



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF MAY 14, 2018 – MAY 18, 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 Landmarks, Public Siting & Maritime Uses Public Hearing/ Meeting Scheduled for 05/15/18 has been deferred.***

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***The Land Use Committee meeting scheduled for 05/17/18 will commence at 11:00  
A.M. in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway***

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M., Tuesday, May 15, 2018:**

**L.U. No. 70**

**CAFÉ TABU**

**MANHATTAN CB - 12**

**20185240 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Il Posto Trattoria Rustica Corp., d/b/a Café Tabu, for a new revocable consent to maintain, operate and use an unenclosed sidewalk café located at 227 Dyckman Street.

**L.U. No. 84**

**45 BROAD STREET**

**MANHATTAN CB - 1**

**C 180063 ZSM**

Application submitted by Madison 45 Broad Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 91-251 and 74-634 of the Zoning Resolution to allow a floor area bonus not to exceed 20 percent of the basic maximum floor area ratio for a development located on a zoning lot where major improvements to adjacent subway stations are provided in accordance with the provisions of Section 74-634, in connection with a proposed mixed-use development on property located at 45 Broad Street (Block 25, Lots 7 and 10), in a C5-5 District, within the Special Lower Manhattan District.

**L.U. No. 85**

**HUDSON BOULEVARD AND PARK TEXT AMENDMENT**

**MANHATTAN CB - 4**

**N 180238 ZRM**

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, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying floor area regulations in the Phase 2 Hudson Boulevard and Park.

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

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

**L.U. NOS. 86, 87 AND 88 ARE RELATED**

**L.U. No. 86**

**WILLOW AVENUE REZONING**

**BRONX CB - 1**

**C 180088 ZMX**

Application submitted by Markland 745 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. changing from an M1-2 District to an M1-2/R6A District property bounded by a line 280 feet northwesterly of Willow Avenue, East 134th Street, a line 100 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street;
2. changing from an M1-2 District to an M1-4/R7D District property bounded by a line 100 feet northwesterly of Willow Avenue, East 134th Street, Willow Avenue, East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street;
3. changing from an M1-2/R6A District to an M1-4/R7D District property bounded by a line 100 feet northwesterly of Willow Avenue, a line 100 feet northeasterly of East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and East 133rd Street; and
4. establishing a Special Mixed Use District (MX-1) bounded by a line 280 feet northwesterly of Willow Avenue, East 134th Street, Willow Avenue, East 133rd Street, a line 80 feet northwesterly of Willow Avenue, and a line 100 feet northeasterly of East 133rd Street.

**L.U. No. 87**  
**WILLOW AVENUE REZONING**

**BRONX CB - 1**

**N 180089 ZRX**

Application submitted by Markland 445 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 Article XII, Chapter 3 (Special Mixed Use District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

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

**L.U. No. 88**  
**WILLOW AVENUE**

**BRONX - 1**

**20185334 HAX**

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 real property tax exemption for property located at Block 2562, Lots 49, 56, 58 and 60, Community District 1, Borough of the Bronx, Council District 17.

**L.U. NOS. 89, 90 AND 91 ARE RELATED**

**L.U. No. 89**

**601 WEST 29TH STREET (BLOCK 675 SITE A)**

**MANHATTAN CB - 4**

**C 180127 ZMM**

Application submitted by DD West 29th LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b:

1. changing from an M2-3 District to a C6-4X District property bounded by West 30th Street, Eleventh Avenue, West 29th Street, a line perpendicular to the northerly street line of West 29th Street distant 260 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of West 29th Street and the easterly street line of Twelfth Avenue, a line midway between West 30th Street and West 29th Street, and a line a line 100 feet westerly of Eleventh Avenue; and

2. establishing a Special Hudson River Park District (HRP) bounded by:
  - a. West 30th Street, Eleventh Avenue, West 29th Street, a line perpendicular to the northerly street line of West 29th Street distant 260 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of West 29th Street and the easterly street line of Twelfth Avenue, a line midway between West 30th Street and West 29th Street, and a line 100 feet westerly of Eleventh Avenue; and
  - b.
    - i. a line perpendicular to the U.S. Bulkhead Line distant 71 feet northerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the northerly street line of West 21st Street and the U.S. Bulkhead Line;
    - ii. the U.S. Pierhead Line,
    - iii. a line 1125 feet southerly of the first named course; and
    - iv. a line 78 feet easterly of the U.S. Bulkhead Line;

as shown on a diagram (for illustrative purposes only) dated November 27, 2017, and subject to the conditions of the CEQR Declaration E-455.

