

COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE**

LAND USE COMMITTEE

FOR THE WEEK OF FEBRUARY 11, 2019 – FEBRUARY 15, 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>

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The Land Use Committee meeting scheduled for 02/26/19 will commence at 11:00 A.M. in the Committee Room, City Hall

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, February 11, 2019:**

PRECONSIDERED L.U.

32-34 PUTNAM AVENUE CLUSTER

BROOKLYN CBs - 2, 3 and 8

20195365 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for the approval of an urban development action area project and real property tax exemption for properties located at 32 Putnam Avenue (Block 1992, Lot 18), 34 Putnam Avenue (Block 1992, Lot 18), 550 Dekalb Avenue (Block 1778, Lot 14), 55 Carlton Avenue – aka 153 Park Place (Block 2031, Lot 1), 374-76 Prospect Place (Block 1160, Lot 30), and 1216 Pacific Street (Block 1206, Lot 20), Borough of Brooklyn, Community Districts 2, 3 and 8, Council Districts 35 and 36.

PRECONSIDERED L.U.

EAST VILLAGE HOMES PHASE 1

MANHATTAN CB - 3

20195392 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 the approval of a real property tax exemption for property located at Block 372, Lot 49, Borough of Manhattan, Community District 3, Council District 2.

PRECONSIDERED L.U.

EAST VILLAGE HOMES PHASE 2

MANHATTAN CB - 3

20195393 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 the approval of a real property tax exemption for property located at Block 372, Lot 11, Borough of Manhattan, Community District 3, Council District 2.

PRECONSIDERED L.U.

EAST VILLAGE HOMES – NCP

MANHATTAN CB - 3

20195394 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment of a previously approved Urban Development Action Area Project, for property located at Block 372, Lots 11 and 49, Borough of Manhattan, Community District 3, Council District 2.

L.U. No. 330

67-69 ST. NICHOLAS AVENUE

MANHATTAN CB - 10

20195354 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 the approval of a new real property tax exemption for property

located at Block 1823, Lot 56, and termination of the prior exemption, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. 326

*The public hearing on this item was held on **January 30, 2019**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

461 ALABAMA AVENUE

BROOKLYN CB - 5

C 190037 ZSK

Application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed seven-story building on property located at 461 Alabama Avenue (Block 3803, Lot 6), in an R6 District. 29

L.U. No. 327

*The public hearing on this item was held on **January 30, 2019**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

461 ALABAMA AVENUE

BROOKLYN CB - 5

C 190038 HAK

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 property located at 461 Alabama Avenue (Block 3803, Lot 6) as an Urban Development Action Area;
 - b) as 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 affordable housing development containing

approximately 70 units and community facility space.

L.U. No. 328

*The public hearing on this item was held on **January 30, 2019**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

461 ALABAMA AVENUE

BROOKLYN CB - 5

C 190039 HUK

Application submitted by the Department of Housing Preservation and Development, 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 Fourth Amendment to the East New York I Urban Renewal Plan.

L.U. No. 329

*The public hearing on this item was held on **January 30, 2019**
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

EAST VILLAGE HOUSING ANCP

MANHATTAN CB - 3

C 190069 HAM

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 204 Avenue A and 535 East 12th Street (Block 406, Lots 6 and 47) as an Urban Development Action Area;
 - 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 properties to a developer to be selected by HPD;

to facilitate two buildings containing approximately 21 units of affordable housing and commercial space.

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 **9:30 A.M., Thursday, February 14, 2019:**

RES. NO. 621 (MOTION TO FILE)

CITYWIDE

20195200 BFY

Resolution pursuant to Section 363 of the New York City Charter, authorizing the New York City Department of Transportation to grant a non-exclusive franchise for the provision of bus service between Manhattan and Staten Island.

RES. NO. ____

CITYWIDE

20195397 BFY

Resolution pursuant to Section 363 of the New York City Charter, authorizing the New York City Department of Transportation to grant a non-exclusive franchise for the provision of bus service between Manhattan and Staten Island.

