



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF FEBRUARY 8, 2018**

**RAFAEL SALAMANCA, JR.**, *Chair*, Land Use Committee

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**ADRIENNE ADAMS**, *Chair*, Subcommittee on Landmarks, Public Siting  
and Maritime Uses

**BEN KALLOS**, *Chair*, Subcommittee on Planning, Dispositions  
and Concessions

<http://legistar.council.nyc.gov/Calendar.aspx>

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**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M., Thursday, February 8, 2018**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, February 6, 2018 and Wednesday, February 7, 2018, and conduct such other business as may be necessary:

**L.U. No. 6  
350 EAST 88<sup>TH</sup> STREET**

**MANHATTAN CB - 8**

**C 180023 ZSM**

Application submitted by Advantage Testing, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 22-10 (Uses Permitted As-of-Right) to allow Use Group 6B uses (commercial educational uses); and to modify the rear yard regulations of Section 24-36 (Minimum Required Rear Yards) to allow a 2<sup>nd</sup> story enclosure and HVAC units within the required rear yard of an existing 4-story building, on a zoning lot containing a landmark designated by the Landmarks Preservation Commission located at 350 East 88<sup>th</sup> Street (Block 1550, Lots 31 and 34), in an R8B District.

**L.U. No. 7  
PETER P. AND ROSA M. HUBERTY HOUSE**

**BROOKLYN CB - 4**

**20185109 HKK (N 180135 HKK)**

The proposed designation by the Landmark Preservation Commission [DL-500/LP-2542] pursuant to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York of the Peter P. and Rosa M. Huberty House located at 1019 Bushwick Avenue (Tax Map Block 3322, Lot 38), as an historic landmark.

**L.U. NOS. 8, 9 AND 10 ARE RELATED**

**L.U. No. 8**

**425 GRAND CONCOURSE**

**BRONX CB - 1**

**C 180032 HAX**

Application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for
  - a) the designation of property located at 425 Grand Concourse (Block 2346, Lot 1) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the construction of a mixed-use building with affordable residential units, ground floor retail space, and community facility space in the Mott Haven neighborhood of Bronx Community District 1.

**L.U. No. 9**

**425 GRAND CONCOURSE**

**BRONX CB - 1**

**C 180031 ZMX**

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, changing from a C4-4 District to a C6-3 District property bounded by the southerly boundary line of a playground and its easterly and westerly prolongations, Grand Concourse, East 144th Street, and Walton Avenue.

**L.U. No. 10**

**425 GRAND CONCOURSE**

**BRONX CB - 1**

**N 180033 ZRX**

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts) and related sections, introducing regulations for R9-1 Districts mapped in a Mandatory Inclusionary Housing (MIH) area, creating special bulk regulations for a C6-3 District located in an MIH area located within Community District 1, Borough of the Bronx, and modifying APPENDIX F for the purpose of establishing an MIH area.

**The full zoning text can be viewed at the following website:**

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

**L.U. 14**

**425 GRAND CONCOURSE**

**BRONX CB - 1**

**20185164 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 2346, Lot 1, Borough of the Bronx, Community District 1, Council District 17.

**PRECONSIDERED L.U.**

**HOPKINSON/PARK PLACE**

**BROOKLYN CB - 16**

**20185165 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 1468, Lots 56 and 63, Community District 16, Council District 41.