



COUNCIL OF THE CITY OF NEW YORK

CALENDAR

OF

THE LAND USE COMMITTEE

FOR THE WEEK OF SEPTEMBER 17 - 21, 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 hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 a.m. on Wednesday, September 19, 2012:**

L.U. No. 685 SEL ET GRAS

MANHATTAN CB - 2

20125783 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Eater Eats Crow LLC, d/b/a Sel Et Gras, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 131 Seventh Avenue South.

L.U. No. 686 TOBY'S PUBLIC HOUSE

MANHATTAN CB - 2

20125776 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Toby's Public House II LLC, d/b/a Toby's Public House, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 86 Kenmare Street.

L.U. No. 687 SOUNDVIEW APARTMENTS

BRONX CB - 9

C 120173 ZMX

Application submitted by New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6c and 7a, by changing from an R5 District to an R6 District property bounded by Randall Avenue (southerly portion) and its easterly centerline prolongation, Rosedale Avenue, Lacombe Avenue, Bronx River Avenue, and a line passing through a point at an angle 70 degrees southerly to the southerly street line of Randall Avenue (southerly portion) distant 180 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of the southerly portion of Randall Avenue and the easterly street line of Bronx River Avenue.

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 Wednesday, September 19, 2012:**

L.U. No. 700

YORKVILLE BANK BUILDING

MANHATTAN CB - 8

20125791 HKM (N 120412 HKM)

Designation (List No. 456/LP-2510) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Yorkville Bank Building located at 1511 Third Avenue (aka 1511-1515 Third Avenue and 201-203 East 85th Street) (Tax Map Block 1531, Lot 1), as an historic landmark.

L.U. No. 701

BOWERY BANK OF NEW YORK BUILDING

MANHATTAN CB - 2

20135013 HKM (N 130005 HKM)

Designation (List No. 457/LP-2518) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Bowery Bank of New York Building located at 124 Bowery (aka 124-126 Bowery and 230 Grand Street) (Tax Map Block 470, Lot 64), as an historic landmark.

L.U. No. 702

THE BOWERY MISSION

MANHATTAN CB - 3

20135014 HKM (N 130006 HKM)

Designation (List No. 457/LP-2494) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of The Bowery Mission located at 227 Bowery (Tax Map Block 426, Lot 8 in part), as an historic landmark.

L.U. No. 703

NEW YORK CURB EXCHANGE

MANHATTAN CB - 1

20135015 HKM (N 130004 HKM)

Designation (List No. 457/LP 2515) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the New York Curb Exchange (incorporating the New York Curb Market Building), later known as the American Stock Exchange located at 86 Trinity Place (aka 78-86 Trinity Place and 113-23 Greenwich Street) (Tax Map Block 51, Lot 13), as an historic landmark.

L.U. No. 704

PARK PLACE HISTORIC DISTRICT

BROOKLYN CB - 8

20135016 HKK (N 130003 HKK)

Designation (List No. 457/LP-2446) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Park Place Historic District.

The Park Place Historic District consists of the properties bounded by a line beginning at a point in the northern curblines of Park Place formed by its intersection with a line extending southerly from the eastern property line of 675 Park Place, then extending northerly along said line and property line, westerly along the northern property lines of 675 to 655 Park Place, westerly along the angled property lines of 653 and 651 Park Place, southerly along the western property line of 651 Park Place to the northern curblines of Park Place, and easterly along said curblines to the point of the beginning.

L.U. No. 705

RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I

MANHATTAN CB - 7

20135017 HKM (N 130002 HKM)

Designation (List No. 457/LP-2463) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Riverside-West End Historic District Extension I.

