



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF MARCH 28, 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., Wednesday, March 28, 2018**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, March 27, 2018, and conduct such other business as may be necessary:

**L.U. No. 36**

**21 EAST 12<sup>TH</sup> STREET PARKING GARAGE**

**MANHATTAN CB - 2**

**C 180069 ZSM**

Application submitted by 21E12 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 187 spaces on portions of the ground floor, cellar and sub-cellar of a proposed mixed use building on property located at 21 East 12<sup>th</sup> Street (Block 570, Lots 1101 and 1102), in C1-7/C6-1 Districts.

**L.U. No. 37**

**35 UNDERHILL AVENUE REZONING**

**BROOKLYN CB - 8**

**C 180095 ZMK**

Application submitted by Silvershore Properties 97 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an R6B District to an R6A District property bounded by a line 100 feet westerly of Washington Avenue, Dean Street and Underhill Avenue; and
2. establishing within the proposed R6A District a C2-4 District bounded by a line 100 feet westerly of Washington Avenue, Dean Street and Underhill Avenue.

**L.U. No. 38**  
**GOWANUS CANAL CSO**

**BROOKLYN CB - 6**

**C 180065 PCK**

Application submitted by the New York City Department of Environmental Protection and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 234 Butler Street, 242 Nevins Street, and 270 Nevins Street (Block 411, Lot 24; Block 418, Lot 1; Block 425, Lot 1) for a combined sewer overflow control facility.

**L.U. No. 41**  
**SPECIAL PROJECTS LOAN PROGRAM**  
**165 WEST 80<sup>TH</sup> STREET**

**MANHATTAN CB - 7**

**20185206 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project, waiver of the area designation requirement, and waiver of Sections 197-c and 197-d of the New York City Charter, for property located at 165 West 80<sup>th</sup> Street (Block 1211, Lot 07), and approving a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for the disposition area, Community District 7, Council District 6.

**L.U. No. 42 AND 43 ARE RELATED**

**L.U. No. 42**

**CUCS WEST 127<sup>TH</sup> STREET SUPPORTIVE HOUSING**

**MANHATTAN CB - 10**

**C 180115 HAM**

Application submitted by the New York City 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 302-314 West 127<sup>th</sup> Street (Block 1953, Lots 36, 37, 38, 39, 40 and 41), 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 city-owned property located at 302, 304, 306, and 310 West 127th Street (Block 1953, Lots 36, 37, 38, and 40) to a developer selected by HPD;

to facilitate an affordable housing development containing approximately 116 affordable units and approximately 96,900 square feet of community facility space.

**L.U. No. 43**

**CUCS WEST 127<sup>TH</sup> STREET SUPPORTIVE HOUSING**

**MANHATTAN CB - 10**

**C 180116 ZSM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 12-story building on property located at 302-314 West 127th St. (Block 1953, Lots 36, 37, 38, 39, 40 and 41), in R7-2, R7-2/C1-4 and R8 Districts.

**L.U. No. 44**

**BARANO**

**BROOKLYN CB - 1**

**20185143 TCK**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Mozzarella Holdings LLC, d/b/a/ Barano, for a new revocable consent to establish, maintain, operate and use an unenclosed sidewalk café located at 26 Broadway.

**PRECONSIDERED L.U. 50**

**TLC OFFICE LEASE**

**BRONX CB - 8**

**20185223 PXX (N 180239 PXX)**

Application submitted by the New York City Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter, for Notice of Intent to acquire office space at 188 West 230<sup>th</sup> Street (Block 3264, Lot 104) for use as offices by the Taxi and Limousine Commission.