**L.U. No. 90**

**601 WEST 29TH STREET (BLOCK 675 SITE A)**

**MANHATTAN CB - 4**

**N 180128(A) ZRM**

Application submitted by DD West 29th 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 Article VIII, Chapter 9 (Special Hudson River Park District), and related Sections, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

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

**L.U. No. 91**

**601 West 29<sup>th</sup> Street (Block 675 Site A)**

**MANHATTAN CB - 4**

**C 180129(A) ZSM**

Application submitted by DD West 29th LLC pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of a special permit pursuant to Section 89-21\* of the Zoning Resolution:

1. to allow the distribution of 123,437.5 square feet of floor area from granting site (B1\* Block 662, Lots 11, 16, 19) to a receiving site (B2\* Block 675, Lots 12, 29, and 36);
2. to modify the height and setback requirements and tower lot coverage requirements of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-60 (Height and Setback Regulations);
3. to exempt a maximum of 18,500 square feet of floor area allocated to an ambulance station to be exempted from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS); and
4. to modify the requirements of Section 13-12 (Permitted Parking for Non-Residential Uses) to allow a maximum of 18 permitted off-street parking spaces accessory an ambulance station;

in connection with a proposed mixed used development on property located at 601-613 West 29th Street (Block 675, Lots 11, 16, and 19), in a C6-4X\*\* District, within the Special Hudson River Park District (HRP)\*\*.

\*Note: a zoning text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 180128(A) ZRM).

\*\*Note: the development site is proposed to be rezoned by changing an M2-3 District to C6-4X District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application (C 180127 ZMM).

**L.U. NOS. 92, 93 AND 94 ARE RELATED**

**L.U. No. 92**

**606 WEST 30TH STREET (BLOCK 675 SITE B)**

**MANHATTAN CB - 4**

**C 180150 ZMM**

Application submitted by West 30th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b:

1. changing from an M2-3 District to a C6-4X District property bounded by West 30th Street, a line 100 feet westerly of Eleventh Avenue, a line midway between West 29th Street and West 30th Street, and a line 525 feet easterly of Twelfth Avenue, and
2. establishing a Special Hudson River Park District bounded by:
  - a. West 30th Street, a line 100 feet westerly of Eleventh Avenue, a line midway between West 29th Street and West 30th Street, and a line 525 feet easterly of Twelfth Avenue; and
  - b.
    - i. a line perpendicular to the U.S. Bulkhead Line distant 71 feet northerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the northerly street line of West 21st Street and the U.S. Bulkhead Line;
    - ii. the U.S. Pierhead Line,
    - iii. a line 1125 feet southerly of the first named course; and
    - iv. a line 78 feet easterly of the U.S. Bulkhead Line;

**L.U. No. 93**

**606 WEST 30TH STREET (BLOCK 675 SITE B)**

**MANHATTAN CB - 4**

**N 180151(A) ZRM**

Application submitted by West 30th Street 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 Article VIII, Chapter 9 (Special Hudson River Park District) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

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



**L.U. No. 94**

**606 WEST 30TH STREET (BLOCK 675 SITE B)**

**MANHATTAN CB - 4**

**C 180152(A) ZSM**

Application submitted by West 30th Street LLC pursuant to Section 2 06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of a special permit pursuant to Section 89-21\* of the Zoning Resolution:

1. to allow the distribution of 34,562.5 square feet of floor area from a granting site (B1\*, Block 662, Lots 11, 16 & 19) to a receiving site (B2\*, Block 675, Lots 38 & 39);
2. to modify the height and setback requirements and tower lot coverage requirements of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-60 (Height and Setback Regulations); and
3. to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards);

in connection with a proposed mixed use development on property located at 606-616 West 30th Street (Block 675, Lots 38 & 39), in a C6-4X\*\* District, within the Special Hudson River Park District (HRP)\*\*.