L.U. NOS. AND ARE RELATED

L.U. No. ____

WILLIAMSBRIDGE ROAD REZONING

BRONX CB - 11

C 180261 ZMX

Application submitted by 2712 Radcliff Yates Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a:

1. changing from a C8-1 district to an R7A District property bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, a line midway between Colden Avenue and

Williamsbridge Road, a line perpendicular to the westerly street line of Colden Avenue distant 275 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, Colden Avenue, and Williamsbridge Road; and

2. establishing within the proposed R7A District a C2-3 District bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, and a line 80 feet northeasterly of Williamsbridge Road, Colden Avenue, and Williamsbridge Road;

as shown on a diagram (for illustrative purposes only) dated September 4, 2018 and subject to the conditions of CEQR Declaration E-498.

L.U. No. ____

WILLIAMSBRIDGE ROAD REZONING

BRONX CB - 11

N 180262 ZRX

Application submitted by 2712 Radcliff Yates 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 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

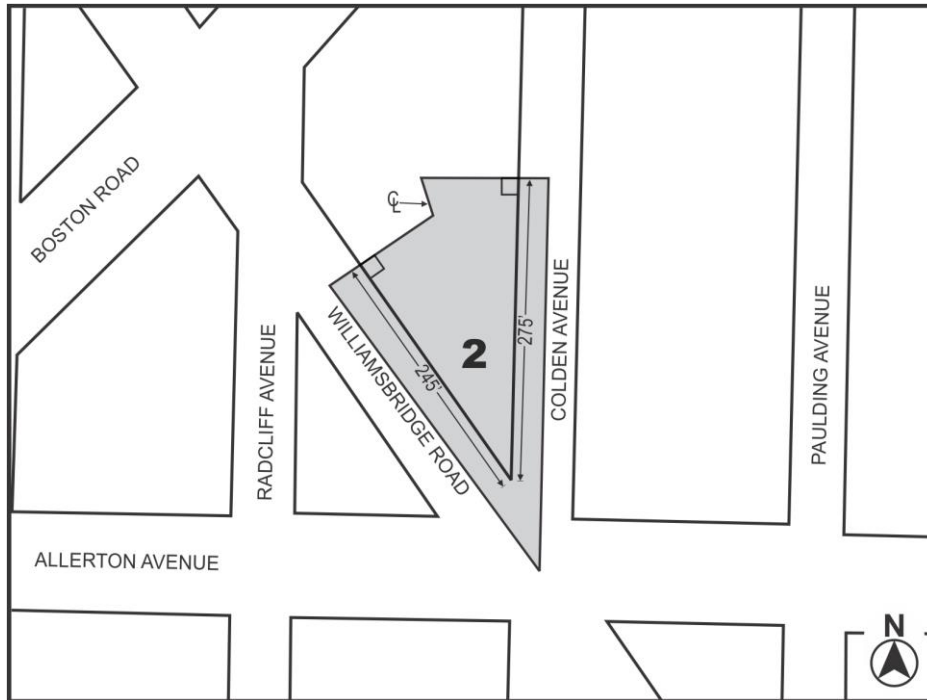
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Bronx Community District 11

* * *

Map 2 - [date of adoption]

[PROPOSED MAP]



Mat[redacted]ory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 2 [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 11, The Bronx

* * *

L.U. NOS. AND ARE RELATED

**L.U. No. _____
BETANCES VI**

BRONX CB - 1

C 190143 ZMX

Application submitted by New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6a:

1. eliminating from within an existing R6 District a C1-4 District bounded Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;
2. changing from an R6 District to an R7X District property bounded by Willis Avenue, East 147th Street, a line 175 feet southeasterly of Willis Avenue, a line midway between East 147th Street and East 146th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street; and
3. establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

**L.U. No. ____
BETANCES VI**

BRONX CB - 1

N 190144 ZRX

Application submitted by the New York City Housing Authority, 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 struckout is to be deleted;

