



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF  
THE LAND USE COMMITTEE  
FOR THE WEEK OF MARCH 14, 2011 - MARCH 18, 2011**

**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, 16<sup>th</sup> Floor, 250 Broadway, New York City, New York 10007, commencing at **9:30 a.m. on Tuesday, March 15, 2011:**

### **L.U. NOS. 325 AND 326 ARE RELATED**

#### **L.U. No. 325**

#### **WEBSTER AVENUE/BEDFORD PARK/NORWOOD REZONING**

#### **BRONX CB's - 7 and 12**

#### **C 110085 ZMX**

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 1d and 3c:

1. eliminating from within an existing R7-1 District a C1-3 District bounded by:
  - a. a line 100 feet southwesterly of East Gun Hill Road, Reservoir Place, a line 150 feet southwesterly of East Gun Hill Road, and Putnam Place;
  - b. a line 100 feet southerly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southerly of East Gun Hill Road, and Perry Avenue;
  - c. East 207th Street-Msg. John C. McCarthy Place and its westerly centerline prolongation, a line 150 feet easterly of Bainbridge Avenue, East 205th Street, a line 150 feet northeasterly of East 204th Street, a line 100 feet southeasterly of Decatur Avenue, a line 100 feet northeasterly of East 204th Street, Webster Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 150 feet southwesterly of East 204th Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
  - d. Valentine Avenue, a line 150 feet northeasterly of East 198th Street, Bainbridge Avenue, and line 100 feet northeasterly of East 198th Street;

- e. Valentine Avenue, a line 100 feet southwesterly of East 198th Street, a line 100 feet southeasterly of Bainbridge Avenue, East 198th Street, a line midway between Bainbridge Avenue and Pond Place, and a line 150 feet southwesterly of East 198th Street;
  - f. a line 100 feet northwesterly of Decatur Avenue, Bedford Park Boulevard, Decatur Avenue, a line 150 feet northeasterly of Bedford Park Boulevard, Webster Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;
  - g. a line 150 feet northeasterly of East 194th Street, Marion Avenue, and a line 100 feet northeasterly of East 194th Street, and a line midway between Valentine Avenue and Briggs Avenue; and
  - h. Briggs Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 125 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of East 194th Street, Bainbridge Avenue, a line midway between East 193rd Street and East 194th Street, Marion Avenue, Bainbridge Avenue, and a line 150 feet southwesterly of East 194th Street;
2. eliminating from within an existing R7-1 District a C2-3 District bounded by:
- a. Van Courtlandt Avenue East and its northeasterly centerline prolongation, Reservoir Oval East, a line 150 feet easterly of Bainbridge Avenue, East 207<sup>th</sup> Street- Msgr. John C. McCarthy Place and its westerly centerline prolongation, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
  - b. a line 100 feet southeasterly of Decatur Avenue, East 205th Street, Webster Avenue, and a line 100 feet northeasterly of East 204th Street;
  - c. a line 100 feet northwesterly of Webster Avenue, East 201st Street, Webster Avenue, and a line 150 feet northeasterly of Bedford Park Boulevard;
  - d. a line 100 feet northwesterly of Webster Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Webster Avenue, and East 197th Street; and

- e. East 194th Street, Webster Avenue, a line 100 feet southwesterly of East 193rd Street, and a line 100 feet northwesterly of Decatur Avenue;
3. eliminating from within an existing R8 District a C2-3 District bounded by a line 100 feet northwesterly of Webster Avenue, East Mosholu Parkway South, Webster Avenue, and East 201st Street;
  4. changing from an R7-1 District to an R4A District property bounded by East 193rd Street, a line 150 feet northwesterly of Decatur Avenue, a line 100 feet southwesterly of East 193rd Street, a line 300 feet northerly of East Fordham Road and its easterly prolongation, and Marion Avenue;
  5. changing from an C4-4 District to an R4A District property bounded by a line 300 feet northwesterly of East Fordham Road and its easterly prolongation, a line 100 feet northwesterly of Decatur Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 280 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road, and Marion Avenue;
  6. changing from an R7-1 District to an R5A District property bounded by:
    - a. East 210th Street, Bainbridge Avenue, a line 100 feet southwesterly of East 210th Street, a line midway between Bainbridge Avenue and Reservoir Oval West, a line perpendicular to the northwesterly street line of Reservoir Oval West distant 320 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Reservoir Oval West and the southwesterly street line of East 210<sup>th</sup> Street, Reservoir Oval West, East 208th Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
    - b. East 207th Street, a line perpendicular to East 206th Street distant 315 feet westerly (as measured along the street line) from the point of intersection of northerly street line of East 206th Street and the westerly street line of Perry Avenue, East 206th Street, and a line 100 feet easterly of Bainbridge Avenue;

