



COUNCIL OF THE CITY OF NEW YORK

REVISED CALENDAR
OF THE
LAND USE COMMITTEE

FOR THE WEEK OF JANUARY 7, 2019 – JANUARY 14, 2019

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>

Table of Contents

<u>Item No.</u>		Page
<i>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for <u>01/10/19</u> Commencing at 1:00 P.M.</i>		
1.	Elder Greene (L.U. No. 312).....	2
2.	East 241 st Street Rezoning (L.U. Nos. __, __).....	2-5
3.	895 Bedford Avenue Rezoning (L.U. Nos. __, __).....	6-8
4.	100-103 North Conduit Avenue Rezoning (L.U. No. __).....	9
5.	51-53 White Street (L.U. No. __).....	9
6.	59 Greenwich Avenue (L.U. No. __).....	9-10

Subcommittee on Planning, Dispositions and Concessions Public Hearing/Meeting Scheduled for 01/14/19 Commencing at 1:00 P.M.

7.	Waterside Plaza (L.U. Nos. 310, 311).....	10-11
8.	4697 Third Avenue (L.U. No. __).....	11
9.	Belmont Cove Rezoning (L.U. Nos. __, __).....	11-14



The Land Use Committee meeting scheduled for 01/22/19 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 **Committee Room, City Hall**, New York City, New York 10007, commencing at **1:00 P.M., Thursday, January 10, 2019:**

L.U. No. 312 ELDER GREENE

BROOKLYN CB - 1

20195150 TCK

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Carries's Hospitality, LLC, d/b/a Elder Greene, for a new revocable consent to maintain, operate and use an unenclosed café located at 160 Franklin Street in the Borough of Brooklyn.

L.U. NOS. AND ARE RELATED

L.U. No. __ EAST 241ST STREET REZONING

BRONX CB - 12

C 180083 ZMX

Application submitted by Enclave on 241st LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 2a:

1. changing from an M1-1 District to an R7D District property bounded by East 241st Street, Furman Avenue, East 240th Street and White Plains Road; and
2. establishing within the proposed R7D District a C2-4 District bounded by East 241st Street, Furman Avenue, East 240th Street and White Plains Road;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of the CEQR Declaration E-484.

L.U. NO. __
EAST 241ST STREET REZONING

BRONX CB - 12

N 180084 ZRX

Application submitted by Enclave on 241st, 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, and to Appendix I to extend Transit Zone 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

Bronx

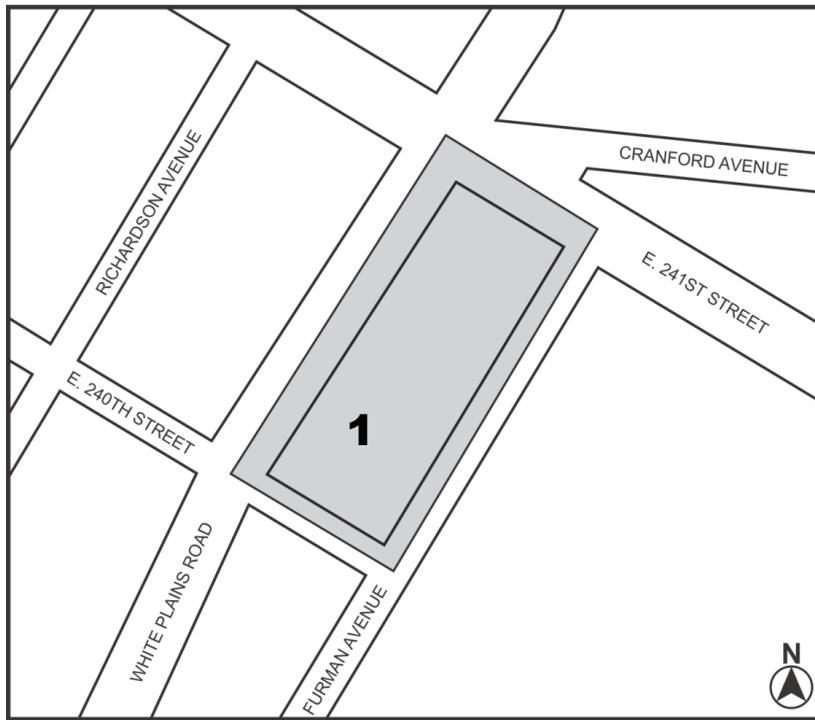
* * *

Bronx Community District 12

* * *

Map 1 - [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 12, Bronx

* * *

APPENDIX I

Transit Zone

L.U. NOS. AND ARE RELATED

L.U. No. __

895 BEDFORD AVENUE REZONING

BROOKLYN CB - 3

C 180229 ZMK

Application submitted by 895 Bedford Avenue Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 17a:

