



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF
THE LAND USE COMMITTEE
FOR THE WEEK OF APRIL 1, 2013 - APRIL 5, 2013

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>

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises 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 **9:30 a.m. on Wednesday, April 3, 2013:**

L.U. NOS. 783, 784, 785 AND 786 ARE RELATED

L.U. No. 783

PIER 57

MANHATTAN CB - 4

C 130100 ZMM

Application submitted by submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to an M1-5 District property bounded by:

1. a line perpendicular to the U.S. Bulkhead Line and passing through a point along such line at a distance of 80 feet southerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the southerly street line of West 16th Street and the U.S. Bulkhead Line;
2. a line midway between 11th Avenue and the U.S. Bulkhead Line;
3. a line 375 feet southerly of Course No. 1; and
4. the U.S. Pierhead Line;

as shown on a diagram (for illustrative purposes only) dated November 5, 2012.

L.U. No. 784

PIER 57

MANHATTAN CB - 4

C 130101 ZSM

Application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-834 of the Zoning Resolution to modify the use regulations of

Section 62-241 (Uses on existing piers and platforms), the waterfront yard requirements of Section 62-332 (Rear yards and waterfront yards), the height and setback requirements of Section 62-342 (Developments on piers), the waterfront public access requirements of Section 62-57 (Requirements for Supplemental Public Access Areas), and the visual corridor requirements of Section 62-513 (Permitted obstructions in visual corridors), in connection with a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue side between West 14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District.

L.U. No. 785

PIER 57

MANHATTAN CB - 4

C 130102 ZSM

Application submitted by Hudson River Park Trust and Hudson Eagle 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 10A uses) with no limitation on floor area, in connection with a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue between West 14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District

L.U. No. 786

PIER 57

MANHATTAN CB - 4

C 130103 ZSM

Application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an enclosed attended accessory parking garage with a maximum capacity of 74 spaces on portions of the ground floor and caisson level of a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue between West 14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District.

L.U. No. 787
AIR TRAIN TEXT AMENDMENT

QUEENS CB - 12

N 130096 ZRQ

Application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article XI, Chapter 5 (Special Downtown Jamaica District) to modify the bulk and sidewalk widening regulations of the Special Downtown Jamaica District.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

Article XI – Special Purpose Districts

* * *

Chapter 5

Special Downtown Jamaica District

* * *

115-30

Mandatory Improvements

115-31

Sidewalk Widening

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 (Sidewalk Widening) in Appendix A of this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of two feet or five feet ~~or 10 feet~~, as set forth on Map 6. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to

decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of Section 37-743, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

~~Sidewalk widening of 10 feet or more must provide one linear foot of seating for every 150 square feet of mandatory sidewalk widening. In additions, the provisions of paragraphs (a) through (d) of Section 62-652 (Seating) shall apply.~~

