

COUNCIL OF THE CITY OF NEW YORK

CALENDAR

OF

THE LAND USE COMMITTEE

FOR THE WEEK OF OCTOBER 21 - OCTOBER 25, 2013

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 Chambers, City Hall, New York City, New York 10007**, commencing at **9:30 A.M. on Tuesday, October 22, 2013**:

L.U. No. 944 THE QUARTER

MANHATTAN CB - 2

20145048 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Rustic Table, LLC, d/b/a The Quarter, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 522 Hudson Street.

L.U. NOS. 945 AND 946 ARE RELATED

L.U. No. 945 EAST MIDTOWN REZONING

MANHATTAN CB's - 5 and 6

N 130247(A) 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 Article VIII, Chapter 1 (Special Midtown District), see Council Website - <http://legistar.council.nyc.gov/Calendar.aspx> for further information and proposed text amendments.

L.U. No. 946

EAST MIDTOWN REZONING

MANHATTAN CB - 6

C 130248 ZMM

Application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8d:

1. changing from a C5-2 District to a C5-2.5 District property bounded by East 43rd Street, a line 100 feet westerly of Second Avenue, a line midway between East 43rd Street and East 42nd Street, and a line 200 feet easterly of Third Avenue;
2. changing from a C5-2 District to a C5-3 District property bounded by East 43rd Street, Second Avenue, East 42nd Street, a line 200 feet easterly of Third Avenue, a line midway between East 43rd Street and East 42nd Street, and a line 100 feet westerly of Second Avenue; and
3. establishing a Special Midtown District (MiD) bounded by East 43rd Street, Second Avenue, East 42nd Street, and a line 200 feet easterly of Third Avenue

as shown in a diagram (for illustrative purposes only) dated April 22, 2013, and subject to the conditions of CEQR Declaration E-310.

L.U. No. 947

EAST ELMHURST REZONING

QUEENS CB - 3 and 4

C 130344 ZMQ

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. 9c, 9d, 10a and 10b:

A. CB 3

1. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. a line 150 feet northeasterly of Astoria Boulevard, 95th Street, Astoria Boulevard, 96th Street, a line 150 feet southwesterly of Astoria Boulevard, and 94th Street;
 - b. a line 150 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 100th Street, a line 150 feet southwesterly of Astoria

Boulevard, 98th Street, Astoria Boulevard, and 97th Street; and

- c. a line 150 feet northeasterly of Astoria Boulevard, Gillmore Street, Astoria Boulevard, 105th Street, a line 150 feet southwesterly of Astoria Boulevard, 103rd Street, Astoria Boulevard, and 29th Avenue;
2. eliminating from within an existing R4 District a C1-2 District bounded by a line 150 feet northerly of 31st Avenue, 92nd Street, 31st Avenue, and 90th Street;
 3. eliminating from within an existing R3-2 District a C2-2 District bounded by Astoria Boulevard, 88th Street, a line perpendicular to the easterly street line of 88th Street distant 140 feet northerly (as measured along the street line) from the easterly street line of 88th Street and the northeasterly street line of Astoria Boulevard, 89th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 90th Place, a line 150 feet northerly of 25th Avenue, 92nd Street, 25th Avenue, and 87th Street;
 4. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. Astoria Boulevard, 24th Avenue, 85th Street, a line 150 feet southwesterly of Astoria Boulevard, and 82nd Street; and
 - b. 25th Avenue, 92nd Street, a line 125 feet southwesterly of Astoria Boulevard, 91st Street, a line 150 feet southwesterly of Astoria Boulevard, 90th Street, Astoria Boulevard, the westerly boundary line of a park and its northerly prolongation, a line 150 feet southerly of 25th Avenue, and 88th Street;
 5. changing from an R4 District to an R2A District property bounded by:
 - a. 25th Avenue, 84th Street, 30th Avenue, and a line midway between 83rd Street and 84th Street; and
 - b. a line 100 feet southwesterly of Astoria Boulevard, a line midway between 90th Street and 91st Street, 30th Avenue, and a line midway between 89th Street and 90th Street;
 6. changing from an R3-2 District to an R3A District property bounded by:
 - a. a line 100 feet southwesterly of Astoria Boulevard, a line midway between

94th Street and 95th Street, 30th Avenue, and 94th Street; and

- b. Ditmars Boulevard, 102nd Street, Ericsson Street, a line 87 feet southeasterly of 24th Avenue, Curtis Street, a line 100 feet northwesterly of 25th Avenue, Humphreys Street, 100th Street, 24th Avenue, and 101st Street and its northwesterly centerline prolongation;

7. changing from an R4 District to an R3A District property bounded by:

- a. a line 100 feet southwesterly of Astoria Boulevard, 94th Street, 30th Avenue, a line midway between 93rd Street and 94th Street, 31st Avenue, 93rd Street, 30th Avenue, 92nd Street, a line 100 feet northerly of 31st Avenue, and 91st Street; and
- b. 31st Avenue, 92nd Street, 32nd Avenue, and a line midway between 91st Street and 92nd Street;

8. changing from an R3-2 District to an R3X District property bounded by:

- a. Ditmars Boulevard, 100th Street, 23rd Avenue, a line midway between 99th Street and 100th Street, a line 100 feet northerly of 24th Avenue, 98th Street, 24th Avenue, a line 90 feet westerly of 95th Street, a line 400 feet northerly of 24th Avenue, 97th Street, 23rd Avenue, a line midway between 97th Street and 98th Street, a line 600 feet northerly of 23rd Avenue, and 97th Street and its northerly centerline prolongation;
- b. a line 100 feet northerly of 25th Avenue, a line midway between 92nd Street and 93rd Street, a line 340 feet northerly of 25th Avenue, 93rd Street, a line 160 feet southerly of 24th Avenue, 95th Street, a line 100 feet southerly of 24th Avenue, a line midway between 96th Street and 97th Street, a line 100 feet northerly of 25th Avenue, 96th Street, a line 200 feet southerly of 25th Avenue, a line midway between 96th Street and 97th Street, a line 100 feet northeasterly of Astoria Boulevard, 94th Street, 25th Avenue, and 92nd Street; and

- c. i 27th Avenue, Gillmore Street,

- ii 25th Avenue,
 - iii Curtis Street,
 - iv a line perpendicular to the northeasterly street line of Curtis Street distant 88 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Curtis Street and the northwesterly street line of 25th Avenue,
 - v a line 95 feet northeasterly of Curtis Street,
 - vi a line connecting two points: the first point on Course v distant 35 feet southeasterly (as measured along such course) from its intersection with Course iv, and the second point on the southwesterly street line of Ditmars Boulevard distant 106 feet northwesterly (as measured along the street line from its point of intersection with the northwesterly street line of 25th Avenue,
 - vii Ditmars Boulevard,
 - viii a line 125 feet northwesterly of 25th Avenue,
 - ix Grand Central Parkway,
 - x 31st Drive and its northeasterly centerline prolongation,
 - xi Ditmars Boulevard,
 - xii Astoria Boulevard, and
 - xiii Kearney Street;
9. changing from an R4 District to an R3X District property bounded by 25th Avenue, 94th Street, a line 100 feet northeasterly of Astoria Boulevard, and 92nd Street;
10. changing from an R3-2 District to an R3-1 District property bounded by:
- a. Ditmars Boulevard, 97th Street and its northerly centerline prolongation, a line 600 feet northerly of 23rd Avenue, a line midway between 97th Street and 98th Street, 23rd Avenue, a line 100 feet westerly of 92nd Street, a line connecting two points: the first point on the last named course distant 504

feet northerly (as measured on such course) from its intersection with the

northerly street line of 23rd Avenue, and the second point on a line perpendicular to the westerly street line of 92nd Street distant 155 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 92nd Street and the southerly street line of Ditmars Boulevard, and 92nd Street distant 74.5 feet westerly from its intersection with the westerly street line of 92nd Street; and

