



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR AND AGENDA**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE MEETING OF DECEMBER 7, 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>

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter in the **Council Chambers, City Hall, New York City, New York 10007**, commencing at **10:45 A.M., Thursday, December 7, 2017**:

### **L.U. No. 817**

*The public hearing on this item was held on November 20, 2017 and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

### **SELF STORAGE**

**CITYWIDE**

**N 170425(A) ZRY**

Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, to permit self-storage facilities as-of-right within newly Designated Areas which largely coincide with industrial business zones, provided that a minimum specified amount of ground-floor space is set aside for more job intensive industrial uses, in M districts, in Community Boards: Bronx 1, 2, 3, 4, 6, 9, 10, 12; Brooklyn 1, 2, 4, 5, 6, 7, 16, 17, 18, Queens 1, 2, 5, 9, 10, 12, 13, Staten Island 1, 2, 3. **The full zoning text amendment may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting and public hearing in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M., Thursday, December 7, 2017**, to consider the following item and all items reported out of the Subcommittees at the meetings held on Monday, December 4, 2017, and conduct such other business as may be necessary:

**PRECONSIDERED L.U.**

**404-SEAT PRIMARY SCHOOL FACILITY**

**BROOKLYN CB - 7**

**20175226 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 404-Seat Primary School facility to be located at 836 5<sup>th</sup> Avenue (Block 693, Lots 39 and 48), Borough of Brooklyn, in Community School District No. 15.

**L.U. NOS. 800, 801 AND PRE. LUS ARE RELATED**

**PRECONSIDERED L.U.**

**1965 LAFAYETTE AVENUE REZONING**

**PARK LANE FAMILY APARTMENTS**

**BRONX CB - 9**

**20185128 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 3672, p/o Lot 1 (Tentatively Lot 20), Borough of the Bronx, Community District 9, Council District 18.

**PRECONSIDERED L.U.**  
**1965 LAFAYETTE AVENUE REZONING**  
**PARK LANE APARTMENTS**

**BRONX CB - 9**

**20185129 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 3672, Lot 1, Borough of the Bronx, Community District 9, Council District 18.

**L.U. No. 800**

**1965 LAFAYETTE AVENUE REZONING**

**BRONX CB - 9**

**C 170392 ZMX**

Application submitted by the Park Lane Residence Co. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R6 District to an R8 District property bounded by Turnbull Avenue, a line 250 feet westerly of Pugsley Avenue, Lafayette Avenue, and White Plains Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by Turnbull Avenue, a line 200 feet easterly of White Plains Road, Lafayette Avenue, and White Plains Road;

subject to the conditions of CEQR Declaration E-434.

**L.U. No. 801**

**1965 LAFAYETTE AVENUE REZONING**

**BRONX CB - 9**

**N 170393 ZRX**

Application submitted by Park Lane Residence Co., 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, Borough of the Bronx, Community District 9.