1. changing from an M1-2 District to an R7A District property bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue and Bedford Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue, and Bedford Avenue;

as shown on a diagram (for illustrative purposes only) dated August 24, 2018, and subject to the conditions of CEQR Declaration E-491.

L.U. No. __

895 BEDFORD AVENUE REZONING

BROOKLYN CB - 3

N 180230 ZRK

Application submitted by 895 Bedford Avenue Realty, 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.

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

* * *

BROOKLYN

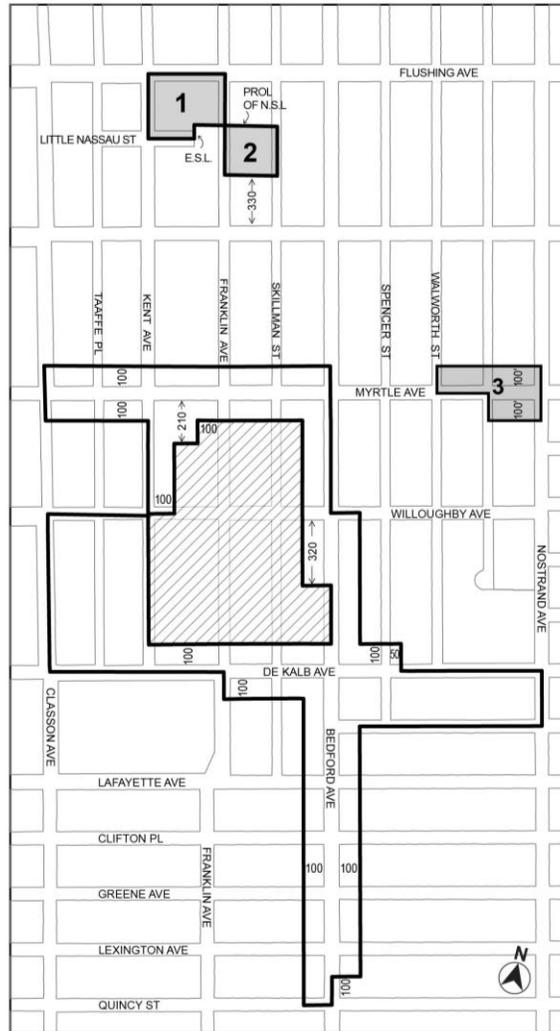
* * *

Brooklyn Community District 3

* * *

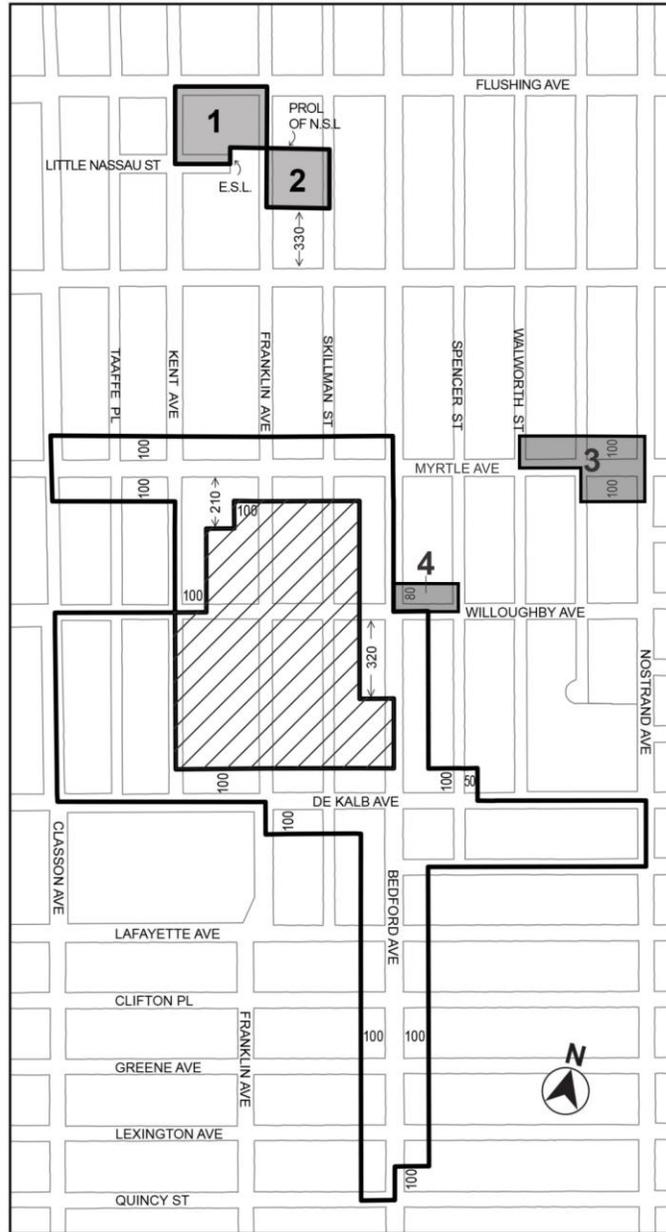
Map 3 - [date of adoption]

