



COUNCIL OF THE CITY OF NEW YORK

CALENDAR

OF

THE LAND USE COMMITTEE

FOR THE WEEK OF APRIL 4, 2011 - APRIL 8, 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, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at **9:30 a.m. on Monday, April 4, 2011:**

L.U. No. 354

MUSSELS & MORE

BROOKLYN CB - 10

20115006 TCK

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Mussels & More, Ltd., d/b/a Mussels & More, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 510 80th Street.

L.U. No. 358

PIETRASANTA

MANHATTAN CB - 4

20105725 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Corner 47th Restaurant Corp., d/b/a Pietrasanta, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 683 Ninth Avenue.

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 218th Street and Inwood Hill Park, (Block 2244, Lots 1 and 100) in an R7-2 District.

L.U. NOS. 355 AND 356 ARE RELATED

L.U. No. 355

SEA BREEZE ESTATES

BRONX CB - 10

M 900604(A) ZMX

Application submitted by G.B.G. Inc for a modification to Restrictive Declaration D-140 (C 900604 ZMX) involving property located at 166-175 Marine Street (Block 5639, Lots 23 and 40, and Block 5640, Lots 90 and 150), within the Special City Island District.

L.U. No. 356

SEA BREEZE ESTATES

BRONX CB - 10

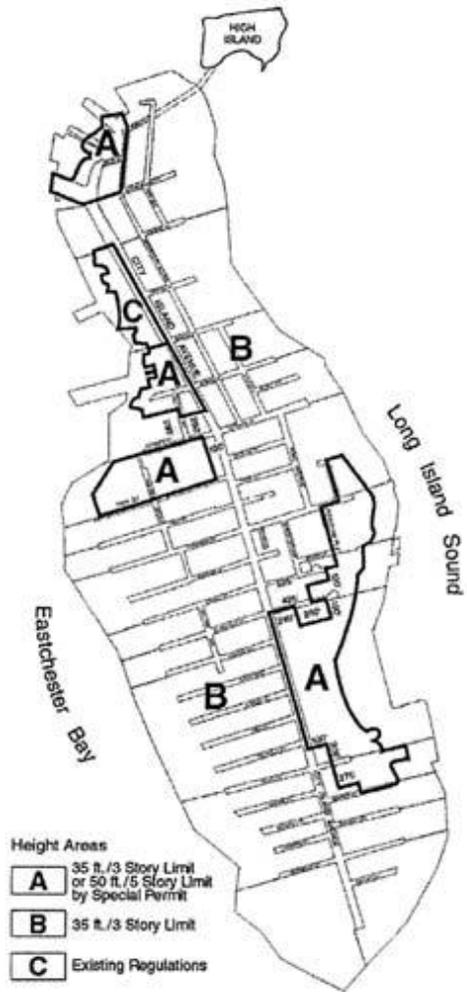
N 070384 ZRX

Application submitted by G.B.G. Inc., pursuant to Sections 197-c and 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 2 (Special City Island District), Appendix A (Special City Island District – Height Areas).

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

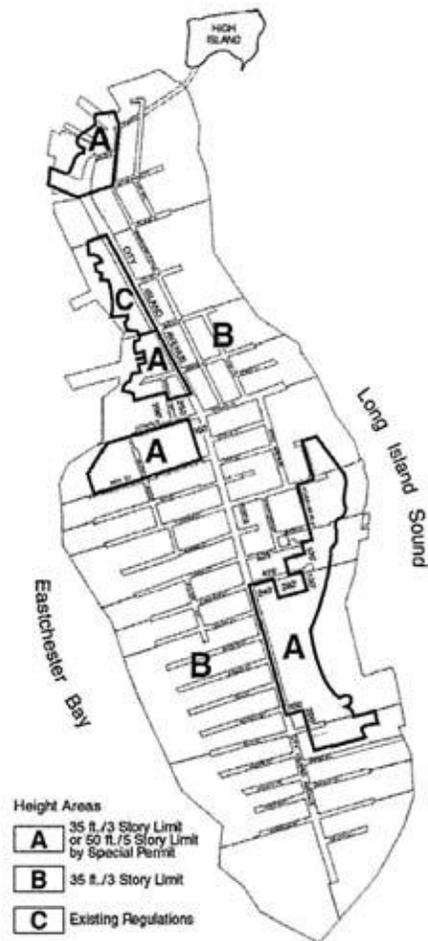
To be deleted:

