



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF  
THE LAND USE COMMITTEE  
FOR THE MEETING OF APRIL 5, 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>

**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor, New York City, New York 10007, commencing at **10:00 A.M. on Tuesday, April 5, 2011**, and will consider the following items and conduct such other business as may be necessary:

**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 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. 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**

**162<sup>ND</sup> 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**  
**162<sup>ND</sup> 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.

**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 169<sup>th</sup> 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. 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. 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.

**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. 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 225 feet easterly of Eleventh Avenue; and

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. 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 80<sup>th</sup> 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 47<sup>th</sup> 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. 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).

**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 15<sup>th</sup> Street, a line 180 feet southerly of Avenue P, and East 14<sup>th</sup> 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. 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.

**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.