- c. Hull Avenue, a line perpendicular to the southeasterly street line of Hull Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207th Street, a line midway between Hull Avenue and Decatur Avenue, and a line perpendicular to the southeasterly street line of Hull Avenue distant 450 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207th Street;
- d. Hull Avenue, a line 270 feet southwesterly of East 205th Street, a line midway between Hull Avenue and Decatur Avenue, a line 210 feet southwesterly of East 205th Street, Decatur Avenue, and a line 100 feet northeasterly of East 204th Street;
- e. East 201st Street, Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line midway between Briggs Avenue and Bainbridge Avenue, a line 100 feet southwesterly of East 201st Street, and a line 70 feet southeasterly of Briggs Avenue;
- f. East 201st Street, a line 120 feet northwesterly of Webster Avenue, a line perpendicular to the southeasterly street line of Decatur Avenue distant 275 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Decatur Avenue and the southwesterly street line of East 201st Street, Decatur Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line midway between Marion Avenue and Decatur Avenue, a line perpendicular to northwesterly street line of Decatur Avenue distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Decatur Avenue and the southwesterly street line of East 201st Street, and Decatur Avenue;
- g. East 198th Street, a line 100 feet northwesterly of Marion Avenue, East 196th Street, Bainbridge Avenue, a line 100 feet southwesterly of East 198th Street, and a line 100 feet southeasterly of Bainbridge Avenue; and



- e. Bainbridge Avenue, East 201st Street, a line 110 feet northwesterly of Marion Avenue, a line perpendicular to the southeasterly street line of Perry Avenue distant 180 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Perry Avenue and the southwesterly street line of East 201st Street, Perry Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line 100 feet southeasterly of Bainbridge Avenue, and a line perpendicular to the southeasterly street line of Bainbridge Avenue distant 195 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Bainbridge Avenue and the southwesterly street line of East 201st Street;
- f. Valentine Avenue, a line 100 feet southwesterly of East 199th Street, a line 125 feet southeasterly of Briggs Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 325 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of East 199th Street, Bainbridge Avenue, and a line 100 feet northeasterly of East 198th Street;
- g. Marion Avenue, East 199th Street, a line 80 feet northwesterly of Decatur Avenue, Oliver Place, Decatur Avenue, East 198th Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 197th Street, Decatur Avenue, a line 150 feet southwesterly of East 198<sup>th</sup> Street, a line 90 feet northwesterly of Decatur Avenue, East 197th Street, a line 60 feet northwesterly of Decatur Avenue, a line 75 feet southwesterly of East 197th Street, Marion Avenue, and East 197th Street, a line 100 feet westerly of Marion Avenue, and East 198th Street; and
- h. a line 320 feet southwesterly of East 196th Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 450 feet northeasterly of East 194th Street, Marion Avenue, East 195th Street, a line 175 feet southeasterly of Marion Avenue, a line 350 feet northeasterly of East 194<sup>th</sup> Street, a line 150 feet northwesterly of Marion Avenue, a line 260 feet northeasterly of East 194th Street, and a line midway between Briggs Avenue and Valentine Avenue;

9. changing from an R7-1 District to an R5D District property bounded by the westerly centerline prolongation of East 207th Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205th Street, a line 100 feet northeasterly of East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th Street, Bainbridge Avenue, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
10. changing from an R7-1 District to an R6B District property bounded by:
  - a. a line 100 feet southerly of East Gun Hill Road, a line midway between Hull Avenue and Decatur Avenue, a line 305 feet northeasterly of East 209th Street, Decatur Avenue, a line 250 feet northeasterly of East 209<sup>th</sup> Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet northeasterly of East 209th Street, Decatur Avenue, a line 75 feet northeasterly of East 209th Street, and Hull Avenue;
  - b. a line 100 feet northwesterly of Bainbridge Avenue, a line midway between Rochambeau Avenue and Bainbridge Avenue, Bainbridge Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet northeasterly of East Mosholu Parkway North, a line 400 feet southwesterly of East 204th Street, Bainbridge Avenue, and East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and Rochambeau Avenue;
  - c. East 197th Street, Bainbridge Avenue, a line 150 feet southwesterly of East 197th Street, Briggs Avenue, a line 100 feet northeasterly of East 196<sup>th</sup> Street, and a line midway between Valentine Avenue and Briggs Avenue;  
and
  - d. East 193rd Street, Marion Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 460 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road, Bainbridge Avenue, a line 100 feet northeasterly of Coles Lane, a line 85 feet northwesterly of Bainbridge Avenue, a line 125 feet northeasterly of Coles Lane, Briggs Avenue, a line 470 feet northeasterly of Coles Lane, and Bainbridge Avenue;