Matter with # # 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

* * *

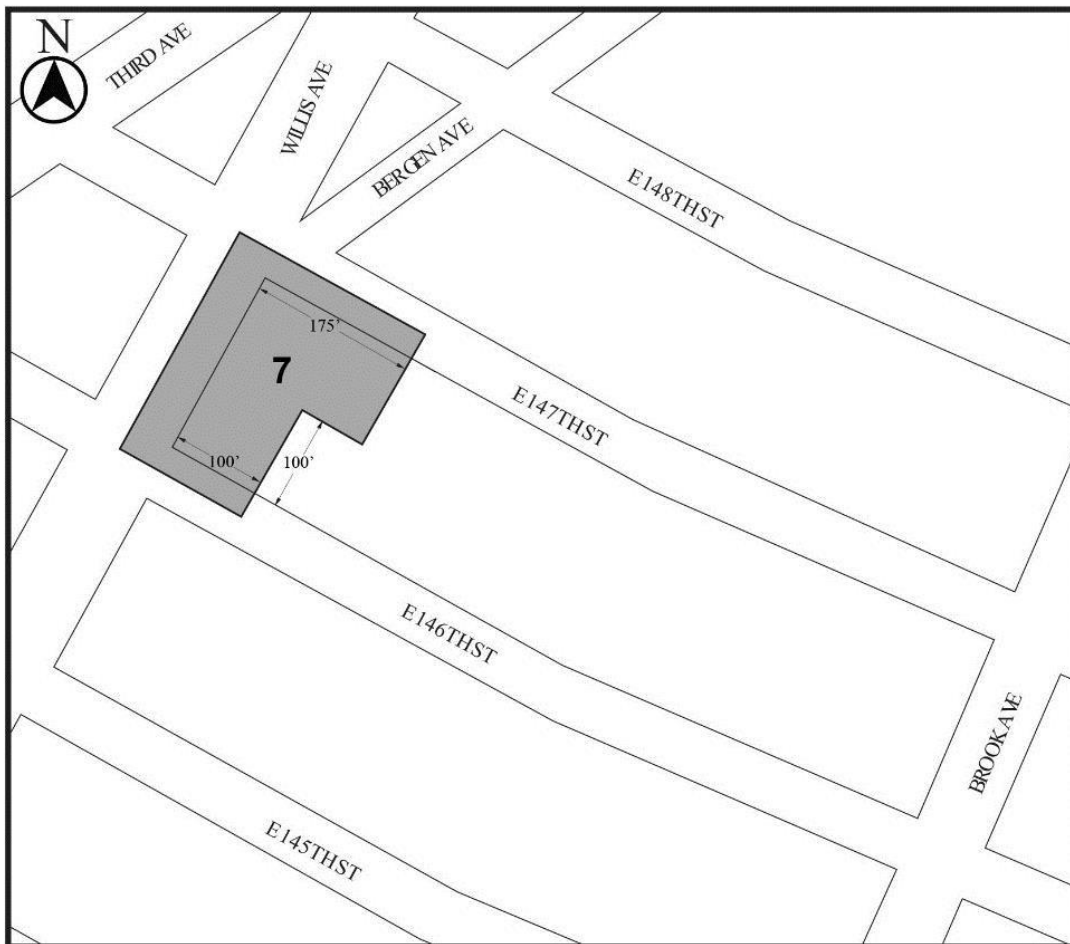
THE BRONX


* * *

The Bronx, Community District 1

* * *

Map 6 – (date of adoption)



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 7 — [date of adoption] MIH Program Option 2

Portion of Community District 1, the Bronx

L.U. NOS. 333 AND 334 ARE RELATED

L.U. No. 333

*The public hearing on this item was held on **January 31, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

CATON PARK NURSING HOME REZONING

BROOKLYN CB - 14

C 180393 ZMK

Application submitted by Caton Park Rehabilitation and Nursing Center pursuant to

Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d, by changing from an R3X District to an R6A District property bounded by Caton Avenue, Rugby Road, a line perpendicular to the westerly street line of Rugby Road distant 170 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Caton Avenue and the westerly street line of Rugby Road, and a line 100 feet westerly of Rugby Road, Borough of Brooklyn, Community District 14, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of the CEQR Declaration E-492.