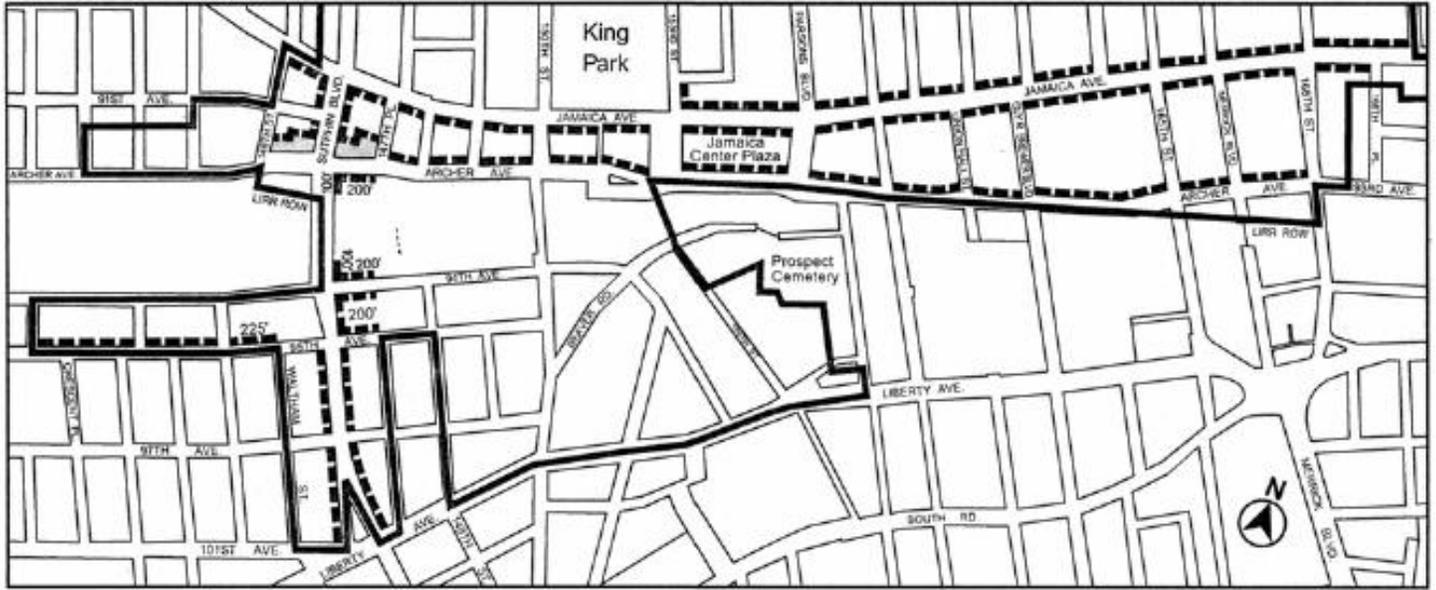
* * *

APPENDIX A
Special Downtown Jamaica District Maps

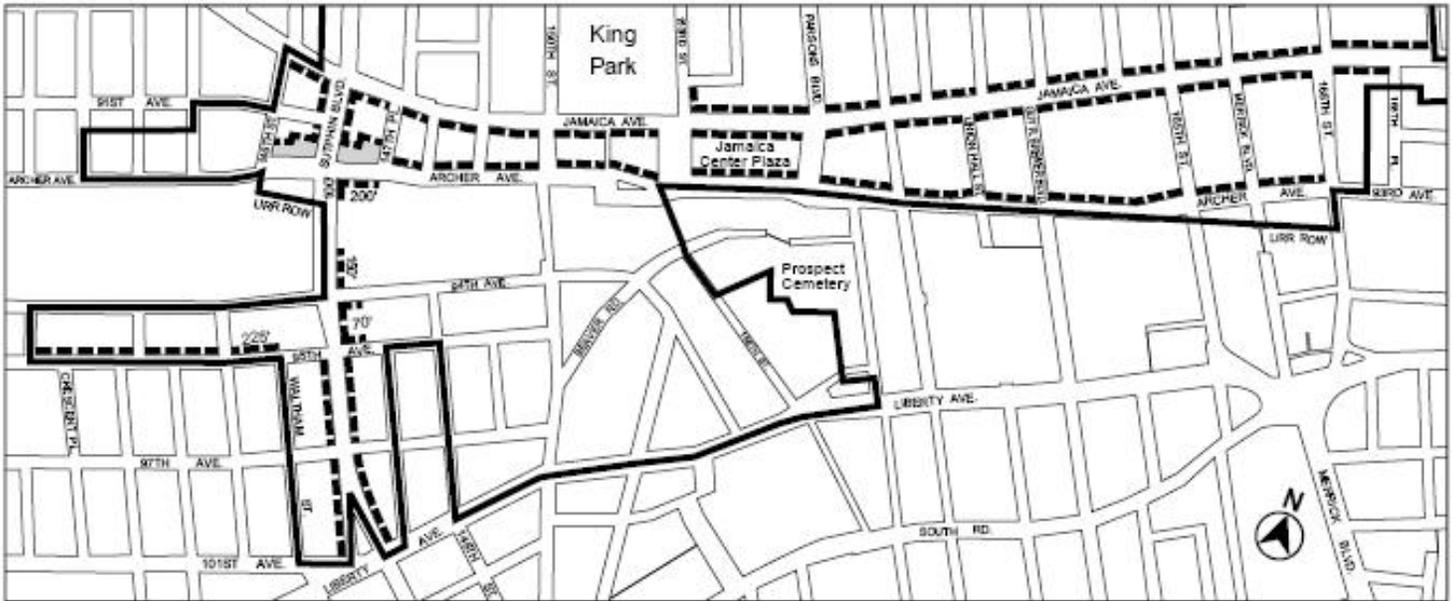
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Map 2. Ground Floor Use and Transparency and Curb Cut Restrictions