Appendix A Special City Island District-Height Areas



To be added:

Appendix A Special City Island District-Height Areas



L.U. No. 357

KINGSWOOD OFFICE & RETAIL CENTER

BROOKLYN CB - 15

C 100232 ZMK

Application submitted by Kingswood Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d changing from an R5B District to a C4-4A District property bounded by a line 160 feet southerly of Avenue P, East 15th Street, a line 180 feet southerly of Avenue P, and East 14th Street, as shown on a diagram (for illustrative purposes only) dated October 25, 2010.

L.U. No. 359

542-556 HOWARD AVENUE REZONING

BROOKLYN CB - 5

C 070579 ZMK

Application submitted by S&H Glazer Bros., Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17b:

1. changing from an C8-2 District to an R6A District property bounded by Eastern Parkway Extension, Howard Avenue, and Pitkin Avenue; and
2. establishing within the proposed R6A District a C2-4 District bounded by Eastern Parkway Extension, Howard Avenue, and Pitkin Avenue;

as shown on a diagram (for illustrative purposes only) dated November 15, 2010, and subject to the conditions of CEQR declaration E-260.

L.U. No. 360

CARROLL STREET REZONING

BROOKLYN CB - 6

C 090225 ZMK

Application submitted by the Center for Negative Thinking LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 16a, changing from an M1-1 District to an R6B District property bounded by a line 100 feet southwesterly of President Street, a line 240 feet northwesterly of Columbia Street, Carroll Street, and a line 375 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated October 25, 2010 and subject to the conditions of CEQR Declaration E-263.

L.U. No. 361

20-30 CARROLL STREET REZONING

BROOKLYN CB - 6

C 110118 ZMK

Application submitted by the NYC 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 16a, changing from an M1-1 District to an R6B District property bounded by Carroll Street, a line 260 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, and a line 380 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated October 25, 2010 and subject to the conditions of CEQR Declaration E-264.

L.U. No. 362
C6-3A TEXT AMENDMENT

MANHATTAN CB - 1

N 110167 ZRM

Application submitted by the Department of City Planning, the Office of the Manhattan Borough President, and Community Board 1, Manhattan pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 111-20 (Special Bulk Provisions for Area A1 through A7) relating to the Special Tribeca Mixed Use District.

Matter in underline is new, to be added

Matter in ~~strikeout~~ is old, to be deleted

Matter within # # is defined in Section 12-10

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

* * *

ARTICLE XI: SPECIAL PURPOSE DISTRICTS
CHAPTER 1: SPECIAL TRIBECA MIXED USE DISTRICT

* * *

111-20
SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

* * *

d) Areas A4, A5, A6 and A7

Except as set forth herein, the #bulk# regulations of the underlying district shall apply.

- (1) Height and setback regulations, as set forth in Section 35-24, shall be modified, as follows:

Area	Minimum Base height (in ft.)	Maximum Base height (in ft.)	Maximum #building# height (in ft.)
A4	60	70	140
A5	60	70	110
A6	60	85	120
A7	60	85	120

~~In~~ For any #building# or portion thereof located within Area A4, a penthouse portion of a #building#, not exceeding ten feet in height, may be constructed within Area A4 above the maximum #building# height, provided that such penthouse portion is set back at least 25 feet from any #narrow street#.

However, for any #building# or portion thereof located both within Area A4 and within an Historic District designated by the Landmarks Preservation Commission, the underlying height and setback regulations of Section 35-24 shall apply, except that the maximum height of such #buildings# or portions thereof shall be 160 feet and the 10 foot penthouse allowance set forth in this paragraph (1) shall not apply.

