



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF MARCH 26, 2018 – MARCH 30, 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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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M., Tuesday, March 27, 2018**:

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.

L.U. No. 36

*The public hearing on this item was held on **March 12, 2018** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

21 EAST 12TH 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 12th Street (Block 570, Lots 1101 and 1102), in C1-7/C6-1 Districts.

L.U. No. 37

*The public hearing on this item was held on **March 12, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a meeting on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **12:00 P.M. Tuesday, March 27, 2018**:

L.U. No. 38

*The public hearing on this item was held on **March 12, 2018** and **closed**. It was laid over by the Subcommittee on Landmarks, Public Siting and Maritime Uses*

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.

PRECONSIDERED L.U. 50

*The public hearing on this item was held on **March 15, 2018** and **closed**. It was laid over by the Subcommittee on Landmarks, Public Siting and Maritime Uses and withdrawn **March 21, 2018***

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 230th Street (Block 3264, Lot 104) for use as offices by the Taxi and Limousine Commission.



SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **2:00 P.M., Tuesday, March 27, 2018:**

L.U. NOS. 52, 53 AND 54 ARE RELATED

L.U. No. 52

WEST 108TH STREET WSFSSH

MANHATTAN CB - 7

C 180112 ZMM

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 amendment of the Zoning Map, Section No. 5d, by changing from an R8B District to an R8A District property bounded by a line 100 feet easterly of Amsterdam Avenue, a line midway between West 109th Street and West 108th Street, a line 100 feet westerly of Columbus Avenue, and West 108th Street.

L.U. No. 53

WEST 108TH STREET WSFSSH

MANHATTAN CB - 7

N 180113 ZRM

Application submitted by 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 7.

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.

