



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF MARCH 18, 2019 – MARCH 22, 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 03/26/19 will commence at 11:00 A.M. in the Council Committee Room, 250 Broadway, 16th Floor

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., Tuesday, March 19, 2019**:

L.U. No. 359

THESSABUL CAFÉ

MANHATTAN CB - 5

20195317 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York concerning the petition of Thessabul, LLC, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 250 Park Avenue South.

PRECONSIDERED L.US. ARE RELATED

PRECONSIDERED L.U.

1640 FLATBUSH AVENUE REZONING

BROOKLYN CB - 14

C 190053 ZMK

Application submitted by 1640 Flatbush Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

1. changing from a C8-2 District to an R6 District property bounded by the southerly boundary line of a former public place, a line 200 feet easterly of East 31st Street, a line 100 feet northerly of Aurelia Court and its westerly prolongation, and a line midway between East 31st Street and Nostrand Avenue;
2. changing from an R6 District to a C4-4D District property bounded by a line 100 feet northerly of Aurelia Court, the northerly centerline prolongation of East 32nd Street, Aurelia Court, and a line 200 feet easterly of East 31st Street; and
3. changing from a C8-2 District to a C4-4D District property bounded by the southerly boundary line of a former public place and its easterly prolongation, Flatbush Avenue, Aurelia Court, the northerly centerline prolongation of East 32nd Street, a line 100 feet northerly of Aurelia Court, and a line 200 feet easterly of East 31st Street;

PRECONSIDERED L.U.

1640 FLATBUSH AVENUE REZONING

BROOKLYN CB - 14

N 190054 ZRK

Application submitted by 1640 Flatbush Owner 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 14

* * *

Map 4 – (date of adoption)

[PROPOSED MAP]



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

Area 2 — mm/dd/yy, MIH Program Option 2

Portion of Community District 14, Brooklyn

* * *

PRECONSIDERED L.U.

245 EAST 53RD STREET REZONING

MANHATTAN CB - 6

C 180481 ZMM

Application submitted by 245 East 53rd Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d, by establishing within an existing R8B District a C2-5 District bounded by a line 150 feet easterly of Third Avenue, a line midway between East 54th Street and East 53rd Street, a line 100 feet westerly of Second Avenue, a line midway between East 53rd Street and East 52nd Street, a line 160 feet easterly of Third Avenue, and East 53rd Street, as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-511.

L.U. NOS. 370, 371, AND 372 ARE RELATED

L.U. No. 370

103 NORTH 13TH STREET

BROOKLYN CB - 1

N 190083 ZRK

Application submitted by North 13th Holdings 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 in Article VII, Chapter 4 (Special Permits by the City Planning Commission).

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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* * * 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).

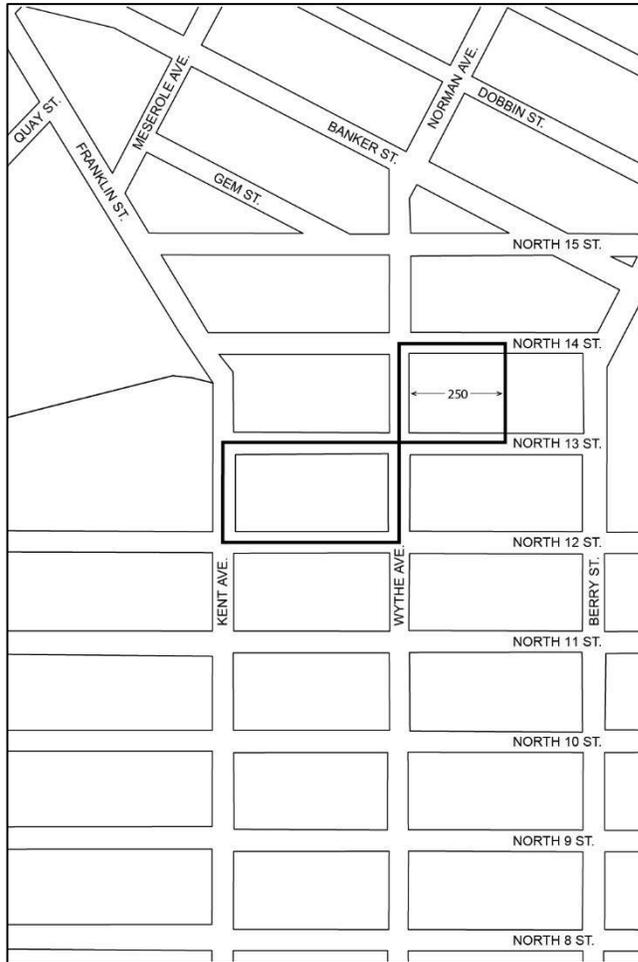
For #developments# or #enlargements# receiving a #floor area# increase pursuant to this Section, Section 43-20 (YARD REGULATIONS), inclusive, shall be