~~In Area A4, the provisions of this paragraph, (d) (1), shall not apply to any #building# located in Historic Districts designated by the Landmarks Preservation Commission.~~

* * *



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, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at **11:00 a.m. on Monday, April 4, 2011:**

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. 363

CHILD'S RESTAURANT BUILDING

BROOKLYN CB - 13

20115422 HKK (N 110194 HKK)

Designation (List No. 437/LP-2410) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Child's Restaurant Building, located at 1208 Surf Avenue (Block 8694, Lot 18), as a historic landmark.

L.U. No. 364

HASKINS AND SELLS BUILDING

MANHATTAN CB - 5

20115462 HKM (N 110195 HKM)

Designation (List No. 437/LP No. 2417) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Haskins and Sells Building, located at 35 West 39th Street (Block 841, Lot 18), as a historic landmark.

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 Monday, April 4, 2011:**

L.U. No. 296

MAUJER/TEN EYCK/BEDFORD

BROOKLYN CB - 1

C 110095 HAK

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 properties located at 37/39 Maujer Street (Block 2785, Lots 42 and 43), 33 Ten Eyck Street (Block 2791, Lot 37), 37 Ten Eyck Street (Block 2791, Lot 35.), and 354/358 Bedford Avenue (Block 2340, Lots 23, 24, 25 and 28), 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 three, four-story buildings and one, five-story building with a total of approximately 59 dwelling units to be developed under the Department of Housing Preservation and Development'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 132nd Street, the easterly street line of Harlem River, East 131st 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 132nd Street, a line 100 feet easterly of Park Avenue, a line 100 feet northerly of East 131st Street, Harlem River Drive, East 131st Street and Park Avenue;

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

L.U. NOS. 299, 300 AND 301 ARE RELATED

L.U. No. 299

EAST TREMONT APARTMENTS

BRONX CB - 6

C 110101 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 properties located at 1172 East Tremont Avenue (Block 3909, Lot 8) and 1160 Lebanon Street (Block 4007, Lot 15), 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 three mixed use buildings with a total of approximately 141 dwelling units to be developed under the Department of Housing Preservation and Development's Low Income Rental Program.

L.U. No. 300

EAST TREMONT APARTMENTS

BRONX CB - 6

C 110100 ZSX

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow that

portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for a proposed mixed-use development on property located at 1175 East Tremont Avenue a.k.a. 1160 Lebanon Street (Site A, Block 4007, Lot 15), in an M1-1 District.

L.U. No. 301

EAST TREMONT APARTMENTS

BRONX CB - 6

C 110103 ZSX

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for a proposed mixed-use development on property located at 1172 East Tremont Avenue (Site B, Block 3909, Lot 8), in an M1-1 District.

L.U. NOS. 309 AND 310 ARE RELATED

L.U. No. 309

162ND STREET

QUEENS CB - 8

C 100228 MMQ

Application submitted by the Department of Housing Preservation and Development, 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 162nd Street between 86th Avenue and Glenn Avenue; and
- the modification of grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5011, dated July 9, 2010 and signed by the Borough President.

L.U. No. 310
162ND STREET

QUEENS CB - 8

C 100229 HAQ

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 161-79 86th Avenue (Block 9774, Lots 165 & 167) 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 the property through HPD's Asset Sales Program.

L.U. NOS. 311, 312 AND 349 ARE RELATED

L.U. No. 311
9-17 SECOND AVENUE

MANHATTAN CB - 3

C 110140 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 9, 11-17 Second Avenue (Block 456, Lots 27, 28 and 29) 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 the development of a 12-story mixed-use building with approximately 79 units.

L.U. No. 312
9-17 SECOND AVENUE

MANHATTAN CB - 3

C 110141 PQM

Application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 9, 11-17 Second Avenue (Block 456, lots 27 and 28).

L.U. No. 349
9-17 SECOND AVENUE

MANHATTAN CB - 3

N 110165 ZRM

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 the Inclusionary Housing Program.

Matter in underline is new, to be added;

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

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

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

* * *

23-962

Additional requirements for homeownership affordable housing

The additional requirements of this Section shall apply to #homeownership affordable housing#

on a #generating site# for the entire #regulatory period#.

