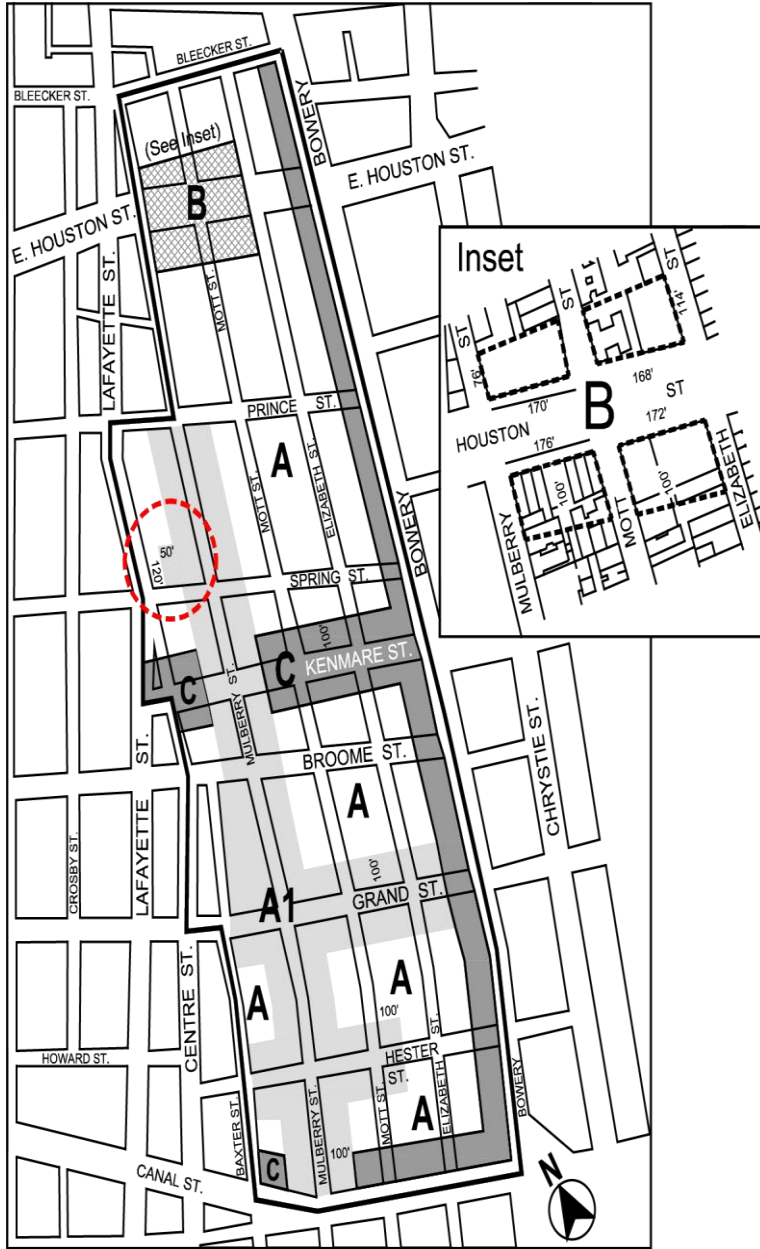
# Appendix A Special Little Italy District Map

[EXISTING]



-  District Boundary
-  **A** Preservation Area
-  **A1** Mulberry Street Regional Spine
-  **B** Houston Street Corridor
-  **C** Bowery, Canal, Kenmare Street

[PROPOSED]



- District Boundary
- A** Preservation Area
- A1** Mulberry Street Regional Spine
- B** Houston Street Corridor
- C** Bowery, Canal, Kenmare Street

\* \* \*



**L.U. NOS. 654 AND 655 ARE RELATED**

**L.U. No. 654**

*The public hearing on this item was held on May 30, 2017  
and **closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**125 EDGEWATER STREET DEVELOPMENT**

**STATEN ISLAND CB - 1**

**C 150402 ZMR**

Application submitted by Pier 21 Development, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21d:

1. changing from an M2-1 District to an R6 District property bounded by a line 515 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, Edgewater Street, a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and a line 210 feet northeasterly of Edgewater Street;
2. establishing within the proposed R6 District a C2-2 District bounded by a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, a line 210 feet northeasterly of Edgewater Street, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and Edgewater Street; and
3. establishing a Special Stapleton Waterfront District (SW) bounded by the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue and Edgewater Street.

**L.U. No. 655**

*The public hearing on this item was held on May 30, 2017  
and **closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**125 EDGEWATER STREET DEVELOPMENT**

**STATEN ISLAND CB - 1**

**N 150401 ZRR**

Application submitted by Pier 21 Development, LLC, pursuant to 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York relating to Article XI, Chapter 6 (Special Stapleton Waterfront District) and related sections, Appendix A maps (Stapleton Waterfront District Plan) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Staten Island, Community District 1.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

**Article XI**

**SPECIAL PURPOSE DISTRICTS**

**Chapter 6**

**Special Stapleton Waterfront District**

\* \* \*

**116-01**

**Definitions**

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) or in this Section.

**Esplanade**

The “Esplanade” is a park extending along ~~all~~ portions of the waterfront edges of the #Special Stapleton Waterfront District#. The #Esplanade# is shown in the District Plan,

Map 1 (Special Stapleton Waterfront District, Subareas and Public Spaces) in ~~the~~ Appendix ~~to~~ A of this Chapter.

\* \* \*

### Mandatory front building wall line

“Mandatory front building wall lines” are imaginary lines extending through Subarea B of the #Special Stapleton Waterfront District# which are shown on Map 3 (Mandatory Front Building Wall Lines) in ~~the~~ Appendix ~~to~~ A of this Chapter, and with which #building# walls must generally coincide, as provided in Section 116-232.

### Pier Place, the Cove

“Pier Place” and the “Cove” are designated open spaces accessible to the public, located within the #Special Stapleton Waterfront District# as shown in the District Plan, Map 1, in ~~the~~ Appendix ~~to~~ A of this Chapter.

### Shore public walkway

A #shore public walkway# is a linear public access area running alongside the shore or water edges of a #platform# on a #waterfront zoning lot#.

### Upland connection

An “upland connection” is a pedestrian way ~~that~~ which provides a public access route from the #Esplanade# or a #shore public walkway# to a public sidewalk within a public #street#. Required #upland connections# are shown in the District Plan, Map 5 (Upland Connections and Visual Corridors), in ~~the~~ Appendix ~~to~~ A of this Chapter.

### Visual corridor

A "visual corridor" is a public #street# or tract of land within a #block# that provides a direct and unobstructed view to the water from a vantage point within a public #street#. Required #visual corridors# are shown in the District Plan, Map 5; and Map 6 (Location of Visual Corridor in Subarea E) in ~~the~~ Appendix ~~to~~ A of this Chapter.

## 116-02

### General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Stapleton Waterfront District#, the provisions of this Chapter shall apply to all #developments#, #enlargements# and changes of #use# within the #Special Stapleton Waterfront District#. The regulations of all other Chapters of this

Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control-, except in Subarea E of this Chapter.

Within the #Special Stapleton Waterfront District#, the regulations of the underlying R6, C2-2, C4-2A and M2-1 Districts shall apply, as modified in this Chapter.

## 116-03

### District Plan and Maps

The District Plan for the #Special Stapleton Waterfront District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Stapleton Waterfront District#.

These areas shall include ~~the #Esplanade#~~, Subareas A, B1, B2, B3, B4, B5, C, D and E, the #Esplanade# and two designated public open spaces: #Pier Place# and the #Cove#. In addition, Subareas B and E shall include #upland connections# and Subarea E shall include a #shore public walkway#.

The District Plan includes the following maps in ~~the Appendix to~~ A of this Chapter.

Map 1 Special Stapleton Waterfront District, Subareas and Public Spaces

Map 2 Ground Floor Use and Frontage Requirements

Map 3 Mandatory Front Building Wall Lines

Map 4 Restricted Curb Cut and Off-Street Loading Locations

\* \* \*

## **116-04** **Subareas**

In order to carry out the purposes and provisions of this Chapter, the following subareas are established within the #Special Stapleton Waterfront District#: Subarea A,

Subarea B, comprised of Subareas B1, B2, B3, B4 and B5, Subareas C, D and E, the #Esplanade#, #Pier Place# and the #Cove#. In each of these subareas, special regulations apply that may not apply in other subareas.

