



COUNCIL OF THE CITY OF NEW YORK

CALENDAR and AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF SEPTEMBER 20, 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 meeting on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **10:30 A.M., Thursday, September 20, 2018:**

L.U. No. 217

*The public hearing on this item was held on **September 17, 2018** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

HK KITCHEN

BRONX CB - 10

20185544 TCX

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of HK Kitchen, Corp., for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 3599 East Tremont Avenue.

L.U. NOS. 192, 193 AND 194 ARE RELATED

L.U. No. 192

*The public hearing on this item was held on **August 14, 2018** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

80 FLATBUSH AVENUE REZONING

BROOKLYN CB - 2

C 180216 ZMK

Application submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-2 District to a C6-9 District property bounded by the southeasterly centerline prolongation of Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue, Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated February 26th, 2018.

L.U. No. 193

*The public hearing on this item was held on August 14, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

80 FLATBUSH AVENUE REZONING

BROOKLYN CB - 2

N 180217 ZRK

Application submitted by the New York City Educational Construction Fund and 80 Flatbush Avenue, 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 VII, Chapter 4 (Special Permits by the City Planning Commission) relating to modifications of the special permit for school construction in the Special Downtown Brooklyn District, modifying Article X, Chapter 1 (Special Downtown Brooklyn District) and modifying Appendix F (Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2.

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

ARTICLE VII ADMINISTRATION

Chapter 4 Special Permits by the City Planning Commission

* * *

74-75 Educational Construction Fund Projects

74-751 Educational Construction Fund in certain districts

In R5, R6, R7, R8, R9 or R10 Districts, in C1 or C2 Districts mapped within such #Residence Districts#, or in C1-6, C1-7, C1-8, C1-9, C2-6, C2-7, C2-8, C4, C5, C6 or C7 Districts, for combined #school# and #residences# including air rights over #schools# built on a #zoning lot# owned by the New York City Educational

Construction Fund, the City Planning Commission may permit utilization of air rights; modify the requirements that open area be accessible to and usable by all persons occupying a #dwelling unit# or #rooming unit# on the #zoning lot# in order to qualify as #open space#; permit ownership, control of access and maintenance of portions of the #open space# to be vested in the New York City Educational Construction Fund or City agency successor in title; permit modification of #yard# regulations and height and setback regulations; permit the distribution of #lot coverage# without regard for #zoning lot lines# for a #zoning lot# containing the Co-op Tech High School in Manhattan Community District 11; authorize the total #floor area#, #open space#, #dwelling units# or #rooming units# permitted by the applicable district regulations on such site to be distributed without regard for district boundaries; and authorize an increase of 25 percent in the number of #dwelling units# or #rooming units# permissible under the applicable district regulations. For the purposes of this Section, a #zoning lot# owned by the New York City Educational Construction Fund may also include a tract of land under single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10, when such tract of land includes a parcel which was the site of a public school listed in the following table.

School	Community District
P.S. 151	CD 8, Manhattan

The total number of #dwelling units# or #rooming units# and #residential floor area# shall not exceed that permissible for a #residential building# on the same #zoning lot#.

The distribution of #bulk# on the #zoning lot# shall permit adequate access of light and air to the surrounding #streets# and properties.

As further conditions for such modifications:

- (a) the #school# and the #residence# shall be #developed# as a unit in accordance with a plan approved by the Commission;
- (b) at least 25 percent of the total #open space# required by the applicable district regulations, or such greater percentage as may be determined by the Commission to be the appropriate minimum percentage, shall be accessible exclusively to the occupants of such #residence# and under the direct

control of its management;

- (c) notwithstanding the provisions of Section 23-12 (Permitted Obstructions in Open Space), none of the required #open space# shall include driveways, private streets, open #accessory# off-street parking spaces or open #accessory# off-street loading berths; and
- (d) the Commission shall find that:
 - (1) a substantial portion of the #open space# which is not accessible exclusively to the occupants of such #residence# will be accessible and usable by them on satisfactory terms part-time;
 - (2) playgrounds, if any, provided in conjunction with the #school# will be so designed and sited in relation to the #residence# as to minimize any adverse effects of noise; and
 - (3) all #open space# will be arranged in such a way as to minimize friction among those using #open space# of the #buildings or other structures# on the #zoning lot#.