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

Portion of Community District 1, Borough of Brooklyn

* * *

L.U. No. 371
103 North 13th Street

BROOKLYN CB - 1

C 190084 ZSK

Application submitted by North 13 Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-962 of the Zoning Resolution to modify the permitted floor area requirements of Section 43-12 (Maximum Floor Area Ratio) for a proposed 7-story mixed-use building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District.

L.U. No. 372
103 North 13th Street

BROOKLYN CB - 1

C 190085 ZSK

Application submitted by North 13 Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-963 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 to reduce the loading berth requirements of Section 44-50 (Off-street loading regulations), for a proposed 7-story mixed-use building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), in an M1-2 District.

L.U. NOS. 373 THROUGH 376 ARE RELATED

L.U. No. 373
BLONDELL COMMONS

BRONX CB - 11

C 170438 ZMX

Application submitted by Blondell Equities LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b:

1. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and

2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018, and subject to the conditions of CEQR Declaration E-505.

L.U. No. 374

BLONDELL COMMONS

BRONX CB - 11

N 170439 ZRX

Application submitted by Blondell Equities 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

* * *

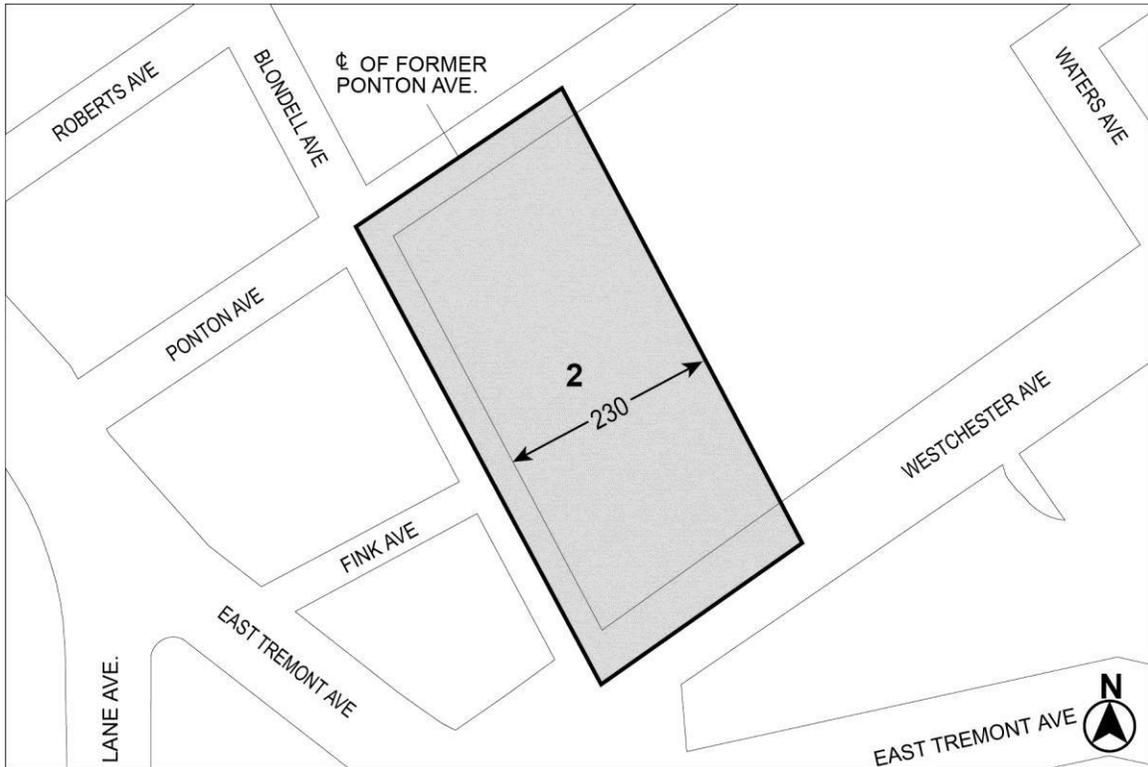
THE BRONX

* * *

The Bronx Community District 11

* * *

[PROPOSED MAP]



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

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

Portion of Community District 11, The Bronx

* * *

L.U. No. 375

BLONDELL COMMONS

BRONX CB - 11

C 170353 MMX

Application submitted by Blondell Equities LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Fink Avenue between Blondell Avenue and Waters Avenue; and

- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President.

L.U. No. 376
BLONDELL COMMONS

BRONX CB - 11

20195419 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Section 577 of Article XI of the Private Housing Finance Law for property located at Block 4134, Lot 1, Community District 11, Council District 13.

L.U. NOS. 360 AND 361 ARE RELATED

L.U. No. 360

*The public hearing on this item was held on **March 6, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

FORMER PARKWAY HOSPITAL SITE REZONING

QUEENS CB - 6

C 180447 ZMQ

Application submitted by Auberge Grand Central LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street; and
2. changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street;

L.U. No. 361

*The public hearing on this item was held on **March 6, 2019**