* * *

(f) Optional provisions for certain #new construction homeownership affordable housing# In Community District 3, Borough of Manhattan, #HPD# may modify the requirements for #new construction homeownership affordable housing# to facilitate #development# on a site that has been disposed of pursuant to Article 16 of the General Municipal Law as set forth in this paragraph (f), inclusive.

(1) #HPD# may permit a #household# to occupy a #new construction homeownership affordable housing unit# as rental #affordable housing# if:

(i) no more than 120 days prior to the #regulatory agreement date#, such #household# occupied a #dwelling unit# or #rooming unit# in a #building# located on the #zoning lot# of such #new construction homeownership affordable housing#, pursuant to a lease or occupancy agreement to which one or more members of such #household# was a party or pursuant to a statutory tenancy; and

(ii) no more than 120 days prior to the #regulatory agreement date#, the average rent for all occupied #dwelling units# or #rooming units# in such #building# did not exceed 30 percent of the #low income limit# divided by 12; and

(iii) after the #regulatory agreement date#, such #building# is demolished and replaced with “new construction homeownership affordable housing#.

(2) #HPD# may permit a #household# that is not an #eligible buyer#, but that meets the requirements of paragraph (f)(1) of this section, to purchase a #new construction homeownership affordable housing unit# at #sale#, provided that such #household# is a #low income household#, #moderate income household# or #middle income household#, as applicable.

Where a #new construction homeownership affordable housing unit# is purchased at a nominal price, the #appreciated price# for such #homeownership affordable housing unit# shall be the product of the #initial price# of such #homeownership affordable housing unit# and the #appreciation index# applicable at #resale# as specified in the #guidelines#.

(fg) Special requirements for #homeownership preservation affordable housing#

* * *

(gh) Special requirements for #homeownership substantial rehabilitation affordable housing#

* * *

L.U. No. 313
EAST CLARKE PLACE

BRONX CB - 4

N 110162 HAX

Application submitted by the Department of Housing Preservation and Development (HPD);

pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of property located at 12 East Clarke Place (Block 2839, Lot 10) and 27 East 169th Street (Block 2939, Lot 36) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such an area;

to facilitate development of two buildings with approximately 108 dwelling units to be developed under HPD's Low Income Rental Program.

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. 350 AND 351 ARE RELATED

L.U. No. 350

CLINTON COMMONS

MANHATTAN CB - 4

C 110125 ZMM

Application submitted by the 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. 8c:

1. changing from an M1-5 District to an R8A District property bounded by a line midway between West 53rd Street and West 52nd Street, a line 375 feet easterly of Eleventh Avenue, West 52nd Street, and a line 125 feet easterly of Eleventh Avenue; and
2. establishing within the proposed R8A District a C2-5 District bounded by a line midway between West 53rd Street and West 52nd Street, a line 375 feet easterly of Eleventh Avenue, West 52nd Street, and a line 125 feet easterly of Eleventh Avenue;

as shown on a diagram (for illustrative purposes only) dated November 15, 2010.

L.U. No. 351
CLINTON COMMONS

MANHATTAN CB - 4

C 110126 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 533/543 West 52nd Street (Block 1801, 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 a developer to be selected by HPD;

to facilitate development of an eleven story building, tentatively known as Clinton Commons, with approximately 103 dwelling units and commercial space.

L.U. No. 353
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. NOS. 346, 347 AND 348

Proposals 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 requirement 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; and
4. Approve the projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
346	20115546 HAM	110 W. 114 th Street 241 W. 137 th Street 271 W. 150 th Street 2049 5 th Avenue Manhattan	1823/41 2023/13 2036/24 1751/71	Neighborhood Redevelopment Program	10 11	
347	20115547 HAM	8 St. Nicholas Terrace Manhattan	1954/15	Neighborhood Redevelopment Program	09	
348	20115548 HAK	365 Jay Street Brooklyn	147/2		02	

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 Tuesday, April 5, 2011**, and will consider all items reported out of the Subcommittees at the meetings held on Monday, April 4, 2011, and conduct such other business as may be necessary.