The Commission shall give due consideration to the landscape design of the #open space# areas. The Commission shall also give due consideration to the relationship of the #development# to the #open space# needs of the surrounding area and may require the provision of a greater amount of total #open space# than the minimum amount required by the applicable district regulation where appropriate for the purpose of achieving the #open space# objectives of the #Residence District# regulations.

The Commission may prescribe other appropriate conditions and safeguards to enhance the character of the surrounding area.

74-752

Educational Construction Fund projects in certain areas

In C6-9 Districts within the #Special Downtown Brooklyn District#, for #developments#, #enlargements# or #conversions# that include one or more #schools# on a tract of land owned by the New York City Educational Construction Fund, the City Planning Commission may permit the modifications set forth in paragraph (a) of this Section. For the purposes of this Section, a tract of land owned by the New York City Educational

Construction Fund may also include a

tract of land under single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10, when such tract of land includes a parcel which was the site of a public school.

(a) Modifications

The Commission may modify:

- (1) applicable ground floor #use# regulations;
- (2) in a #Mandatory Inclusionary Housing area#, the affordable housing requirements of paragraph (d) of Section 23-154 (Inclusionary Housing);
- (3) other #bulk# regulations, except that the maximum permitted #floor area ratio# may not be increased; and
- (4) #accessory# off-street parking and loading berth requirements.

(b) Findings

To grant a special permit pursuant to this Section, the Commission shall find that:

- (1) such modifications will facilitate the construction of one or more #schools# on the #zoning lot#;
- (2) such ground floor #use# modifications will improve the layout and design of the #school# or #schools# , shall not have an adverse effect on the #uses# located within any portion of the #zoning lot# and will not impair the essential character of the surrounding area;
- (3) such modifications to the affordable housing requirements in a #Mandatory Inclusionary Housing area# will facilitate significant public infrastructure or public facilities, including one or more #schools#, addressing needs that are not created by the proposed #development#, #enlargement# or #conversion#;
- (4) such #bulk# modifications will result in a better site plan for the #school# or #schools# and will have minimal adverse effects on the surrounding area;

- (5) such parking and loading modifications will improve the layout and design of the school and will not create serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not impair or adversely affect the development of the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

ARTICLE X SPECIAL PURPOSE DISTRICTS

Chapter 1 Special Downtown Brooklyn District

* * *

101-05 Applicability of Special Permits by the Board of Standards and Appeals

Within the #Special Downtown Brooklyn District#, Section 73-68 (Height and Setback and Yard Modifications) shall not be applicable.

* * *

101-21 Special Floor Area and Lot Coverage Regulations

R7-1 C6-1 C6-4.5 C6-6 C6-9

* * *

(e) In C6-9 Districts

In C6-9 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 18.0, and the maximum #residential floor area ratio# shall be 12.0. No #floor area# bonuses shall be permitted.

* * *

101-22

Special Height and Setback Regulations

The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Section 101-221 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#.

In R7-1, C5-4, C6-1, ~~and C6-4~~ and C6-9 Districts, except C6-1A Districts, the underlying height and setback regulations shall not apply. In lieu thereof, all #buildings or other structures# shall comply with the provisions of Section 101-222 (Standard height and setback regulations) or, as an option where applicable, Section 101-223 (Tower regulations). #Buildings or other structures# within the Flatbush Avenue Extension and Schermerhorn Street Height Limitation Areas shall comply with the provisions of Section 101-30 (SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS). However, the underlying height and setback regulations shall apply to any #Quality Housing building#, except that Quality Housing height and setback regulations shall not be applicable within any R7-1 District mapped within a C2-4 District.