and **closed**. It was laid over by the Subcommittee on
Zoning and Franchises*

FORMER PARKWAY HOSPITAL SITE REZONING

QUEENS CB - 6

N 180448 ZRQ

Application submitted by Auberge Grand Central, 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;

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

Queens Community District 6

Map 1 – (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 6, Queens

* * *

RES. NO. 748

*The public hearing on this item was held on **February 14, 2019** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

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.



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, March 18, 2019**:

L.U. No. 347

*The public hearing on this item was held on **March 6, 2019** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

COOPER SQUARE MHA-PHASE 1.GHPP.FY19

MANHATTAN CB - 3

20195395 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 properties located at Block 426, Lot 22; Block 445, Lot 42; Block 459, Lots 14, 15, 16, 36, 37, 38, 39, 43, and 45; and Block 460, Lots 35, 48, 49, 50, 51, 52, 53, 54, 55, and 59, and termination of the prior exemption, Borough of Manhattan, Community District 3, Council Districts 1 and 2.

L.U. No. 357

*The public hearing on this item was held on **March 6, 2019** and **closed**. It was laid over by the Subcommittee on Planning, Dispositions and Concessions*

332 ELDERT STREET - NCP

BROOKLYN CB - 4

20195417 HAK

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project and disposition of city-owned property located at 332 Eldert Street (Block 3419, Lot 24), Community District 4, Council District 37.

L.U. No. 358

*The public hearing on this item was held on March 6, 2019
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

63 STOCKHOLM STREET

BROOKLYN CB - 4

C 190078 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 63 Stockholm Street (Block 3243, Lot 65) as an Urban Development Action Area; and
 - b) as an Urban Development Action Area Project (UDAAP) 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 an affordable housing development containing approximately 20 units.

PRECONSIDERED L.U. NO. 366

*The public hearing on this item was held on March 6, 2019
and closed. It was laid over by the Subcommittee on
Planning, Dispositions and Concessions*

167 WEST 133RD STREET

MANHATTAN CB - 10

20195418 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 1918, Lot 7, and termination of the prior exemption, Borough of Manhattan, Community District 10, Council District 9.

THE LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M. on Tuesday, March 26, 2019**, to consider some items reported out of the Subcommittees at the meetings held March 18, 2019 and March 19, 2019, and conduct such other business as may be necessary.