The Riverside-West End Historic District Extension I consists of the property bounded by a line beginning at the northwest corner of Broadway and West 79th Street, extending westerly along the northern curblines of West 79th Street to a point on a line extending southerly from the western property line of 307 West 79th Street (aka 307-313 West 79th Street), northerly along said line and the western property line of 307

West 79th Street (aka 307-313 West 79th Street), easterly along the northern property line of 307 West 79th Street (aka 307-313 West 79th Street), northerly along the western property line of 411 West End Avenue (aka 409-411 West End Avenue; 302-304 West 80th Street) to the northern curbline of West 80th Street, easterly along the northern curbline of West 80th Street to a point on a line extending southerly from the western property line of 425 West End Avenue (aka 301 West 80th Street), northerly along said line and the western property line of 425 West End Avenue (aka 301 West 80th Street), westerly along part of the southern property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), northerly along part of the western property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), easterly along part of the northern property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street), northerly along part of the western property line of 433 West End Avenue (aka 431-439 West End Avenue; 300-302 West 81st Street) to the southern curbline of West 81st Street, westerly along the southern curbline of West 81st Street, northerly along the eastern curbline of Riverside Drive, easterly along the northern curbline of West 85th Street to a point on a line extending southerly from the western property line of 355 West 85th Street (aka 351-355 West 85th Street), northerly along said line and the western property line of 355 West 85th Street (aka 351-355 West 85th Street), westerly along part of the southern property line of 340 West 86th Street (aka 340-346 West 86th Street), northerly along the western property line of 340 West 86th Street (aka 340-346 West 86th Street) to the northern curbline of West 86th Street, easterly along the northern curbline of West 86th Street to a point on a line extending southerly from the western property line of 349 West 86th Street, northerly along the western property line of 349 West 86th Street, easterly along the northern property lines of 349 through 305 West 86th Street (aka 303-307 West 86th Street), northerly along part of the western property line of 545 West End Avenue (aka 541-551 West End Avenue; 301 West 86th Street) and the western property line of 555 West End Avenue (aka 553-559 West End Avenue; 300 West 87th Street) to the northern curbline of West 87th Street, easterly along the northern curbline of West 87th Street to a point on a line extending northerly from the eastern property line of 552 West End Avenue (aka 264 West 87th Street), southerly along said line and the eastern property lines of 552 West End Avenue (aka 264 West 87th Street) and 550 West End Avenue, easterly along part of the northern property line of 540 West End Avenue (aka 540-546 West End Avenue; 261-263 West 86th Street) and the northern property line of 257 West 86th Street (aka 255-259 West 86th Street), southerly along the eastern property line of 257 West 86th Street (aka

255-259 West 86th Street) to the southern₄ curbline of West 86th Street, easterly along

the southern curbline of West 86th Street, southerly along the western curbline of Broadway, westerly along the northern curbline of West 83rd Street to a point on a line extending northerly from the eastern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), southerly along said line and the eastern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), westerly along part of the southern property line of 470 West End Avenue (aka 470-472 West End Avenue; 262-270 West 83rd Street), southerly along the eastern property line of 460-466 West End Avenue (aka 253-257 West 82nd Street) to the southern curbline of West 82nd Street, easterly along the southern curbline of West 82nd Street, southerly along the western curbline of Broadway, westerly along the northern curbline of West 81st Street to a point on a line extending northerly from the eastern property line of 424 West End Avenue (aka 424-436 West End Avenue; 278-280 West 81st Street), southerly along said line and the eastern property lines of 424 West End Avenue (424-436 West End Avenue; 278-280 West 81st Street) and 251 West 80th Street to the northern curbline of West 80th Street, westerly along the northern curbline of West 80th Street to a point on a line extending northerly from the eastern property line of 412 West End Avenue (aka 252-256 West 80th Street), southerly along said line and the eastern property line of 412 West End Avenue (aka 252-256 West 80th Street), westerly along part of the southerly property line of 412 West End Avenue (aka 252-256 West 80th Street), southerly along the eastern property line of 410 West End Avenue (aka 408-410 West End Avenue), easterly along part of the northern property line of 400 West End Avenue (aka 400-406 West End Avenue; 267-269 West 79th Street) and the northern property line of 265 West 79th Street (aka 2221-2229 Broadway) to the western curbline of Broadway, and southerly along the western curbline of Broadway, to the point of beginning.