EXISTING MAP TO BE DELETED



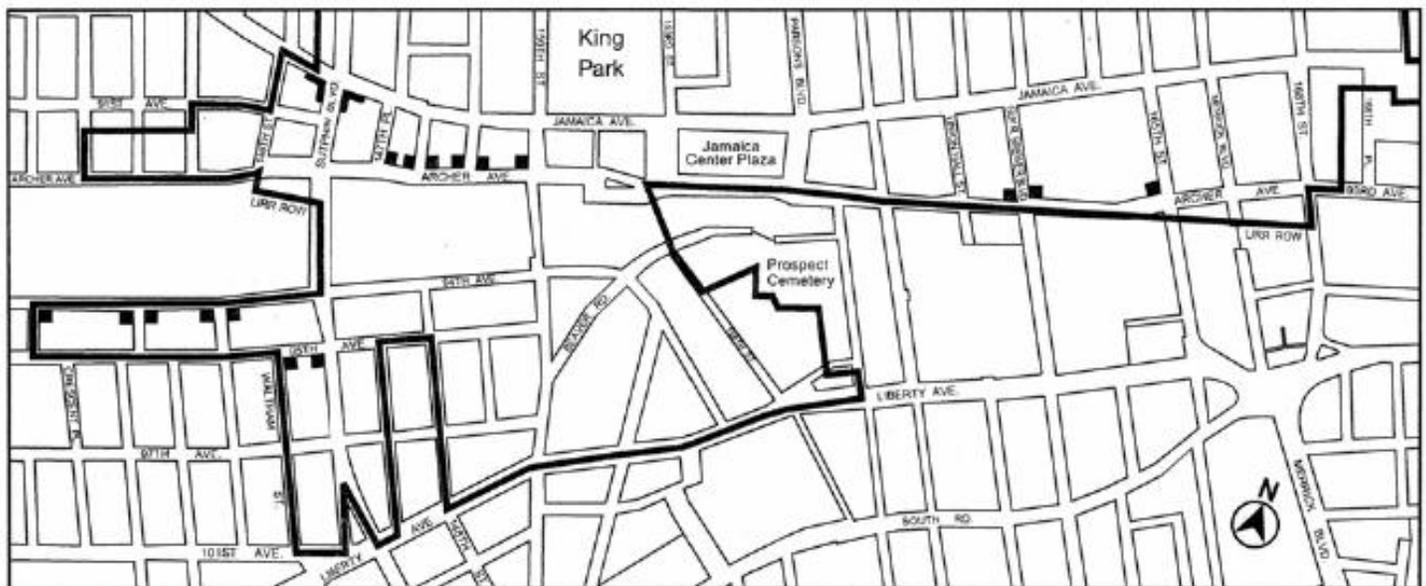
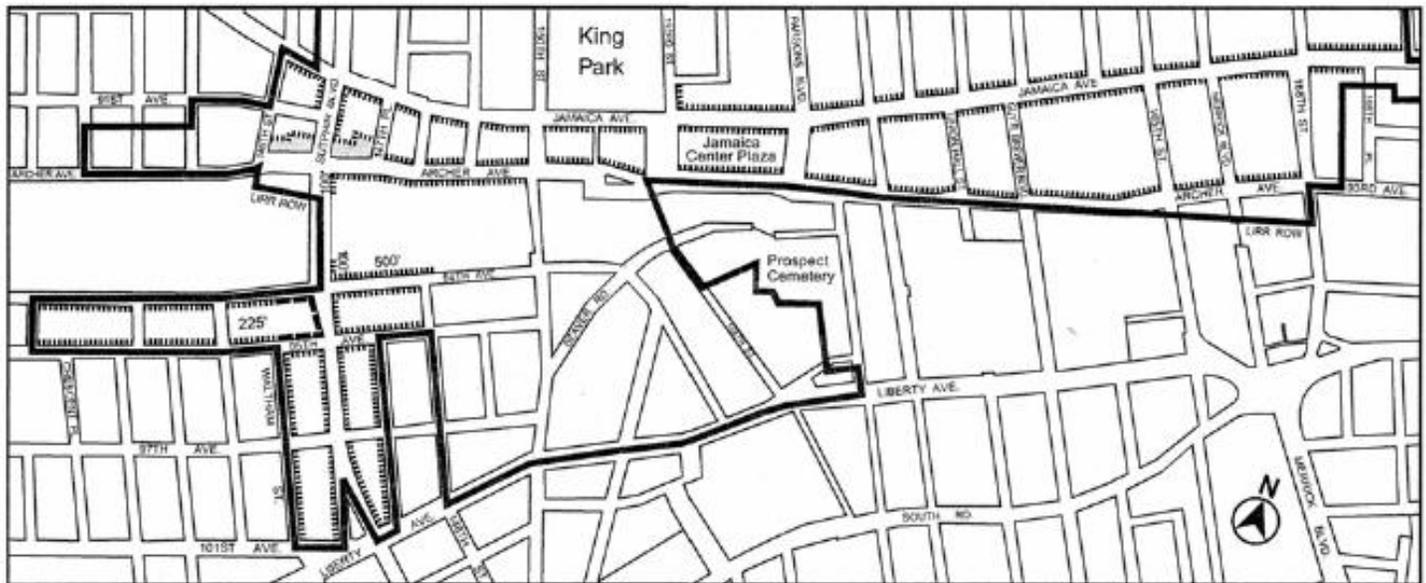
- Special Downtown Jamaica District
- - -** Ground Floor Use Restrictions, Minimum 50% Transparency Required, Curb Cuts Restricted
- Public Place