## **116-05** **Applicability**

In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, ~~the~~ provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall not apply in the #Special Stapleton Waterfront District#, except where specifically stated otherwise in this Chapter. In lieu thereof, the special #use#, #bulk#, #accessory# off-street parking, public access and urban design regulations of Sections 116-10 through 116-50 shall apply.

In Subarea D, the provisions of Article VI, Chapter 2 shall apply pursuant to the underlying M2-1 District regulations.

In Subarea E, the underlying provisions of Article VI, Chapter 2 shall apply, except as modified in Section 116-60 (SPECIAL REGULATIONS IN SUBAREA E), inclusive. In addition, the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), shall not apply. In lieu thereof, the provisions of Section 116-623 (Height and setback regulations), shall apply.

#Lower density growth management area# regulations shall not apply in the #Special Stapleton Waterfront District#.

## 116-10

### **SPECIAL USE REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE**

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, the following special #use# regulations shall apply. The #use# regulations of the underlying C4-2A District shall be modified by Sections 116-101 through 116-13, inclusive.

## 116-101

### **Use Groups 12 and 14**

The #uses# listed in Section 32-21 (Use Group 12) shall not be permitted in Subarea C.

The #uses# listed in Section 32-23 (Use Group 14) shall be permitted in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#; boat storage, repair or painting, however, shall be allowed without restriction relating to boat length.

\* \* \*

## 116-11

### **Special Sign Regulations**

The #sign# regulations of the underlying C4-2 District in Section 32-60 (SIGN REGULATIONS) shall be modified as follows: #flashing signs# shall not be permitted in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

## 116-12

### **Mandatory Ground Floor Use and Frontage Requirements**

The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C. However, on designated #streets# and #mandatory front building wall lines# in Subareas B3 and C, as shown on Map 2 in ~~the~~ Appendix to A of this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building developed# or #enlarged# after October 25, 2006.

#Uses# located on the ground floor level, or within two feet of the as-built level of the adjoining sidewalk, shall be exclusively limited to the permitted non-#residential uses# as modified by the special #use# provisions of this Chapter. Such ground floor #uses# shall extend along the entire width of the #building#, except for lobbies or entrances to #accessory# parking spaces, and shall have a depth provided in accordance with Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

\* \* \*

## 116-13

### Transparency Requirements

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the transparency requirements of Section 37-34 (Minimum Transparency Requirements) shall apply to any #development# or an #enlargement# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line# and where non-#residential uses# are located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk.

## 116-20

### SPECIAL BULK REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

The special #bulk# regulations of this Section shall apply ~~within the #Special Stapleton Waterfront District#~~ to Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

\* \* \*

## 116-231

### Special rooftop regulations

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings or other structures# ~~in the #Special Stapleton Waterfront District#~~ Subareas A, B and C, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

## 116-232

### Street wall location

In Subarea A, the underlying #street wall# location regulations shall apply.

In Subareas B and C, the underlying #street wall# location regulations of a C4-2A District or an R6B District, as applicable, shall be modified as set forth in this Section. Map 3 (Mandatory Front Building Wall Lines) in ~~the~~ Appendix ~~to~~ A of this Chapter, specifies locations in Subareas B and C where #mandatory front building wall# requirements apply as follows:

\* \* \*

## 116-233

### Maximum building height

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the maximum height of a #building or other structure# outside of Subarea B2 shall not exceed 50 feet. However, where the ground floor lever of a #building# provides a #qualifying ground floor# in accordance with the supplemental provisions set forth in paragraph (b) of Section 35-652 (Maximum height of buildings and setback regulations), the maximum height of a #building or other structure# may be increased to 55 feet.

Within Subarea B2, the maximum height of a #building or other structure# shall not exceed 60 feet.

## 116-30

### **SPECIAL ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS FOR SUBAREAS A, B AND C**

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the parking and loading regulations of the underlying C4-2A District shall apply, except as modified in this Section.

\* \* \*



## 116-34

### Location and Width of Curb Cuts

Curb cuts are prohibited in the locations shown on Map 4 (Restricted Curb Cut and Off-Street Loading Locations) in ~~the~~ Appendix ~~to~~ A of this Chapter.

In Subarea C, for #zoning lots# with access only to Front Street, only one curb cut shall be permitted along Front Street.

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the maximum width of curb cuts shall not exceed 25 feet, including splays.

\* \* \*

## 116-40

### UPLAND CONNECTIONS AND VISUAL CORRIDORS FOR SUBAREAS A, B AND C

## 116-41

### Upland Connections

In the locations shown on Map 5 (Upland Connections and Visual Corridors) in ~~the~~ Appendix ~~to~~ A of this Chapter, #upland connections# shall be provided. An #upland connection# traversing a #zoning lot# in Subareas A, B and C shall consist of a single circulation path bordered continuously along both sides by buffer zones.

\* \* \*

#### (c) Permitted obstructions

The provisions of Section 62-611 (Permitted obstructions) shall apply to #upland connections# within ~~the #Special Stapleton Waterfront District#~~ Subarea B, the #Esplanade#, #Pier Place# and the #Cove#. The permitted obstructions listed in paragraph (b)(2) of Section 62-611 are further subject to the tree and planting requirements of Section 62-655. Water-Dependent (WD) #uses# referenced in paragraph (a)(6) of Section 62-611 shall be as listed in Section 62-211.

## **116-42**

### **Visual Corridors**

#Visual corridors# shall be provided in the locations shown on Map 5 in ~~the~~ Appendix ~~to~~ A of this Chapter. Such #visual corridors# shall be subject to the requirements of Section 116-512 (Design requirements for visual corridors).

## **116-50**

### **SPECIAL URBAN DESIGN REQUIREMENTS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE**

The special urban design requirements of this Section, inclusive, shall apply to all #developments# and #enlargements# within Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove# ~~the #Special Stapleton Waterfront District#~~.

\* \* \*

## **116-512**

### **Design requirements for visual corridors**

The requirements of this Section shall apply to all #visual corridors# within Subarea B, the #Esplanade#, #Pier Place# and the #Cove#. When a #visual corridor# coincides with an #upland connection#, the provisions of Section 116-511 (Design requirements for upland connections) shall also apply.

\* \* \*

## **116-5352**

### **Waterfront Public Access Signage**

The New York City Waterfront Symbol Plaque shall be used to direct the public to waterfront public access areas including the #Esplanade# and #upland connections# within Subarea B, #Pier Place# and the #Cove#, and to identify the entry points of these areas. Such signage shall be provided in accordance with requirements of Section 62-654.

## **116-5453**

### **Refuse Storage Areas**

Refuse shall be stored within a #completely enclosed building#.

## **116-60**

### **SPECIAL REGULATIONS IN SUBAREA E**

The special #use#, #bulk#, #visual corridor# and #waterfront public access area# requirements of this Section, inclusive, shall apply to Subarea E.

## **116-61**

### **Special Use Regulations**

The #use# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, modified as follows:

- (a) The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply;
- (b) The provisions of Section 62-29 (Special Use Regulations for R6, R7, R8, R9 and R10 Districts) are modified to allow #uses# listed in Section 62-212 (Waterfront-Enhancing (WE) uses) to be located anywhere within a #building# existing prior to [date of adoption] provided that no #commercial floor area# is located above a #dwelling unit#; and
- (c) #Physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 shall not apply.

## **116-62**

### **Special Bulk Regulations**

The #bulk# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, except as modified in this Section, inclusive.

## **116-621**

### **Floor area**

Subarea E of the #Special Stapleton Waterfront District# shall be a #Mandatory Inclusionary Housing area# for the purpose of applying the Inclusionary Housing Program provisions of Section 23-90 (INCLUSIONARY HOUSING), inclusive.

The #floor area# regulations of Article VI, Chapter 2, shall not apply. In lieu thereof, the #floor area# regulations of Section 23-154 (Inclusionary Housing), as applicable to #Mandatory Inclusionary Housing areas#, shall apply, except that in R6 Districts:

(a) for #zoning lots#, or portions thereof, within 100 feet of a #wide street#, the maximum #floor area ratio# shall be 3.6; and

(b) for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#, the maximum #floor area ratio# shall be 2.42.

## **116-622**

### **Required yards**

The special #yard# provisions of 62-332 (Rear yards and waterfront yards) shall apply, except that the 40 foot minimum depth requirement for a #waterfront yard# may be reduced by up to five feet, to a minimum depth of 35 feet, along those portions of the landward edge of the stabilized shore, bulkhead or natural #shoreline# where the depth of the landward portions of the #zoning lot# is less than 150 feet, as measured perpendicular and landward from such edge.