L.U. No. 669

YORKVILLE BANK BUILDING

MANHATTAN CB - 8

20125791 HKM (N 120412 HKM)

Designation (List No. 456/LP-2510) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Yorkville Bank Building located at 1151 Third Avenue (Tax Map Block 1531, Lot 1), as an 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 Chambers, City Hall**, New York City, New York 10007, commencing at **1:00 p.m. on Wednesday, September 19, 2012:**

L.U. No. 680 JAMAICA PROJECT

QUEENS CB - 12

20135029 HAQ

Application submitted by New York City Department of Housing Preservation and Development (“HPD”), for an amendment to an Urban Development Action Area Project located at 89-06 138th Street (Block 9970, Lot 23), 107-05 Sutphin Boulevard (Block 10090, Lot 21) and 107-08 150th Street (Block 10090, Lot 23), Borough of Queens, Community Board 12, Council Districts 24 and 28. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.

L.U. No. 681 HUNTERS POINT SOUTH PHASE I

QUEENS CB - 2

20135038 HAQ

Application submitted by New York City Department of Housing Preservation and Development (“HPD”), for an exemption of real property taxes for property located at 1-50 50th Avenue (Block 6, Lot 80) and 1-55 Borden Avenue (Block 6, Lot 6), Borough of Queens, Community Board 2, Council District 26. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.

L.U. NOS. 688 THROUGH 699 ARE RELATED

**L.U. No. 688
SEWARD PARK**

MANHATTAN CB - 3

C 120226 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 amendment of the Zoning Map, Section No. 12c, by establishing within an existing R8 District a C2-5 District bounded by the westerly centerline prolongation of Delancey Street (northerly portion, at Clinton Street), Clinton Street, Delancey Street (southerly portion), a line 150 feet easterly of Clinton Street, Broome Street, Clinton Street, Grand Street, Suffolk Street, Broome Street, and Norfolk Street, as shown on a diagram (for illustrative purposes only) dated March 26, 2012.

**L.U. No. 689
SEWARD PARK**

MANHATTAN CB - 3

N 120227 ZRM

Application submitted by the NYC Department of Housing Preservation and Development (HPD) and Department of Citywide Administrative Services (DCAS), pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Sections 74-743 (Special Provisions for bulk modifications) and 74-744 (Modification of use regulations) concerning special permit regulations for large scale general developments, relating to the former Seward Park Extension Urban Renewal Area.

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 remains in the Zoning Resolution

Article VII

Chapter 4

Special Permits by the City Planning Commission

74-74

Large-Scale General Development

74-743

Special provisions for bulk modification

(a) For a #large-scale general development#, the City Planning Commission may permit:

(1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #large-scale general development# without regard for #zoning lot lines# or district boundaries, subject to the following limitations:

(i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;

(ii) when a #large-scale general development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted; except that for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, a transfer of commercial #floor area# from a C6 District to a C2 District may be permitted;

(2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;

(8) in an #Inclusionary Housing designated area# in a C4-7 District within the boundaries of Manhattan Community District 7, for the purpose of applying the Inclusionary Housing Program within such #Inclusionary Housing designated area#, as set forth in a restrictive declaration:

(i) modification of the base and maximum #floor area ratios# specified in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas), not to exceed the maximum #floor area ratios#

permitted by the underlying district, based on a proportionality between #affordable floor area#, as defined in Section 23-911, and #residential floor area# in #buildings# containing multiple #uses#; and

(ii) modification of the requirements regarding distribution of #affordable housing units#, as defined in Section 23-911, specified in paragraph (b) of Section 23-96 (Requirements for Generating Sites); ~~or~~

(9) within the boundaries of Community District 3 in the Bronx, portions of any #building#, at any level, that contain permitted or required #accessory# off-street parking spaces, to be excluded from the calculation of #lot coverage#; or

(10) for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, waiver of the planting requirements of Section 23-892 (In R6 through R10 Districts), provided the area between the #street line# and the #street walls# of the #building# and their prolongations is to be improved as a publicly accessible widened sidewalk.