[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 1 5/10/17 – MIH Program Option 1, Option 2 and Workforce Option
 - Area 2 5/10/17 – MIH Program Option 1 and Option 2
 - Area 3 11/30/17– MIH Program Option 1
-  Excluded Area

[PROPOSED MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing Area (MIHA) *see Section 23-154(d)(3)*
- 1** Area 1 -5/10/17 - MIH Program Option 1, Option 2 and Workforce Option
- 2** Area 2 -5/10/17 - MIH Program Option 1 and Option 2
- 3** Area 3 11/30/17 - MIH Program Option 1
- 4** Area 4 -[date of adoption] - MIH Program Option 1 and Option 2
-  Excluded Area

Portion of Community District 3, Brooklyn

* * *

L.U. No. ____
100-103 NORTH CONDUIT AVENUE REZONING
QUEENS CB - 10 **C 170492 ZMQ**

Application submitted by Cohancy Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, by establishing within an existing R3X District a C2-2 District bounded by Cohancy Street, a line 190 feet northerly of North Conduit Avenue, the northeasterly boundary of a Railroad Right-Of-Way (N.Y.C.T.A Rockaway Beach Division), and North Conduit Avenue, Borough of Queens, Community District 10, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-493.

L.U. No. ____
51-53 WHITE STREET
MANHATTAN CB - 1 **C 180439 ZSM**

Application submitted by 51 White Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height and setback requirements of Section 23-662 (Maximum height of buildings and setback regulations) and Section 23-692 (Height limitations for narrow buildings or enlargements), the inner court requirements of Section 23-85 (Inner Court Regulations) and the minimum distance between legally required windows and walls or lot lines requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines), to facilitate the vertical enlargement of an existing 5 story building, on property located at 51 White Street (Block 175, Lot 24), in a C6-2A District, within the Tribeca East Historic District.

L.U. No. ____
59 GREENWICH AVENUE
MANHATTAN CB - 2 **C 190070 ZSM**

Application submitted by 59 Greenwich LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. the use regulations of Section 32-421 (Limitation on floors occupied by commercial uses) to allow Use Group 6 uses (retail uses) on a portion of the second floor; and
2. the minimum distance between legally required windows and lot lines regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines);

in connection with the re-construction and enlargement of an existing four-story mixed use building on property located at 59 Greenwich Avenue (Block 613, Lot 60), in a C2-6 District, within the Greenwich Village Historic District.



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 **1:00 P.M., Monday, January 14, 2019:**

L.U. NOS. 310 AND 311 ARE RELATED

L.U. No. 310

WATERSIDE PLAZA

MANHATTAN CB - 6

C 190064 HDM

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property (Block 991, Lots 60 and 61) within the Waterside Plaza Urban Renewal Area.

L.U. No. 311
WATERSIDE PLAZA

MANHATTAN CB - 6

C 190065 HUM

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the first amendment to the Waterside Plaza Urban Renewal Plan.

L.U. No. ____
4697 THIRD AVENUE

BRONX CB - 6

C 190026 HAX

Application submitted by the 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 properties located at 4697 Third Avenue (Block 3041, Lots 38 and 40) 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 to a developer to be selected by HPD;

to facilitate a mixed-use building containing approximately 52 affordable housing units and commercial space.

