



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF  
THE LAND USE COMMITTEE  
FOR THE MEETING OF MARCH 14, 2012**

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

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

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

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

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

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will reconvene in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, commencing at **9:30 A.M. on Wednesday, March 14, 2012.**

### **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 Wednesday, March 14, 2012**, and will consider the following items and conduct such other business as may be necessary:

#### **L.U. NOS. 559 THROUGH 563 ARE RELATED**

##### **L.U. No. 559**

##### **RUDIN WEST VILLAGE**

**MANHATTAN CB - 2**

**C 120029 ZSM**

Application submitted by West Village Residences, LLC and Saint Vincent's Catholic Medical Centers of New York pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of required open space under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a)(2) - to allow the location of buildings without regard for the height and setback requirements of Sections 23-632 and 33-432, the rear yard setback requirements of Section 23-663, and the inner court recess requirements of Section 23-843; and

3. Section 74-743(a)(4) - to allow the maximum floor area ratio permitted pursuant to Section 23-142 for the applicable district without regard for the height factor or open space ratio requirements;

in connection with a proposed mixed use development on property located at 133-147 West 11<sup>th</sup> Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12<sup>th</sup> Street (Block 607, Lot 1) in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12<sup>th</sup> Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11<sup>th</sup> Street and West 12<sup>th</sup> Street, a line 425 feet easterly of Seventh Avenue, West 11<sup>th</sup> Street, and Greenwich Avenue (Block 607, Lot 1 and Block 617, Lot 1), in R8, C6-2 and C2-7 Districts.

**L.U. No. 560**

**RUDIN WEST VILLAGE**

**MANHATTAN CB - 2**

**C 120030 ZSM**

Application submitted by West Village Residences, LLC and Saint Vincent's Catholic Medical Centers of New York pursuant to Sections 197-c and 201 for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-422 (Location of floors occupied by commercial uses) to allow Use Group 6 uses (offices) on portions of the 3<sup>rd</sup> floor of the proposed building at 1-15 Seventh Avenue, in connection with a proposed mixed use development on property located at 133-147 West 11<sup>th</sup> Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12<sup>th</sup> Street (Block 607, Lot 1), in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12<sup>th</sup> Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11<sup>th</sup> Street and West 12<sup>th</sup> Street, a line 425 feet easterly of Seventh Avenue, West 11<sup>th</sup> Street, and Greenwich Avenue (Block 607, Lot 1 and Block 617, p/o Lot 1), in R8, C6-2 and C2-7 Districts.

**L.U. No. 561**  
**RUDIN WEST VILLAGE**

**MANHATTAN CB - 2**

**C 120031 ZSM**

Application submitted by West Village Residences, LLC and Saint Vincent's Catholic Medical Centers of New York 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 152 spaces on portions of the ground floor and cellar of a proposed building at 140 West 12<sup>th</sup> Street, in connection with a proposed mixed use development on property located at 133-147 West 11<sup>th</sup> Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12<sup>th</sup> Street (Block 607, Lot 1), in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12<sup>th</sup> Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11<sup>th</sup> Street and West 12<sup>th</sup> Street, a line 425 feet easterly of Seventh Avenue, West 11<sup>th</sup> Street, and Greenwich Avenue (Block 607, Lot 1 and Block 617, p/o Lot 1), in R8, C6-2 and C2-7 Districts.

**L.U. No. 562**  
**RUDIN WEST VILLAGE**

**MANHATTAN CB - 2**

**N 120032 ZRM**

Application submitted by the RSV, LLC and Saint Vincent's Catholic Medical Centers of New York 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 Section 74-743 (Special Provisions for bulk modifications) on the zoning lots bounded by Greenwich Avenue, West 11<sup>th</sup> Street, West 12<sup>th</sup> Street, and midblock between 7<sup>th</sup> and 6<sup>th</sup> Avenues.

**L.U. No. 563**

**RUDIN WEST VILLAGE**

**MANHATTAN CB - 2**

**C 120033 ZMM**

Application submitted by RSV, LLC and Saint Vincent's Catholic Medical Centers of New York pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 12a and 12c:

1. changing from an R6 District to an R8 District property bounded by West 12<sup>th</sup> Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 12<sup>th</sup> Street and West 11<sup>th</sup> Street, a line 425 feet easterly of Seventh Avenue, West 11<sup>th</sup> Street, a line 100 feet northeasterly of Greenwich Avenue, and a line 100 feet easterly of Seventh Avenue;
2. changing from a C1-6 District to an R8 District property bounded by a line 100 feet northeasterly of Greenwich Avenue, West 11<sup>th</sup> Street, and a line 100 feet easterly of Seventh Avenue; and
3. changing from a C2-6 District to a C6-2 District property bounded by West 12<sup>th</sup> Street, a line 100 feet easterly of Seventh Avenue, West 11<sup>th</sup> Street, and Seventh Avenue;

as shown on a diagram (for illustrative purposes only) dated August 22, 2011.