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

(1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shore lines than would be possible without such distribution and will thus benefit both the occupants of the #large-scale general development#, the neighborhood and the City as a whole;

(2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;

(3) where a #zoning lot# of a #large-scale general development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped

#street# is provided;

- (4) considering the size of the proposed #large-scale general development#, the #streets# providing access to such #large-scale general development# will be adequate to handle traffic resulting therefrom;
- (5) when the Commission has determined that the #large-scale general development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;
- (6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #large-scale general development# shall include superior landscaping for #open space# of the new or #enlarged buildings#;
- (7) where the Commission permits the exclusion of #lot area# or #floor area# in accordance with the provisions of paragraph (a)(5) of this Section or modification of the base and maximum #floor area ratios# or requirements regarding distribution of #affordable housing units# in accordance with paragraph (a)(8) of this Section, such modification will facilitate a desirable mix of #uses# in the #large-scale general development# and a plan consistent with the objectives of the Inclusionary Housing Program and those of Section 74-74 (Large-Scale General Development) with respect to better site planning;
- (8) where the Commission permits portions of #buildings# containing #accessory# parking spaces to be excluded from the calculation of #lot coverage# in accordance with the provisions of paragraph (a)(7) of this Section, the exclusion of #lot coverage# will result in a better site plan and a better relationship among #buildings# and open areas than would be possible without such exclusion and therefore will benefit the residents of the #large-scale general development#; and
- (9) a declaration with regard to ownership requirements in paragraph (b)

of the #large-scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale general development# and to minimize adverse effects on the character of the surrounding area.

For a phased construction program of a multi-#building# complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #large-scale general development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

* * *

74-744

Modification of use regulations

(a) #Use# modifications

(1) Waterfront and related #commercial uses#

In a C4 District, the City Planning Commission may modify applicable district regulations to allow certain boating and related #uses# listed in Use Group 14A, not otherwise allowed in such district, provided the Commission shall find that:

- (i) the #uses# are appropriate for the location and blend harmoniously with the rest of the #large-scale general development#; and
- (ii) the #streets# providing access to such #uses# will be adequate to handle the traffic generated thereby.

(2) Automotive sales and service #uses#

For #large-scale general developments#, previously approved by

the City Planning Commission, in a C4-7 District within the boundaries of Manhattan Community District 7, the City Planning Commission may modify applicable district regulations to allow automotive sales and service establishments that include repair services and preparation for delivery, provided the Commission shall find that:

- (i) the portion of the establishment used for the servicing and preparation of automobiles is located entirely in a #cellar# level and below grade or established #curb level#, and the ground floor level of such establishment is used only for showrooms and sales;
- (ii) sufficient indoor space for storage of vehicles for sale or service has been provided; and
- (iii) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic or adversely affect pedestrian movement.

(3) Retail Establishments

For a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, the City Planning Commission may modify applicable district regulations to allow Use Groups 10, 11A and 12A except for arenas or auditoriums, skating rinks, public auction rooms, trade expositions and stadiums, provided the Commission finds that:

- (i) such #uses# will not impair the character of future #uses# or development of the surrounding area; and
- (ii) the #streets# providing access to such #uses# will be adequate to handle the traffic generated thereby.

