



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE**

LAND USE COMMITTEE

FOR THE WEEK OF FEBRUARY 10, 2020 – FEBRUARY 14, 2020

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

FRANCISCO P. MOYA, *Chair*, Subcommittee on Zoning and Franchises

ADRIENNE ADAMS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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The Land Use Committee meeting scheduled for 02/13/20 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/meeting on the following matters in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **10:00 A.M., Wednesday, February 12, 2020:**

L. U. No. ____
BLUESTONE LANE

MANHATTAN CB - 7

20205180 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of BL 417 Amsterdam NY, LLC, d/b/a Bluestone Lane, for a renewal revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 417 Amsterdam Avenue.

L. U. No. ____
TRATTORIA DELL'ARTE

MANHATTAN CB - 5

20205106 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Cieli Partners, L.P., d/b/a Trattoria Dell 'Arte, for a renewal revocable consent to continue, maintain and operate an unenclosed sidewalk café located at 900 7th Avenue.

L.U. No. ____
46-74 GANSEVOORT STREET

MANHATTAN CB - 2

M 840260(F) LDM

Application submitted by 46-50 Gansevoort Street LLC, 52-58 Gansevoort Street LLC, and 60-74 Gansevoort Street, LLC, for the modification of Restrictive Declaration D-94 (C 840260 ZMM), involving property located at 46-74 Gansevoort Street (Block 643, Lots 43, 49, and 54).

L.U. No. ____

271 SEA BREEZE AVENUE

BROOKLYN CB - 13

C 190172 ZMK

Application submitted by 271 Sea Breeze Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, by establishing within an existing R6 District a C2-4 District bounded by West Brighton Avenue, West 2nd Street, Sea Breeze Avenue and West 5th Street, as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration E-535.

L.U. NOS. AND ARE RELATED

L.U. No ____

GRAND AVENUE AND PACIFIC STREET REZONING

BROOKLYN CB - 8

C 190256 ZMK

Application submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c by:

- changing from an M1-1 District to a R7D District property bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street; and
- establishing within the proposed R7D District a C2-4 District bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street;

as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration of E-550.

L.U. No. ____
GRAND AVENUE AND PACIFIC STREET REZONING
BROOKLYN CB - 8 **N 190257 ZRK**

Application submitted by EMP Capital Group, 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.

The full zoning text may be viewed at the following website:
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. No. ____
8118 13TH AVENUE REZONING
BROOKLYN CB - 10 **C 190295 ZMK**

Application submitted by Stars and Stripes Holding Co. Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, by establishing within an existing R5B District a C1-3 District bounded by a line 100 feet northwesterly of 13th Avenue, a line midway between 81st Street and 82nd Street, 13th Avenue and 82nd Street, as shown on a diagram (for illustrative purposes only) dated October 15, 2019.

L.U. No. ____
QUEENS BOULEVARD MIH TEXT AMENDMENT
QUEENS CB - 2 **N 190352 ZRQ**

Application submitted by 64-11 QB 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.

The full zoning text may be viewed at the following website:
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. NOS. THROUGH ARE RELATED

**L.U. No. ____
LENOX TERRACE**

MANHATTAN CB - 10

C 200050 ZSM

Application submitted by Lenox Terrace Development Associates pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and 35-60 (Modification of Height and Setback Regulations), and the distance between buildings requirements of Section 23- 711 (Standard minimum distance between buildings), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a C6-2* District.

*Note: The site is proposed to be rezoned by changing from R7-2 and R7-2/C1-4 Districts to a C6- 2 District under a concurrent related application for a change in the Zoning Map (C 200052 ZMM).

**L.U. No. ____
LENOX TERRACE**

MANHATTAN CB - 10

N 200051 ZRM

Application submitted by Lenox Terrace Development Associates, 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.

The full zoning text may be viewed at the following website:
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**L.U. No. ____
LENOX TERRACE**

MANHATTAN CB - 10

C 200052 ZMM

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

1. eliminating from an existing R7-2 District a C1-4 District bounded by West 135th Street, Fifth Avenue, West 132nd Street, a line 100 feet westerly of Fifth Avenue, the easterly centerline prolongation of West 134th Street, the easterly street line terminus of West 134th Street, the southerly, easterly and northerly boundary line of Public Bath and its westerly prolongation, Lenox Terrace Place, a line 100 feet southerly of West 135th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X. Boulevard, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard; and
2. changing from an R7-2 District to a C6-2 District property bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard;

as shown in a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-547.

L.U. No. ____
LENOX TERRACE

MANHATTAN CB - 10

C 200054 ZSM

Application submitted by Lenox Terrace Development Associates 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, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a C6-2 District.

L.U. No. ____
C7 BAYCHESTER AVENUE REZONING

BRONX CB - 10

C 200088 ZMX

Application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map,

Section No. 4a, by changing from a C7 District to a C8-2 District property bounded by a line 175 feet northwesterly of Bartow Avenue, Asch Loop, Bartow Avenue and Baychester Avenue, as shown on a diagram (for illustrative purposes only) dated September 23, 2019.

PRECONSIDERED L.U.