## **116-623**

### **Height and setback regulations**

The provisions of Section 62-341 (Developments on land and platforms) shall apply, except as modified in this Section.

(a) #Initial setback distance#

The provisions of paragraph (a)(2) of Section 62-341 shall be modified for #buildings# located on portions of a #zoning lot# where the distance between the edge of the stabilized shore and a landward #zoning lot line# is less than 150 feet.

The depth of such #initial setback distance# from the boundary of a #shore public walkway# may be reduced to five feet, provided that at least 40 percent of the width of each #story# required to be set back above the minimum base height is set back no less than ten feet from the boundary of the #shore public walkway#.

(b) Measurement of height

The provisions of paragraph (a)(3) of Section 62-341 shall apply, except that for the purpose of this Section, #base plane# shall refer to an elevation of 16.8 feet above Richmond Datum.

(c) Permitted obstructions

The provisions of paragraphs (a)(4)(i) and (ii) of Section 62-341 shall not apply. Dormers and penthouse portions of a #building# shall not be considered permitted obstructions above a maximum base height.

(d) Maximum base height

The maximum base height provisions of paragraph (c)(1) of Section 62-341 shall apply, except that a #building or other structure#, or a portion thereof, located within an #initial setback distance#, shall rise to a height of at least 25 feet or two #stories#, whichever is less, and may not exceed a maximum base height of 55 feet or five #stories#, whichever is less.

(e) Maximum #building# height and tower size

The maximum #residential# tower size provisions of paragraph (c)(4) of Section 62-341 shall not apply. For the purposes of this paragraph (e), any portion of a #building# that exceeds a height of 55 feet or five #stories#, whichever is less, shall be considered a tower. #Buildings# with tower portions fronting on Edgewater Street shall not exceed a height of 120 feet above the #base plane# or 12 #stories#, whichever is less. The height of any other #building# with tower portions shall not exceed a height of 110 feet above the #base plane#, or 11 #stories#, whichever is less. Each #story# within a tower portion of a #building# shall not exceed a gross area of 10,000 square feet up to a height of 90 feet or nine #stories#, whichever is less, and each #story# above a height of 90 feet or nine #stories#, whichever is less, shall not exceed a gross area of 8,100 square

feet. All #stories# within the tower portions of #buildings# shall be bounded on all sides by open areas on the #zoning lot#. For #zoning lots# with three or more #buildings#, no more than two #buildings# shall contain towers.

(f) #Floor area# distribution

The provisions of paragraph (c)(3) of Section 62-341 shall not apply.

(g) #Street wall# articulation facing #shore public walkways#

The provisions of paragraph (c)(5) of Section 62-341 shall apply. In addition, for portions of #buildings# fronting on a #shore public walkway# with an #aggregate width of street wall# greater than 200 feet, such #street walls# shall provide a recess at least five feet deep and 55 feet wide, unobstructed from the lowest level of the #building# to the sky. In no event shall a #street wall# extend along a #shore public walkway# for a distance greater than 130 feet without providing such a recess. Furthermore, above the height of the second #story#, such #street walls# shall provide at least one additional recess with a minimum depth of five feet and a minimum width or, where applicable, an aggregate width, of at least 40 feet.

(h) Streetscape provisions

The streetscape provisions of paragraph (c)(6) of Section 62-341 shall not apply. In lieu thereof, the following provisions shall apply:

(1) Lobbies

A #residential# lobby, extending along at least 30 percent of the #aggregate width of street walls# shall be provided, but need not be wider than 35 feet. Transparent glazing materials shall occupy at least 40 percent of the surface area of the #street wall# of the lobby, measured between a height of two and ten feet above the level of the adjoining grade.

A lobby to a #commercial or community facility use# shall have a minimum width of 20 feet. Transparent glazing materials shall occupy at least 50 percent of the surface area of the #street wall# of the lobby, measured between a height of two feet above the level of the adjoining grade and a height 12 feet above the level of the first finished floor.

In the event of a conflict between the provisions of this paragraph (h)(1) and the construction standards of the Federal government or Appendix G of the New York City Building Code, the requirements of this paragraph shall not apply.

(2) Parking garage wall treatment

For any level within a #building# where #accessory# off-street parking is provided, such parking shall be screened from the #street line# or #waterfront public access area# with a #street wall# that is at least 50 percent opaque. Each one-foot square portion of such #street wall# shall comply individually with this requirement. Such required wall treatment may be interrupted by vehicular or pedestrian entrances. In addition to the wall treatment, the screening requirements of Section 62-655 (Planting and trees) shall apply.

For #buildings# with #street walls# that are more than 50 feet in width and located within 50 feet of a #waterfront public access area# or #street#, at least 70 percent of the width of such #street walls# shall contain #floor area# at the first #story# located completely above the #base plane#.

**116-63**

**Requirements for Visual Corridors and Waterfront Public Access Areas**

**116-631**

**Visual corridors**

The provisions of 62-51 (Applicability of Visual Corridor Requirements) shall apply, except as modified in this Section. The minimum width of the required #visual corridor# shall be 60 feet. The location of such #visual corridor# shall be as shown on Map 5 (Upland Connections and Visual Corridors) and Map 6 (Location of Visual Corridor in Subarea E) in Appendix A of this Chapter. Such #visual corridor# shall be located such that the northern boundary of the #visual corridor# shall intersect with the easterly #street line# of Edgewater Street at a point 22 feet south of the following intersection: the easterly prolongation of the northerly #street line# of Lynhurst Avenue and the easterly #street line# of Edgewater Street. Such #visual corridor# shall extend

to the pierhead line at an angle of 89.35 degrees, as measured between the northern boundary of such #visual corridor# and the portion of the easterly #street line# of Edgewater Street north of such #visual corridor#.

## **116-632**

### **Waterfront Public Access Area**

The provisions of 62-52 (Applicability of Waterfront Public Access Area Requirements) shall apply, except that no #supplemental public access area#, as set forth in 62-57 (Requirements for Supplemental Public Access Areas), shall be required. However, a #shore public walkway# and an #upland connection# must be provided as modified in this Section and shown on Maps 1, 5 and 6 in Appendix A of this Chapter.

#### **(a) #Shore public walkway#**

The provisions of paragraph (a)(3) of Section 62-53 (Requirements for Shore Public Walkways) shall apply, except that the minimum width of a #shore public walkway# on shallow portions of a #zoning lot# set forth on such Section shall be modified to be no less than 35 feet.

If there is an existing #building or other structure# to remain on the #zoning lot#, the entire area between such existing #building# and the shoreline shall be entirely occupied by the #shore public walkway#, with a required circulation path of at least eight feet.

#### **(b) #Upland connections#**

The requirement for a “transition area” within a Type 2 #upland connection# in paragraph (b)(2) of Section 62-561 (Types of upland connections) shall not apply. In addition, the minimum width requirement of ten feet for the #upland connection# abutting such turnaround shall be modified to five feet, provided that the entire area of the vehicular turnaround is paved with the same paving material as the #upland connection#.