11. changing from an R7-1 District to an R7A District property bounded by:
  - a. East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southerly and southwesterly of East Gun Hill Road, and Putnam Place;
  - b. Van Courtlandt Avenue East, Reservoir Oval East, a line 100 feet easterly of Bainbridge Avenue, East 205th Street, Bainbridge Avenue, the westerly centerline prolongation of East 207th Street-Msgr. John C. McCarthy Place, a line midway between Rochambeau Avenue and Bainbridge Avenue, a line 100 feet southeasterly of Van Courtlandt Avenue East, a line 100 feet easterly and northeasterly of East Mosholu Parkway North, a line 110 feet northwesterly of Bainbridge Avenue, and East Mosholu Parkway North;
  - c. Bainbridge Avenue, a line 400 feet southwesterly of East 204th Street, a line 100 feet northeasterly of East Mosholu Parkway North, a line midway between Decatur Avenue and Webster Avenue, and East Mosholu Parkway North; and
  - d. Valentine Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, Bainbridge Avenue, a line perpendicular to the southeasterly street line of Bainbridge Avenue distant 195 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Bainbridge Avenue and the southwesterly street line of East 201st Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, Decatur Avenue, a line perpendicular to the southeasterly street line of Decatur Avenue distant 275 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Decatur Avenue and the southwesterly street line of East 201st Street, a line 120 feet northwesterly of Webster Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Marion Avenue, a line 190 feet northeasterly of East 198th Street, Bainbridge Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;

12. changing from an R7-1 District to an R7B District property bounded by:

- a. a line 100 feet southwesterly of East Gun Hill Road, Hull Avenue, a line 75 feet northeasterly of East 209th Street, Decatur Avenue, a line 50 feet northeasterly of East 209th Street, a line 100 feet southeasterly of Decatur Avenue, a line 250 feet northeasterly of East 209th Street, Decatur Avenue, a line 305 feet northeasterly of East 209th Street, a line midway between Hull Avenue and Decatur Avenue, a line 100 feet southerly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, the northwesterly centerline prolongation of East 210th Street, Webster Avenue, a line 130 feet northeasterly of East 205th Street, a line 100 feet southeasterly of Decatur Avenue, East 205th Street, a line 120 feet northwesterly of Webster Avenue, a line 120 feet southwesterly of East 205th Street, Decatur Avenue, a line 210 feet southwesterly of East 205<sup>th</sup> Street, a line midway between Hull Avenue and Decatur Avenue, a line 270 feet southwesterly of East 205th Street, Hull Avenue, a line 55 feet northeasterly of East 205th Street, a line midway between Perry Avenue and Hull Avenue, a line 220 feet northeasterly of East 205th Street, Perry Avenue, East 207th Street- Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, Reservoir Oval East, Holt Place, Perry Avenue, a line 350 feet southwesterly of East 209th Street, a line midway between Perry Avenue and Hull Avenue, East 207th Street, a line 100 feet southeasterly of Decatur Avenue, a line 50 feet southwesterly of East 209<sup>th</sup> Street, Hull Avenue, a line 100 feet southwesterly of East 209th Street, Reservoir Oval East, a line 375 feet northeasterly of Holt Place, Perry Avenue, a line 200 feet northeasterly of East 209th Street, and a line midway between Hull Avenue and Perry Avenue; and excluding the area bounded by Hull Avenue, a line perpendicular to the southeasterly street line of Hull Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207th Street, a line midway between Hull Avenue and Decatur Avenue, and a line perpendicular to the southeasterly street line of Hull Avenue distant 450 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Hull Avenue and the southwesterly street line of East 207th Street;

- b. a line 100 feet southerly of Van Courtlandt Avenue, a line midway between Bainbridge Avenue and Rochambeau Avenue, a line 100 feet northwesterly of Bainbridge Avenue, and a line 100 feet easterly of East Mosholu Parkway North;
- c. East 201st Street, a line 70 feet southeasterly of Briggs Avenue, a line 100 feet southwesterly of East 201st Street, a line midway between Briggs Avenue and Bainbridge Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, and Valentine Avenue;
- d. Valentine Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, Bainbridge Avenue, a line perpendicular to the southeasterly street line of Briggs Avenue distant 325 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Briggs Avenue and the southwesterly street line of East 199<sup>th</sup> Street, a line 125 feet southeasterly of Briggs Avenue, and a line 100 feet southwesterly of East 199th Street;
- e. Perry Avenue, a line perpendicular to the southeasterly street line of Perry Avenue distant 180 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Perry Avenue and the southwesterly street line of East 201st Street, a line 110 feet northwesterly of Marion Avenue, East 201st Street, Decatur Avenue, a line perpendicular to northwesterly street line of Decatur Avenue distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Decatur Avenue and the southwesterly street line of East 204th Street, a line midway between Marion Avenue and Decatur Avenue, and a line 100 feet northeasterly and easterly of Bedford Park Boulevard;
- f. Marion Avenue, a line 100 feet southwesterly of Bedford Park Boulevard, a line 120 feet northwesterly of Webster Avenue, East 198th Street, Decatur Avenue, Oliver Place, a line 80 feet northeasterly of Decatur Avenue, and East 199th Street;
- g. Valentine Avenue, a line 100 feet northeasterly of East 198th Street, Bainbridge Avenue, a line 190 feet northeasterly of East 198th Street, Marion Avenue, East 198th Street, a line 100 feet southeasterly of Bainbridge Avenue, a line 100 feet southwesterly of East 198th Street,