- b. a line 100 feet northerly of 24th Avenue, a line midway between 99th Street and 100th Street, 23rd Avenue, 101st Street, 24th Avenue, 100th Street, Humphreys Street, a line 100 feet northwesterly of 25th Avenue, Curtis Street, 25th Avenue, Gillmore Street, 27th Avenue, a line midway between McIntosh Street and Humphreys Street, a line 425 feet northwesterly of 27th Avenue, McIntosh Street, 100th Street, a line 200 feet southerly of 25th Avenue, 99th Street, a line 100 feet southerly of 25th Avenue, and 98th Street;

11. changing from an R3-2 District to an R4 District property bounded by:

- a. Astoria Boulevard, 87th Street, 25th Avenue, and 85th Street; and
- b. a line 100 feet southwesterly of Astoria Boulevard, 100th Street, 31st Avenue, and a line midway between 94th Street and 95th Street;

12. changing from an R3-2 District to an R4B District property bounded by 30th Avenue, a line midway between 94th Street and 95th Street, 31st Avenue, a line midway between 95th Street and 96th Street, Jackson Mill Road, and 94th Street;

13. changing from an R4 District to an R4B District property bounded by a line 100 feet southwesterly of Astoria Boulevard, 85th Street, 25th Avenue, 86th Street, a line 100 feet northerly of 30th Avenue, 88th Street, 25th Avenue, a line midway between 88th Street and 89th Street, a line 100 feet southerly of 25th Avenue, a line 100 feet southwesterly of Astoria Boulevard, a line midway between 89th Street and 90th Street, 30th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet southwesterly of Astoria Boulevard, 91st Street, a line 100 feet northerly of 31st Avenue, 92nd Street, 30th Avenue, 93rd Street, 31st Avenue, a line midway between 93rd Street and 94th Street, 30th Avenue, 94th Street, 32nd Avenue, 92nd Street, 31st Avenue, 86th Street, 30th Avenue, 84th Street, 25th Avenue, a line midway between 83rd Street and 84th Street, 30th Avenue, a line midway between 82nd Street and 83rd Street, 25th Avenue, and 82nd Street;

14. changing from an R3-2 District to an R4-1 District property bounded by 31st Avenue, 103rd Street, a line 100 feet southerly of 31st Avenue, a line 100 feet

southwesterly of Astoria Boulevard, 108th Street, 32nd Avenue, 94th Street, Jackson Mill Road, and a line midway between 95th Street and 96th Street;

15. changing from an R3-2 District to an R6B District property bounded by:
 - a. a line 100 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 108th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 31st Avenue, 103rd Street, 31st Avenue, 100th Street, a line 100 feet southwesterly of Astoria Boulevard, and 94th Street;
 - b. Astoria Boulevard, 88th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 92nd Street, 25th Avenue, and 87th Street;
16. changing from an R4 District to an R6B District property bounded by 25th Avenue, 92nd Street, a line 100 feet northeasterly of Astoria Boulevard, 94th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 25th Avenue, and a line midway between 88th Street and 89th Street;
17. establishing within an existing R3-2 District a C1-3 District bounded by:
 - a. 24th Avenue, a line midway between 85th Street and 86th Street, Astoria Boulevard, and 85th Street;
 - b. 23rd Avenue, 94th Street, a line 125 feet southerly of 23rd Avenue, and 93rd Street;
 - c. 23rd Avenue, 97th Street, a line 125 feet southerly of 23rd Avenue, and 96th Street; and
 - d. a line perpendicular to the southwesterly street line of Kearney Street distant 130 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Kearney Street and the northeasterly street line of Astoria Boulevard, Kearney Street, Astoria Boulevard, and 100th Street;
18. establishing within a proposed R4 District a C1-3 District bounded by 30th Avenue, 98th Street, 31st Avenue, and a line 125 feet westerly of 96th Street;
19. establishing within a proposed R4B District a C1-3 District bounded by:
 - a. a line 100 feet northerly of 31st Avenue, 89th Street, 31st Avenue, and a line midway between 88th Street and 89th Street; and

- b. a line 100 feet northerly of 31st Avenue, 92nd Street, 31st Avenue, and 90th Street;
20. establishing within a proposed R6B District a C1-3 District bounded by Astoria Boulevard, 88th Street, a line 100 feet northeasterly of Astoria Boulevard, a line 100 feet northerly of 25th Avenue, 92nd Street, a line 100 feet northeasterly of Astoria Boulevard, 99th Street, Astoria Boulevard, 31st Avenue, 100th Street, a line 100 feet southwesterly of Astoria Boulevard, 98th Street, Astoria Boulevard, 96th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 25th Avenue, a line midway between 88th Street and 89th Street, 25th Avenue, and 87th Street;
21. establishing within an existing R4 District a C2-3 District bounded by Astoria Boulevard, a westerly boundary line of a park and its southerly prolongation, a northerly boundary line of a park and its easterly prolongation, 83rd Street, 24th Avenue, 85th Street, a line 100 feet southwesterly of Astoria Boulevard, and 82nd Street;
22. establishing within a proposed R6B District a C2-3 District bounded by Astoria Boulevard, 108th Street, a line 100 feet southwesterly of Astoria Boulevard, a line 100 feet southerly of 31st Avenue, 103rd Street, and 31st Avenue;

B. CB 4

1. eliminating from within an existing R6B District a C1-2 District bounded by:
 - a. Roosevelt Avenue, Junction Boulevard, 40th Road, and Warren Street; and
 - b. Roosevelt Avenue, 104th Street, 41st Avenue, and National Street;
2. eliminating from within an existing R6 District a C1-3 District bounded by Roosevelt Avenue, Aske Street, Whitney Avenue, a line 100 feet southerly of Roosevelt Avenue, a line perpendicular to the northeasterly street line of Case Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Case Street and the southeasterly street line of Elmhurst Avenue, Case Street, and Elmhurst Avenue;
3. eliminating from within an existing R6B District a C1-3 District bounded by

Roosevelt Avenue, 98th Street, a line 100 feet southerly of Roosevelt Avenue, a line midway between Junction Boulevard and 97th Street, 40th Road, and Junction Boulevard;