* * *

101-222

Standard Height and Setback Regulations

C2-4/R7-1 C6-1 C6-4.5 C6-6 C6-9

* * *

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS IN C2-4/R7-1, C6-1, C6-4.5, ~~AND C6-6~~ AND C6-9 DISTRICTS

District	Maximum Base Height		Maximum #building# Height	
	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
C2-4/R7-1	85	85	160	160
C6-1	125	150	185	210
C6-4.5 C6-6 <u>C6-9</u>	125	150	250	250

* * *

101-223

Tower regulations

C5-4 C6-1 C6-4 C6-6 C6-9

* * *

(d) Maximum #building# height

In C6-1 Districts, the maximum height of a #building or other structure# shall be 495 feet. No height limit shall apply within a C5-4, C6-4, ~~or~~ C6-6 or C6-9 District.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

Brooklyn Community District 2

* * *

Map 8 – [date of adoption]



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

Area 5 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 2, Brooklyn

* * *

L.U. No. 194

*The public hearing on this item was held on **August 14, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

80 FLATBUSH AVENUE REZONING

BROOKLYN CB - 2

C 180218 ZSK

Application submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-752 of the Zoning Resolution to modify:

1. the use regulations of Section 101-11 (Special Ground Floor Use Regulations);
2. the affordable housing₁₀ requirements of Section 23-154

(Inclusionary Housing) and Section 23-90 (Inclusionary Housing);

3. the bulk requirements of Section 101-223 (Tower Regulations) and Section 101-41 (Special Street Wall Location Regulations);
4. the requirements of Section 101-50 (Off-Street Parking and Off-Street Loading Regulations) and Section 25-23 (Requirements Where Group Parking Facilities Are Provided) to waive all required accessory parking; and
5. the requirements of Section 36-62 (Required Accessory Off-street Loading Berths) to waive one required loading berth;

in connection with a proposed mixed-use development, on property located at 80 Flatbush Avenue (Block 174, Lot 1, 9, 13, 18, 23 & 24), in a C6-9 District, within the Special Downtown Brooklyn District, Borough of Brooklyn, Community District 2.

PRECONSIDERED L.U. NO. 203 AND L.U. NOS. 204, 205 ARE RELATED
PRECONSIDERED L.U. NO. 203

*The public hearing on this item Preconsidered L.U. No. 203
was held on **September 5, 2018** continued on **September 17, 2017**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

27 EAST FOURTH STREET

MANHATTAN CB - 2

N 170115 ZRM

Application submitted by Kalodop II Park Corp., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712 (Developments in Historic Districts), concerning special permits within the NoHo Historic District Extension.

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.

ARTICLE VII - ADMINISTRATION

Special Permits by the City Planning Commission

74-71

Landmark Preservation

74-712

Developments in Historic Districts

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

- (a) In M1-5A and M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, or has not more than 40 percent of the #lot area# occupied by existing #buildings# or is improved with a one-story #building# within the NoHo Historic District Extension, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Sections 32-14 (Use Group 5) and 32-15 (Use Group 6), provided:
 - (1) the #use# modifications shall meet the following conditions, that:
 - (i) #residential development# complies with the requirements of Sections 23-47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) pertaining to R8 Districts;
 - (ii) total #floor area ratio# on the #zoning lot# shall be limited to 5.0;
 - (iii) the minimum #floor area# of each #dwelling unit# permitted by this Section shall be 1,200 square feet;

(iv) all #signs# for #residential# or #commercial uses# permitted by this Section shall conform to the applicable regulations of Section 32-60 (SIGN REGULATIONS) pertaining to C2 Districts; and

(v) eating and drinking establishments of any size, as set forth in Use Groups 6A and 12A, are not permitted; and

(2) the Commission shall find that such #use# modifications:

(i) have minimal adverse effects on the conforming #uses# in the surrounding area;

(ii) are compatible with the character of the surrounding area; and

(iii) for modifications that permit #residential use#, result in a #development# that is compatible with the scale of the surrounding area.

(b) In all districts, the Commission may modify #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, the Commission may make such modifications for #zoning lots# where not more than 40 percent of the #lot area# is occupied by existing #buildings#, or where a #development# on a #zoning lot# is improved with a one-story #building# within the NoHo Historic District Extension, as of December 15, 2003, provided the Commission finds that such #bulk# modifications:

(1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and

(2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

* * *

L.U. No. 204

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

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

Zoning and Franchises

27 EAST FOURTH STREET

MANHATTAN CB - 2

C 170116 ZSM

Application submitted by Kalodop II Park Corporation for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 5 uses (transient hotel and accessory uses) and Use Group 6 uses (retail and office uses) below the floor level of the second story of a proposed 8-story commercial building on a zoning lot that, as of December 15, 2003, is improved with a one-story building, on property located at 27 East 4th Street (Block 544, Lot 72), in an M1-5B District, within the NoHo Historic District Extension, Borough of Manhattan, Community District 2, is approved, subject to the following terms and conditions:

1. The property that is the subject of this application (C 170116 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications, and zoning computations indicated on the following approved plans, prepared by SRAA+E Architecture & Engineering, P.C., filed with this application and incorporated in this resolution:

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-00	Zoning Analysis	January 19, 2018
Z-01	Zoning Lot Site Plan	January 19, 2018
Z-02	Zoning Ground Floor Plan	August 7, 2017
Z-03	Cellar Plan	January 19, 2018
Z-04	Bulk Waiver Plan	January 19, 2018

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operating and maintenance.
4. In the event the property that is the subject of the application is developed as, sold as, or converted to condominium units, a homeowners' association, or cooperative ownership, a copy of this report and resolution and any subsequent modifications to either document shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowners' or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to the property.
5. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution the provisions of which shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions referred to above, may constitute grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted.
7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's action or

failure to act in accordance with the provisions of this special permit.

L.U. No. 205

*The public hearing on this item was held on **September 17, 2018**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

27 EAST FOURTH STREET

MANHATTAN CB - 2

C 170117 ZSM

Application submitted by Kalodop II Park Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to facilitate the development of an eight-story commercial building on a zoning lot that, as of December 15, 2003, is improved with a one-story building, on property located at 27 East 4th Street (Block 544, Lot 72), in an M1-5B District, within the NoHo Historic District Extension, Borough of Manhattan, Community District 2.

1. The property that is the subject of this application (C 170116 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications, and zoning computations indicated on the following approved plans, prepared by SRAA+E Architecture & Engineering, P.C., filed with this application and incorporated in this resolution:

<u>Dwg. No.</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-00	Zoning Analysis	January 19, 2018
Z-01	Zoning Lot Site Plan	January 19, 2018
Z-02	Zoning Ground Floor Plan	August 7, 2017
Z-03	Cellar Plan	January 19, 2018
Z-04	Bulk Waiver Plan	January 19, 2018
Z-05	Waiver Section	January 19, 2018

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to₁₆ all applicable laws and regulations

relating to its construction, operating and maintenance.

PRECONSIDERED L.U. No. 206

*The public hearing on this item was held on September 5, 2018
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

3122-3136 VICTORY BOULEVARD REZONING

STATEN ISLAND CB - 2

C 170178 ZMR

Application submitted by C & A Realty Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20d:

1. eliminating from within an existing R3X District a C2-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 350 feet westerly of Richmond Avenue; and
2. changing from an R3X District to a C8-1 District property bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 350 feet westerly of Richmond Avenue;

shown on a diagram (for illustrative purposes only), dated March 26, 2018, and subject to the conditions of CEQR Declaration E-469.



**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 **11:30 A.M., Thursday, September 20, 2018**, to consider all items reported out of Subcommittees at meetings held on August 14, 2018, September 5 and 17, 2018, and conduct such other business as may be necessary:

L.U. No. 151

**CENTRAL HARLEM-WEST 130TH-132ND STREETS HISTORIC DISTRICT
MANHATTAN CB - 10 20185492 HKM (N 180372 HKM)**

The proposed designation by the Landmarks Preservation Commission [DL-507/LP-2607] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Central Harlem-West 130th-132nd Streets Historic District.

L.U. No. 175

NYPD EVIDENCE STORAGE

BROOKLYN CB - 6 C 180256 PQK

Application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 700 Columbia Street (Block 612, Lot 250 and p/o Lot 205) for continued use as a vehicular evidence storage facility.

L.U. No. 184

638-640 RIVERSIDE DRIVE/TMN209G2 - ARTICLE XI

MANHATTAN CB - 9 20195013 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 2088, Lot 74, and termination of the prior exemption, Community District 9, Borough of Manhattan, Council District 7.

L.U. No. 185

642-644 RIVERSIDE DRIVE/TMN209G - ARTICLE XI

MANHATTAN CB - 9 20195014 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 2088, Lot 114, and termination of the prior exemption, Community District 9, Borough of Manhattan, Council District 7.