Bainbridge Avenue, East 197th Street, a line midway between Valentine Avenue and Briggs Avenue, a line 100 feet northeasterly of East 196<sup>th</sup> Street, Briggs Avenue, a line 150 feet southwesterly of East 197th Street, Bainbridge Avenue, East 196th Street, a line 100 feet northwesterly of Marion Avenue, East 197th Street, Marion Avenue, a line 75 feet southwesterly of East 197th Street, a line 60 feet northwesterly of Decatur Avenue, East 197th Street, a line 90 feet northwesterly of Decatur Avenue, a line 150 feet southwesterly of East 198th Street, Decatur Avenue, a line 130 feet northeasterly of East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 197th Street, a line midway between Decatur Avenue and Webster Avenue, East 194th Street, Decatur Avenue, a line 100 feet southwesterly of East 193rd Street, a line 150 feet northwesterly of Decatur Avenue, East 193rd Street, Bainbridge Avenue, a line 470 feet northeasterly of Coles Lane, Briggs Avenue, a line 100 feet northeasterly of East 194th Street, a line 150 feet northwesterly of Marion Avenue, a line 350 feet northeasterly of East 194th Street, a line 175 feet southeasterly of Marion Avenue, East 195th Street, Marion Avenue, a line 450 feet northeasterly of East 194th Street, a line 110 feet southeasterly of Bainbridge Avenue, a line 320 feet southwesterly of East 196th Street, a line midway between Valentine Avenue and Briggs Avenue, and a line 100 feet northeasterly of East 194th Street; and

h. a line 125 feet northeasterly of Coles Lane, Poe Place, a line 100 feet northeasterly of Coles Lane, Bainbridge Avenue, a line perpendicular to the northwesterly street line of Marion Avenue distant 460 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road, Marion Avenue, the westerly prolongation of a line 300 feet northerly of East Fordham Road, Bainbridge Avenue, Coles Lane, and Briggs Avenue;

13. changing from an C4-4 District to an R7B District property bounded by the westerly prolongation of a line 300 feet northerly of Fordham Road, Marion Avenue, and a line perpendicular to the northwesterly street line of Marion Avenue distant 280 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Marion Avenue and the northerly street line of East Fordham Road;

14. changing from an C8-2 District to an R7B District property bounded by a line 360 feet southerly of East Gun Hill Road, Webster Avenue, the westerly centerline prolongation of East 210th Street, and a line midway between Decatur Avenue and Webster Avenue;
15. changing from an R7-1 District to an R7D District property bounded by:
  - a. a line 130 feet northeasterly of East 205th Street, Webster Avenue, a line 100 feet southwesterly of East 204th Street, a line midway between Decatur Avenue and Webster Avenue, East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 205th Street, and a line 100 feet southeasterly of Decatur Avenue;
  - b. East 201st Street, Webster Avenue, Botanical Square, Webster Avenue, East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 198th Street, and a line 120 feet northwesterly of Webster Avenue;
  - c. East 194th Street, Webster Avenue, a line 100 feet southwesterly of East 193rd Street, and Decatur Avenue;
16. changing from an C8-2 District to an R7D District property bounded by:
  - a. a line 320 feet northeasterly of the southeasterly prolongation of the northeasterly street line of East 205th Street, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), East Mosholu Parkway North and its southerly centerline prolongation, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th Street, and Webster Avenue;
  - b. Webster Avenue, Botanical Square and its southeasterly centerline prolongation, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), and Bedford Park Boulevard; and
  - c. a line midway between Decatur Avenue and Webster Avenue, East 197<sup>th</sup> Street, Webster Avenue, and East 194th Street;
17. changing from a C8-2 District to a C4-4 District property bounded by a line 800 feet northeasterly of East Gun Hill Road, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), East Gun Hill Road,

Newell Street, East 210th Street, Webster Avenue, a line 360 feet southwesterly of East Gun Hill Road, a line midway between Decatur Avenue and Webster Avenue, East 211th Street, and Webster Avenue;