4. eliminating from within an existing R5 District a C2-2 District bounded by Roosevelt Avenue, Warren Street, a line 100 feet southerly of Roosevelt Avenue, and 94th Street;
5. eliminating from within an existing R6 District a C2-2 District bounded by Roosevelt Avenue, 94th Street, a line 100 feet southerly of Roosevelt Avenue, and Aske Street;
6. eliminating from within an existing R6B District a C2-2 District bounded by:
 - a. Roosevelt Avenue, National Street, 41st Avenue, and a line 150 feet westerly of National Street; and
 - b. Roosevelt Avenue, 114th Street, a line midway between Roosevelt Avenue and 41st Avenue, and a line 100 feet southwesterly of 111th Street;
7. establishing within an existing R6B District a C1-4 District bounded by:
 - a. Roosevelt Avenue, 98th Street, a line 100 feet southerly of Roosevelt Avenue, a line midway between Junction Boulevard and 97th Street, 40th Avenue, Junction Boulevard, 40th Road, and Warren Street; and
 - b. Roosevelt Avenue, 111th Street, a line midway between Roosevelt Avenue and 41st Avenue, a line 100 feet northeasterly of 108th Street, 41st Avenue, 108th Street, a line midway between Roosevelt Avenue and 41st Avenue, a line 100 feet northeasterly of 104th Street, 41st Avenue, 104th Street, 41st Avenue, National Street, 41st Avenue, 102nd Street, a line 100 feet westerly of National Street, a line 100 feet southerly of Roosevelt Avenue, 102nd Street, Spruce Avenue, and 100th Street;
8. establishing within an existing R5 District a C2-4 District bounded by Roosevelt Avenue, Warren Street, a line 100 feet southerly of Roosevelt Avenue, and 94th Street;
9. establishing within an existing R6 District a C2-4 District bounded by Roosevelt Avenue, 94th Street, a line 100 feet southerly of Roosevelt Avenue, a line perpendicular to the northeasterly street line of Case Street distant 175 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Case Street and the southeasterly street line of

Elmhurst Avenue, Case Street, and Elmhurst Avenue; and

10. establishing within an existing R6B District a C2-4 District bounded by Roosevelt Avenue, 114th Street, a line midway between Roosevelt Avenue and 41st Avenue, and 111th Street;

as shown on a diagram (for illustrative purposes only) dated June 3, 2013 and subject to the conditions of CEQR Declaration E-314.

L.U. No. 922

Public Hearing held on September 30, 2013 and laid over from the meetings of the Subcommittee on Zoning and Franchises on September 30, 2013, October 2, 2013 and October 9, 2013.

WATERFRONT REVITALIZATION PROGRAM

CITYWIDE

N 120213 NPY

A plan concerning revisions to the New York City Waterfront Revitalization Program, submitted by the New York City Department of City Planning, for consideration pursuant to Section 197-a of the New York City Charter. The plan is called “The Revised New York City Waterfront Revitalization Program” see Council Website - <http://legistar.council.nyc.gov/Calendar.aspx> for further information.

L.U. NOS. 923 THROUGH 928 ARE RELATED

Public Hearing held on October 2, 2013 and laid over from the meetings of the Subcommittee on Zoning and Franchises on October 2, 2013 and October 9, 2013.

L.U. No. 923

ST. GEORGE WATERFRONT DEVELOPMENT

STATEN ISLAND CB - 1

N 130316 ZRR

Application submitted by the New York City Economic Development Corporation, New York Wheel LLC and St. George Outlet Development LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 8, and related sections, concerning the expansion of the Special St. George District.

Matter in underline is new, to be added.

Matter in ~~strikeout~~ is to be deleted.

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

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

Article VI – Special Regulations Applicable to Certain Areas

Chapter 2

Special Regulations Applying in the Waterfront Area

* * *

62-13

Applicability of District Regulations

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

In the event a Special Purpose District imposes a restriction on the height of a #building or other structure# that is lower than the height limit set forth in this Chapter, the lower height shall control. However, all heights shall be measured from the #base plane#.

The provisions of this Chapter shall not apply to the following Special Purpose Districts unless expressly stated otherwise in the special district provisions:

#Special Battery Park City district#
#Special Governors Island District#
#Special Southern Roosevelt Island District#
#Special Stapleton Waterfront District#.

The regulation of this Chapter shall not apply in the #Special Sheepshead Bay District# shall be applicable, except that Section 94-061 (Uses permitted by right) shall be modified to permit all WD #uses# listed in Section 62-211 from Use Groups 6, 7, 9 and 14 in accordance with the underlying district regulations.

The regulations of this Chapter shall apply in the #Special St. George District#, except as specifically modified within the North Waterfront Subdistrict.

* * *

Article XII - Special Purpose Districts

Chapter 8

Special St. George District

* * *

128-02

General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special St. George District#, the regulations of this Chapter shall apply within the #Special St. George District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

However, the regulations of this Chapter shall not apply to any property that is the subject of a site selection for a court house and #public parking garage# pursuant to application C080379 PSR. Such property shall be governed by the underlying regulations of this Resolution.

Furthermore, any property that is the subject of a site selection and acquisition for the use of a lot for open parking pursuant to application C080378 PCR may be governed by the regulations of this Chapter or the underlying regulations of this Resolution for a period of two years after October 23, 2008. After October 23, 2010, such property shall be subject to the regulations of this Chapter.

In the North Waterfront Subdistrict, “publicly accessible waterfront open space” shall include on-site and off-site areas, as applicable, as set forth in the approved Proposed Plans pursuant to Section 128-61 (Special Permit for North Waterfront Sites).

128-03

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special St. George

District# Plan. The District Plan includes the following ~~four~~ five maps:

Map 1Special St. George District and Subdistricts

Map 2Commercial Streets

Map 3Minimum and Maximum Base Heights

Map 4Tower Restriction Areas

Map 5Visual Corridors

The maps are located in the Appendix to this Chapter and are hereby incorporated and made a part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

128-04 Subdistricts

In order to carry out the purposes and provisions of this Chapter, the #Special St. George District# shall include ~~two~~ three subdistricts: the Upland Subdistrict, the North Waterfront Subdistrict and the South Waterfront Subdistrict, as shown on Map 1 (Special St. George District and Subdistricts) in the Appendix to this Chapter.

128-05

Applicability of District Regulations

128-054

Applicability of Article VI, Chapter 2

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall apply in the North Waterfront Subdistrict of the #Special St. George District#, as modified in this Chapter. In such Subdistrict, such provisions shall not apply to improvements to the publicly accessible waterfront open space, or to #developments#, #enlargements#, alterations and changes of #use# permitted pursuant to Section 128-61 (Special Permit for North Waterfront Sites). However, the regulations of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall apply to such #developments#, #enlargements#, alterations and changes of #use#, as modified pursuant to such special permit. In addition, the special requirements for #visual corridors# set forth in Section 128-43 (Visual Corridors in the North Waterfront Subdistrict) shall apply.

128-055

Applicability of Article VII, Chapter 4

Within the North Waterfront Subdistrict of the #Special St. George District#, the following special permits shall not apply:

Section 74-512 (In other districts)

Section 74-68 (Development Within or Over a Right-of-way or Yards)

Section 74-922 (Certain Large Retail Establishments).