* * *

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

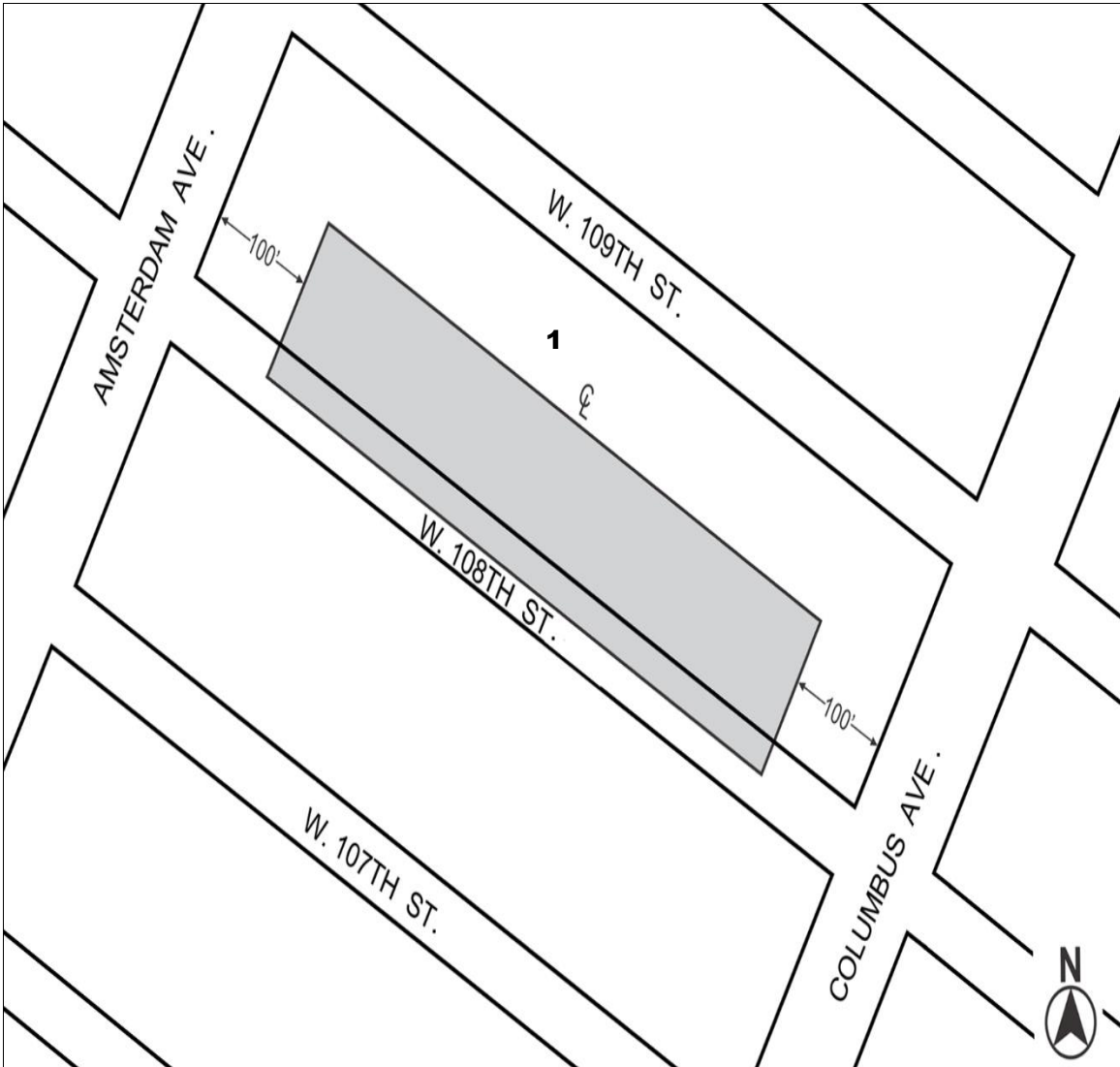
* * *

Manhattan Community District 7

* * *

Map 3 - [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 7, Manhattan

* * *

WEST 108TH STREET WSFSSH

MANHATTAN CB - 7

C 180114 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 103-107, 137-143, 145-149 and 151-159 West 108th Street (Block 1863, Lots 5, 10, 13, and 26), as an Urban Development Action Area (UDAA); and
 - b) an Urban Development Action Area Project (UDAAP) for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of property located at 103-107, 137-143, and 151-159 West 108th Street (Block 1863, Lots 5, 13, and 26) to a developer to be selected by HPD;

to facilitate a development containing affordable housing and community facility space.

L.U. NOS. 55, 56 AND 57 ARE RELATED

L.U. No. 55

PARK HAVEN REZONING

BRONX CB - 1

C 180130 HAX

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 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50) 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 located at 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, and 32) to a developer to be selected by HPD;

to facilitate a multi-story building containing residential, community facility and commercial space.

L.U. No. 56

PARK HAVEN REZONING

BRONX CB - 1

C 180131 ZMX

Application submitted by the NYC 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:

- (1) changing from an R6 District to an R7D District property bounded by East 142nd Street; St. Ann's Avenue; East 141st Street; the southeasterly, southwesterly, and northeasterly boundary lines of a playground; and a line 140 feet northwesterly of St. Ann's Avenue; and
- (2) establishing within the proposed R7D District a C1-4 District bounded by East 142nd Street; St. Ann's Avenue; East 141st Street; the southeasterly, southwesterly, and northeasterly boundary lines of a playground; and a line 140 feet northwesterly of St. Ann's Avenue.

L.U. No. 57

PARK HAVEN REZONING

BRONX CB - 1

N 180132 ZRX

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

* * *

The Bronx Community District 1

* * *

Map 4 - [date of adoption]

[PROPOSED MAP]



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

Area 4 [date of adoption] – MIH Program Option 2

Portion of Community District 1, The Bronx

* * *

500 West 174th Street HDFC

MANHATTAN CB - 12

20185228 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 2130, Lot 44, Community District 12, Council District 10.

L.U. No. 59

721 VAN SICLEN HDFC

BROOKLYN CB - 5

20185227 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a new real property tax exemption for property located at Block 4329, Lot 1, Community District 5, Council District 42.

L.U. No. 41

*The public hearing on this item was held on **March 12, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

SPECIAL PROJECTS LOAN PROGRAM

165 WEST 80TH 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 80th 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

*The public hearing on this item was held on **March 12, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

CUCS WEST 127TH 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 127th 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

*The public hearing on this item was held on **March 12, 2018**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

CUCS WEST 127TH 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 with₁₃ 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.



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. on Wednesday, March 28, 2018**, to consider all items reported out of the Subcommittees at the meetings held Tuesday, March 27, 2018, and conduct such other business as may be necessary.