18. changing from a C8-2 District to a C4-5D District property bounded by Bedford Park Boulevard, the southeasterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), a line perpendicular to the centerline of a Rail Road right-of-way (New York and Harlem Rail Road) distant 1322 feet southwesterly (as measured along the Rail Road right-of-way) from the point of intersection of the centerline of a Rail Road right-of-way (New York and Harlem Rail Road) and the southwesterly street line of Bedford Park Boulevard, and Webster Avenue;
19. establishing within a proposed R5D District a C1-4 District bounded by the westerly centerline prolongation of East 207th Street-Msgr. John C. McCarthy Place, Bainbridge Avenue, East 205th Street, a line 100 feet northeasterly of East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 204th Street, a line midway between Decatur Avenue and Webster Avenue, a line 100 feet southwesterly of East 204th Street, and a line midway between Rochambeau Avenue and Bainbridge Avenue;
20. establishing within a proposed R7A District a C1-4 District bounded by:
  - a. East 207th Street-Msgr. John C. McCarthy Place, a line 100 feet easterly of Bainbridge Avenue, East 205th Street, and Bainbridge Avenue; and
  - b. a line midway between Marion Avenue and Decatur Avenue, Bedford Park Boulevard, Decatur Avenue, a line 100 feet northeasterly of Bedford Park Boulevard, a line 120 feet northwesterly of Webster Avenue, and a line 100 feet southwesterly of Bedford Park Boulevard;
21. establishing within a proposed R7A District a C2-4 District bounded by Van Courtlandt Avenue East, Reservoir Oval East, a line 100 feet easterly of Bainbridge Avenue, East 207th Street, the westerly centerline prolongation of East 207th Street-Msgr. John C. McCarthy Place, and a line midway between Rochambeau Avenue and Bainbridge Avenue;

22. establishing within a proposed R7B District a C2-4 District bounded by a line 100 feet northwesterly of Decatur Avenue, a line midway between East 194th Street and East 193rd Street, Decatur Avenue, and a line 100 feet southwesterly of East 193rd Street;
23. establishing within a proposed R7D District a C2-4 District bounded by
  - a. a line 320 feet northeasterly of the southeasterly prolongation of the northeasterly street line of East 205th Street, the northwesterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), a line 110 feet northeasterly of East 204th Street, a line 100 feet southeasterly of Webster Avenue, East Mosholu Parkway North and its southeasterly centerline prolongation, a line midway between Decatur Avenue and Webster Avenue, East 204th Street, a line 120 feet northwesterly of Webster Avenue, East 205th Street, a line 100 feet southeasterly of Decatur Avenue, a line 130 feet northeasterly of East 205th Street, and Webster Avenue; and
  - b. East 201st Street, Webster Avenue, Botanical Square and its southeasterly centerline prolongation, the northwesterly boundary line of a Rail Road right-of-way (New York and Harlem Rail Road), Bedford Park Boulevard, Webster Avenue, a line 100 feet southwesterly of East 193rd Street, Decatur Avenue, East 194th Street, a line midway between Decatur Avenue and Webster Avenue, East 197th Street, a line 100 feet southeasterly of Decatur Avenue, East 198th Street, and a line 120 feet northwesterly of Webster Avenue; and
24. establishing within an existing R8 District a C2-4 District bounded by East Mosholu Parkway South, Webster Avenue, East 201st Street, and a line 120 feet northwesterly of Webster Avenue;

as shown on a diagram (for illustrative purposes only) dated September 27, 2010 and subject to the conditions of CEQR Declaration E-249.

**L.U. No. 326**

**WEBSTER AVENUE/BEDFORD PARK/NORWOOD TEXT AMENDMENT  
BRONX CB - 7 N 110086 ZRX**

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, concerning Appendix F (Inclusionary housing designated areas).

Matter in underline is new, to be added;

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

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

**Article II**

**Residence District Regulations**

\* \* \*

**Chapter 3**

**Bulk Regulations for Residential Buildings in Residence Districts**

\* \* \*

**23-144**

**In designated areas where the Inclusionary Housing Program is applicable**

In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

<u>Community District</u>	<u>Zoning District</u>
Community District 1, Bronx	R6A R7-2 R7A R7X R8A R8A R9D
Community District 4, Bronx	<u>R7D</u>
<u>Community District 7,</u> <u>Bronx</u>	
Community District 1, Brooklyn	R6 R6A R6B R7A R7-3

Community District 2, Brooklyn	R7A R8A R9A
Community District 3, Brooklyn	R7D R7-2
Community District 6, Brooklyn	
Community District 7, Brooklyn	R7A R8A R7A
Community District 14, Brooklyn	R7A R8A R9A
Community District 3, Manhattan	
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A
Community District 1, Queens	R7A
Community District 2, Queens	R7X