In addition, the provisions of the following special permits, as applicable, shall be deemed to be modified when an application pursuant to Section 128-61 (Special Permit for North Waterfront Sites) for Parcel 1 or Parcel 2, as shown on Map 1 in the Appendix to this Chapter, under application numbers C 130317 ZSR or C 130318 ZSR, as applicable, has been approved :

C 000012 ZSR

C 000013 ZSR

C 000014 ZSR

C 000016(A) ZSR

128-10 USE REGULATIONS

* * *

128-12 Transparency Requirements

Any #street wall# of a #building developed# or #enlarged# after October 23, 2008, where the ground-floor level of such #development# or #enlarged# portion of the #building# contains #commercial# or #community facility uses#, excluding #schools#, shall be glazed with transparent materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area.

For the purposes of this Section, Bank Street shall be considered a #street#. However, this Section shall not apply to a stadium #use# within the North Waterfront Subdistrict.

* * *

128-30 HEIGHT AND SETBACK REGULATIONS

The provisions of this Section, inclusive, shall apply to all #buildings or other structures# within the Upland Subdistrict.

In C1-2 Districts mapped within R3-2 Districts, all #buildings or other structures# shall comply with the height and setback regulations of R4 Districts, except that the maximum perimeter wall height shall be 26 feet, and the #street wall# location provisions of Section 128-32 (Street Wall Location) shall apply.

The underlying height and setback regulations of C4-2 Districts within the Upland Subdistrict shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall apply.

In the South and North Waterfront Subdistricts, the underlying height and setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall apply, except that:

- (a) in the South Waterfront Subdistrict, roof top regulations are as modified in Section 128-31 (Rooftop Regulations); and
- (b) in the North Waterfront Subdistrict, #developments#, #enlargements#, alterations and changes of #use# permitted pursuant to Section 128-61 (Special Permit for North Waterfront Sites) shall instead be subject to the Proposed Plans, as set forth in Section 128-61, as approved pursuant to such special permit.

All heights shall be measured from the #base plane#, except that wherever a minimum or maximum base height is specified for #zoning lots# with multiple #street frontages#, such heights shall be determined separately for each #street# frontage, with each height measured from the final grade of the sidewalk fronting such #street wall#.

* * *

128-43

Visual Corridors in the North Waterfront Subdistrict

The designated locations for #visual corridors#, as defined in Article VI, Chapter 2, are shown on Map 5 in the Appendix to this Chapter. Such #visual corridors# shall be provided in accordance with the standards of Sections 62-512 (Dimensions of visual corridors) and 62-513 (Permitted obstructions in visual corridors), except that:

- (a) lighting fixtures in #visual corridors# shall be considered permitted obstructions; and
- (b) within the #visual corridor# provided through Parcel 2 to the pierhead line within the flexible location zone indicated on Map 5, a portion of a #building# shall be a permitted obstruction provided that such obstruction is located no more than 14 feet above the reference plane of the #visual corridor#, and that such obstruction occupies no more than 185,000 cubic feet in total above the reference plane of the #visual corridor#.

* * *

128-60

SPECIAL APPROVALS

The special permit for North Waterfront sites set forth in Section 128-61 is established in order to guide and encourage appropriate #use# and #development# in a unique location within the #Special St. George District# that serves as a gateway between Staten Island and Manhattan for both visitors and daily commuters. Redevelopment of the North Waterfront sites pursuant to this special permit provides an appropriate means to address the special characteristics of these sites, while accommodating their continuing transportation function, as part of their transformation into a regional destination that will contribute to the revitalization of the #Special St. George District# and surrounding area.

128-61

Special Permit for North Waterfront Sites

In the North Waterfront Subdistrict, for Parcels 1 and 2, and for improvements to the publicly accessible waterfront open space, provided in connection with the #development# of such parcels, as applicable, the City Planning Commission may approve, by special permit, a development plan for each such parcel and an improvement plan for the publicly accessible waterfront open space. For any application for such special permit, the applicant shall provide plans to the Commission, including but not limited to a site plan, interim parking plan, signage plan, lighting plan and an improvement plan for the publicly accessible waterfront open space (the “Proposed Plans”). Such Proposed Plans shall be subject to the conditions set forth in paragraph (a) through (e) and the findings set forth in paragraph (f) of this Section.

Pursuant to such Proposed Plans, the Commission may:

(a) permit the following #uses#:

- (1) #commercial uses# as set forth in Section 42-12 (Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16) with no limitation on #floor area# per establishment;
- (2) #uses# specified in Section 32-24 (Use Group 15);

- (3) #public parking garages# with more than 150 spaces;
- (4) temporary #public parking lots# or #public parking garages# with more than 150 spaces, supplied in connection with an interim parking plan, provided that the applicable findings of Section 74-51 (Public Parking Garages or Public Parking Lots outside High Density Central Areas) are met by each such temporary public parking facility. In addition:
- (i) such temporary #public parking lots# or #public parking garages# with more than 150 spaces, may be located off-site or beyond the boundaries of the #Special St. George District# as set forth in the interim parking plan. Any change in the location of such temporary #public parking# facility with more than 150 spaces, or any increase in the number of spaces in a temporary #public parking# facility to more than 150 spaces, or any addition of a #public parking# facility with more than 150 spaces provided in connection with such interim parking plan, shall be subject to further approval by the City Planning Commission and referred to the applicable Community Board(s) for review; and
 - (ii) the permit to operate such #public parking lots# or #public parking garages# shall expire 30 days after the Department of Buildings issues a certificate of occupancy for all permanent public parking facilities on Parcel 2;
- (b) where such #development# is located partially or entirely within a railroad or transit right- of-way or yard or in #railroad or transit air space#:
- (1) permit that portion of the railroad or transit right-of-way or yard which will be completely covered over by a permanent platform to be included in the calculations of #lot area# for such #development#; and
 - (2) establish, in lieu of #base plane#, an appropriate level or levels as the reference plane for the entire #zoning lot# for the applicable regulations pertaining to, but not limited to, height and setback, #floor area#, and #yards#;

(c) permit #signs# pursuant to a signage plan, subject to the following conditions:

(1) the #sign# regulations of a C4 District, as set forth in Section 32-60, shall apply except as specifically modified by the conditions set forth in paragraphs (c) (2) through (c)(7), inclusive, of this Section;

(2) #flashing signs# shall not be permitted;

(3) the height of #signs# shall be measured from the #base plane#;

(4) flags, banners or pennants, other than those that are #advertising signs#, are permitted without limitation;

(5) on Parcel 1:

(i) the total #surface area# of a #sign# affixed to a #building# frontage facing the #shoreline# or affixed to the base of a structure facing the #shoreline# shall not exceed 1,120 square feet, provided that for a #sign# with a #surface area# larger than 500 square feet, all writing, pictorial representations, emblems, flags, symbols or any other figure or character comprising the design of such #sign#, shall be separate elements, individually cut and separately affixed to the structure. No perimeter or background surfaces shall be applied or affixed to the structure in addition to such separate elements. No portion of such separate elements shall extend beyond the maximum dimensions allowed for the structure; and

(ii) #signs# shall be permitted to be located on the deck of the railroad right-of- way, provided that the #surface area# of such #signs# shall be included in the calculations of total #surface area# of #signs#;