L.U. NOS. AND ARE RELATED

L.U. No. ____
BELMONT COVE REZONING

BRONX CB - 6

C 190049 ZMX

Application submitted by the NYC Department of Housing Preservation and Development and Proxy Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-4 District to an R7X District property bounded by Belmont Avenue,

East 176th Street, Crotona Avenue and the northeasterly boundary line of a park and its southeasterly prolongation, a northwesterly boundary line of a park, and a northeasterly boundary line of a park and its northwesterly prolongation, Borough of the Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018.

L.U. No. ____
BELMONT COVE REZONING

BRONX CB - 6

N 190050 ZRX

Application submitted by the 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 Housing Inclusionary area.

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

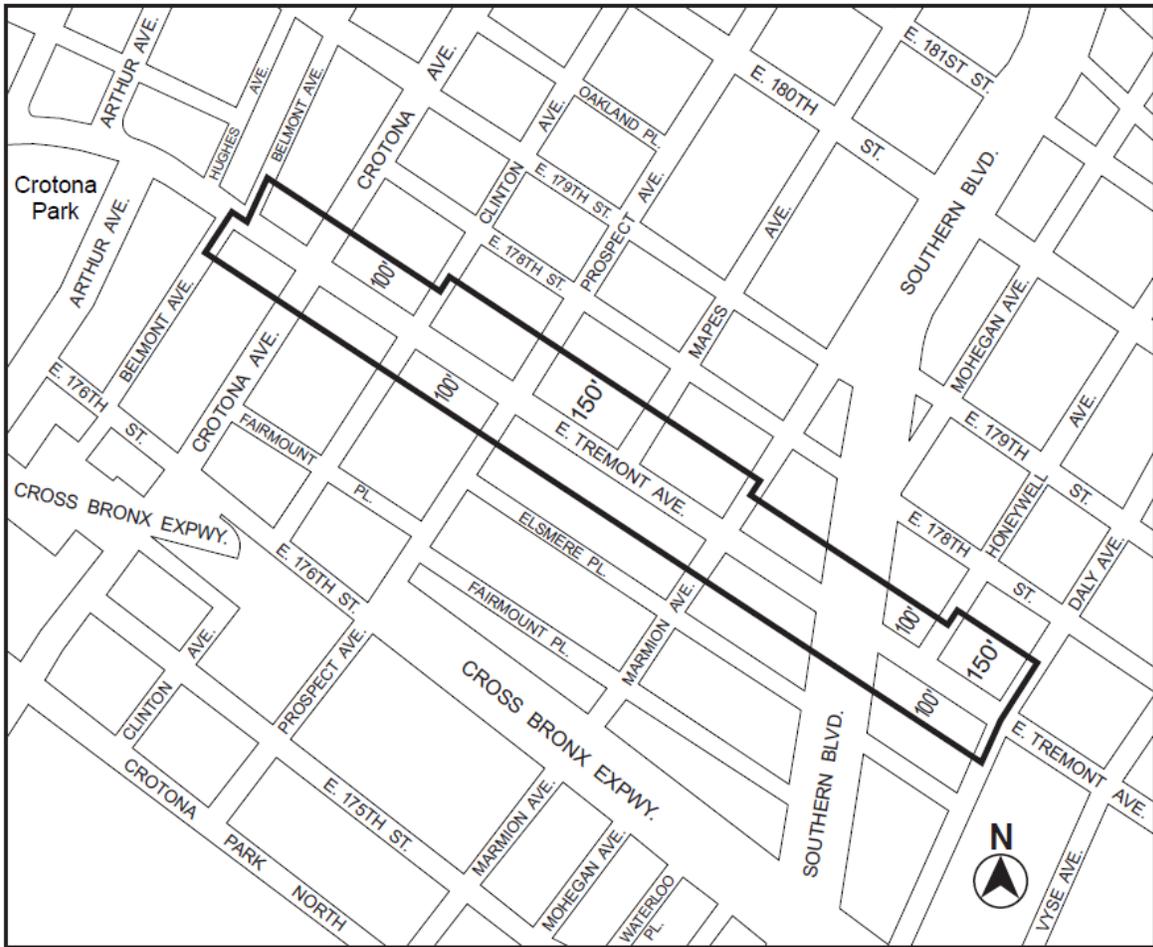