## **116-633**

### **Phased development of Waterfront Public Access Area**

For the purposes of applying for an authorization for phased #development# of a



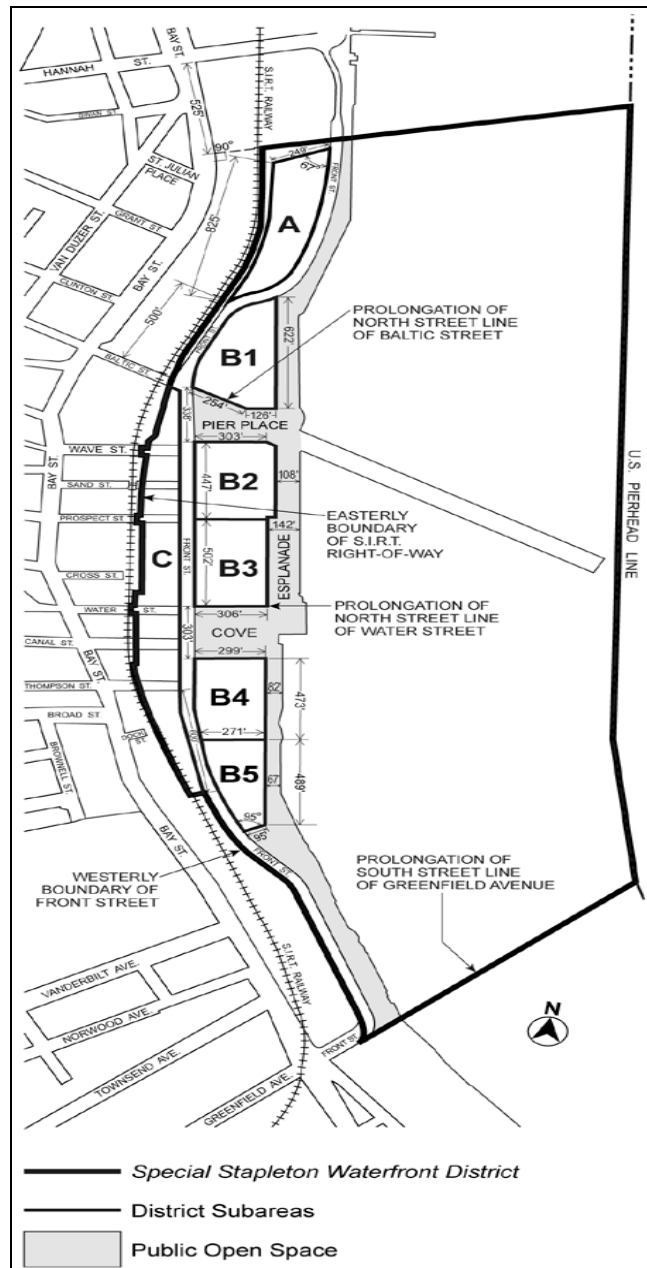
#waterfront public access area# in paragraph (c)(1) of Section 62-822 (Modification of waterfront public access area and visual corridor requirements), the #lot area# shall be the portion of the #zoning lot# above water.

## Appendix A

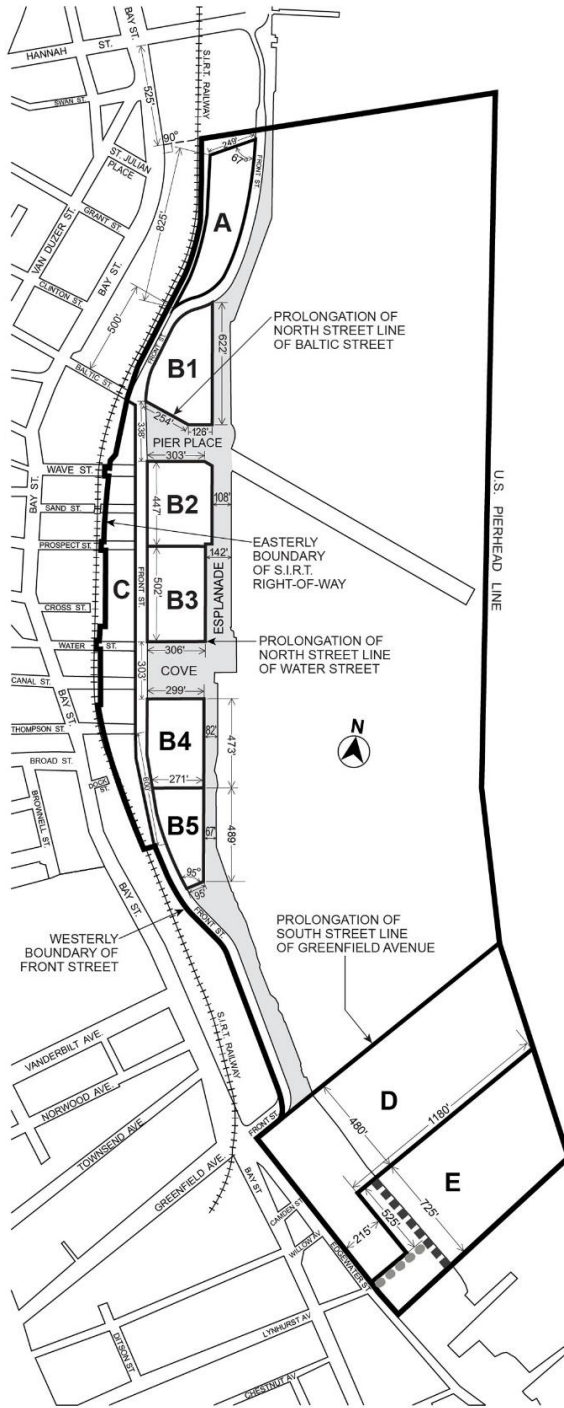
### Stapleton Waterfront District Plan

Map 1. Special Stapleton Waterfront District, Subareas and Public Spaces

[EXISTING]



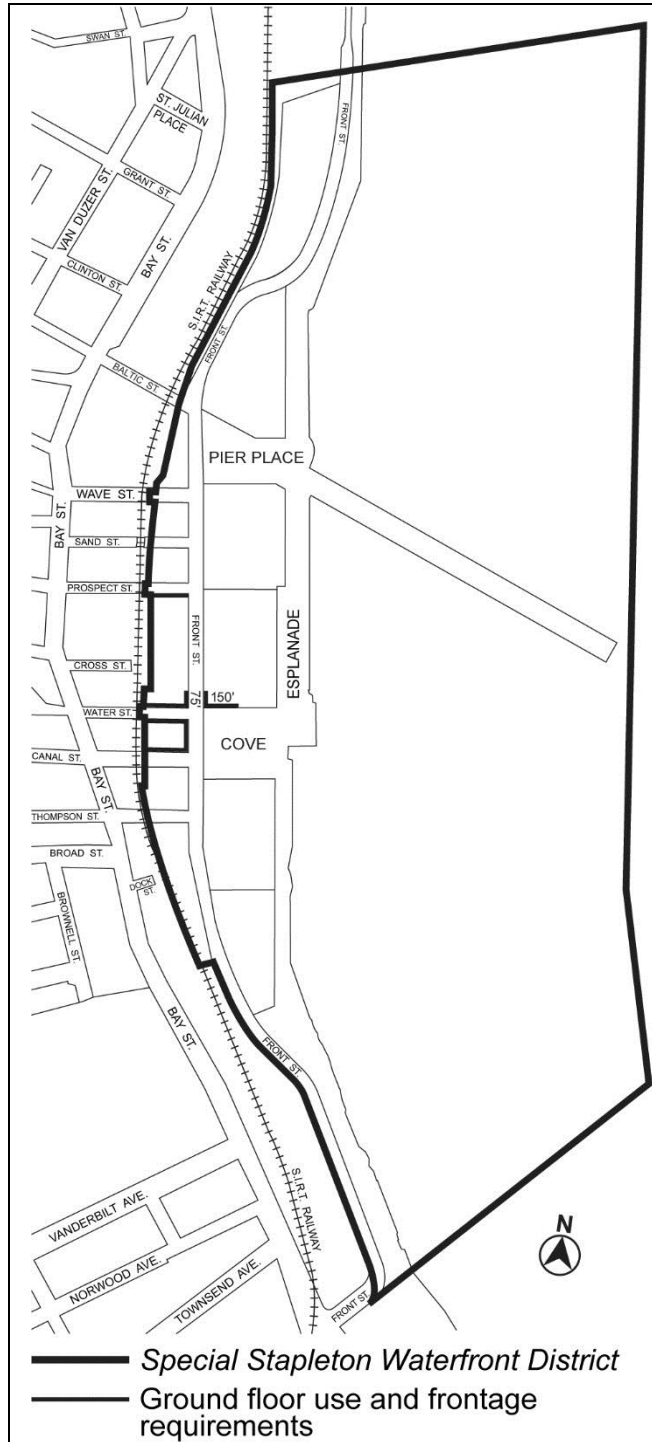
[PROPOSED]