(6) on Parcel 2:

(i) open pedestrian pathways of at least 20 feet in width shall be considered #streets# for the purposes of #sign# regulations;

(ii) #signs# shall not extend to a height greater than 60 feet above the #base plane#; and

(iii) the total #surface area# of #signs# on the #building# frontage facing Richmond Terrace, the prolongation of Wall Street, or on the #building# frontage or other structure facing the access route into the Ferry Terminal for buses, may exceed the limitations for total #surface area# for #signs# permitted in a C4 District pursuant to an approved signage plan; and

(7) the total #surface area# of all #signs# on Parcel 2 facing the #shoreline#, or that are within 15 degrees of being parallel to the #shoreline#, shall not exceed:

(i) 500 square feet for #signs# located above the level of the first #story# ceiling of #buildings#; or

(ii) 250 square feet for #signs# located below the level of the first #story# ceiling of #buildings#;

(d) through approval of the Proposed Plans, establish appropriate requirements in lieu of the following #Special St. George District# regulations:

(1) Section 128-12 (Transparency Requirements);

(2) Section 128-42 (Planting Areas);

(3) Section 128-54 (Location of Accessory Off-Street Parking Spaces) to the extent necessary to accommodate demand for parking within the North Waterfront Subdistrict; and

(4) Section 128-55 (Special Requirements for Roofs of Parkin Facilities); and

(e) through approval of the Proposed Plans:

(1) establish appropriate requirements for the height and setback of #buildings or other structures#, permitted obstructions in #yards#, off-street parking and loading; and

(2) permit #floor area# to be distributed within the North Waterfront Subdistrict without regard for #zoning lot lines#, provided that if distribution is made to a #zoning lot#, subject to a special permit granted under this Section, from a #zoning lot# not subject to such special permit, Notices of Restriction in a form acceptable to the Department of City Planning shall be filed against such #zoning lots# setting forth the increase and decrease in the #floor area# on such #zoning lots#, respectively.

(f) The Commission shall find that the Proposed Plans:

- (1) include #uses# that are appropriate, considering the unique location of the site in relation to the Staten Island Ferry Terminal, the Staten Island Rail Road, and the land #uses# in and around the #Special St. George District#;
- (2) provide a distribution of #floor area#, locations and heights of #buildings or other structures#, primary business entrances and open areas that will result in a superior site plan, providing a well-designed relationship between #buildings and other structures# and open areas on the #zoning lot#; and shall also provide a well-designed relationship between the site and adjacent #streets#, surrounding #buildings#, adjacent off-site open areas and #shorelines# and will thus benefit the users of the site, the neighborhood and the City as a whole;
- (3) provide a distribution of #floor area# and locations and heights of #buildings or other structures# that will not unduly increase the #bulk# of #buildings or other structures# in the North Waterfront Subdistrict or unduly obstruct access of light and air to the detriment of the users of the site or nearby #blocks# or of people using the public #streets#, and that will provide waterfront vistas from nearby #streets# and properties on nearby #blocks#;
- (4) provide useful and attractive publicly accessible open space, with sufficient public amenities, including but not limited to seating, landscaping and lighting, that results in a superior relationship with surrounding neighborhood destinations, #streets#, #buildings#, open areas, public facilities and the waterfront;
- (5) improve public access to the waterfront;

- (6) improve, as applicable, the publicly accessible waterfront open space sufficiently to ensure that emergency vehicles will have adequate access to the waterfront and adjacent #developments#;
- (7) in connection with the improvement of the applicable portions of the publicly accessible waterfront open space, restore planted areas, trees and lighting in a way that is attractive and compatible with the design of the Waterfront Esplanade existing on (date of adoption);
- (8) provide adequate parking and loading to meet the demand for all users during peak utilization;
- (9) provide adequate parking for commuters at locations convenient and accessible to the Staten Island Ferry Terminal at all times and during all phases of construction;
- (10) provide signage and lighting that are compatible with the scenic and historic character of the harbor and that will not adversely affect the character of the surrounding neighborhood;
- (11) for a #public parking garage# with more than 150 parking spaces, will ensure that:
 - (i) entrances are proposed in locations and with design features that minimize traffic congestion and conflicts with pedestrians;
 - (ii) adequate reservoir space has been provided at the vehicular entrances; and
 - (iii) the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby; and
- (12) for a #development# located partially or entirely within a railroad or transit right-of-way or yard and/or in #railroad or transit air space#, that:
 - (i) the distribution of #floor area# does not adversely affect the character of the surrounding area by being unduly concentrated in any portion of such #development#, including any portion of the #development# located beyond the boundaries of such railroad or transit right-of-way or yard; and

- (ii) if such railroad or transit right-of-way or yard is deemed appropriate for future transportation #use#, the site plan and structural design of the #development# do not preclude future use of, or improvements to, the right-of-way for such transportation #use#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area. In addition, for a #development# located partially or entirely within a railroad or transit right of-way or yard, or in #railroad or transit air space#, the Commission may require that the structural design of such #development# makes due allowance for changes within the layout of tracks or other structures within any #railroad or transit air space# or railroad or transit right-of-way or yard which may be deemed necessary in connection with future development or improvement of the transportation system.

Prior to granting a special permit, the City Planning Commission shall request the Metropolitan Transportation Authority to indicate whether said agency has any plan to use that portion of any #railroad or transit air space# or railroad or transit right-of-way or yard where the railroad or transit #use# has been discontinued.

