



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF FEBRUARY 26, 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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**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 **11:00 A.M., Tuesday, February 26, 2019**, to consider some items reported out of the Subcommittees at the meetings held on February 11, 2019 and February 14, 2019, and conduct such other business as may be necessary:

L.U. NOS. 326, 327 AND 328 ARE RELATED

L.U. No. 326

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

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
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
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.

L.U. NOS. 333 AND 334 ARE RELATED

L.U. No. 333

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

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.

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

L.U. No. 338

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

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.

L.U. No. 340

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.

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.

