



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR and AGENDA**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE MEETING OF FEBRUARY 6, 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**

<b><u>Item No.</u></b>	<b>Page</b>
<i>Subcommittee on Planning, Dispositions and Concessions Public Meeting Scheduled for <u>02/06/19</u> Commencing at <u>10:45 A.M.</u></i>	
1. Belmont Cove Rezoning (L.U. Nos. 314-316).....	2-6



*The Land Use Committee Meeting Scheduled for 02/06/19  
Commencing at 11:00 A.M.*

**Table of Contents**

<b><u>Item No.</u></b>	<b>Page</b>
1. Belmont Cove Rezoning (L.U. Nos. 314-316).....	6-7
2. East 241 <sup>st</sup> Street Rezoning (L.U. Nos. 317, 318).....	7-8
3. 895 Bedford Avenue Rezoning (L.U. Nos. 319, 320).....	8-9
4. 100-103 North Conduit Avenue Rezoning (L.U. No. 321).....	9
5. 51-53 White Street (L.U. No. 322).....	9
6. 59 Greenwich Avenue (L.U. No. 323).....	9-10
7. 676-Seat Primary School (Pre. L.U.).....	10

## **SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions will hold a public meeting on the following matter in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **10:45 A.M., Wednesday, February 6, 2019:**

### **L.U. NOS. 314, 315 AND 316 ARE RELATED**

#### **L.U. No. 314**

*The public hearing on this item was held on **January 14, 2019** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

#### **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 176<sup>th</sup> 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. 315**

*The public hearing on this item was held on **January 14, 2019** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