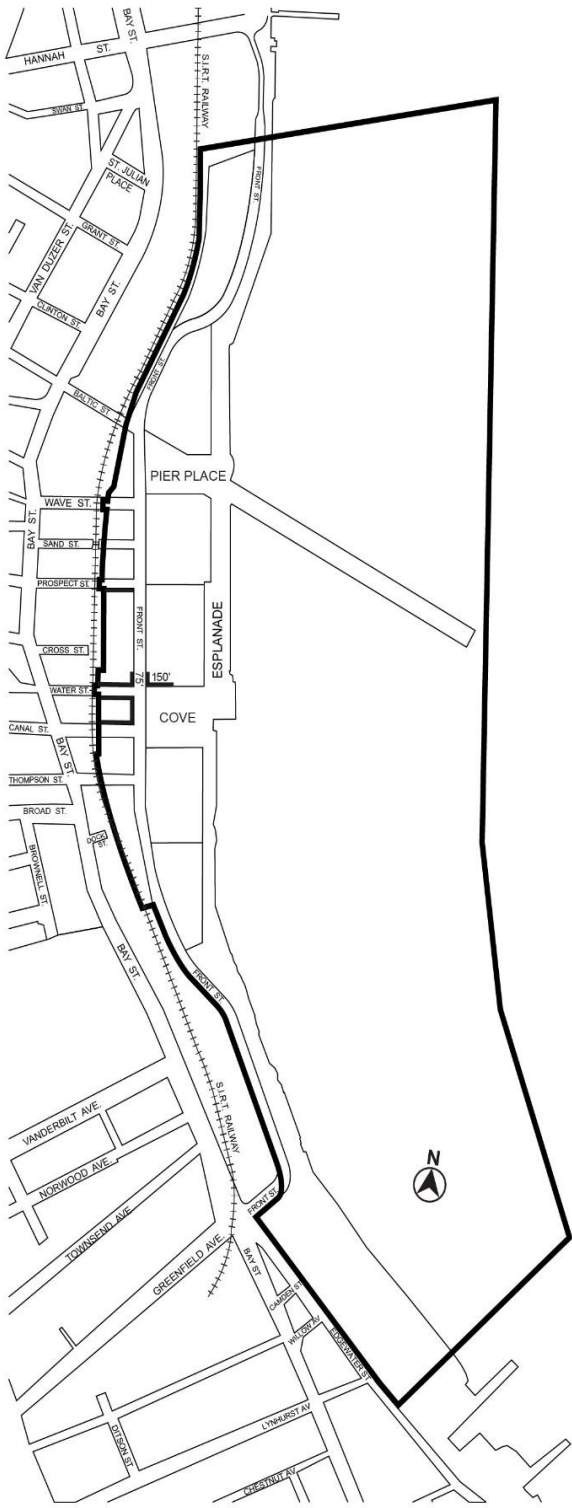
- Special Stapleton Waterfront District
- District Subareas
- Public Open Space
- Shore Public Walkway
- Upland Connection

# Map 2. Ground Floor Use and Frontage Requirements

[EXISTING]



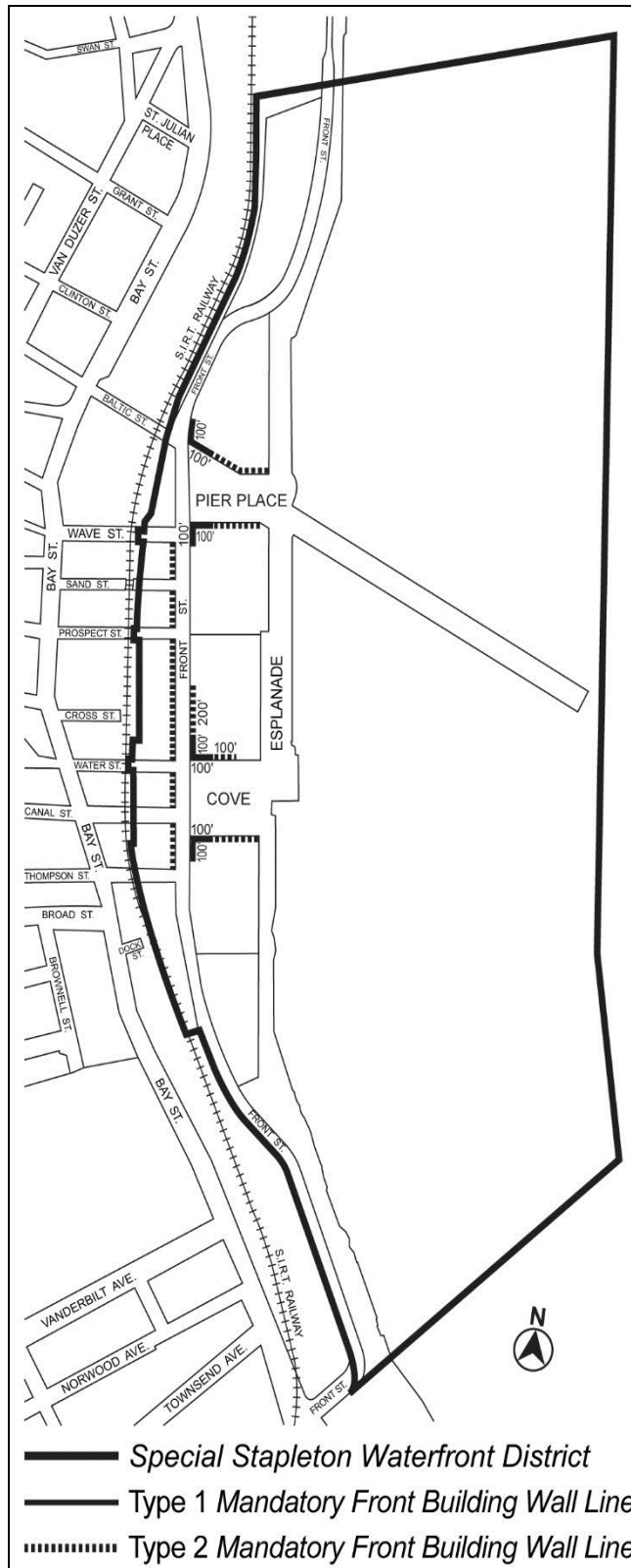
[PROPOSED]



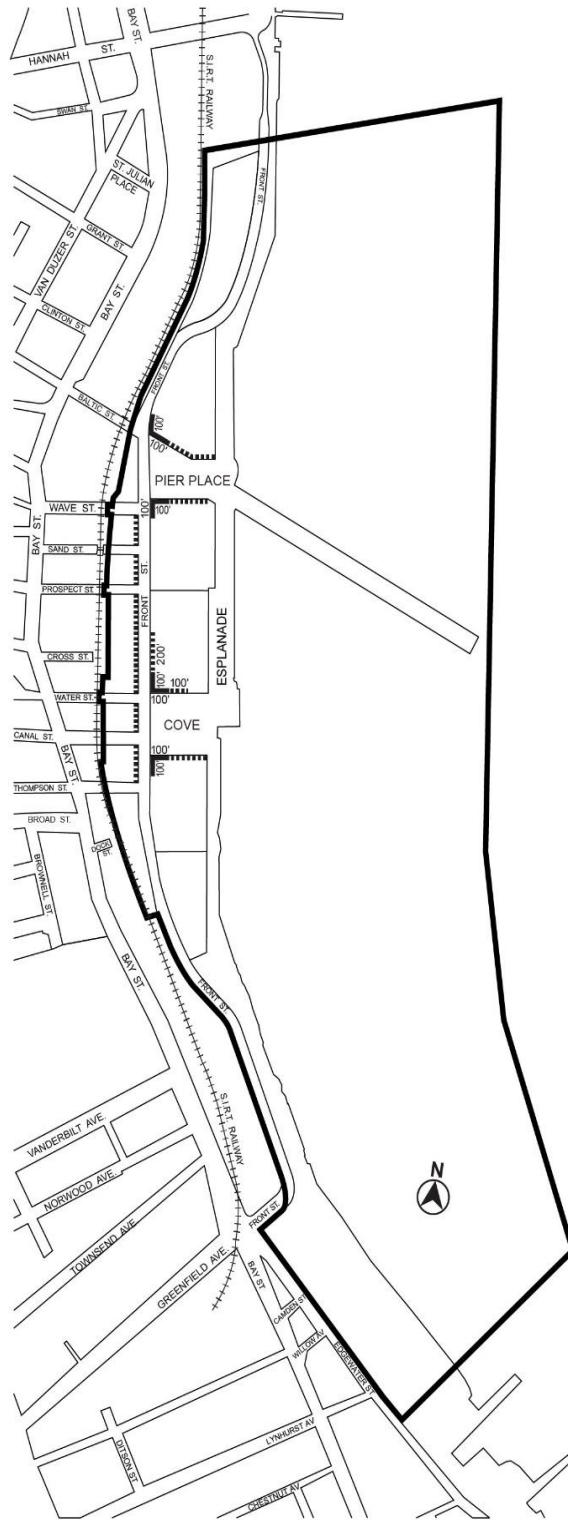
- Special Stapleton Waterfront District
- Ground floor use and frontage requirements

