



COUNCIL OF THE CITY OF NEW YORK

AGENDA

OF

THE LAND USE COMMITTEE

FOR THE MEETING OF SEPTEMBER 6, 2012

LEROY G. COMRIE, *Chair*, Land Use Committee

MARK WEPRIN, *Chair*, Subcommittee on Zoning and Franchises

BRAD LANDER, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

STEPHEN LEVIN, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

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

L.U. No. 670

MARTHA WASHINGTON HOTEL

MANHATTAN CB - 5

20125795 HKM (N 120413 HKM)

Designation (List No. 456a/LP-2428) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Martha Washington Hotel located at 30 East 30th Street (aka 27-31 East 29th Street) (Tax Map Block 859, Lot 26 in part), as an historic landmark.

L.U. No. 671

FIREHOUSE, ENGINE Co. 305 & LADDER Co. 151

QUEENS CB - 6

20125794 HKQ (N 120410 HKQ)

Designation (List No. 456/LP No. 2522) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Firehouse, Engine Company 305, Hook and Ladder Company 151 located at 111-02 Queens Boulevard (aka 111-02 to 111-04 Queens Boulevard, 111-50 75th Avenue) (Tax Map Block 3294, Lot 20), as an historic landmark.

L.U. NOS. 672 AND 673 ARE RELATED

L.U. No. 672

VETERANS PLAZA

STATEN ISLAND CB - 3

C 110218 ZMR

Application submitted by The Marco Savo Irrevocable Trust, The Gino Savo Irrevocable Trust, and The Leonello Savo Jr. Irrevocable Trust and The Anthony Savo Irrevocable Trust pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 32d, by changing an M1-1 District to a

C8-2 District property bounded by Veterans' Road West, a line 475 feet easterly of Waunner Street, a line 490 feet northerly of Veterans' Road West and its easterly prolongation, and a line passing through a point at an angle 125 degrees to the northerly street line of Veterans' Road distant 695 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Veterans' Road West, and the easterly street line of Waunner Street, as shown on a diagram (for illustrative purposes only), dated April 9, 2012.

L.U. No. 673
VETERANS PLAZA

STATEN ISLAND CB - 3

C 110219 ZSR

Application submitted by The Marco Savo Irrevocable Trust, The Gino Savo Irrevocable Trust, and The Leonello Savo Jr. Irrevocable Trust and The Anthony Savo Irrevocable Trust 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) to modify the requirements of Section 33-26 (Minimum Required Rear Yard) to allow a 35-foot high 2-story portion of a building within the 20-foot required rear yard, in connection with a proposed commercial development, within a large-scale general development on the northerly side of Veterans' Road West 475 feet easterly of Waunner Street, in a C8-2 District, within the Special South Richmond Development District.

L.U. NOS. 674 AND 675 ARE RELATED

L.U. No. 674

59 WALTON STREET REZONING & TEXT AMENDMENT

BROOKLYN CB - 1

C 100041 ZMK

Application submitted by Walton Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-2 District to an R6A District property bounded by Middleton Street, Union Avenue, Lorimer Street, and Marcy Avenue and;
2. changing from an M3-1 District to an R7A District property bounded by Lorimer Street, Union Avenue, Wallabout Street, and Marcy Avenue and;
3. establishing within a proposed R7A District a C4-2 District bounded by Lorimer Street, a line 150 feet northeasterly of Marcy Avenue, Walton Street, and Marcy Avenue;

as shown in a diagram (for illustrative purposes only) dated March 26, 2012 and subject to the conditions of CEQR Declaration E-282.

L.U. No. 675

59 WALTON STREET REZONING & TEXT AMENDMENT

BROOKLYN CB - 1

N 100042 ZRK

Application submitted by Walton Reality Associates pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Appendix F (Inclusionary Housing Designated Areas) in Community District 1.

APPENDIX F

Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this APPENDIX F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

* * *

Brooklyn, Community District 1

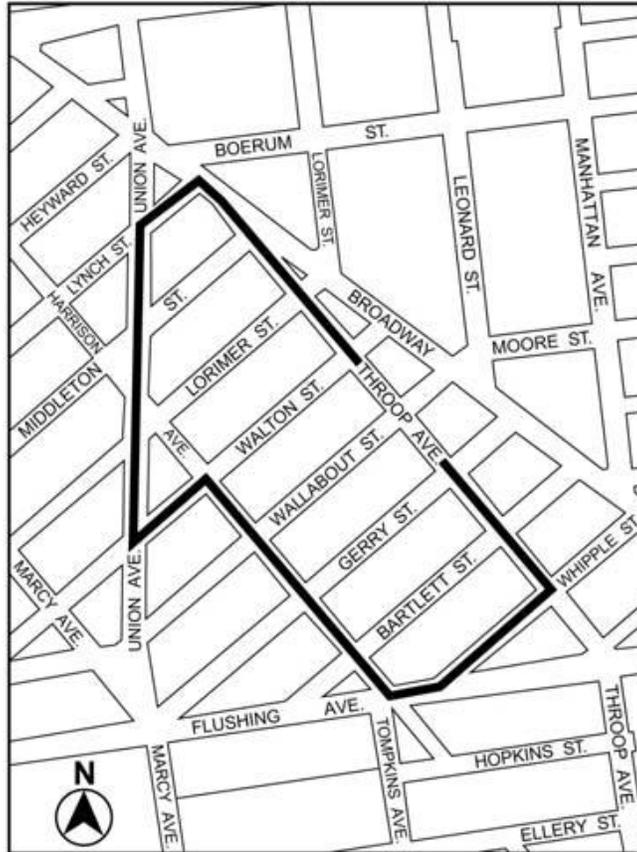
In Waterfront Access Plan BK-1 and in the R6, R6A, R6B, R7A, R7-3 and R8 Districts within the areas shown on the following Maps 1, 2, 3 and 4:

* * *

**EXISTING
(TO BE DELETED)**

Map 4 (12/21/09)

~~Portion of Community District 1, Brooklyn~~



**PROPOSED
(TO REPLACE EXISTING)
Map 4 (xx/xx/xx)**



Portion of Community District 1, Brooklyn

* * *

**L.U. No. 676
74 WALLABOUT STREET REZONING
BROOKLYN CB - 1 C 110390 ZMK**

Application submitted by 74 Wallabout LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-2 District to an R7-1 District property bounded by Wallabout Street, Franklin Avenue, Flushing Avenue, and Kent Avenue; and

2. establishing within an the proposed R7-1 District a C1-5 District bounded by Wallabout Street, Franklin Avenue, Flushing Avenue, and Kent Avenue;

as shown in a diagram (for illustrative purposes only) dated March 26, 20112 and subject to the conditions of CEQR Declaration E-283.

L.U. NOS. 677, 678 AND 679 ARE RELATED

L.U. No. 677

WOLFE'S POND PARK

STATEN ISLAND CB - 3

C 060494 MMR

Application submitted by the Department of Housing Preservation and Development and the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the elimination of a portion of Wolfe's Pond Park north of Hylan Boulevard and west of Luten Avenue; the establishment of Cornelia Avenue north of Hylan Boulevard; the extinguishment of various record streets between Hylan Boulevard and Eylandt Street west of Luten Avenue; and the adjustment of legal grades necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in Community District 3, Borough of Staten Island, in accordance with Map No. 060494 MMR (BP Map No. 4212), dated December 21, 2011 and signed by the Director of the Department of City Planning.

L.U. No. 678

WOLFE'S POND PARK

STATEN ISLAND CB - 3

C 060495 ZMR

Application submitted by NYC Department of Housing Preservation & Development and the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33b:

1. changing from an R1-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the northwesterly prolongation of the southwesterly street line of Cornelia Avenue, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the northeasterly street line of Cornelia Avenue;

2. changing from an R3-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the southeasterly prolongation of a southwesterly boundary line of Wolfe's Pond Park, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the southwesterly street line of Cornelia Avenue; and
3. establishing within a former park an R3X District property bounded by the boundary lines of Wolfe's Pond Park, and the northwesterly street line of Hylan Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

L.U. No. 679

WOLFE'S POND PARK

STATEN ISLAND CB - 3

C 060496 HAR

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 272-286 Cornelia Avenue (Block 6631, part of Lot 1) 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 facilitate the disposition of eight single-family homes through HPD's Tenant Ownership Program.

L.U. No. 682

SEA TRAVELERS MARINA

BROOKLYN CB - 18

20135039 PNK

Application pursuant to §1301(2)(f) of the New York City Charter concerning the proposed amendment to a maritime lease between the New York City Department of Small Business Services and Sea Travelers Realty, Inc. d/b/a Sea Travelers Marina for certain City-owned upland area and lands underwater located at 2875 Flatbush Avenue (Block 8591, parts of Lot 125 and 175), Borough of Brooklyn, Community Board 18, Council District 46.

L.U. No. 683

MT. HAYDEN PROPERTY

20135040 PNO

Application pursuant to Section 72-h of New York General Municipal Law, for the proposed disposition of real property known as the Mt. Hayden Property, Green County, State of New York, from the City of New York, by and through the New York City Department of Environmental Protection to the State of New York by the New York State Department of Environmental Conservation.

L.U. No. 627

Proposal subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

1. Find that the present status of the listed area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;

4. Approve the project as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the project from real property pursuant to Section 577 of the Private Housing Finance Law:

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
-----------------	----------------------	----------------	------------------	----------------	-----------	----------------------

627	20125696 HAM	165 West 80 th Street Manhattan	1211/7	Multifamily Preservation Loan	7	Section 577
------------	--------------	---	--------	-------------------------------------	---	-------------

Laid over from the meetings of the Subcommittee on Planning, Dispositions and Concessions on June 5, 2012, June 19, 2012, July 23, 2012 and August 20, 2012.