#### **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**

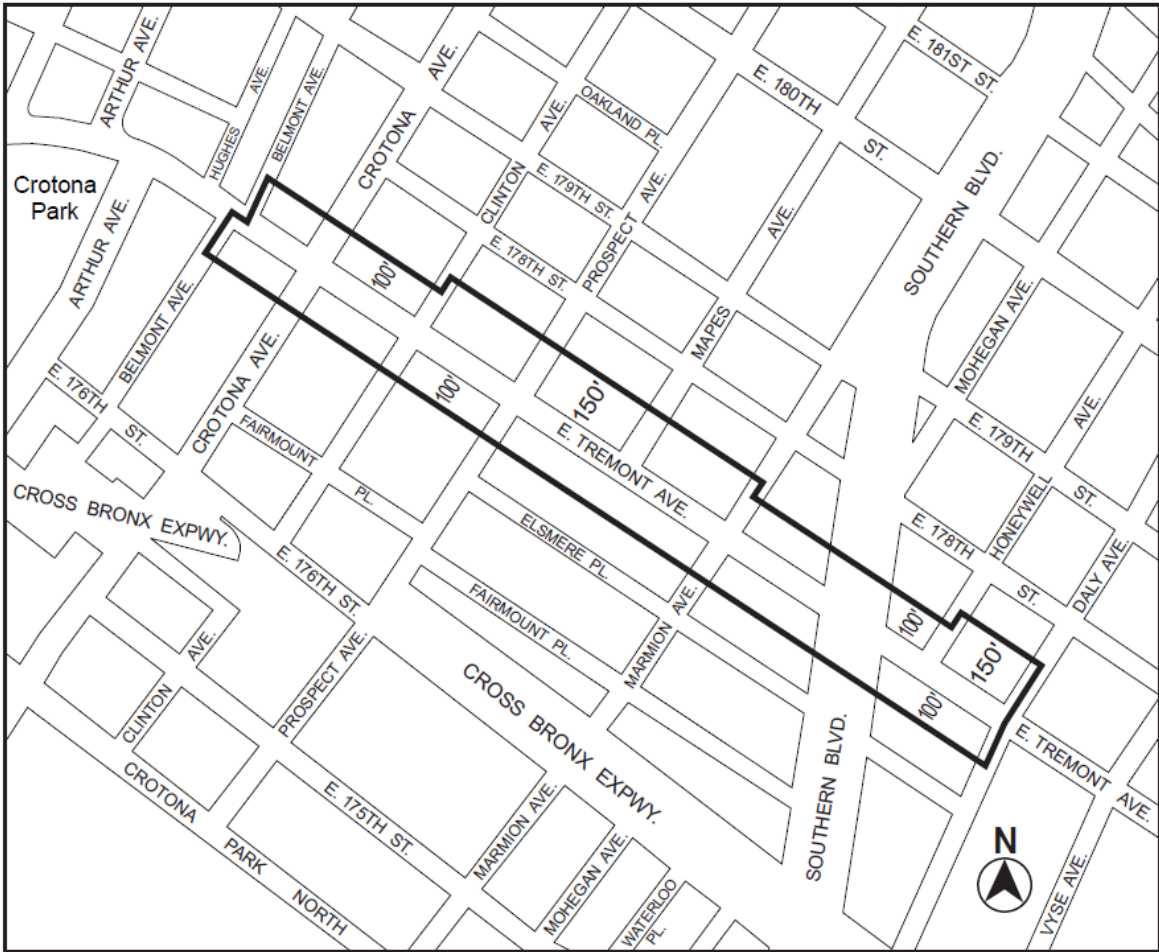
\* \* \*


**Community District 6**

\* \* \*

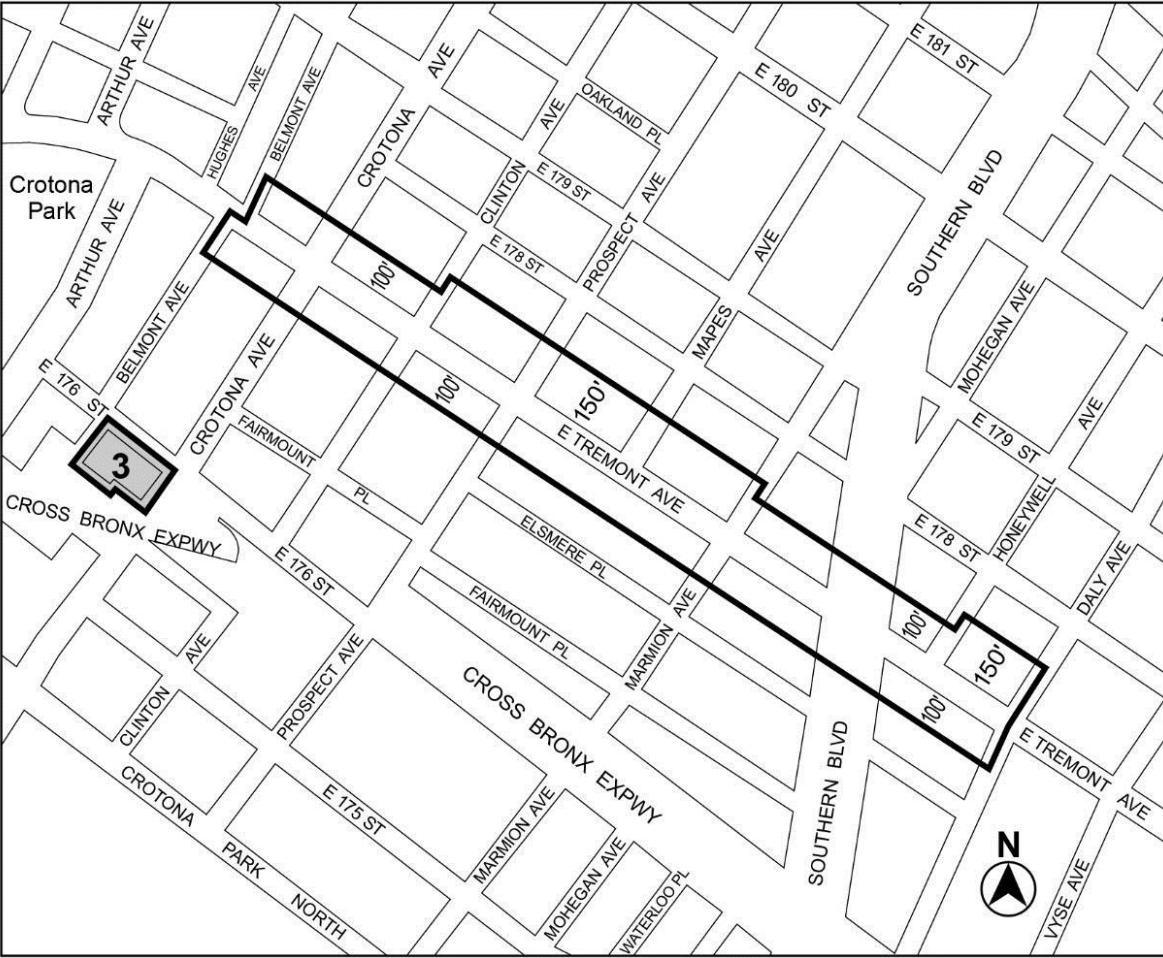
Map 4 - [date of adoption]



[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. 316**

*The public hearing on this item was held on **January 14, 2019**  
and closed. It was laid over by the Subcommittee on  
Planning, Dispositions and Concessions*

**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 176<sup>th</sup> Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66) pursuant to zoning.



**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **11:00 A.M., Wednesday, February 6, 2019**, to consider some items reported out of Subcommittees at meetings held on January 30, 2019, January 31, 2019, and February 6, 2019, and conduct such other business as may be necessary:

**L.U. NOS. 314, 315 AND 316 ARE RELATED**

**L.U. No. 314**

**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 176<sup>th</sup> 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. 315**

**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.

**L.U. No. 316**

**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 176<sup>th</sup> Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66) pursuant to zoning.

**L.U. NOS. 317 AND 318 ARE RELATED**

**L.U. No. 317**

**EAST 241<sup>ST</sup> 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 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road; and
2. establishing within the proposed R7D District a C2-4 District bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> 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. 318**

**EAST 241<sup>ST</sup> 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.

**L.U. NOS. 319 AND 320 ARE RELATED**

**L.U. No. 319**

**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. 320**

**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.

**L.U. No. 321**

**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. 322**

**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. 323**

**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.

**PRECONSIDERED L.U.**

**676-SEAT PRIMARY SCHOOL**

**BROOKLYN CB - 10**

**20195311 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 676-Seat Primary School Facility to be located on Block 5739, p/o Lot 1, former Angel Guardian Home's recreation space in the Dyker Heights section of Brooklyn, Community School District 20.