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**

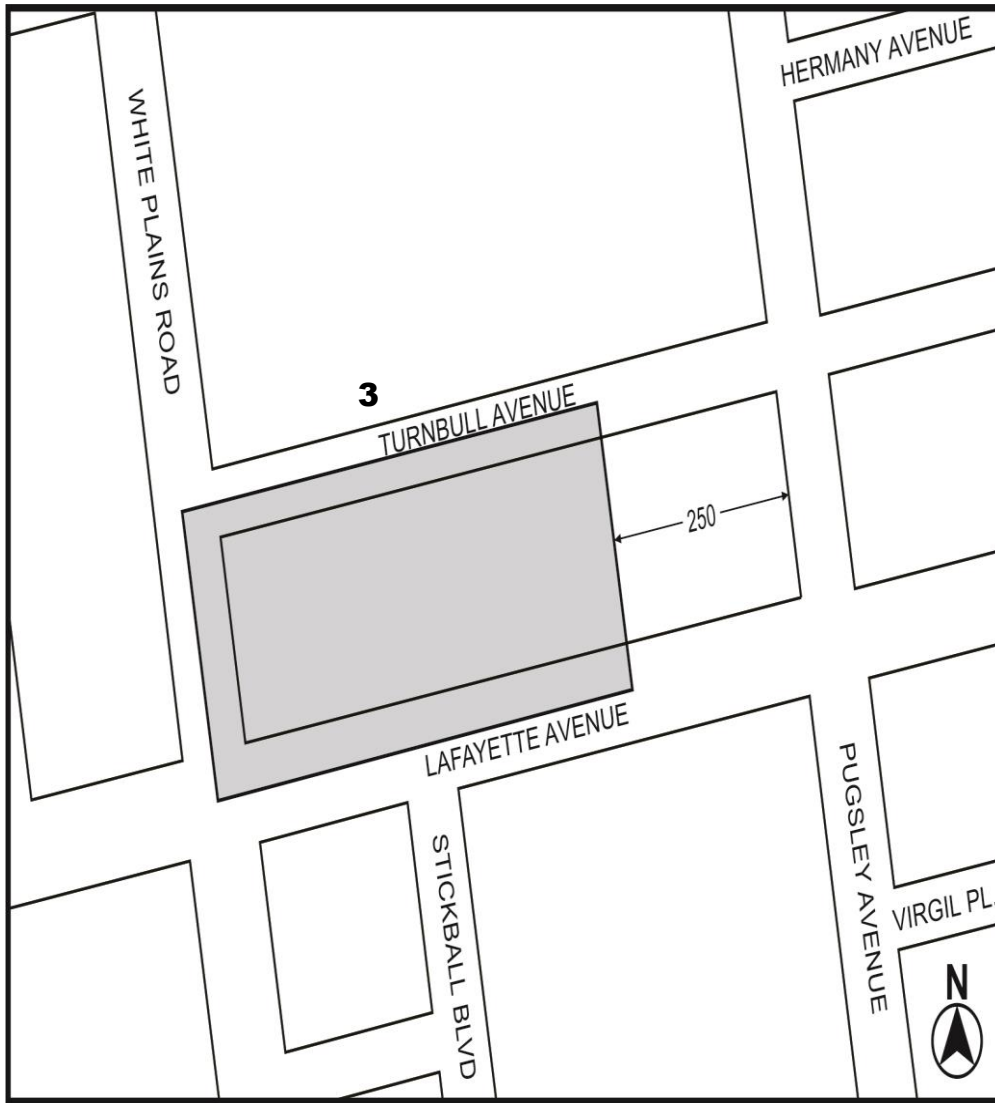
\* \* \*

##### **The Bronx Community District 9**

\* \* \*

In the R8 District within the area shown on the following Map 3:

Map 3 - [date of adoption]



█ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area 3 - [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 9, The Bronx

\* \* \*

**L.U. No. 802**  
**1776 EASTCHESTER ROAD**

**BRONX CB - 11**

**C 170445 ZMX**

Application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 4a and 4b:

1. changing from an M1-1 District to an R5 District property bounded by the centerline of former Morris Park Avenue, the southerly prolongation of a Railroad Right-Of-Way, Waters Place, and Marconi Street;
2. changing from an M1-1 District to a C4-2 District property bounded by the centerline of former Morris Park Avenue, Marconi Street, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way; and
3. changing from an M1-1 District to a C4-2A District property bounded by a line 900 feet southerly of the former centerline of Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way;

subject to the conditions of CEQR Declaration E-436.

**L.U. No. 803**  
**1776 EASTCHESTER ROAD**

**BRONX CB - 11**

**N 170446 ZRX**

Application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 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 modify the text of the special permit for non-profit hospital staff dwellings in Article VII, Chapter 4, and to modify Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 11.

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 VII  
ADMINISTRATION**

**Chapter 4  
Special Permits by the City Planning Commission**

\* \* \*

**74-70  
NON-PROFIT HOSPITAL STAFF DWELLINGS**

The City Planning Commission may permit #non-profit hospital staff dwellings# in accordance with the conditions of paragraph (a) of this Section, provided that the findings of paragraph (b) are met.

(a) The Commission may permit:

- (1) ~~In~~ in all #Residence Districts#, or in C1, C2, C3, C4, C5, C6 or C7 Districts, ~~the City Planning Commission may permit~~ #non-profit hospital staff dwellings# located on a #zoning lot#, no portion of which is located more than 1,500 feet from the non-profit or voluntary hospital and related facilities, ~~provided that the following findings are made:~~ or
- (2) in C4-2 Districts without a letter suffix, in Community District 11 in the Borough of the Bronx, #non-profit hospital staff dwellings# on #zoning lots# located not more than 1,500 feet from the non-profit or voluntary hospital and related facilities.

(b) To permit such #non-profit hospital staff dwellings#, the Commission shall find:

- (a)(1) that the #bulk# of such #non-profit hospital staff dwelling# and the density of population housed on the site will not impair the essential character or the future use or development of the surrounding area; and
- (b)(2) that the number of #accessory# off-street parking spaces provided for such #use# will be sufficient to prevent undue congestion of #streets# by such #use#.