\* \* \*

## **APPENDIX F: Inclusionary Housing Designated Areas**

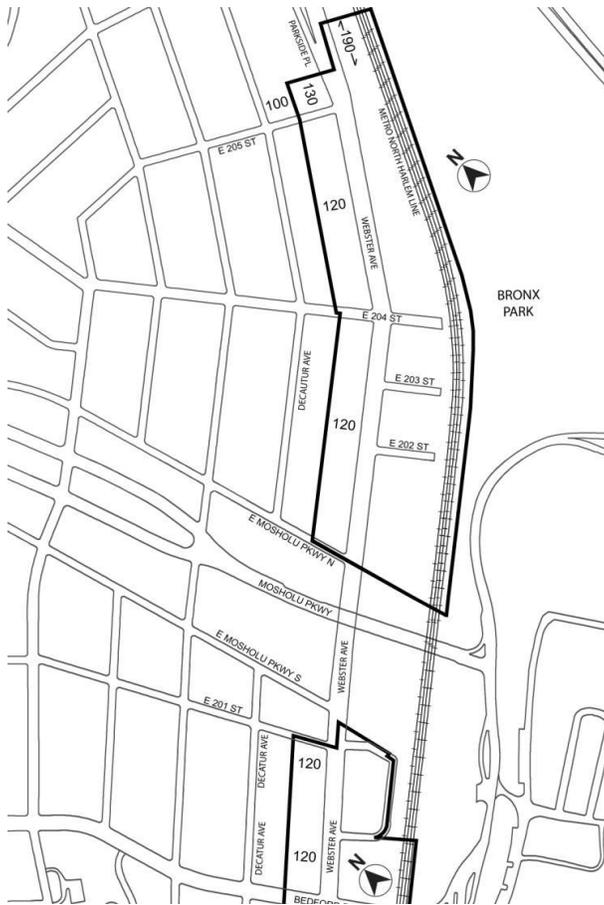
\* \* \*

### **The Bronx**

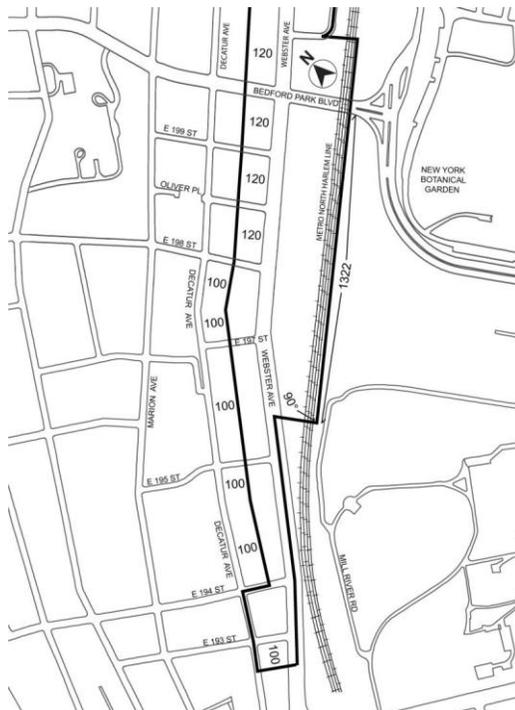
\* \* \*

#### The Bronx Community District 7

In the R7D Districts within the areas shown on the following Maps 1 and 2:



Map 1. Portion of Community District 7, Bronx



Map 2. Portion of Community District 7, Bronx

**L.U. No. 323**

**DANDANA**

**QUEENS CB - 1**

**20115336 TCQ**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Sympatoch Café Inc., d/b/a Dandana, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 42-21 Broadway.

**L.U. No. 324**

**SALVATORES OF SOHO**

**BRONX CB - 4**

**20115344 TCX**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Salvatores of Soho, Inc., d/b/a/ Salvatores of Soho, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 3738 Riverdale Avenue.

**L.U. No. 327**

**PUBLIC HOUSE**

**MANHATTAN CB - 2**

**20105332 TCM**

Application pursuant to Section 20-225 of the Administrative Code of the City of New York, concerning the petition of Carabean LLC, d/b/a Public House, for a revocable consent to establish, maintain and operate an enclosed sidewalk café located at 133 Seventh Avenue South.

**L.U. No. 328**

**MEKONG**

**MANHATTAN CB - 2**

**20115341 TCM**

Application pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of New Mekong Restaurant Corp., d/b/a Mekong, to continue to maintain and operate an unenclosed sidewalk café located at 16-18 King Street.

**L.U. No. 329**  
**LE MAGNIFIQUE**

**MANHATTAN CB - 8**

**20115128 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Le Magnifique, LLC, d/b/a Le Magnifique, to establish, maintain and operate an unenclosed sidewalk café located at 1022 Lexington Avenue.