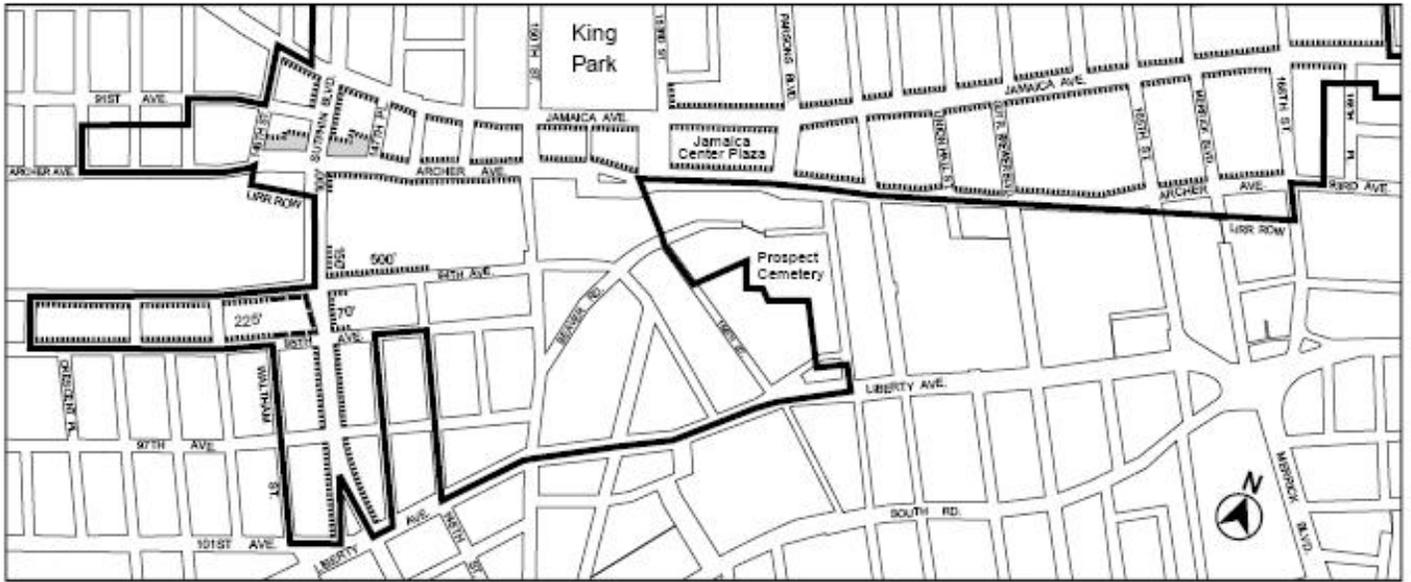
- Special Downtown Jamaica District
- - -** Ground Floor Use Restrictions, Minimum 50% Transparency Required, Curb Cuts Restricted
- Public Place