\*Note: a zoning text amendment is proposed to modify several sections of Article VIII, Chapter 9 (Special Hudson River Park District) under a concurrent related application (N 180151 ZRM).

\*\*Note: the development site is proposed to be rezoned by changing an M2-3 District to a C6-4X District, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application (C 180150 ZMM).



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

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Tuesday, May 15, 2018 in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, has been deferred.



## **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, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **2:00 P.M., Tuesday, May 15, 2018:**

### **L.U. No. 79**

#### **MULTIFAMILY PRESERVATION LOAN PROGRAM**

#### **MPLP UPTOWN 6 CLUSTER**

**MANHATTAN CB - 10**

**20185331 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption for the Disposition Area or Exemption Area pursuant to Section 577 of Article XI of the Private Housing Finance Law, 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 Block 1729, Lot 49; Block 1822, Lot 15; Block 1924, Lot 104 and Block 2007, Lots 46, 47, and 48), in Community District 10, Borough of Manhattan, Council District 9.

**L.U. No. 80**

**AFFORDABLE NEIGHBORHOOD COOPERATIVE PROGRAM**

**615 WEST 150<sup>TH</sup> STREET CLUSTER**

**MANHATTAN CB - 9**

**20185332 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption for the Disposition Area pursuant to Section 577 of Article XI of the Private Housing Finance Law, 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 615 West 150<sup>th</sup> Street and 601 West 148<sup>th</sup> Street, in Community District 9, Borough of Manhattan, Council District 7.

**L.U. No. 81**

**AFFORDABLE NEIGHBORHOOD COOPERATIVE PROGRAM**

**105<sup>TH</sup> STREET & AMSTERDAM AVENUE**

**MANHATTAN CB - 7**

**20185336 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, a real property tax exemption for the Disposition Area pursuant to Section 577 of Article XI of the Private Housing Finance Law, 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 107 West 105<sup>th</sup> Street (Block 1860, Lot 27) and 981 Amsterdam Avenue – aka 161 West 108<sup>th</sup> Street (Block 1863, Lot 1), Community District 7, Borough of Manhattan, Council District 7.

**L.U. No. 66**

*The public hearing on this item was held on **April 17, 2018***

***and closed.** It was laid over by the Subcommittee on*

*Planning, Dispositions and Concessions*

**PRC TIFFANY STREET**

**BRONX CB - 2**

**20185269 HAX**

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 2713, p/o Lot 2 (Tentative Lot 20), and termination of the prior exemption, Community District 2, Council District 17.

**L.U. No. 68**

*The public hearing on this item was held on May 1, 2018  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**BETHANY PLACE**

**MANHATTAN CB - 10**

**20185271 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 2047, Lots 7 and 10, and termination of the prior exemption, Community District 10, Council District 9.

**L.U. No. 71**

*The public hearing on this item was held on May 1, 2018  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**TWO BUILDINGS TENANTS UNITED HDFC**

**MANHATTAN CB - 3**

**20185330 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 696 of Article 16 of the General Municipal Law for approval of an urban development action area project, a real property tax exemption for the Disposition Area or Exemption Area pursuant to Section 577 of Article XI of the Private Housing Finance Law, 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 280 East 3<sup>rd</sup> Street (Block 372, Lot 12) and 230 East 4<sup>th</sup> Street (Block 399, Lot 24), in Community District 3, Borough of Manhattan, Council District 2.

*The public hearing on this item was held on **May 1, 2018**  
**and closed.** It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**CSH**

**BROOKLYN CB - 16**

**20185329 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 1499, Lot 13 and Block 1502, Lot 18, Community District 16, Borough of Brooklyn, Council District 41.



## **THE LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M. on Thursday, May 17, 2018**, to consider all items reported out of the Subcommittees at the meetings held Tuesday, May 15, 2018, and conduct such other business as may be necessary.