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

2513-2523 AVENUE O REZONING

BROOKLYN CB - 14

C 190438 ZMK

Application submitted by Pulmonary and Sleep Medical, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R2 District to an R3-2 District property bounded by a line 100 feet northerly of Avenue O, East 26th Street, Avenue O, and a line midway between East 26th Street and Bedford Avenue, as shown on a diagram (for illustrative purposes only) dated August 26, 2019 and subject to the conditions of CEQR Declaration E-541.

L.U. NOS. 606 THROUGH 608 ARE RELATED

L.U. No. 606

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

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

C 200061(A) ZSM

Application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed

mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large- scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5* Districts.

*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

L.U. No. 607

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

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

C 200064 ZMM

Application submitted by GO Broome, LLC and The Chinatown Planning Council Housing Development Fund Company, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street; and
2. establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-548.

L.U. No. 608

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

GO BROOME STREET DEVELOPMENT

MANHATTAN CB - 3

N 200065 ZRM

Application submitted by GO Broome LLC and Chinatown Planning Council

Development Fund, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

The full zoning text may be viewed at the following website:

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. No. 609

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

503 BROADWAY

MANHATTAN CB - 2

C 190265 ZSM

Application submitted by FSF Soho, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, second floor of an existing 5-story commercial building, on property located at 503 Broadway (Block 484, Lots 1201 & 1202), in an M1-5B District, within the SoHo Cast-Iron Historic District.

L.U. No. 610

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

BRIDGE PARK SOUTH MAPPING

BRONX CB - 4

C 190508 MMX

Application submitted by the New York City Department of Parks and Recreation 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 Exterior Street between the High Bridge and the Alexander Hamilton Bridge;

- the elimination, discontinuance and closing of West 171st Street between Exterior Street and the U.S. Pierhead and Bulkhead Line;
- the establishment of public park;
- the adjustment block dimensions and grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13144 dated June 24, 2019 and signed by the Borough President.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing/meeting 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. Wednesday, February 12, 2020:**

L.U. No ____

322-SEAT PRIMARY SCHOOL FACILITY

BROOKLYN CB - 10

20205150 SCK

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 322-Seat Primary School Facility, located at 6740 3rd Avenue (Block 5853, Lot 45), Borough of Brooklyn, Council District 43, Community School District 20.

L.U. No ____

272 EAST 7TH STREET – UDAAP/ARTICLE XI

MANHATTAN CB - 3

20205258 HAM

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 approval of an urban

development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and a real property tax exemption for property located at 272 East 7th Street (Block 376, Lot 28) the approval of real property tax exemption, Council District 2.

L.U. No ____

NYC HEALTH & HOSPITALS/SEA VIEW CAMPUS

STATEN ISLAND CB - 2

20205278 HHR

Application submitted by the New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the HHC Enabling Act, for approval to lease a parcel of land and building on the campus of NYC Health and Hospitals/Sea View to Camelot of Staten Island, Inc. (“Camelot”) for the operation of a residential Substance Use Disorder program, Borough of Staten Island, Council District 50, Community District 2.

L.U. No ____

47 WEST 28TH STREET BUILDING, TIN PAN ALLEY

MANHATTAN CB - 5

20195575 HIM (N 200223 HIM)

The proposed designation by the Landmarks Preservation Commission of the 47 West 28th Street Building, Tin Pan Alley located at 47 West 28th Street (Tax Map Block 830, Lot 11), as an historic landmark (DL-516/LP-2626), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No ____

49 WEST 28TH STREET BUILDING, TIN PAN ALLEY

MANHATTAN CB - 5

20195576 HIM (N 200224 HIM)

The proposed designation by the Landmarks Preservation Commission of the 49 West 28th Street Building, Tin Pan Alley located at 49 West 28th Street (Tax Map Block 830, Lot 10), as an historic landmark (DL-516/LP-2627), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No ____

51 WEST 28TH STREET BUILDING, TIN PAN ALLEY

MANHATTAN CB - 5

20195577 HIM (N 200225 HIM)

The proposed designation by the Landmarks Preservation Commission of the 51 West 28th Street Building, Tin Pan Alley located at 51 West 28th Street (Tax Map Block 830, Lot 9), as an historic landmark (DL-516/LP-2628), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No ____

53 WEST 28TH STREET BUILDING, TIN PAN ALLEY

MANHATTAN CB - 5

20195578 HIM (N 200226 HIM)

The proposed designation by the Landmarks Preservation Commission of the 53 West 28th Street Building, Tin Pan Alley located at 53 West 28th Street (Tax Map Block 830, Lot 8), as an historic landmark (DL-516/LP-2629), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No ____

55 WEST 28TH STREET BUILDING, TIN PAN ALLEY

MANHATTAN CB - 5

20195579 HIM (N 200227 HIM)

The proposed designation by the Landmarks Preservation Commission of the 55 West 28th Street Building, Tin Pan Alley located at 55 West 28th Street (Tax Map Block 830, Lot 7), as an historic landmark (DL-516/LP-2630), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

L.U. No ____

PUBLIC SCHOOL 31 LANDMARK RESCISSION

BRONX CB - 1

20205522 HIX (N 200236 HIX)

The Landmarks Preservation Commission's proposed Rescission of the Landmark Designation of Public School 31 located at 425 Grand Concourse (Tax Map Block 2346, Lot 1) (DL-516/LP-1435A), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

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, February 13, 2020**, to consider some items reported out of the Subcommittees at the meetings held February 12, 2020, and conduct such other business as may be necessary.