Map 3. Street Wall Location

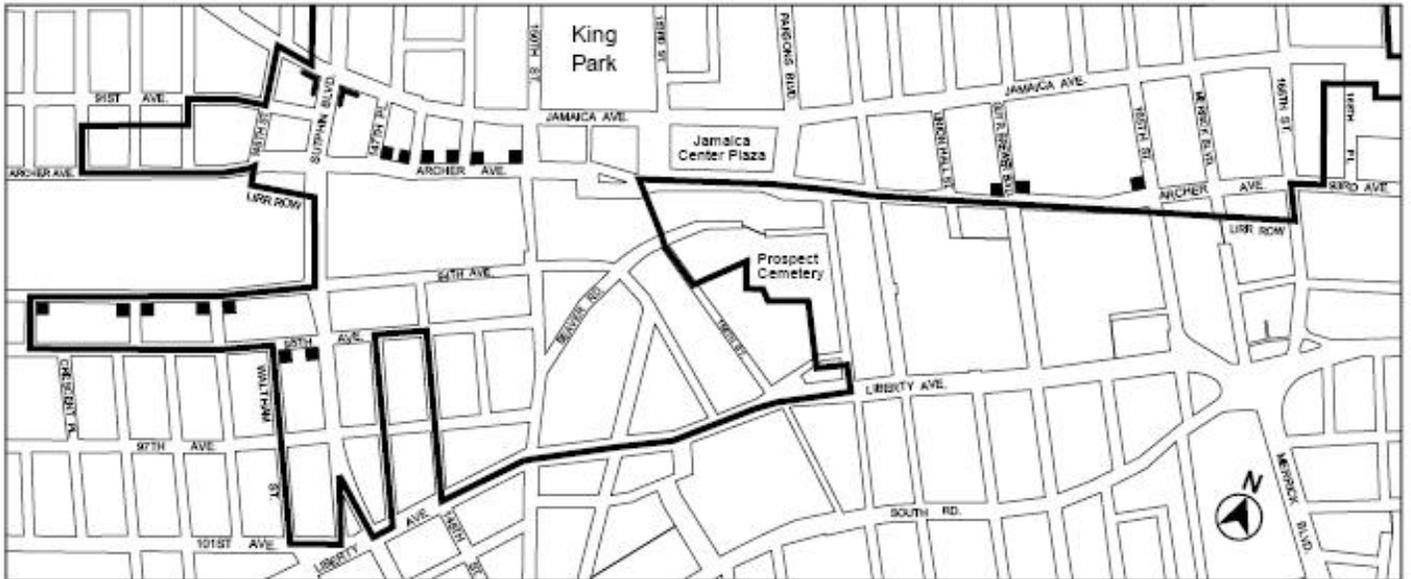
EXISTING MAP TO BE DELETED



Map 3. Street Wall Location (continued)