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

\* \* \*

## **APPENDIX F**

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

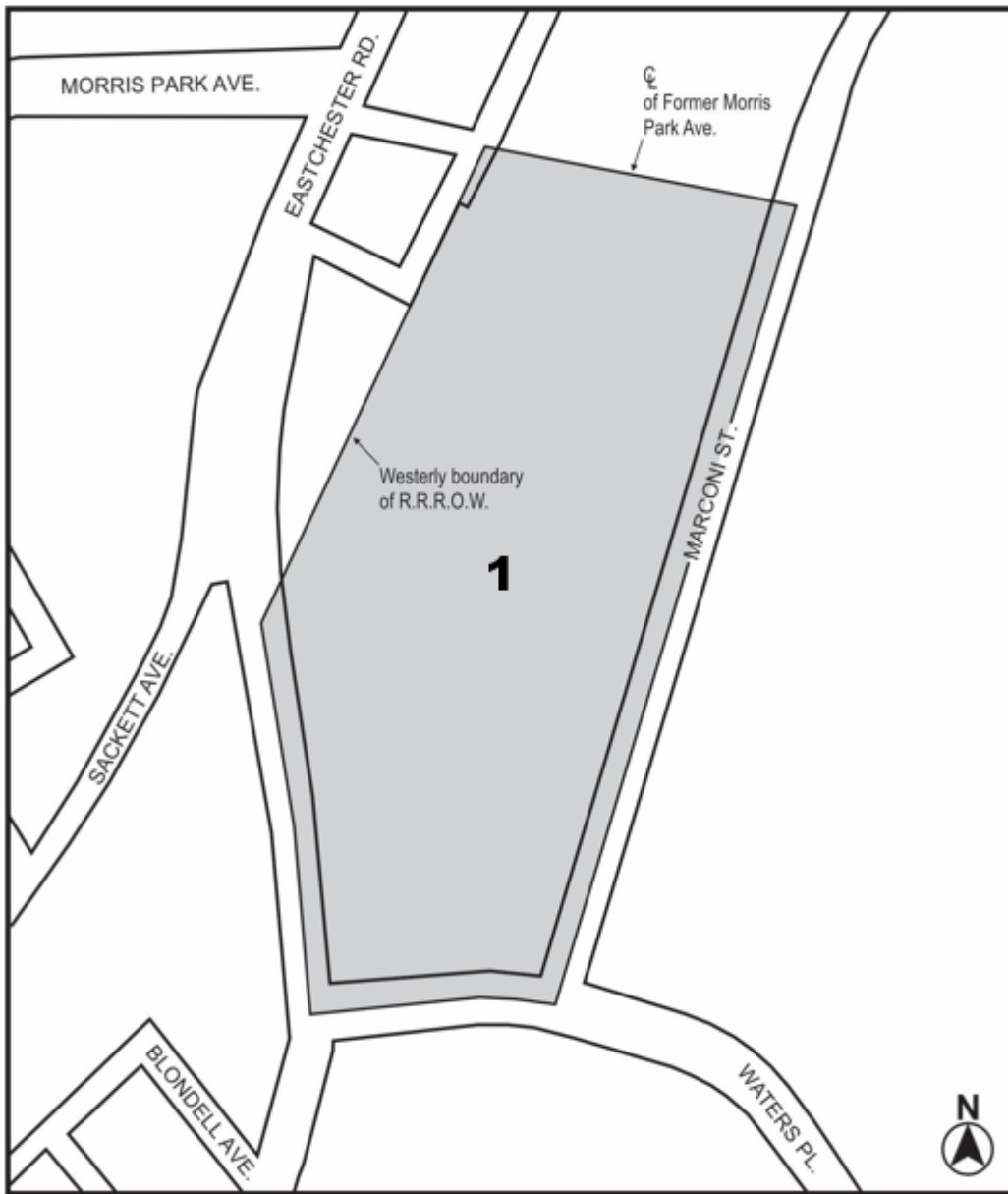
#### **THE BRONX**

\* \* \*

#### **The Bronx Community District 11**

Map 1- [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)

Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 11, The Bronx

\* \* \*

**L.U. No. 804**  
**1776 EASTCHESTER ROAD**

**BRONX CB - 11**

**C 170447 ZSX**

Application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-70(a)(2) of the Zoning Resolution to allow non-profit hospital staff dwellings to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities to facilitate the construction of a 12-story non-profit hospital staff dwelling building, on property located at 1776 Eastchester Road (Block 4226, Lots 1101 and 1102), in a C4-2 District.