# Map 3. Mandatory Front Building Wall Lines

[EXISTING]



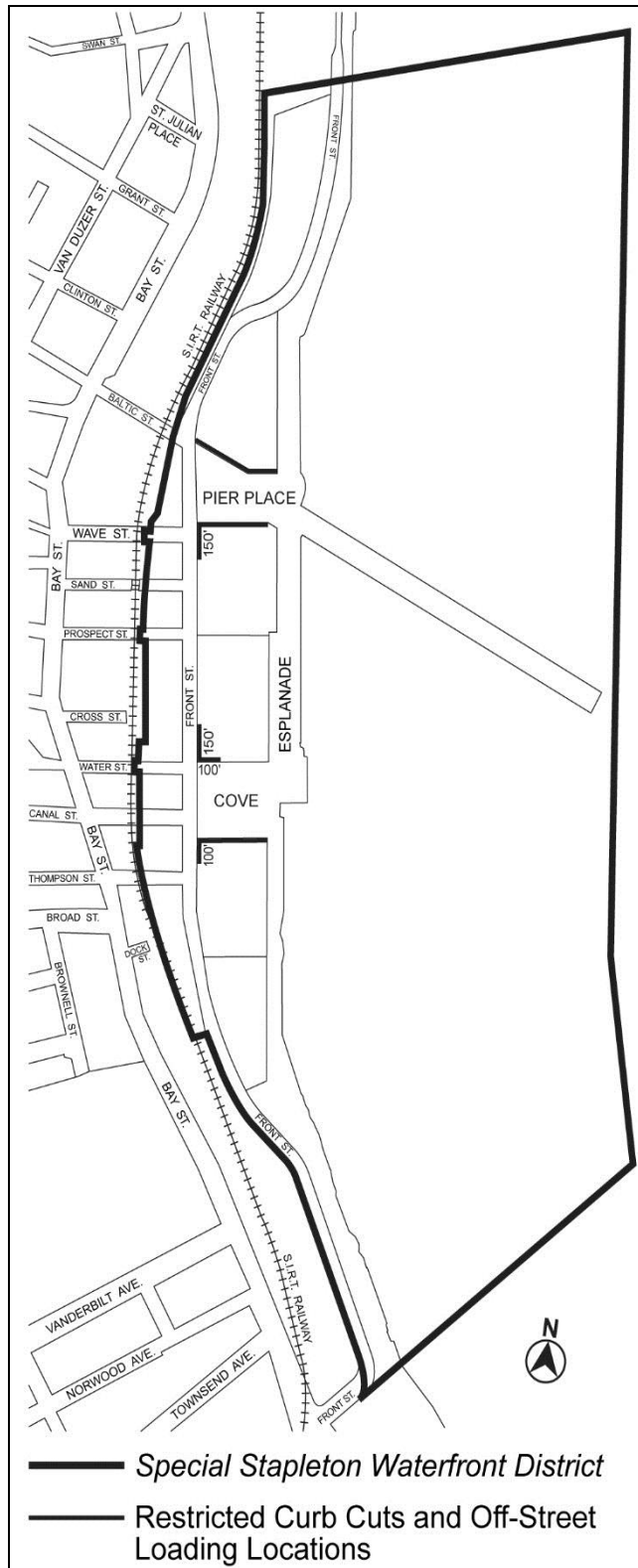
[PROPOSED]



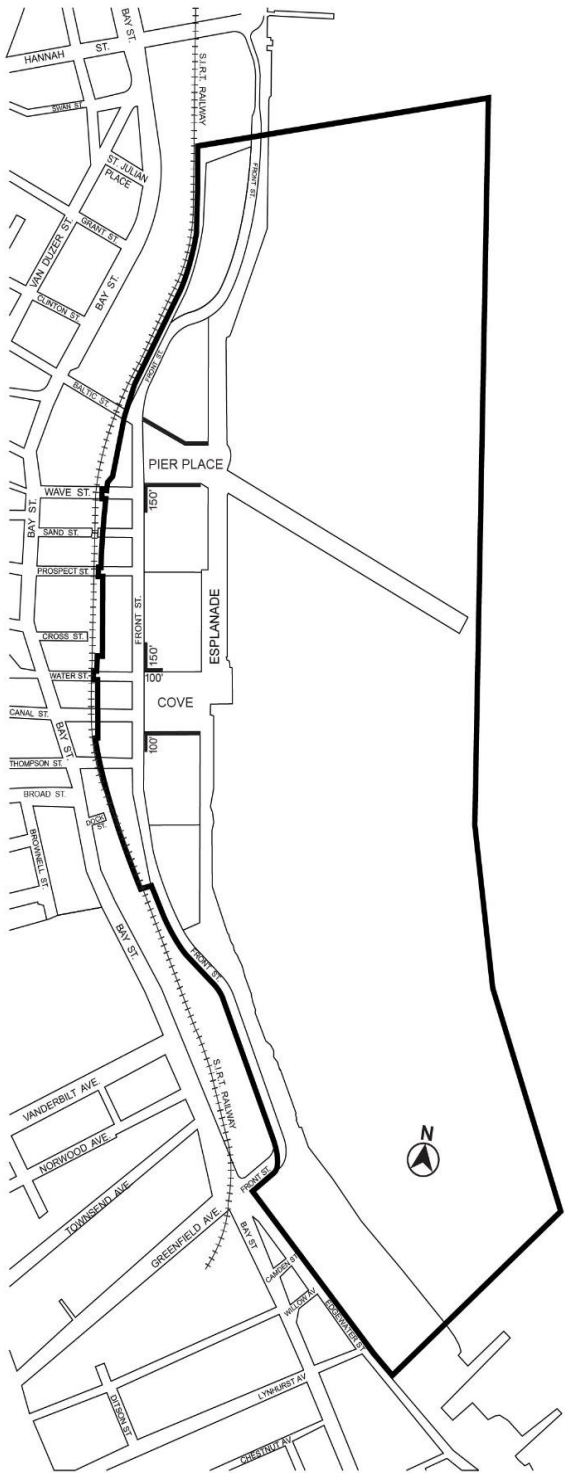
- Special Stapleton Waterfront District
- Type 1 Mandatory Front Building Wall Line
- ..... Type 2 Mandatory Front Building Wall Line

# Map 4. Restricted Curb Cut and Off-Street Loading Locations

[EXISTING]



[PROPOSED]