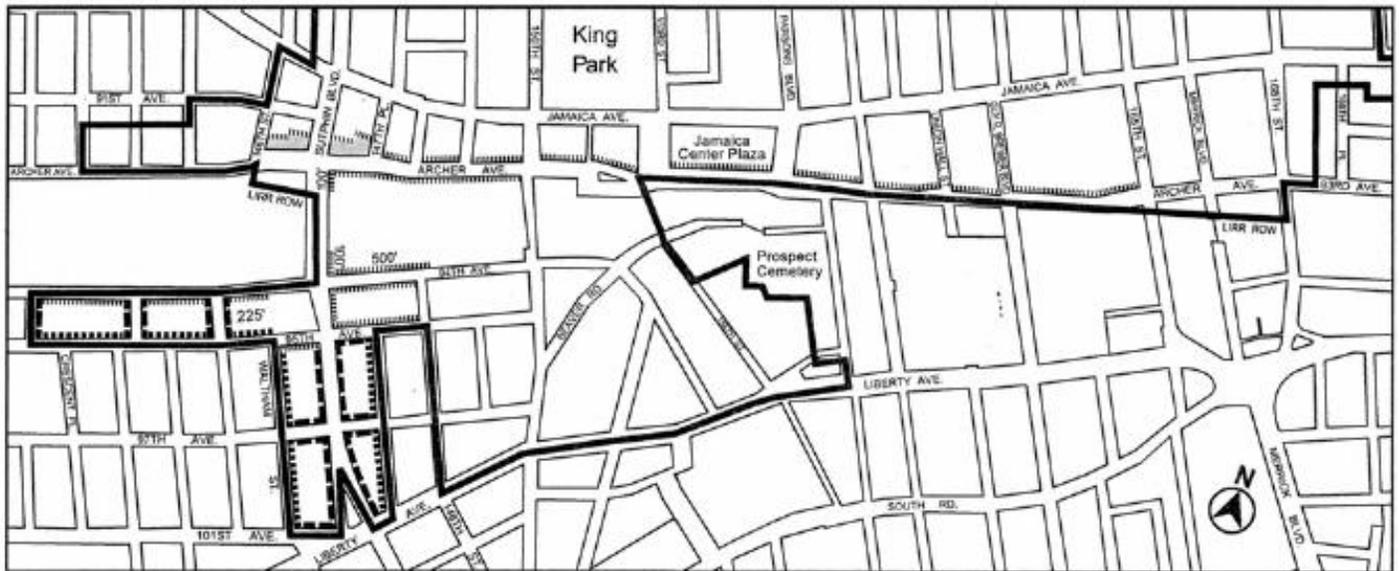
- Special Downtown Jamaica District
-** Required Street Wall
- - - - -** The *street wall* location requirements of Section 115-232(b)(1) and (2) shall apply unless developed pursuant to the Jamaica Gateway Urban Renewal Plan, in which case no *street wall* location requirements shall apply
- Public Place



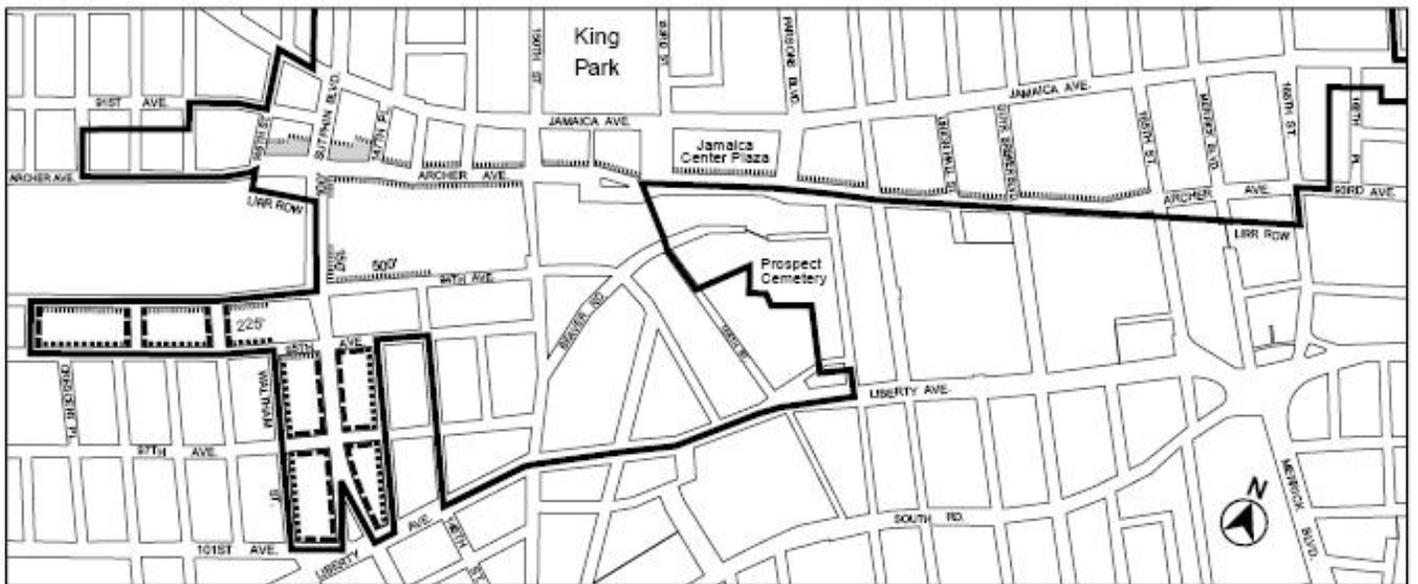
- Required Tower Corner Articulation
- ▣** Required Corner Articulation at Base