**L.U. No. 330**  
**CAFÉ SELECT**

**MANHATTAN CB - 2**

**20115530 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 212 Lafayette Associates, LLC, d/b/a Café Select, to establish, maintain, and operate an unenclosed small sidewalk café located at 212 Lafayette Street.

**L.U. NOS. 331 AND 332 ARE RELATED**

**L.U. No. 331**

**WYTHE AVENUE REZONING**

**BROOKLYN CB - 1**

**C 070245 ZMK**

Application submitted by JBJ, 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 M3-1 District to an M1-4/R6A District property bounded by South 2<sup>nd</sup> Street, Wythe Avenue, South 3rd Street, and a line 210 feet northwesterly of Wythe Avenue; and
2. establishing a Special Mixed Use District (MX-8) bounded by South 2nd Street, Wythe Avenue, South 3rd Street, and a line 210 feet northwesterly of Wythe Avenue;

as shown on a diagram (for illustrative purposes only) dated September 13, 2010 and subject to the conditions of CEQR Declaration E-261.

**L.U. No. 332**

**WYTHE AVENUE TEXT AMENDMENT**

**BROOKLYN CB - 1**

**N 070246 ZRK**

Application submitted by JBJ LLC, Inc. 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) relating to the inclusionary housing program.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and subsequently amended, is further amended as follows:

**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 #bulk# regulations of such #Residence Districts#.

\* \* \*

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 2 (7/29/10)~~



Portion of Community District 1, Brooklyn

**PROPOSED  
(TO REPLACE EXISTING)  
Map 2 (x/xx/xx)**



Portion of Community District 1, Brooklyn

\* \* \*

**L.U. No. 333**

**CAMPBELL SPORT CENTER**

**MANHATTAN CB - 12**

**N 100339 ZAM**

Application submitted by Columbia University in the City of New York for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS); in connection with a proposed 5-story, approximately 47,700 square foot building, on property bounded by the Harlem River, Broadway, West 218<sup>th</sup> Street and Inwood Hill Park, (Block 2244, Lots 1 and 100) in an R7-2 District.



**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, 16<sup>th</sup> Floor, 250 Broadway, New York City, New York 10007, commencing at **11:00 a.m. on Tuesday, March 15, 2011:**

**L.U. No. 334**

**500 FIFTH AVENUE BUILDING**

**MANHATTAN CB - 5**

**20115317 HKM (N 110181 HKM)**

Designation (List No. 436/LP-2427) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 500 Fifth Avenue Building, located at 500 Fifth Avenue (Tax Map Block 1258, Lot 34), as an historic landmark.

**L.U. No. 335**

**THE ALDERBROOK HOUSE**

**BRONX CB - 8**

**20115318 HKX (N 110182 HKX)**

Designation (List No. 436/LP-2399) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Alderbrook House, located at 4715 Independence Avenue (Tax Map Block 5926, Lot 76), as an historic landmark.

**L.U. No. 336**

**CONEY ISLAND THEATRE**

**BROOKLYN CB - 13**

**20115315 HKK (N 110183 HKK)**

Designation (List No. 436/LP-2408) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Coney Island Theatre, located at 1301 Surf Avenue (Tax Map Block 7064, Lot 16), as an historic landmark.

**L.U. No. 337**

**ROGERS, PEET AND COMPANY BUILDING**

**MANHATTAN CB - 1**

**20115316 HKM (N 110184 HKM)**

Designation (List No. 436/LP-2432) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Rogers, Peet and Company Building, located at 258 Broadway (Tax Map Block 134, Lot 25), as an historic landmark.

**L.U. No. 338**

**757-SEAT PRIMARY/INTERMEDIATE SCHOOL**

**QUEENS CB - 12**

**20115275 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a 757-Seat Primary/Intermediate School Facility to be located generally at the southwest corner of Hillside Avenue and 164<sup>th</sup> Street (Block 9813, Lot 33), Borough of Queens, Community School District No. 28.

**L.U. No. 339**

**735-SEAT PRIMARY/INTERMEDIATE SCHOOL**

**BROOKLYN CB - 12**

**20115299 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 735 Seat Primary/Intermediate School Facility to be located on property generally bounded by Coney Island Avenue to the east, Turner Place to the north, Hinckley Place to the south and dwellings fronting on East 8<sup>th</sup> Street to the west (Block 5342, Lots 6, 8, 10, 17, 19, 26, 28 and 30), Borough of Brooklyn, Community School District No. 22.

## **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, 16<sup>th</sup> Floor, 250 Broadway, New York City, New York 10007, commencing at **1:00 p.m. on Tuesday, March 15, 2011:**

**PRECONSIDERED L.U. No. \_\_\_\_**

**29 MACDONOUGH STREET**

**BROOKLYN CB - 3**

**20115509 HAK**

Application submitted by the Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for consent to a conveyance for property located at Block 1851/Lots 58 and 61, Council District 36, Borough of Brooklyn.