**L.U. NOS. 805, 806 AND 807 ARE RELATED**

**L.U. No. 805**

**NATIONAL BLACK THEATER**

**MANHATTAN CB - 11**

**C 170442 ZMM**

Application submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from a C4-4A District to a C4-7 District property bounded by Fifth Avenue, East 126<sup>th</sup> Street, a line 85 feet easterly of Fifth Avenue, and East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, subject to the conditions of CEQR Declaration E-435.

**L.U. No. 806**

**NATIONAL BLACK THEATER**

**MANHATTAN CB - 11**

**N 170443 ZRM**

Application submitted by NBT Victory 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, concerning Article IX, Chapter 7 (Special 125th Street District) to establish regulations for a proposed C4-7 District, and to modify Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11. **The full zoning text amendment may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**L.U. No. 807**  
**NATIONAL BLACK THEATER**

**MANHATTAN CB - 11** **C 170444 ZSM**

Application submitted by NBT Victory 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 74-533 of the Zoning Resolution to waive 72 required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property located at 2031-2033 Fifth Avenue (Block 1750, Lot 1), in a C4-7 District.

**L.U. No. 817**  
**SELF STORAGE**

**CITYWIDE** **N 170425(A) ZRY**

Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, to permit self-storage facilities as-of-right within newly Designated Areas which largely coincide with industrial business zones, provided that a minimum specified amount of ground-floor space is set aside for more job intensive industrial uses, in M districts, in Community Boards: Bronx 1, 2, 3, 4, 6, 9, 10, 12; Brooklyn 1, 2, 4, 5, 6, 7, 16, 17, 18, Queens 1, 2, 5, 9, 10, 12, 13, Staten Island 1, 2, 3. **The full zoning text amendment may be viewed at the following website:**  
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**L.U. No. 825**  
**SMALL HOMES REHAB-NYCHA**  
**SOUTHEASTERN QUEENS VACANT HOMES-CLUSTER II**

**QUEENS CBs - 12 and 13** **20185130 HAQ**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment to a previously approved real property tax exemption for property located at Block 09801, Lot 2, Block 11131, Lot 6, Block 10366, Lot 143, and Block 10411, Lot 6; Borough of Queens, Community Districts 12 and 13, Council District 27.

**L.U. NOS. 785 AND 786 ARE RELATED -**

**L.U. No. 785**

**SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION  
BRONX CB - 1 C 170413 ZMX**

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. 6a:

1. eliminating a Special Mixed Use District (MX-1) from property bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line; and
2. establishing a Special Harlem River Waterfront District (HRW) bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line.

**L.U. No. 786**

**SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION  
BRONX CB - 1 N 170414 ZRX**

Application submitted by the 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 VIII, Chapter 7, and related Sections, to modify the text of the Special Harlem River Waterfront District. **The full zoning text amendment may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**Int 1661-A – 2017** - By Council Members Espinal, Torres, Greenfield, Salamanca, Grodenchik, Richards, Reynoso, Maisel, Gentile, Cornegy, Menchaca, Cumbo, Deutsch, Treyger, Johnson, Williams, Garodnick, Levin, Levine, Chin, Vacca, Lander, Eugene, Koslowitz, Cohen, Constantinides, and Cabrera (by request of the Brooklyn Borough President) – A ***Local Law*** in relation to developing a comprehensive urban agriculture plan.

**Int 1533-A – 2017** – By Council Members Chin, Reynoso, Rosenthal, Barron, Rose, Greenfield, Salamanca, and Menchaca – A ***Local Law*** to amend the New York city charter, in relation to notice and reporting requirements for summary actions involving urban renewal plans.

**The Land Use Committee will hold a public hearing on the following item:**

**PRECONSIDERED RES. \_\_\_\_\_**

**ESDC’S RESTORE NY PROGRAM FOR THE STATION PLAZA PROJECT**

ESDC provides financial assistance to municipalities for the demolition, deconstruction, rehabilitation or reconstruction of vacant, abandoned, condemned, or surplus properties under their control. The City of New York intends to submit an application on December 15, 2017 to the New York State Empire State Development Corporation (“ESDC”) for funding of a project at one or more of the locations below, in the borough of Queens, Community District 12, Council Districts 24 and 27. The project will include infrastructure improvements for safety, alleviation of traffic congestion, and improvements to pedestrian realm.

90-79 Sutphin Boulevard, Queens, New York
146-19 Archer Avenue, Queens, New York
91-20 146th Street, Queens, New York
91-24 146th Street, Queens, New York