(b) Location of #commercial uses#

For any #large-scale general development#, the City Planning Commission may permit #residential# and non-#residential uses# to be arranged within a #building# without regard for the regulations set forth in Section 32-42 (Location

within Buildings), provided the Commission shall find:

- (1) the #commercial uses# are₁₂ located in a portion of the #mixed

building# that has separate access to the outside with no opening of any kind to the #residential# portion of the #building# at any #story#;

- (2) the #commercial uses# are not located directly over any #story# containing #dwelling units#; and
- (3) the modifications shall not have any adverse effect on the #uses# located within the #building#.

(c) Modifications of #sign# regulations

- (1) In all #Commercial# or #Manufacturing Districts#, the City Planning Commission may, for #developments# or #enlargements# subject to the provisions of paragraphs (a)(1), (a)(2) or (a)(3) of Section 74-743 (Special provisions for bulk modification), permit the modification of the applicable provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-65 (Permitted Projection or Height of Signs), 32-66 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways), 42-53 (Surface Area and Illumination Provisions), 42-54 (Permitted Projection or Height of Signs), 42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) and the limitations on the location of #signs# in Sections 32-51 and 42-44 (Limitations on Business Entrances, Show Windows or Signs), provided the Commission finds that such modification will result in a better site plan.
- (2) For a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, the City Planning Commission, by authorization, may make the #sign# regulations of a C6-1 District applicable to those portions of such #large-scale general development# within a C2 District, and in addition, may modify the provisions of Section 32-68 (Permitted Signs on Residential or Mixed Buildings) to allow #signs accessory# to non-#residential uses# above the level of the finished floor of the third #story#, provided such #signs# do not exceed a height of 40 feet above #curb level#. In order to grant such authorizations, the Commission shall find that such modifications are consistent with the amount, type and location of #commercial uses# that the

Commission finds appropriate within such #large-scale general development#.

The Commission may prescribe₁₃ appropriate conditions and safeguards to

minimize adverse effects on the character of the development.

* * *

L.U. No. 690
SEWARD PARK

MANHATTAN CB - 3

C 120228 ZSM

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 the grant of special permits pursuant to the following Sections of the Zoning Resolution:

1. 74-743(a)(1) to modify the applicable district regulations to allow the distribution of total allowable floor area, dwelling units and lot coverage under the applicable district regulations within a large-scale general development without regard for zoning lot lines or district boundaries;
2. 74-743(a)(2) to modify the applicable district regulations to allow the location of buildings without regard for the applicable yard, court, distance between buildings, height and setback regulations; and
3. 74-743(a)(10) to modify the applicable district regulations to allow the areas of the zoning lot between the street line and the street walls of the proposed buildings to be improved as publicly-accessible widened sidewalk;

in connection with a proposed mixed use development, within a large-scale general development bounded by Delancey Street, a line 150 feet easterly of Clinton Street, Broome Street, Clinton Street, Grand Street, Suffolk Street, Broome Street, Essex Street, a line 95.62 feet northerly of Broome Street, a line 50.54 feet westerly of Essex Street, Broome Street, Ludlow Street, a line 155 feet northerly of Broome Street, and Essex Street (Block 346, p/o Lot 40, Block 347, Lot 71, Block 352, Lots 1 & 28, and Block 409, Lot 56), in R8/C2-5 and C6-1 Districts, partially within the former Seward Park Extension Urban Renewal Area.

L.U. No. 691
SEWARD PARK

MANHATTAN CB - 3

C 120229 ZSM

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 the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. 74-744(a)(3) to modify the applicable district regulations to allow Use Groups 10, 11A and 12A except for arenas or auditoriums, skating rinks, public auction rooms, trade expositions and stadiums, within the R8/C2-5 District; and
2. 74-744(b) to modify the applicable district regulations to allow residential and non-residential uses to be arranged within a building without regard for the location requirements of Section 32-42;

in connection with a proposed mixed use development, within a large-scale general development bounded by Delancey Street, a line 150 feet easterly of Clinton Street, Broome Street, Clinton Street, Grand Street, Suffolk Street, Broome Street, Essex Street, a line 95.62 feet northerly of Broome Street, a line 50.54 feet westerly of Essex Street, Broome Street, Ludlow Street, a line 155 feet northerly of Broome Street, and Essex Street (Block 346, p/o Lot 40, Block 347, Lot 71, Block 352, Lots 1 & 28, and Block 409, Lot 56), in R8/C2-5 and C6-1 Districts, partially within the former Seward Park Extension Urban Renewal Area.