L.U. No. 334

*The public hearing on this item was held on **January 31, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

CATON PARK NURSING HOME REZONING

BROOKLYN CB - 14

N 180394 ZRK

Application submitted by Caton Park Rehabilitation and Nursing Center, 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, Borough of Brooklyn, Community District 14.

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

* * *

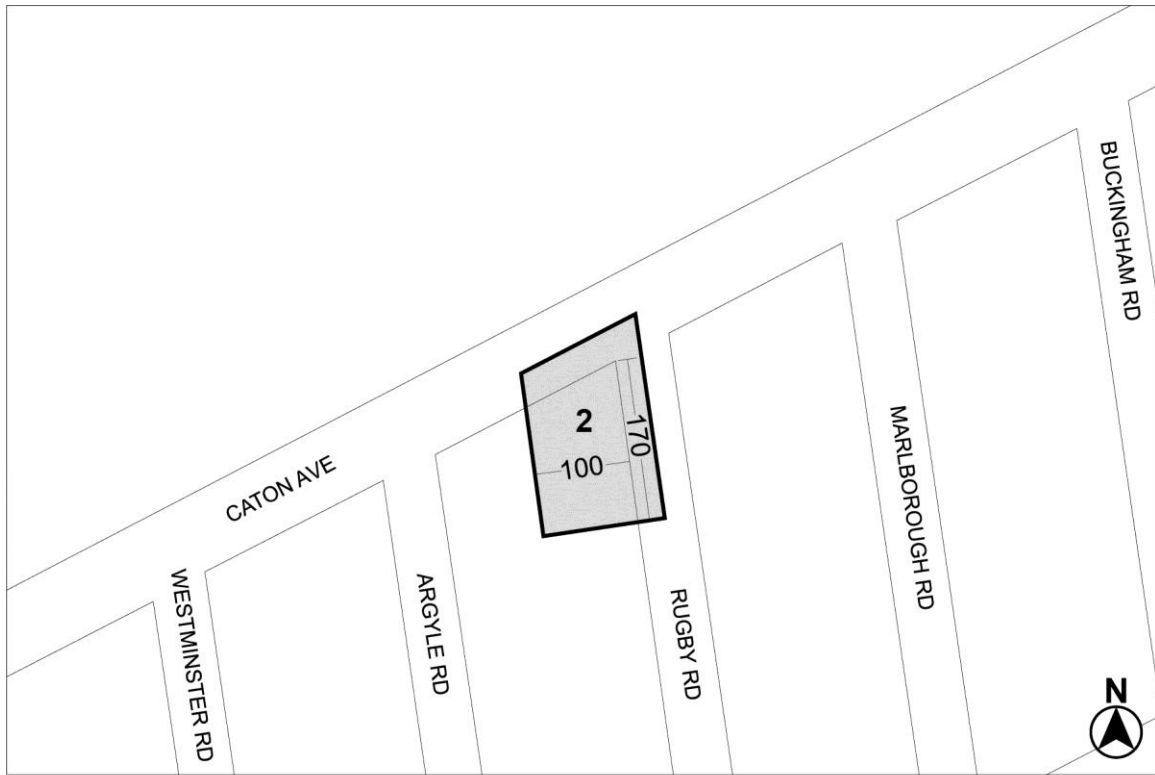
Brooklyn

* * *

Brooklyn Community District 14

* * *

Map 4 - [date of adoption]



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

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

Portion of Community District 14, Brooklyn

* * *

L.U. NOS. 338, 339 AND 340 ARE RELATED

L.U. No. 338

*The public hearing on this item was held on **January 31, 2019** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

12 FRANKLIN STREET

BROOKLYN CB - 1

C 180387 ZSK

Application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-962 of the Zoning Resolution to increase the maximum permitted floor area ratio of Section 43-12 (Maximum Floor Area Ratio) in connection with a proposed seven-story commercial building within an

Industrial Business Incentive Area, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District, Borough of Brooklyn, Community District 1.

