



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF JULY 15, 2019 – JULY 19, 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

<http://legistar.council.nyc.gov/Calendar.aspx>

Table of Contents

Item No. **Page**
Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for 07/16/19 Commencing at 9:30 A.M., Committee Room, City Hall

1.	273 Avenue U Rezoning (Pre. L.U.s.).....	2-3
2.	Kissena Center Rezoning (L.U. Nos. 464, 465).....	4-6
3.	515 West 18 th Street Garage (L.U. No. 466).....	6-8
4.	38-01 23 rd Avenue Rezoning (L.U. No. 469).....	8
5.	76 th Drive and Austin Street Rezoning (L.U. No. 470).....	9

Subcommittee on Landmarks, Public Siting and Maritime Uses Public Hearing/Meeting Scheduled for 07/16/19 Commencing at 1:00 P.M., 250 Broadway, 16th Floor

6.	201-207 7 th Avenue (Pre. L.U.s.).....	9-10
7.	784 Courtlandt Avenue (L.U. Nos. 467, 468).....	10-11



The Land Use Committee meeting scheduled for 07/18/19 will commence at 11:00 A.M. in the Committee Room, City Hall

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, July 16, 2019:**

PRECONSIDERED L.US. ARE RELATED

PRECONSIDERED L.U.

273 AVENUE U REZONING

BROOKLYN CB - 11

C 180164 ZMK

Application submitted by Ciarafour Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c changing from an R5B District to an R6A District property bounded by a line 100 feet northerly of Avenue U, McDonald Avenue, Avenue U, and Lake Street, as shown on a diagram (for illustrative purposes only) dated February 11, 2019 and subject to the conditions of CEQR Declaration E-525.

PRECONSIDERED L.U.

273 AVENUE U REZONING

BROOKLYN CB - 11

N 180165 ZRK

Application submitted by Ciarafour 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.

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

* * *

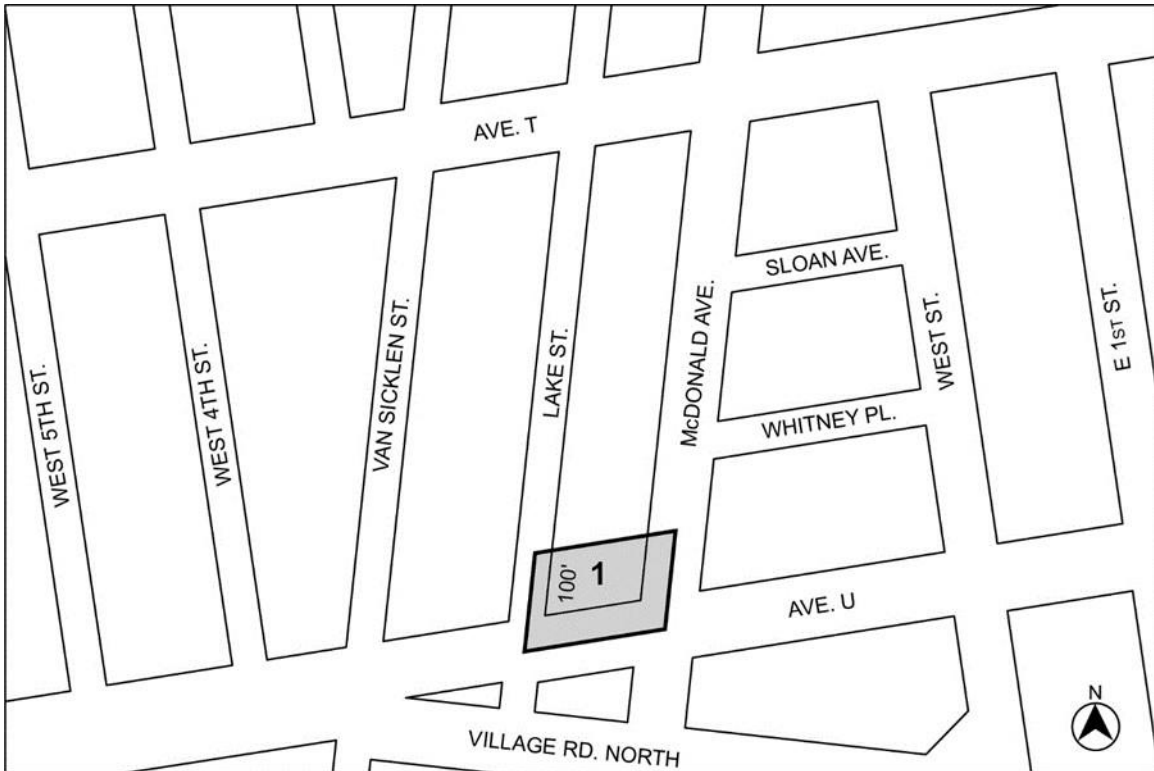
BROOKLYN


* * *

Brooklyn Community District 11

Map 1 [date of adoption]

[PROPOSED MAP]



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

Area **1** - [date of adoption] MIH Program Option 2

Portion of Community District 11 Brooklyn

* * *

L.U. NOS. 464 AND 465 ARE RELATED

L.U. No. 464

*The public hearing on this item was held on **June 20, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

KISSENA CENTER REZONING

QUEENS CB - 7

C 190202 ZMQ

Application submitted by Kimco Kissena Center, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10d:

1. eliminating from within an existing R3-2 District a C2-2 District bounded by Holly Avenue, line 100 feet northeasterly of Kissena Boulevard, Laburnum Avenue, and Kissena Boulevard;
2. changing from an R3-2 District to an R7A District property bounded by the northeasterly centerline prolongation of Geranium Avenue, a line 100 feet southwesterly of Union Street, Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, a line 100 feet southeasterly of Holly Avenue, a line 100 feet southwesterly of Union Street, Laburnum Avenue, and Kissena Boulevard; and
3. establishing within the proposed R7A District a C2-3 District bounded by Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, a line 100 feet southeasterly of Holly Avenue, a line 100 feet southwesterly of Union Street, Laburnum Avenue, and Kissena Boulevard,

as shown on a diagram (for illustrative purposes only) dated January 7, 2019, and subject to the conditions of CEQR Declaration E-514.

