



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF MAY 28, 2018 – JUNE 1, 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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The Land Use Committee meeting scheduled for 06/05/18 will commence at 11:00 A.M. in the Committee Room, City Hall

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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M., Wednesday, May 30, 2018:**

L.U. No. 82

FIVE MILE STONE

MANHATTAN CB - 8

20185237 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Coliemore, Inc., d/b/a Five Mile Stone, for a new revocable consent to maintain, operate and use an unenclosed sidewalk café located at 1640 2nd Avenue.

L.U. No. 70

*The public hearing on this item was held on **May 15, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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. NOS. 108, 109 AND 110 ARE RELATED

L.U. No. 108

142-150 SOUTH PORTLAND AVENUE REZONING

BROOKLYN CB - 2

C 180096 ZMK

Application submitted by South Portland, LLC and Randolph Haig Day Care Center, Inc. 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 R7A District to an R8A District property bounded by Hanson Place, South Portland Avenue, a line 235 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place, and South Elliott Place;
2. establishing within a proposed R8A District a C2-4 District bounded by Hanson Place, South Portland Avenue, a line 100 feet southerly of Hanson Place, and South Elliott Place; and
3. establishing a Special Downtown Brooklyn District bounded by Hanson Place, South Portland Avenue, a line 235 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place, and South Elliott Place;

as shown on a diagram (for illustrative purposes only) dated January 2, 2018, and subject to the conditions of CEQR Declaration E-460

L.U. No. 109

142-150 SOUTH PORTLAND AVENUE REZONING

BROOKLYN CB - 2

N 180097 ZRK

Application submitted by South Portland, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of eliminating a portion of an Inclusionary Housing designated area to establish a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections, Borough of Brooklyn, Community District 2.

L.U. No. 110

142-150 SOUTH PORTLAND AVENUE

BROOKLYN CB - 2

20185361 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at Block 2003, Lot 37, Community District 2, Borough of Brooklyn, Council District 35.

L.U. No. 111

180-188 AVENUE OF THE AMERICAS

MANHATTAN CB - 2

C 180170 ZMM

Application submitted by QT Soho Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12a:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 225 feet southerly of Prince Street, a line midway between MacDougal Street and Sullivan Street, a line midway between Avenue of the Americas and Sullivan Street, a line 100 feet northerly of Spring Street, Sullivan Street, Spring Street, Avenue of the Americas, and MacDougal Street; and
2. establishing within an existing R7-2 District a C2-5 District bounded by a line 225 feet southerly of Prince Street, a line 100 feet westerly of Sullivan Street, a line 100 feet northerly of Spring Street, Sullivan Street, Spring Street, Avenue of the Americas, and MacDougal Street;

Borough of Manhattan, Community District 2, as shown on a diagram (for illustrative purposes only) dated January 29, 2018.

L.U. No. 112

1568 BROADWAY-PALACE THEATRE TEXT AMENDMENT

MANHATTAN CB - 5

N 180184 ZRM

Application submitted by Times Square Hotel Owner, 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 the Special Times square signage requirements and the Special street wall and setback regulations of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community District 5.

L.U. No. 113

85 MERCER STREET

MANHATTAN CB - 2

C 150348 ZSM

Application submitted by Zhongyin Apparel LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a₅ special permit pursuant to Section 74-781

of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(a) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 85 Mercer Street (Block 485, Lot 25), in an M1-5A District, Borough of Manhattan, Community District 2.

L.U. No. 83

280 RICHARDS STREET

BROOKLYN CB - 6

N 180157 ZAK

Application submitted by Thor 280 Richards Street, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and, in conjunction therewith, Section 62-332 (Rear yards and waterfront yards), in connection with a proposed commercial development on property located at 280 Richards Street (Block 612, Lot 150), in an M3-1 district, Borough of Brooklyn, Community District 6.

L.U. No. 84

*The public hearing on this item was held on **May 15, 2018***

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

Zoning and Franchises

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

*The public hearing on this item was held on May 15, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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

*The public hearing on this item was held on May 15, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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

*The public hearing on this item was held on May 15, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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

*The public hearing on this item was held on May 15, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

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.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for Wednesday, May 30, 2018 in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **12:00 P.M.**, 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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **2:00 P.M., Wednesday, May 30, 2018:**

**L.U. No. 102
BEREAN GARDENS**

BROOKLYN CB - 16

20185357 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 1452, Lots 66, 70, 71, 72, 73, 74, 75, 76, 77 and 78, and termination of the prior exemption, Community District 16, Borough of Brooklyn, Council District 41.

**L.U. No. 103
HUDSON PIERS II**

MANHATTAN CB - 9

20185358 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 2072, Lot 30 and Block 2073, Lot 29, and termination of the prior exemption, Community District 9, Borough of Manhattan, Council District 7.

L.U. No. 104
CULVER EL PHASE I

BROOKLYN CB - 12

20185359 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 real property tax exemption for property located at Block 5295, Lots 4, 104, 105, 106, 107, 108, 111, 112 and 113, Community District 12, Borough of Brooklyn, Council District 39.

L.U. No. 105
NEW INFILL HOMEOWNERSHIP OPPORTUNITIES PROGRAM
NIHOP-VAN BUREN/GREENE

BROOKLYN CB - 3

20185360 HAK

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 a second amendment to a previously amended approved urban development action area project for property located at Block 1791, Lots 17, 18, 19; Block 1789, Lot 80; Block 1814, Lot 15; Block 1795, Lot 15; Block 1852, Lots 9,8; Block 1641, Lot 68; and Block 1801, Lot 8, Community District 3, Borough of Brooklyn, Council District 36.

L.U. No. 106
501 WEST 51ST STREET

MANHATTAN CB - 4

20185362 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 real property tax exemption for property located at Block 1080, p/o Lot 28, Community District 4, Borough of Manhattan, Council District 3.

L.U. No. 81

*The public hearing on this item was held on **May 15, 2018** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

AFFORDABLE NEIGHBORHOOD COOPERATIVE PROGRAM

105TH 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 105th Street (Block 1860, Lot 27) and 981 Amsterdam Avenue – aka 161 West 108th Street (Block 1863, Lot 1), Community District 7, Borough of Manhattan, Council District 7.



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. on Tuesday, June 5, 2018**, to consider all items reported out of the Subcommittees at the meetings held Wednesday, May 30, 2018, and conduct such other business as may be necessary.