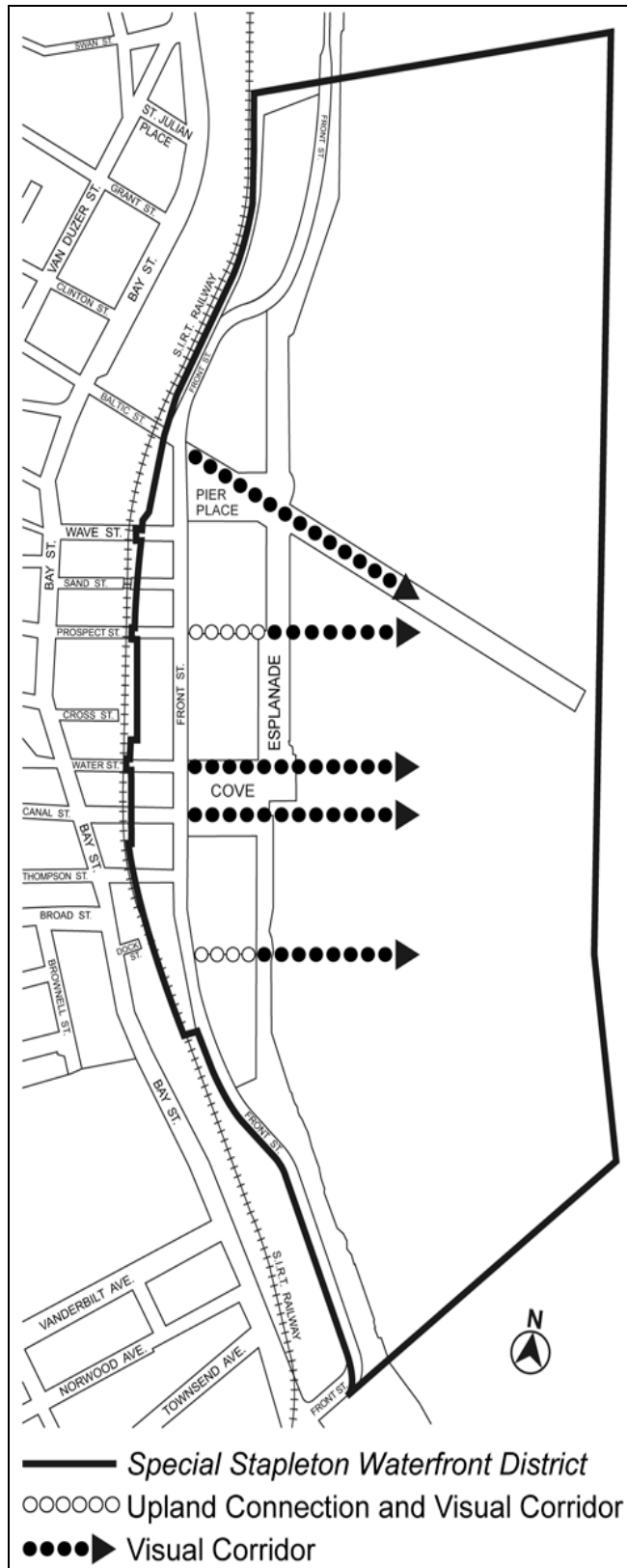


- *Special Stapleton Waterfront District*
- Restricted Curb Cuts and Off-Street Loading Locations

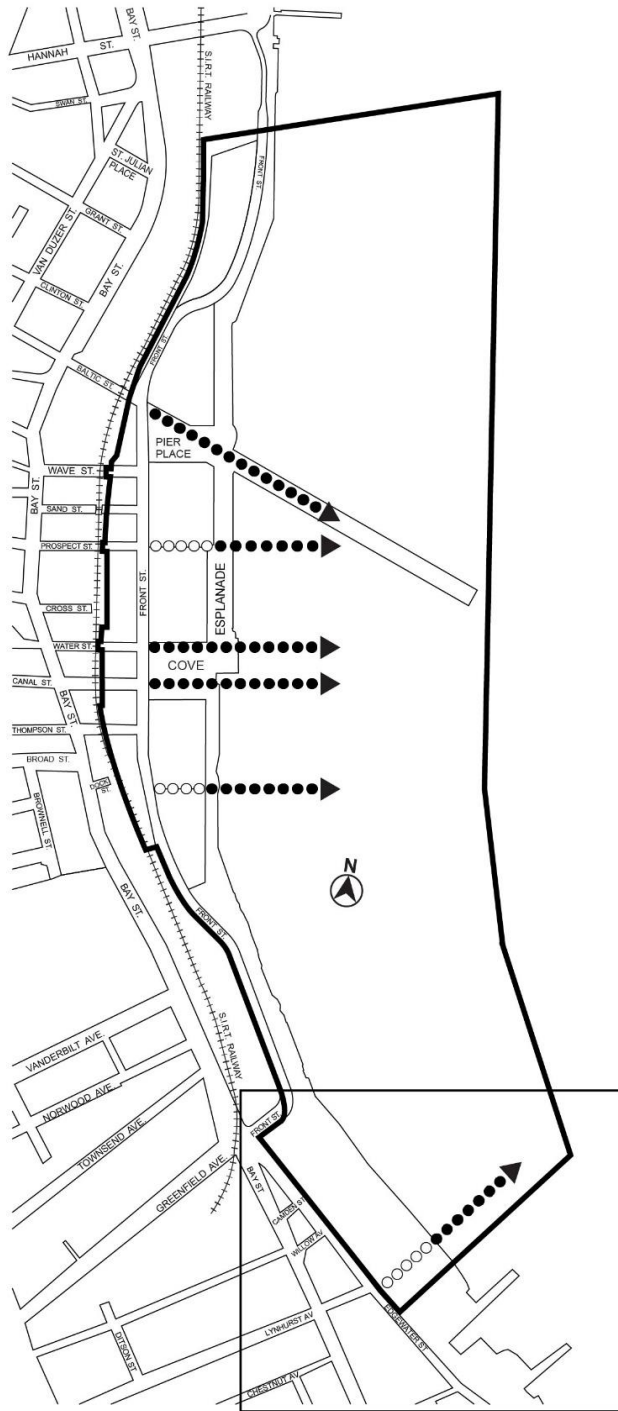


# Map 5. Upland Connections and Visual Corridors

[EXISTING]



[PROPOSED]

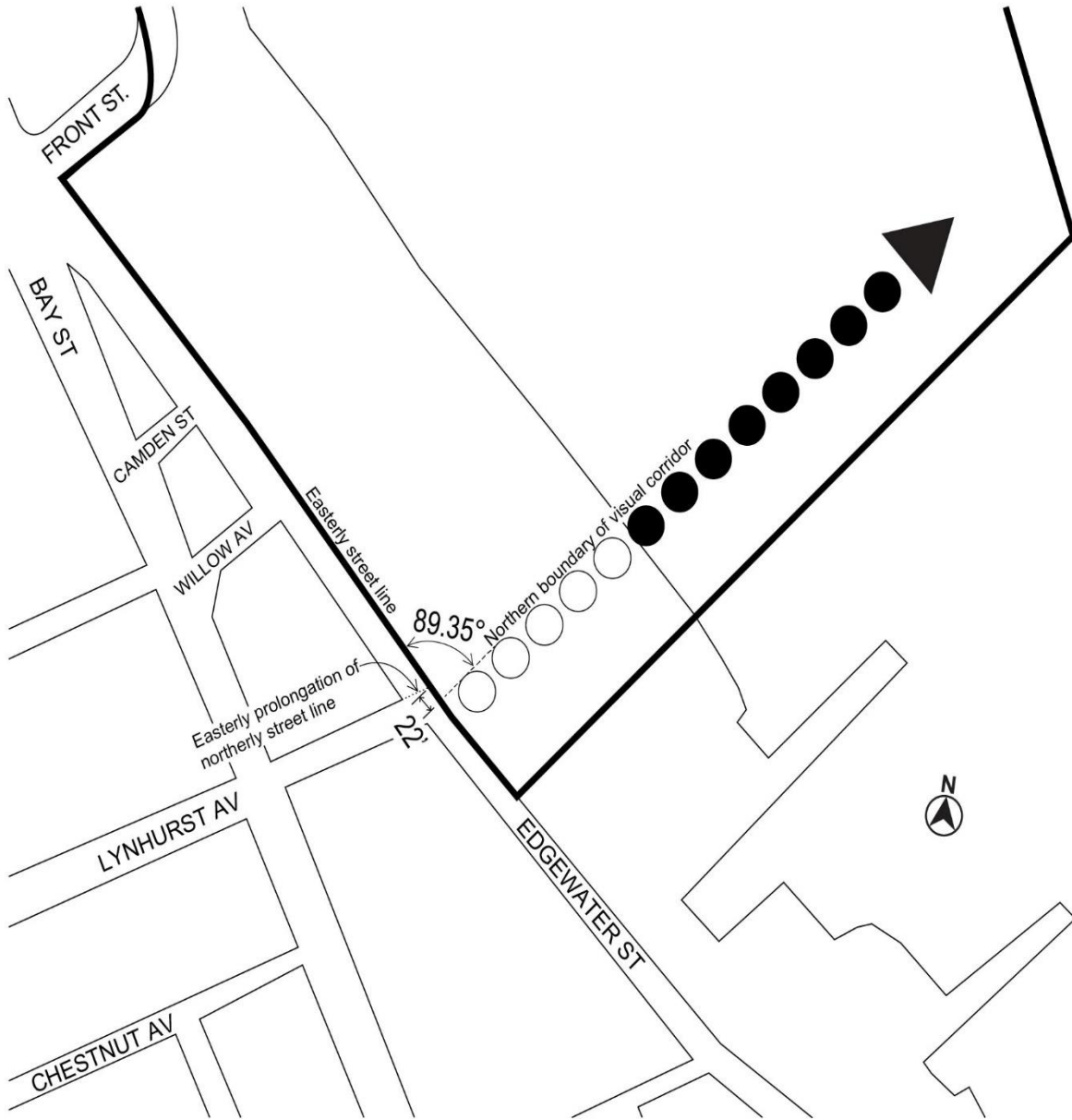


See Map 6

- Special Stapleton Waterfront District
- ○ ○ ○ ○ Upland Connection and Visual Corridor
- ● ● ● ● Visual Corridor