Map 4. Street Wall Height

EXISTING MAP TO BE DELETED



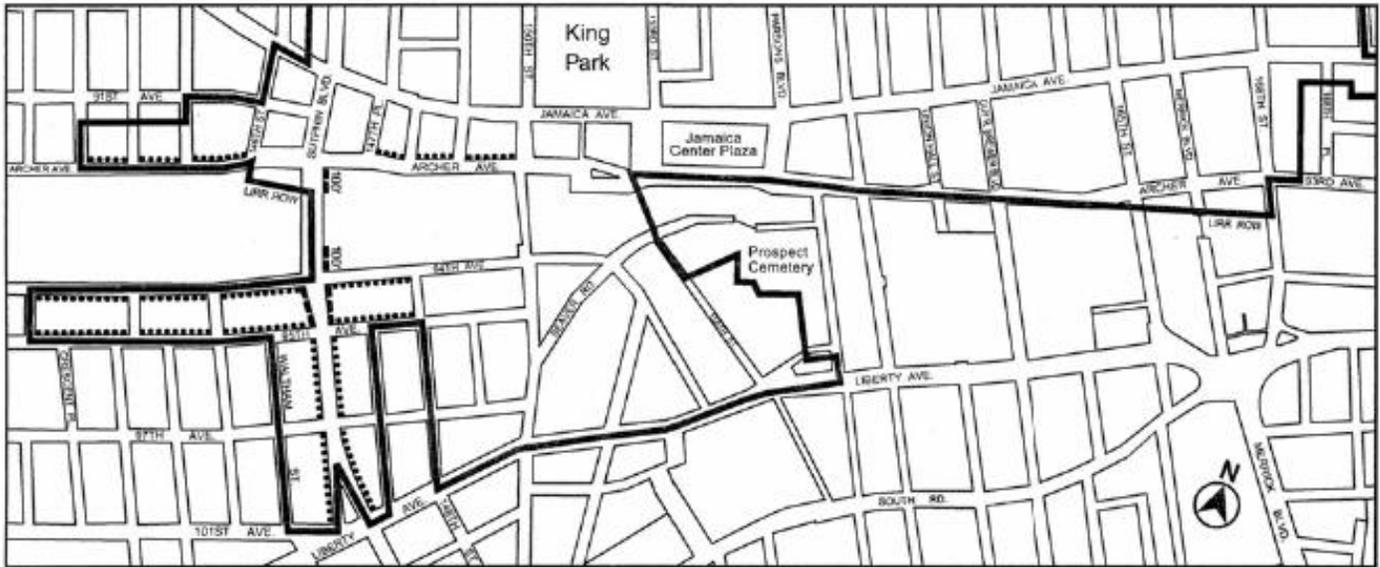
- Special Downtown Jamaica District
-** 30' Minimum - 40' Maximum
- - - - -** 40' Minimum - 60' Maximum
- No Maximum Street Wall Height or Setback Required
- Public Place