L.U. No. 339

*The public hearing on this item was held on **January 31, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

12 FRANKLIN STREET

BROOKLYN CB - 1

N 180388 ZRK

Application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197 LLC pursuant to Section 201 of the New York City Charter for an

amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Brooklyn, Community District 1.

Matter underlined is new, to be added;

Matter ~~struckout~~ 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

* * *

74-96

Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas

For #developments# or #enlargements# on #zoning lots# located within any Industrial Business Incentive Area specified on the map in this Section, the City Planning

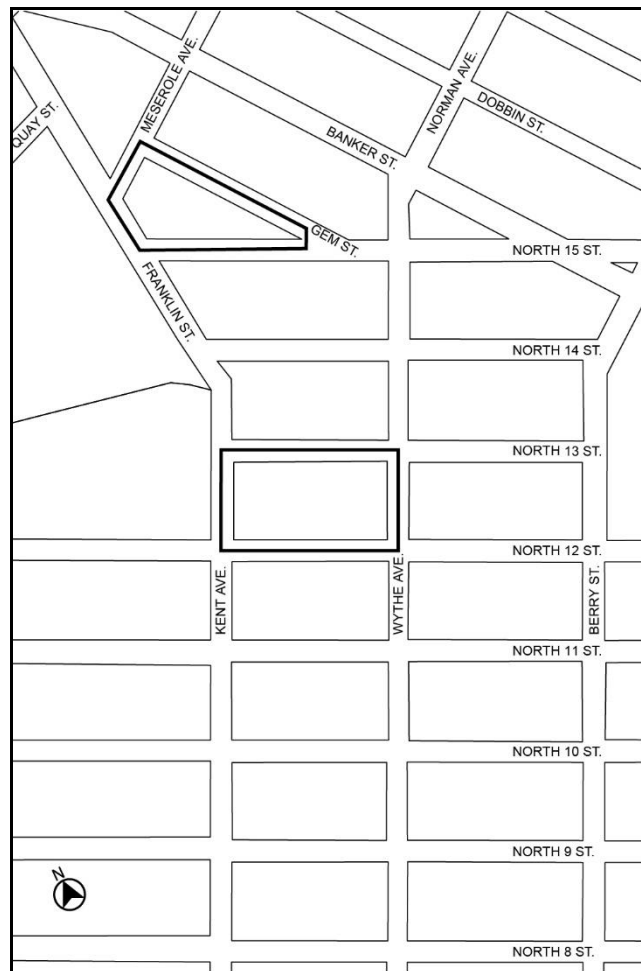
Commission may increase the maximum permitted #floor area ratio# and modify the #use#, #bulk# and #public plaza# regulations as set forth in Section 74-962 (Floor area increase and public plaza modifications in Industrial Business Incentive Areas). The Commission may also modify parking and loading requirements for such #developments# or #enlargements# pursuant to Section 74-963 (Parking and loading modifications in Industrial Business Incentive Areas).

For #developments# or #enlargements# receiving a #floor area# increase pursuant to this Section, Section 43-20 (YARD REGULATIONS), inclusive, shall be modified as follows: #rear yard# regulations shall not apply to any #development# or #enlargement# on a #through lot#.

Map of Industrial Business Incentive Areas specified:

~~Community District 1, Borough of Brooklyn: The block bounded by North 12th Street, Kent Avenue, North 13th Street and Wythe Avenue~~

[PROPOSED MAP]



Industrial Business Incentive Area

Portion of Community District 1, Borough of Brooklyn

* * *

L.U. No. 340

*The public hearing on this item was held on **January 31, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

12 FRANKLIN STREET

BROOKLYN CB - 1

C 180389 ZSK

Application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-963 of the Zoning Resolution to reduce the off-street parking requirements of Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and the loading berth requirements of Section 44-50 (Off-street loading regulations), in connection with a proposed seven-story commercial building within an Industrial Business Incentive Area, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District, Borough of Brooklyn, Community District 1.



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, February 26, 2019**, to consider some items reported out of the Subcommittees at the meetings held February 11, 2019 and February 14, 2019, and conduct such other business as may be necessary.