L.U. No. 692
SEWARD PARK

MANHATTAN CB - 3

C 120231 ZSM

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 the grant of a special permit pursuant Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 168 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street, Norfolk Street, Broome Street and Essex Street (Site 2, Block 352, p/o Lot 1 and Lot 28), in a C6-1 District.

L.U. No. 693
SEWARD PARK

MANHATTAN CB - 3

C 120233 ZSM

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 the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 250 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street, Suffolk Street, Broome Street and Norfolk Street (Site 3, Block 346, p/o Lot 40), in an R8/C2-5 District.

L.U. No. 694
SEWARD PARK

MANHATTAN CB - 3

C 120234 ZSM

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 the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 250 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street, Clinton Street, Broome Street and Suffolk Street (Site 4, Block 346, p/o Lot 40), in an R8/C2-5 District.

L.U. No. 695
SEWARD PARK

MANHATTAN CB - 3

C 120235 ZSM

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 the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 305 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Broome Street, Clinton Street, Grand Street and Suffolk Street (Site 5, Block 346, p/o Lot 40), in an R8/C2-5 District.

L.U. No. 696
SEWARD PARK

MANHATTAN CB - 3

N 120236 HAM

Application submitted by the NYC Department of Housing Preservation and Development:

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of properties located on Essex, Delancey, Norfolk, Grand, Stanton and Broome streets (Block 346, part of Lot 40; Block 347, Lot 71; Block 352, Lots 1, 28; Block 353 , Lot 44; Block 354, Lots 1, 12; and Block 409, Lot 56) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area,

to facilitate the development of residential, community facility and commercial uses, including the redevelopment of the Essex Street Market.

L.U. No. 697
SEWARD PARK

MANHATTAN CB - 3

C 120237 PQM

Application submitted by the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property bounded by Essex, Delancey, Norfolk and Broome streets (Block 352, p/o Lots 1 and 28).

L.U. No. 698
SEWARD PARK

MANHATTAN CB - 3

C 120245 PPM

Application submitted by the NYC Department of Housing Preservation and Development (HPD) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the Charter, for the disposition of city-owned property (Block 346, p/o of Lot 40; Block 347, Lot 71; Block 352, Lots 1 and 28; Block 353, Lot 44; Block 354, Lots 1 and 12; and Block 409, Lot 56), by HPD to a future developer or by DCAS to the New York City Economic Development Corporation (EDC) or a successor local development corporation, and which are subject to a restriction of compliance with the terms of the related UDAAP Project Summary (N 120136 HAM).

L.U. No. 699
SEWARD PARK

MANHATTAN CB - 3

C 120156 MMM

Application submitted by the NYC 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 establishment of Broome Street between Norfolk Street and Clinton Street;
- the establishment of Suffolk Street between Grand Street and Delancey Street;
- the narrowing, by elimination, discontinuance and closing, of Clinton Street between Grand Street and Delancey Street;
- the narrowing, by elimination, discontinuance and closing, of Delancey Street between Norfolk Street and Clinton Street;
- the establishment of the name Delancey Street for the Unnamed Street between Clinton Street and Franklin D. Roosevelt Drive;
- and the adjustment of grades necessitated thereby,

including authorization for any disposition or acquisition of real property related thereto, in accordance with Map No. 30236, dated March 14, 2012 and signed by the Borough President.



LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **10:00 A.M. on Thursday, September 20, 2012**, and will consider all items reported out of the Subcommittees at the meetings held on Wednesday, September 19, 2012, and conduct such other business as may be necessary.