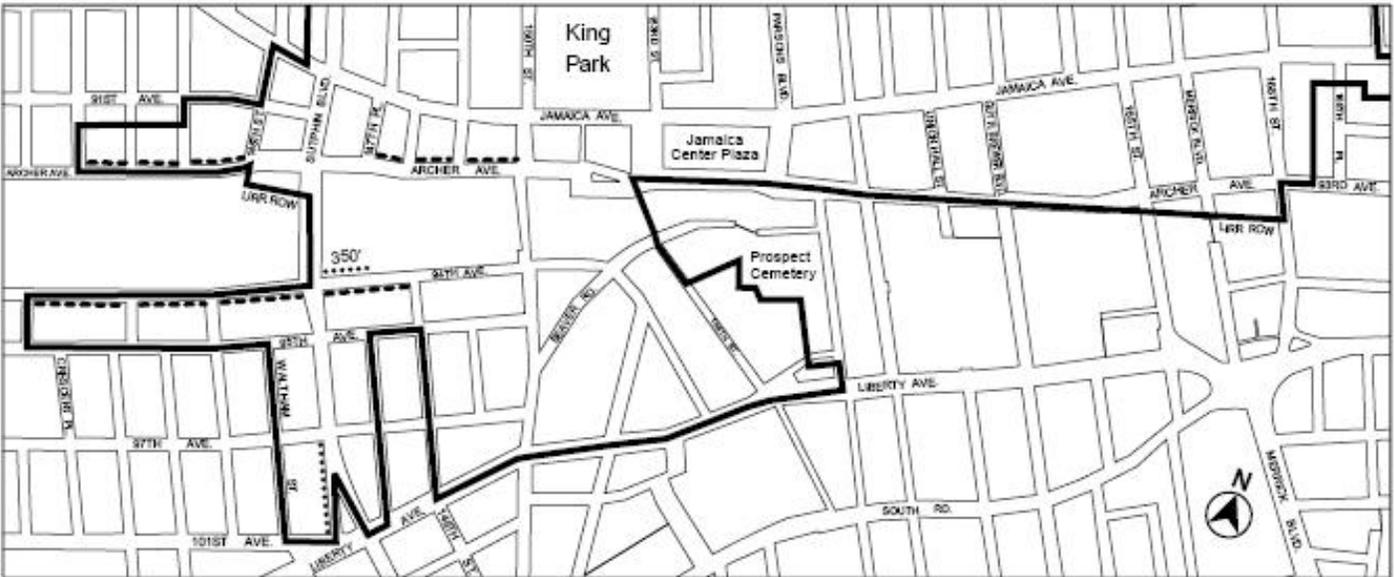
- Special Downtown Jamaica District
-** 30' Minimum - 40' Maximum
- - - - -** 40' Minimum - 60' Maximum
- No Maximum Street Wall Height or Setback Required
- Public Place

Map 6. Sidewalk Widening

EXISTING MAP TO BE DELETED



- Special Downtown Jamaica District
- 5' Sidewalk Widening
- - - - - 10' Sidewalk Widening



- Special Downtown Jamaica District
- 2' Sidewalk Widening
- - - - - 5' Sidewalk Widening

L.U. No. 788
TINOS DELICATESSEN

BRONX CB - 6

20135273 TCX

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 609 Edibles, Inc., d/b/a Tinos Delicatessen, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 2410 Arthur Avenue.

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Wednesday, April 3, 2013** in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, **has been DEFERRED.**

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions 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. on Wednesday, April 3, 2013:**

L.U. No. 782

PERMANENCE HOUSES

MANHATTAN CB - 03

20135421 HAM

Application submitted by the New York City Department of Housing Preservation and Development for a tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 291 East 4th Street (Block 387, Lot 41), 189 East 2nd Street (Block 397, Lot 26) and 203 Avenue A (Block 440, Lot 34), Community District 3, Council District 2.

L.U. No. 741

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 areas 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 Sections₁₁ 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 taxes pursuant to Section 696 of the General Municipal Law.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
741	20135198 HAM	2110 Amsterdam Avenue 2185 Amsterdam Avenue Manhattan	2121/37 2112/14	Multifamily Preservation Loan	12	Section 696
<p><i>Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on December 4, 2012, December 17, 2012, January 15, 2013, January 29, 2013, February 14, 2013, March 5, 2013 and March 14, 2013.</i></p>						



LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **10:00 A.M. on Thursday, April 4, 2013**, and will consider all items reported out of the Subcommittee at the meetings held on Wednesday, April 3, 2013, and conduct such other business as may be necessary.