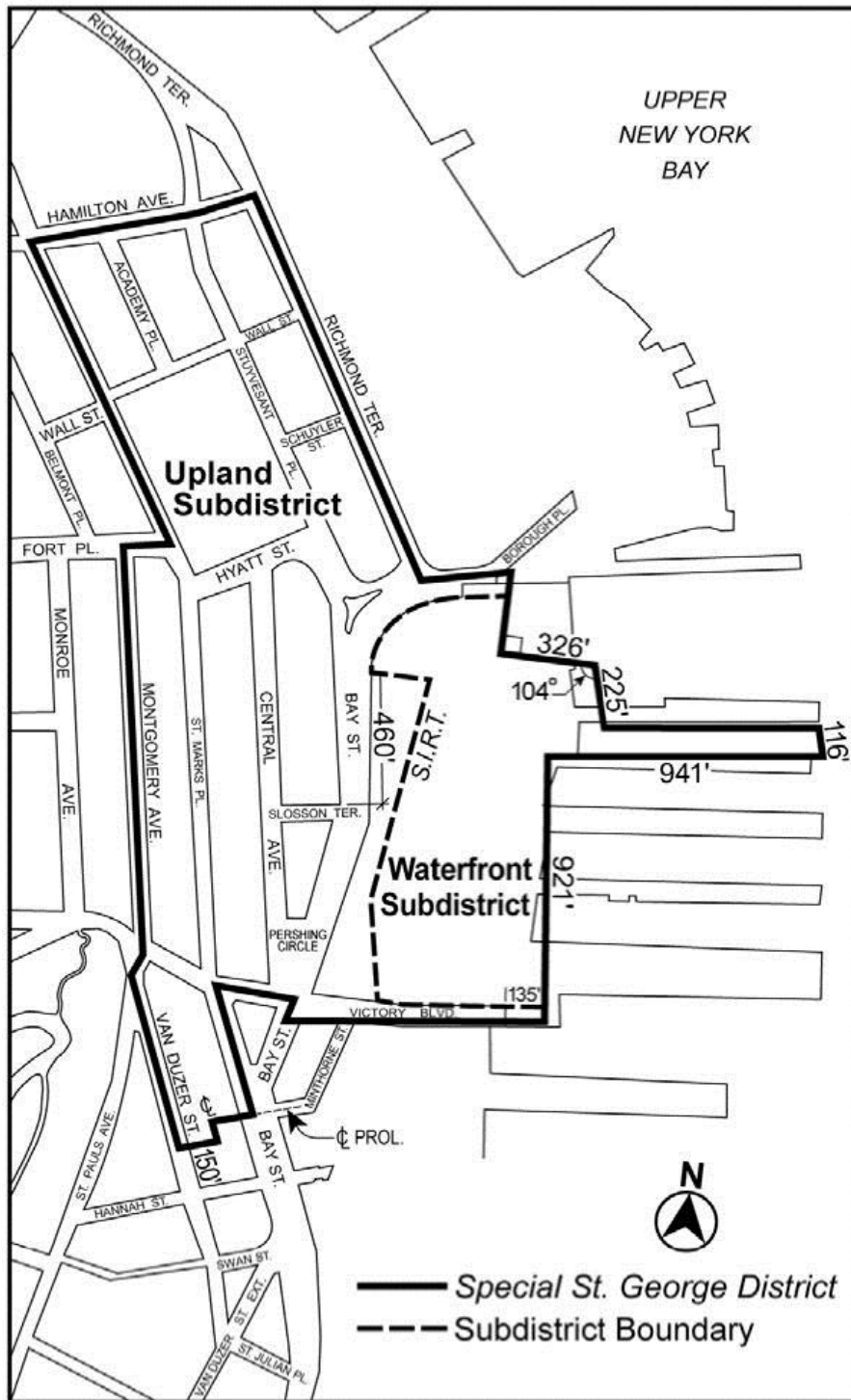
The execution and recordation of a restrictive declaration acceptable to the Commission, binding the owners, successors and assigns to maintain such #developments#, #enlargements#, alterations, changes of #use#, and any temporary parking facilities, in accordance with the approved Proposed Plans, and in a manner consistent with any additional conditions and safeguards prescribed by the Commission, shall be a condition to exercise of the special permit. Such restrictive declaration shall be recorded in the Office of the County Clerk. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a #development#, #enlargement# or change of #use#.

