

# **The New York City Council**

*City Hall  
New York, NY 10007*



## **Meeting Minutes**

**Monday, February 26, 2018**

**2:00 PM**

**250 Broadway - Committee Rm, 16th Fl.**

### **Subcommittee on Planning, Dispositions and Concessions**

*Ben Kallos, Chair*

*Members: Chaim M. Deutsch, Ruben Diaz, Sr.,  
Vanessa L. Gibson and Andy L. King*

Roll Call

**Present:** Deutsch, Diaz Sr., Gibson and King

**Paternity:** Kallos

*Other Council Members Attending: Salamanca*

LU 0031-2018

**Application No. C 180121 ZMX submitted by the New York City Economic Development Corporation and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c, changing an R6 District to an M1-2/R7-2 District and establishing a Special Mixed Use District (MX-17) on property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street, Borough of the Bronx, Community Board 2, Council District 17.**

**Attachments:** Land Use Calendar - Week of February 26, 2018 - March 2, 2018, REVISED - Land Use Calendar - Week of February 26, 2018 - March 2, 2018, March 7, 2018 - Stated Meeting Agenda, Land Use Calendar - Week of March 12, 2018 - March 16, 2018, Hearing Testimony - Planning 2-26-18, Hearing Transcript - Planning 2-26-18

**This Land Use Application was Hearing on P-C Item by Comm**

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**This Land Use Application was P-C Item Laid Over by Comm**

LU 0032-2018

**Application No. N 180122 ZRX submitted by New York City Economic Development Corporation and The Peninsula JV, 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 Section 74-745 for the purpose of modifying parking and loading regulations; modifying Section 123-90 for the purpose of establishing a Special Mixed Use District; and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 2, Council District 17.**

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LU 0033-2018

**Application No. C 180123 ZSX submitted by the New York City Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Setback Regulations), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17), Borough of the Bronx, Community District 2, Council District 17.**

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**LU 0034-2018**      **Application No. C 180124 ZSX submitted by the New York City Economic Development Corporation, the Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2 District, within a Special Mixed Use District (MX-17). Borough of the Bronx, Community Board 2, Council District 17.**

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**LU 0035-2018**      **Application No. C 180126 PPX submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition, by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning, Borough of the Bronx, Community District 2, Council District 17.**

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