L.U. NOS. 192, 193 AND 194 ARE RELATED

L.U. No. 192

80 FLATBUSH AVENUE REZONING

BROOKLYN CB - 2

C 180216 ZMK

Application submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-2 District to a C6-9 District property bounded by the southeasterly centerline prolongation of Schermerhorn Street, Flatbush Avenue, State Street and 3rd Avenue, Borough of Brooklyn, Community District 2, as shown on a diagram (for illustrative purposes only) dated February 26th, 2018.

L.U. No. 193

80 FLATBUSH AVENUE REZONING

BROOKLYN CB - 2

N 180217 ZRK

Application submitted by the New York City Educational Construction Fund and 80 Flatbush Avenue, 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 VII, Chapter 4 (Special Permits by the City Planning Commission) relating to modifications of the special permit for school construction in the Special Downtown Brooklyn District, modifying Article X, Chapter 1 (Special Downtown Brooklyn District) and modifying Appendix F (Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2.

L.U. No. 194

80 FLATBUSH AVENUE REZONING

BROOKLYN CB - 2

C 180218 ZSK

Application submitted by New York City Educational Construction Fund and 80 Flatbush Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-752 of the Zoning Resolution to modify:

PRECONSIDERED L.U. NOS. 199 AND 200 ARE RELATED

**PRECONSIDERED L.U. No. 199
57 CATON PLACE REZONING**

BROOKLYN CB - 7

C 170213 ZMK

Application submitted by 57 Caton Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d.

**PRECONSIDERED L.U. No. 200
57 CATON PLACE REZONING**

BROOKLYN CB - 7

N 170214 ZRK

Application submitted by 57 Caton Partners, 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 Appendix F, and related sections in Article XI, Chapter 3, for the purpose of establishing a Mandatory Inclusionary Housing area.

PRECONSIDERED L.U. NOS. 201 AND 202 ARE RELATED

**PRECONSIDERED L.U. 201
1881-1883 MCDONALD AVENUE REZONING**

BROOKLYN CB - 15

C 180029 ZMK

Application submitted by Quentin Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d.

**PRECONSIDERED L.U. No. 202
1881-1883 MCDONALD AVENUE REZONING**

BROOKLYN CB - 15

N 180030 ZRK

Application submitted by Quentin Plaza, 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

PRECONSIDERED L.U. NO. 203 AND L.U. NOS. 204, 205 ARE RELATED

PRECONSIDERED L.U. NO. 203

27 EAST FOURTH STREET

MANHATTAN CB - 2

N 170115 ZRM

Application submitted by Kalodop II Park Corp., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712 (Developments in Historic Districts), concerning special permits within the NoHo Historic District Extension.

L.U. No. 204

27 EAST FOURTH STREET

MANHATTAN CB - 2

C 170116 ZSM

Application submitted by Kalodop II Park Corporation for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 5 uses (transient hotel and accessory uses) and Use Group 6 uses (retail and office uses) below the floor level of the second story of a proposed 8-story commercial building on a zoning lot that, as of December 15, 2003, is improved with a one-story building, on property located at 27 East 4th Street (Block 544, Lot 72), in an M1-5B District, within the NoHo Historic District Extension, Borough of Manhattan, Community District 2, is approved, subject to the following terms and conditions.

L.U. No. 205

27 EAST FOURTH STREET

MANHATTAN CB - 2

C 170117 ZSM

Application submitted by Kalodop II Park Corporation pursuant to Sections 197-c and

201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to facilitate the development of an eight-story commercial building on a zoning lot that, as of December 15, 2003, is improved with a one-story building, on property located at 27 East 4th Street (Block 544, Lot 72), in an M1-5B District, within the NoHo Historic District Extension, Borough of Manhattan, Community District 2.

PRECONSIDERED L.U. No. 206

3122-3136 VICTORY BOULEVARD REZONING

STATEN ISLAND CB - 2

C 170178 ZMR

Application submitted by C & A Realty Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20d.

PRECONSIDERED L.U. No. 207

O'NEILL'S REZONING

QUEENS CB - 5

C 180138 ZMQ

Application submitted by O'Neill's of Maspeth, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13c.

L.U. No. 217

HK KITCHEN

BRONX CB - 10

20185544 TCX

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of HK Kitchen, Corp., for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 3599 East Tremont Avenue.