L.U. No. 465

*The public hearing on this item was held on **June 20, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

KISSENA CENTER REZONING

QUEENS CB - 7

N 190203 ZRQ

Application submitted by Kimco Kissena Center, 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, Borough of Queens, Community District 7.

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

* * *

QUEENS

* * *

Queens Community District 7

* * *

Map 3 - [date of adoption]

[PROPOSED MAP]



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

Area 3 - [date of adoption] MIH Program Option 2

Portion of Community District 7, Queens

* * *

L.U. No. 466

*The public hearing on this item was held on **June 20, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

515 WEST 18TH STREET GARAGE

MANHATTAN CB - 4

C 190213 ZSM

Application submitted by 18th Highline Associates, L.L.C., pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of special permits pursuant to Section 13-45 (Special Permits for additional parking spaces) and Section 13-451

(Additional parking spaces for residential growth) of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 180 spaces on portions of the ground floor and cellar of a proposed mixed-use building on property located at 515 West 18th Street (Block 690, Lots 12, 20, 29, 40, 54 and 1001-1026), in C6-2 and C6-3 Districts, within the Special West Chelsea District, Borough of Manhattan, Community District 4. *

*197-d (b)(2) eligible

1. The property that is the subject of this application (C 190213 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following approved plan, prepared by Philip Habib & Associates, filed with this application and incorporated in this resolution:

Drawing No.	Title	Last Date Revised
1 OF 2	Ground Level/Site Plan	9/28/2018
2 OF 2	Cellar Level Parking Plan	5/28/2019

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. Upon failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of

or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

L.U. No. 469

*The public hearing on this item was held on **June 20, 2019**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

38-01 23rd Avenue Rezoning

QUEENS CB - 1

C 180315 ZMQ

Application submitted by 23rd Avenue Realty pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

1. establishing within the existing R5B District a C2-3 District bounded by 38th Street, a line 150 feet northeasterly of 23rd Avenue, a line midway between 38th Street and Steinway Street, and a line 100 feet northeasterly of 23rd Avenue; and
2. establishing within the existing R5D District a C2-3 District bounded by 38th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 38th Street and Steinway Street, a line 150 feet northeasterly of 23rd Avenue, Steinway Street, and 23rd Avenue;

as shown on a diagram (for illustrative purposes only) dated February 11, 2019, and subject to the conditions of CEQR Declaration E-524.

*The public hearing on this item was held on **June 20, 2019***

and closed. It was laid over by the Subcommittee on

Zoning and Franchises

76TH DRIVE AND AUSTIN STREET REZONING

QUEENS CB - 6

C 180399 ZMQ

Application submitted by Able Orthopedic & Sports Medicine, PC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14b, changing from an R2 District to an R3-2 District property bounded by 76th Drive, a line perpendicular to the southeasterly street line of 76th Drive distant 55 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 76th Drive and northeasterly street line of Austin Street, 77th Avenue, and Austin Street, Borough of Queens, Community District 6, as shown on a diagram (for illustrative purposes only) dated February 11, 2019, and subject to the conditions of CEQR Declaration E-522.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses 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. Tuesday, July 16, 2019:**

PRECONSIDERED L.US. ARE RELATED

PRECONSIDERED L.U.

201-207 7TH AVENUE

MANHATTAN CB - 4

C 190253 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 property, located at 201-207 7th Avenue

(Block 797, Lots 80, 81, 82, and 83) as an Urban Development Action Area; and

- b) 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 development containing approximately 26 affordable residential units and commercial space.

**PRECONSIDERED L.U.
201-207 7TH AVENUE**

MANHATTAN CB - 4

20195731 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 201-207 7th Avenue (Block 797, Lots 80, 81, 82, and 83) Borough of Manhattan, Community District 4, Council District 3.

L.U. NOS. 467 AND 468 ARE RELATED

L.U. 467

*The public hearing on this item was held on **June 20, 2019***

***and closed.** It was laid over by the Subcommittee on*

Landmarks, Public Siting and Maritime Uses

784 COURTLANDT AVENUE

BRONX CB - 1

C 190292 HUX

Application submitted by the Department of Housing Preservation and Development (HPD) 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 Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area.

L.U. No. 468

*The public hearing on this item was held on **June 20, 2019** and **closed**. It was laid over by the Subcommittee on Landmarks, Public Siting and Maritime Uses*

784 COURTLANDT AVENUE

BRONX CB - 1

C 190293 HAX

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 359 East 157th Street and 784 Courtlandt Avenue (Block 2404, Lots 1 and 2) as an Urban Development Action Area; and
 - 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 property to a developer to be selected by HPD;

to facilitate development of a building containing approximately 20 affordable housing units, retail and community facility space.



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 Thursday, July 18, 2019**, to consider some items reported out of the Subcommittees at the meetings held July 16, 2019, and conduct such other business as may be necessary.