**PRECONSIDERED L.U. No. \_\_\_\_**

**KINGSTON HEIGHTS APARTMENTS I**

**BROOKLYN CB - 3**

**20115510 HAK**

Application submitted by the Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for consent to modification to a previously approved Plan and Project for property located at 11, 12, 37, 39 Kingston Avenue; 305 Decatur Street; 28, 29, 35, 40 MacDonough Street, Council District 36, Borough of Brooklyn.

**L.U. No. 295**

**2311 TIEBOUT AVENUE**

**BRONX CB - 5**

**C 110091 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 2311 Tiebout Avenue (Block 3146, Lot 67) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such an area;
2. pursuant to Section 197-c of the<sup>25</sup> New York City Charter for the

disposition of such property to a developer selected by HPD;

to facilitate development of a seven-story building with approximately 20 dwelling units to be developed under HPD's Low Income Rental Program.

**L.U. NOS. 297 AND 298 ARE RELATED**

**L.U. NO. 297**

**HARLEM RIVER POINT/1945-1951 PARK AVENUE**

**MANHATTAN CB - 11**

**C 110096 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 1945/1957 Park Avenue (Block 1780, 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 a developer selected by HPD;

to facilitate development of three, mixed use buildings with a total of approximately 314 dwelling units to be developed under HPD's Low Income Rental Program.

**L.U. NO. 298**

**HARLEM RIVER POINT/1945-1951 PARK AVENUE**

**MANHATTAN CB - 11**

**C 110097 ZMM**

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

1. changing from an R7-2 District to an R8 District property bounded by the easterly prolongation of the northerly street line of East 132<sup>nd</sup> Street, the easterly

street line of Harlem River, East 131<sup>st</sup> Street and its easterly centerline

prolongation, and the westerly boundary line of a railroad Right-Of-Way (New York Central Railroad);

2. establishing within the proposed R8 District a C2-4 District bounded by the easterly prolongation of the northerly street line of East 132<sup>nd</sup> Street, a line 100 feet easterly of Park Avenue, a line 100 feet northerly of East 131<sup>st</sup> Street, Harlem River Drive, East 131<sup>st</sup> Street and Park Avenue;

as shown on a diagram (for illustrative purposes only) dated October 12, 2010.

**L.U. NOS. 314 AND 315 ARE RELATED**

**L.U. No. 314**

**HARLEN PARK HOUSES PLAN AND PROJECT**

**MANHATTAN CB - 10**

**20115418 HAM**

Application submitted by the Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for approval of a modification to a Plan and Project for property located at Block 1736/Lot 1, Council District 9, Borough of Manhattan.

**L.U. No. 315**

**HARLEN PARK HOUSES CONVEYANCE**

**MANHATTAN CB - 10**

**20115419 HAM**

Application submitted by the Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for the approval of a conveyance from the current owner to the new owner for property located at Block 1736/part of Lot 1, Council District 9, Borough of Manhattan.

**L.U. No. 319**

**NORTH PARK APARTMENTS**

**MANHATTAN CB - 7**

**20115463 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for approval of a termination of a prior exemption and the voluntary dissolution of the current owner for property located at Block 1837/Lot 21, Council District 8, Borough of Manhattan.

**L.U. NOS. 320, 321 AND 322 ARE RELATED**

**L.U. No. 320**

**COURTLANDT CRESCENT/MELROSE COMMONS**

**BRONX CB - 3**

**C 110114 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 Second amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area.

**L.U. No. 321**

**COURTLANDT CRESCENT/MELROSE COMMONS**

**BRONX CB - 3**

**C 110115 ZMX**

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 6a:

1. changing from an R7-2 District to an R7A District property bounded by East 163rd Street, a line 100 feet northwesterly of Melrose Avenue, East 162nd Street, and Courtlandt Avenue;
2. changing from an R7-2 District to an R8 District property bounded by East 163rd Street, Melrose Avenue, East 162nd Street and a line 100 feet northwesterly of Melrose Avenue,
3. establishing within the proposed R8 District a C1-4 District bounded by East 163rd Street, Melrose Avenue, East 162nd Street, and a line 100 feet northwesterly of Melrose Avenue;

as shown on a diagram (for illustrative purpose only) dated October 25, 2010.

**L.U. No. 322**

**COURTLANDT CRESCENT/MELROSE COMMONS**

**BRONX CB - 3**

**C 110116 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 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) 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 10-story building with approximately 217 dwelling units and approximately 10,135 square feet of community facility space.



**LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway, New York City, New York 10007, commencing at **10:00 a.m. on Wednesday, March 16, 2011**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, March 15, 2011, and conduct such other business as may be necessary.