Map 6. Location of Visual Corridor in Subarea E

[NEW MAP: PROPOSED]



- Special Stapleton Waterfront District
- Upland Connection and Visual Corridor
- ▶ Visual Corridor

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**Queens**

\* \* \*

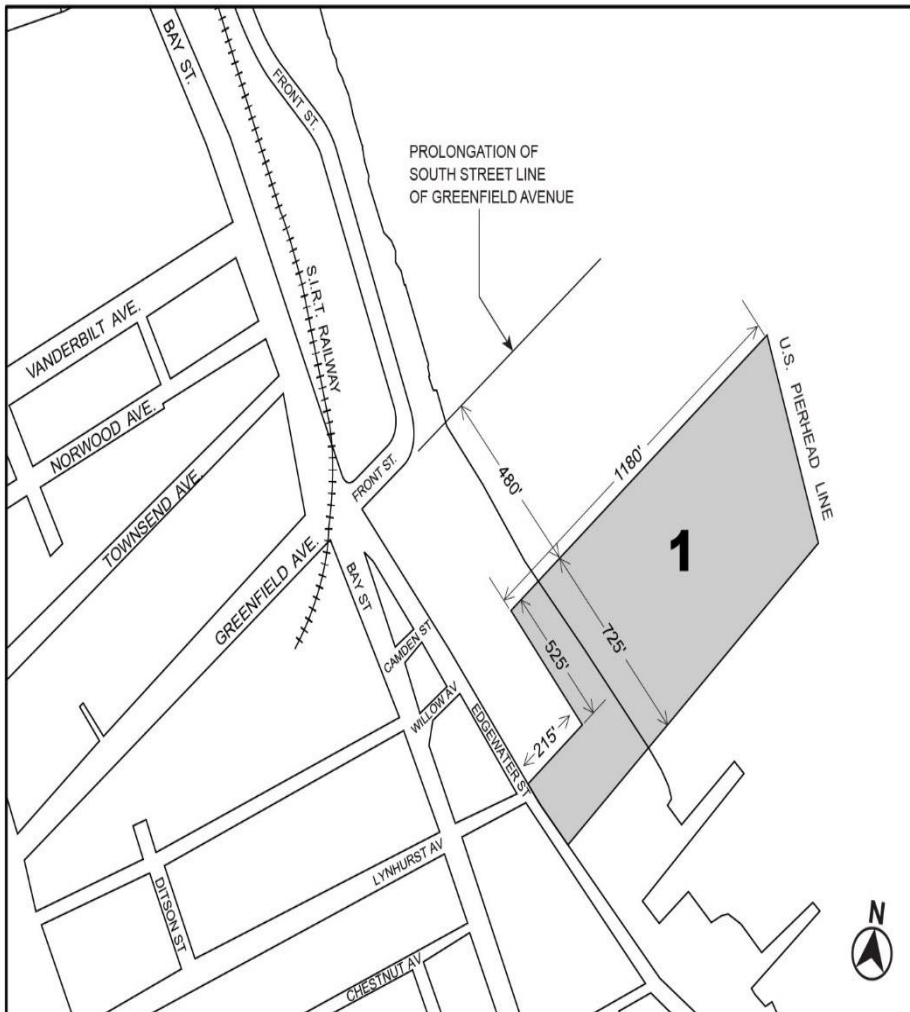
**Staten Island**

**Staten Island Community District 1**

In Subarea E of the #Special Stapleton Waterfront District# (see Section 116-60) and in the R6 District within the areas shown on the following Map 1:

Map 1. (date of adoption)

[NEW MAP: PROPOSED]



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

Area 1 (date of adoption) – MIH Program Option 1, Option 2 and Workforce Option

Portion of Community District 1, Staten Island

\* \* \*



**L.U. NOS. 691 AND 692 ARE RELATED**

**L.U. No. 691**

**GREATER EAST MIDTOWN**

**MANHATTAN CB - 6**

**C 170187 ZMM**

Application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8d:

1. changing from a C5-2 District to a C5-3 District property bounded by East 43rd Street, Second Avenue, East Forty-Second Street, and a line 200 feet easterly of the Third Avenue; and
2. establishing a Special Midtown District (MiD) bounded by East 43rd Street, Second Avenue, East Forty-Second Street, and a line 200 feet easterly of the Third Avenue.

**L.U. No. 692**

**GREATER EAST MIDTOWN**

**MANHATTAN CB - 5, 6, 8**

**N 170186 (A) ZRM**

Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment to Article VIII, Chapter 1 (Special Midtown District) of the Zoning Resolution of the City of New York, concerning the establishment of the East Midtown Subdistrict.

The proposed text amendment and City Planning Commission report may be seen on the City Council website:

[www.council.nyc.gov/land-use/plans/greater-east-midtown-plan](http://www.council.nyc.gov/land-use/plans/greater-east-midtown-plan).

## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Tuesday, June 20, 2017 in the Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 A.M. has been DEFERRED.**

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## **SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Committee Room, City Hall, New York City, New York 10007, commencing at 1:00 P.M., Tuesday, June 20, 2017:**

### **L.U. No. 693**

**LOWER EAST SIDE PEOPLE'S MUTUAL HOUSING ASSOCIATION**  
**MANHATTAN CBs - 1, 2** **20175519 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a new real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 345, Lot 9; Block 349, Lot 21; Block 350, Lots 23, 39; Block 355, Lot 62; Block 372, Lot 37; Block 378, Lot 4; Block 389, Lot 27; Block 391, Lot 45; Block 393, Lots 6, 7, 8, 40; Block 398, Lot 55; Block 402, Lot 54; Block 404, Lot 58; Block 405, Lot 42; and Block 440, Lot 50; in Community District 3, Borough of Manhattan, Council Districts 1 and 2.

**L.U. No. 659**

*The public hearing on this item was held on May 30, 2017  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**POMP 3**

**BRONX CBs - 3 and 4**

**20175431 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2456, Lots 23 and 55; Block 2783, Lot 42; Block 2785, Lot 24; Block 2786, Lot 30; Block 2830, Lot 13; Block 2831, Lot 24; and Block 2932, Lot 15; Borough of the Bronx, Community Districts 3 and 4, Council District 16.

**L.U. No. 660**

*The public hearing on this item was held on May 30, 2017  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**POMP 4**

**BRONX CB - 1**

**20175432 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2581, Lots 26 and 28; and Block 2623, Lot 180, Borough of the Bronx, Community District 1, Council District 8.

**L.U. No. 662**

*The public hearing on this item was held on May 30, 2017  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**POMP 5**

**BRONX CBs - 4, 7, and 9**

**20175434 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2478, Lot 12; Block 3218, Lot 9; Block 3219, Lot 212; Block 3866, Lots 27 and 29; Borough of the Bronx, Community Districts 4, 7, and 9, Council Districts 14, 16 and 18.



**L.U. No. 663**

*The public hearing on this item was held on May 30, 2017  
and **closed**. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**POMP 6**

**BRONX CBs - 4 and 5**

**20175435 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2888, Lot 28; and Block 3152, Lot 18, Borough of the Bronx, Community Districts 4 and 5, Council Districts 15 and 16.

**L.U. No. 666**

*The public hearing on this item was held on May 30, 2017  
and **closed**. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**POMP 8**

**BRONX CBs - 1, 4 and 9**

**20175438 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2582, Lot 34; Block 2786, Lot 2; Block 3742, Lot 70; and Block 3920, Lots 24 and 29; Borough of the Bronx, Community Districts 1, 4, and 9, Council Districts 8, 16, and 18.

## **L.U. 672**

*The public hearing on this item was held on May 30, 2017  
and **closed**. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

### **TMN904 CLUSTER**

#### **MANHATTAN CBs - 9 and 10**

**20175426 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law and a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 410-18 West 128<sup>th</sup> Street (Block 1954, Lot 55), 157 West 122<sup>nd</sup> Street (Block 1907, Lot 8), 116-18 West 129<sup>th</sup> Street (Block 1913, p/o Lot 40), 120 West 129<sup>th</sup> Street (Block 1913, p/o Lot 40), and 111 West 131<sup>st</sup> Street (Block 1916, Lot 25), Borough of Manhattan, Community Districts 9 and 10.



## **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 **10:00 A.M. on Wednesday, June 21, 2017**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, June 20, 2017, and conduct such other business as may be necessary.