* * *

Community District 6

* * *

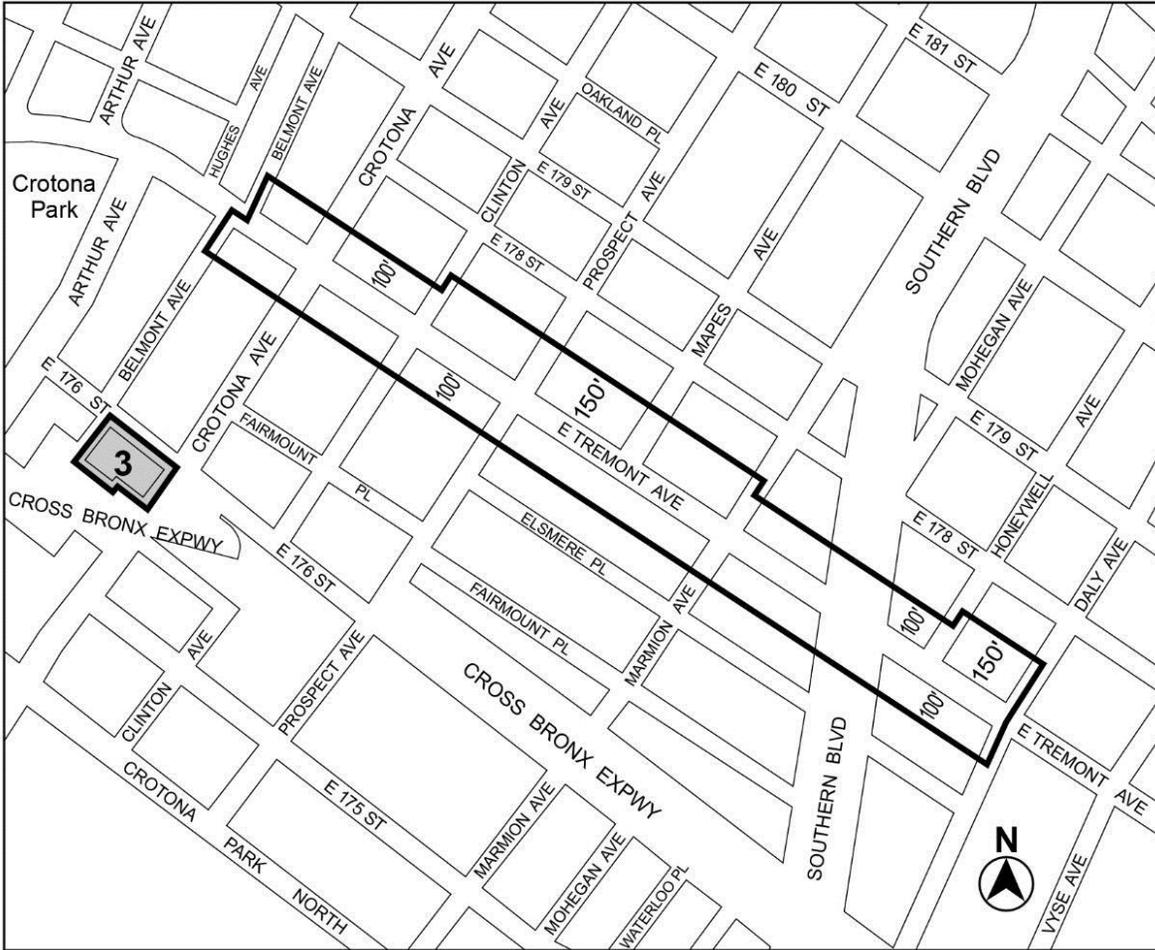
Map 4 - [date of adoption]

[EXISTING MAP]



 *Inclusionary Housing designated area*

[PROPOSED MAP]



-  *Inclusionary Housing designated area*
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 3 — [date of adoption] MIH Program Option 1

PORTION OF COMMUNITY DISTRICT 6, BRONX

* * *

L.U. No. ____

BELMONT COVE REZONING

BRONX CB - 6

C 190051 PPX

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the disposition of two city-owned properties located on the south side of East 176th Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66) pursuant to zoning.

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, January 22, 2019**, to consider items reported out of the Subcommittees at the meetings held January 10, 2019 and January 14, 2019, and conduct such other business as may be necessary.