



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR and AGENDA  
OF THE  
LAND USE COMMITTEE  
FOR THE MEETING OF APRIL 3, 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 04/03/19 Commencing at 11:00 A.M.*

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- 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**

**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.

**L.U. NOS. 362 THROUGH 365 ARE RELATED**

**L.U. No. 362**

**809 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 2**

**C 190071 ZMK**

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

- eliminating from within an existing R7A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;
- changing from an R7A District to an R6A District property bounded by a line 100 feet northerly of Atlantic Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, and a line midway between Vanderbilt Avenue and Clinton Avenue;
- changing from an R6A District to an R9 District property bounded by:

- a. a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, and a line 80 feet easterly of Vanderbilt Avenue; and
  - b. a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, and a line 100 feet northerly of Atlantic Avenue;
4. changing from an R7A District to an R9 District property bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line 80 feet easterly of Vanderbilt Avenue, a line 100 feet northerly of Atlantic Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue; and
5. establishing within the proposed R9 District a C2-5 District bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;

**L.U. No. 363**

**809 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 2**

**C 190072 ZSK**

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners 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 zoning lot divided by district boundaries regulations of Section 77-02 (Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution) and Section 77-22 (Floor Area Ratio);
2. the lot coverage regulations of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas);
3. the rear yard regulations of Section 23-52 (Special Provisions for Shallow Interior Lots), Section 33-26 (Minimum Required Rear Yards), and Section 33-29 (Special Provisions Applying along District Boundaries);
4. the tower-on-a-base regulations of Section 23-651(a) (Tower regulations) and Section 23-651(b) (Building base regulations);
5. the inner court regulations of Section 23-851 (Minimum dimensions of inner courts) and the inner recess regulations of Section 23-852 (Inner court recesses); and
6. the minimum distance between legally required windows and lot line regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines)

in connection with a proposed mixed-use development on property located at 550 Clinton Avenue a.k.a. 539 Vanderbilt Avenue (Block 2010, Lots 1, 10, 51, 59, 1001-1010, and 1101-1118), in R6A, R7A and R9/C2-5\* Districts.

\*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

**L.U. No. 364**

**809 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 2**

**C 190073 ZSK**

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 550 Clinton Avenue a.k.a. 539 Vanderbilt Avenue (Block 2010, Lots 1, 10, 51, 59, 1001-1010, and 1101-1118), in R6A, R7A and R9/C2-5\* Districts.

\*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

**L.U. No. 365**

**809 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 2**

**N 190074 ZRK**

Application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners 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.

**PRECONSIDERED L.U. NOS. 367 AND 368 ARE RELATED**

**PRECONSIDERED L.U. NO. 367**

**41 SUMMIT STREET REZONING**

**(WITHDRAWN)**

**BROOKLYN CB - 6**

**C 180294 ZMK**

Application submitted by 41 Summit Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a:

1. changing from an M1-1 District to an R7A District property bounded by a line midway between Carroll Street and Hamilton Avenue, a line midway between Carroll Street and Summit Street, a line 350 feet westerly of Columbia Street, Summit Street, Hamilton Avenue, and a line perpendicular to the northeasterly street line of Hamilton Avenue distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Summit Street and the northeasterly street line of Hamilton Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line midway between Carroll Street and Hamilton Avenue, a line midway between Carroll Street and Summit Street, a line 350 feet westerly of Columbia Street, Summit Street, Hamilton Avenue, and a line perpendicular to the northeasterly street line of Hamilton Avenue distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Summit Street and the northeasterly street line of Hamilton Avenue;

**PRECONSIDERED L.U. NO. 368**  
**41 SUMMIT STREET REZONING**  
**(WITHDRAWN)**

**BROOKLYN CB - 6**

**N 180295 ZRK**

Application submitted by 41 Summit Street 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. NOS. 370 THROUGH 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).

**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 13<sup>th</sup> 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 13<sup>th</sup> Street (Block 2279, Lot 34), in an M1-2 District.

**PRECONSIDERED L.U. NO. 381**

**245 EAST 53RD STREET REZONING**

**MANHATTAN CB - 6**

**C 180481 ZMM**

Application submitted by 245 East 53<sup>rd</sup> 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 54<sup>th</sup> Street and East 53<sup>rd</sup> Street, a line 100 feet westerly of Second Avenue, a line midway between East 53<sup>rd</sup> Street and East 52<sup>nd</sup> Street, a line 160 feet easterly of Third Avenue, and East 53<sup>rd</sup> Street, as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-511.