Appendix

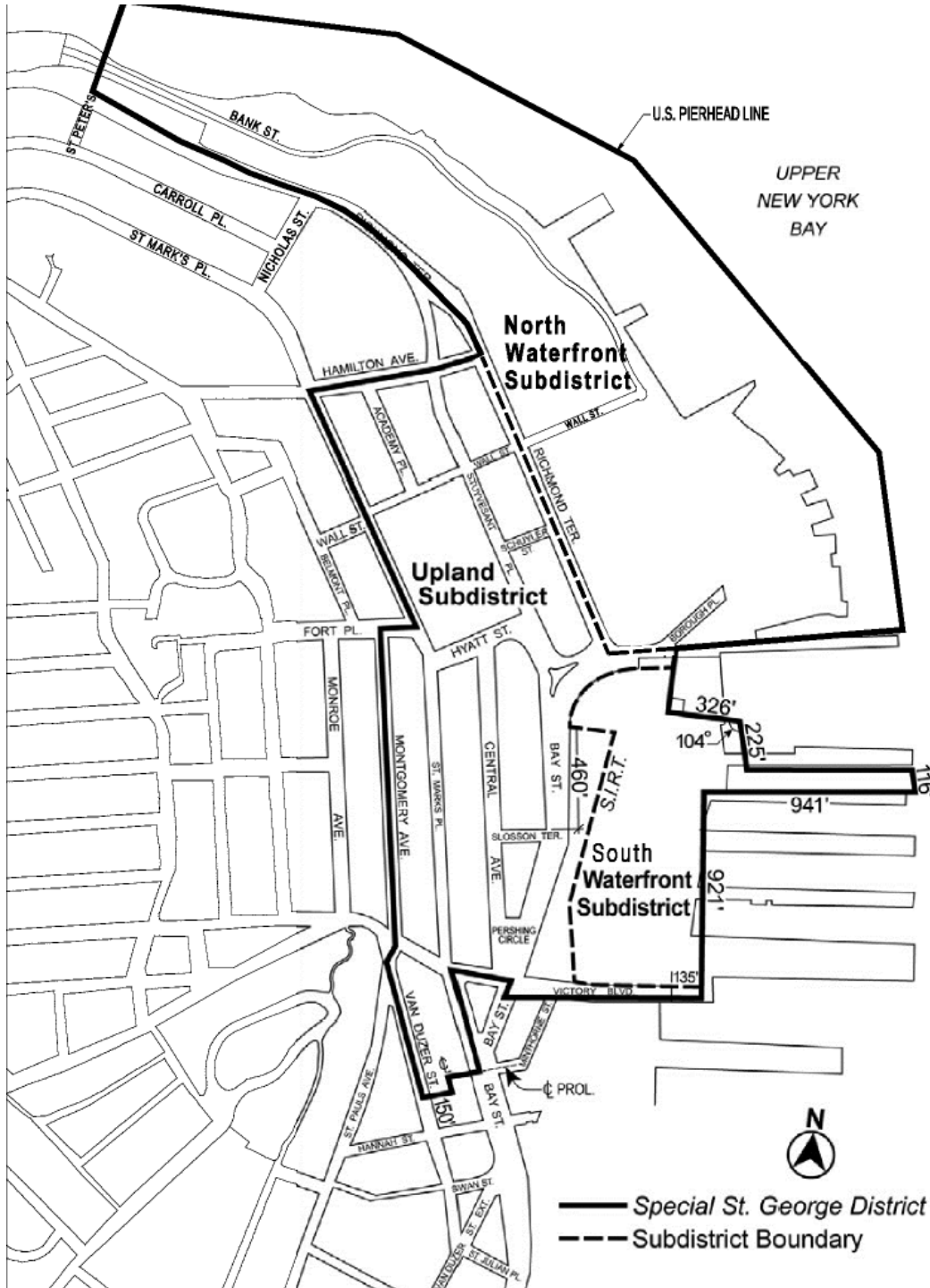
Special St. George District Plan

Map 1 - Special St. George District and Subdistricts Map

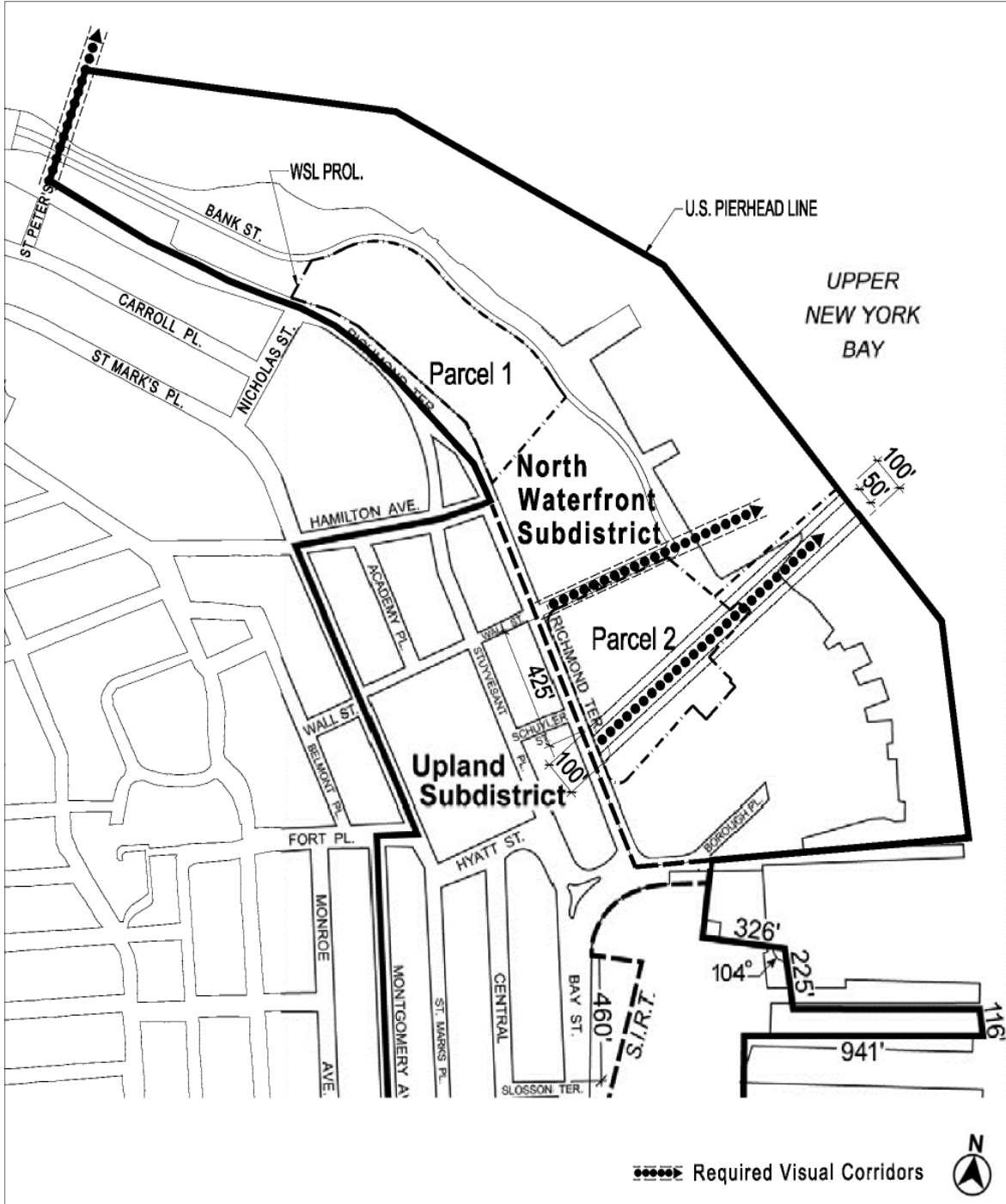
(Existing map to be deleted)



New Map to Replace Map 1:
Map 1 - Special St. George District and Subdistricts



Parcels - Information to be added to Map 1
 Map 5 - Visual Corridors (New to be added)



L.U. No. 924
ST. GEORGE WATERFRONT DEVELOPMENT
STATEN ISLAND CB - 1 **C 130315 ZMR**

Application submitted by the NYC Economic Development Corporation, New York Wheel LLC and St. George Outlet Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21c, by establishing a Special St. George District bounded by Richmond Terrace, the northerly prolongation of the westerly street line of St. Peters Place, the U.S. Pierhead Line, and the northerly street line of Borough Place and its easterly and westerly prolongations, Borough of Staten Island, Community Board 1, as shown on a diagram (for illustrative purposes only) dated May 20, 2013.

L.U. No. 925
ST. GEORGE WATERFRONT DEVELOPMENT
STATEN ISLAND CB - 1 **C 130317 ZSR**

Application submitted by the NYC Economic Development Corporation and New York Wheel LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 128-61 of the Zoning Resolution to allow a development plan for an Observation Wheel and accessory terminal building, and a public parking garage with a maximum of 950 spaces, and an improvement plan for a Waterfront Esplanade, on property located on Parcel 1 in the North Waterfront Subdistrict (Block 2, p/o Lot 20) and on the Waterfront Esplanade, in an M1-1 District, within the Special St. George District.

L.U. No. 926
ST. GEORGE WATERFRONT DEVELOPMENT
STATEN ISLAND CB - 1 **C 130318 ZSR**

Application submitted by the NYC Economic Development Corporation and St. George Outlet Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 128-61 of the Zoning Resolution to allow a development plan for a retail outlet mall, catering facility, hotel and a public parking garage with a maximum of 1,250 spaces, and an improvement plan for a Waterfront Esplanade, on property located on Parcel 2 in the North Waterfront Subdistrict (Block 2, p/o Lots 1, 5, 10 and 20) and on the Waterfront Esplanade, in an M1-1 District, within the Special St. George District.

L.U. No. 927
ST. GEORGE WATERFRONT DEVELOPMENT
STATEN ISLAND CB - 1 **C 130319 PPR**

Application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located on Block 2, p/o Lot 20 restricted to the development authorized by the special permit granted under the NYC Zoning Resolution (ZR) Section 128-61.

L.U. No. 928
ST. GEORGE WATERFRONT DEVELOPMENT
STATEN ISLAND CB - 1 **C 130320 PPR**

Application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of four (4) city-owned properties located on Block 2, p/o Lot 1, p/o Lot 5, p/o Lot 10 and p/o Lot 20 restricted to the development authorized by the special permit granted under the NYC Zoning Resolution (ZR) Section 128-61.

L.U. NOS. 929 THROUGH 933 ARE RELATED

Public Hearing held on October 2, 2013 and laid over from the meetings of the Subcommittee on Zoning and Franchises on October 2, 2013 and October 9, 2013.

L.U. No. 929
CHARLESTON
STATEN ISLAND CB - 3 **C 130279 ZMR**

Application submitted by the New York City Economic Development Corporation and Bricktown Pass, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 32d:

1. changing from an M1-1 District to an R3-2 District property bounded by Englewood Avenue, the easterly, northerly and westerly boundary lines of a Park and its northerly prolongation, and Cosmen Street;

2. changing from an M1-1 District²⁸ within to a C4-1 District property

bounded by Arthur Kill Road, the westerly prolongation of a northerly boundary line of a

Park, a westerly boundary line of a Park and its southerly prolongation, a line 480 feet northerly of Veterans Road West, Waunner Street and its northerly centerline prolongation, and Veterans Road West; and

3. changing from an M1-1 District to a C4-1 District property bounded by a southerly boundary line of a Park, the southerly prolongation of an easterly boundary line of a Park, Bricktown Way, and an easterly boundary line of a Park and its southerly prolongation;

as shown on a diagram (for illustrative purpose only), dated May 6, 2013.

L.U. No. 930

CHARLESTON

STATEN ISLAND CB - 3

C 130229 MMR

Application submitted by the New York City Department of Transportation and the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of Englewood Avenue between Arthur Kill Road and Kent Street;
- the establishment of Bricktown Way northwest of Veterans Road West;
- the establishment of Tyrellan Avenue from Veterans Road West to Bricktown Way;
- the establishment of Fairview Park;
- the extinguishment of several record streets;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4234 dated May 6, 2013 and signed by the Borough President.

L.U. No. 931
CHARLESTON

STATEN ISLAND CB - 3

C 130288 PQR

Application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property generally bounded by Englewood Avenue, Arthur Kill Road, and Veterans Road West (Block 7375, lot 7) to facilitate the construction of a public school.

L.U. No. 932
CHARLESTON

STATEN ISLAND CB - 3

C 130289 PSR

Application submitted by the New York Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection of property generally bounded by Englewood Avenue, Arthur Kill Road, and Veterans Road West (Block 7459, p/o lot 50; Block 7454, p/o lot 5; Block 7452, p/o lot 75; Block 7487, p/o lot 100; and p/o Bayne Avenue record street) for use as a public library.

L.U. No. 933
CHARLESTON

STATEN ISLAND CB - 3

C 130290 PQR

Application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of an easement for public unrestricted vehicular, pedestrian, and bicycle access over and along the mapped dimensions of Bricktown Way and Tyrellan Avenue, including p/o Block 7446, lot 75; p/o Block 7481, lot 1 and p/o Block 7469, lot 200.

L.U. NOS. 936 AND 937 ARE RELATED

Public Hearing held on October 2, 2013 and laid over from the meetings of the Subcommittee on Zoning and Franchises on October 2, 2013 and October 9, 2013

**L.U. No. 936
ADAPT NYC**

MANHATTAN CB - 6

C 130236 HAM

Application submitted by the New York City 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 335 East 27th Street (Block 933, Lots 10 and part of 25) 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 a mixed use building with approximately 55 dwelling units.

**L.U. No. 937
ADAPT NYC**

MANHATTAN CB - 6

C 130235 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 the amendment of the Zoning Map, Section No. 8d, and by establishing within an existing R8 District, a C2-5 District bounded by a line midway between East 28th Street and Pedestrian Way, a line 100 feet westerly of First Avenue, Pedestrian Way, and Mount Carmel Place, as shown on a diagram (for illustrative purposes only) dated April 8, 2013.

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 **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M. on Tuesday, October 22, 2013:**

**PRECONSIDERED L.U. NO.
456-SEAT PRIMARY SCHOOL**

QUEENS CB - 11

20145046 SCQ

Application pursuant to Section 1731 of the New York City School Construction Authority Act, concerning the proposed site selection for a new, approximately 416-seat primary school facility, located on the north side of 48th Avenue between 210th and 211th Streets in Bayside (Block 7327, Lots 28, 38, 39, and 49), Borough of Queens, Community School District No. 26.

**PRECONSIDERED L.U. NO.
75 MORTON STREET SCHOOL**

MANHATTAN CB - 2

20145059 SCM

Application pursuant to Section 1732 of the New York City School Construction Authority Act, concerning the proposed site selection for a new, approximately 1,000 seats public school facility, for use as a middle school and a District 75 special education located at 75 Morton Street (Block 603, Lots 49 and 53), Borough of Manhattan, Community School District Nos. 2 and 75.

easterly along the southern property lines of 350-352 West 71st Street through 342-344 West 71st Street, northerly along the eastern property line of 342-344 West 71st Street to the northern curblines of West 71st Street, westerly along the northern curblines of West 71st Street to a point on a line extending southerly from part of the eastern property line of 344 West 72nd Street (aka 353-357 West 71st Street), northerly along said line and part of the eastern property line of 344 West 72nd Street (aka 353-357 West 71st Street), easterly along part of the southern property line of 340-342 West 72nd Street and the southern property lines of 338 through 310-318 West 72nd Street, southerly along part of the western property lines of 251-255 West End Avenue through 241-247 West End Avenue (aka 301-303 West 71st Street) to the northern curblines of West 71st Street, westerly along the northern curblines of West 71st Street to a point on a line extending northerly from the western property line of 229-235 West End Avenue (aka 300-308 West 71st Street), southerly along said line and the western property line of 229-235 West End Avenue (aka 300-308 West 71st Street), easterly along part of the southern property line of 229-235 West End Avenue (aka 300-308 West 71st Street), southerly along the western property line of 301-303 West 70th Street (aka 221-227 West End Avenue) to the northern curblines of West 70th Street, easterly along the northern curblines of West 70th Street to a point on a line extending southerly from the eastern property line of 211 West 70th Street, northerly along said line and the eastern property line of 211 West 70th Street, westerly along part of the northern property line of 211 West 70th Street, northerly along the eastern property line of 212 West 71st Street to the northern curblines of West 71st Street, easterly along the northern curblines of West 71st Street to a point on a line extending southerly from part of the eastern property line of 213 West 71st Street, northerly along said line and northerly, westerly, and northerly along the eastern property line of 213 West 71st Street, westerly along the northern property lines of 213 through part of 217 West 71st Street, northerly along the eastern property line of 214 West 72nd Street to the southern curblines of West 72nd Street, westerly along the southern curblines of West 72nd Street to a point on a line extending southerly from the eastern property line of 233 West 72nd Street, northerly along said line and the eastern property line of 233 West 72nd Street, easterly along part of the southern property line of Lot 43, northerly and easterly along part of the eastern property line of Lot 43, easterly along the southern property line of 236 West 73rd Street, northerly along the eastern property line of 236 West 73rd Street to the southern curblines of West 73rd Street, westerly along the southern curblines of West 73rd Street to a line extending southerly from the eastern property line of 251 West 73rd Street, northerly along said line and the eastern property lines of 251 West 73rd Street and 232 West 74th Street to the northern curblines of West 74th Street, easterly along the northern curblines of West 74th Street to a point on a line extending southerly from the eastern property line of 231 West 74th Street, northerly along said

line and the eastern property lines of 231 West 74th Street and 228 West 75th Street to the northern curblineline of West 75th Street, easterly along the northern curblineline of West 75th Street, northerly along the western curblineline of Broadway to point on a line extending easterly from the northern property line of 2169 Broadway (aka 235-241 West 76th Street), westerly along said line and the northern property line of 2169 Broadway (aka 235-241 West 76th Street), southerly along the western property line of 2169 Broadway (aka 235-241 West 76th Street) to the northern curblineline of West 76th Street, westerly along the northern curblineline of West 76th Street, southerly along the western curblineline of West End Avenue, westerly along the northern curblineline of West 75th Street to point on a line extending northerly from the western property line of 302-304 West 75th Street, southerly along said line and the western property line of 302-304 West 75th Street, easterly along the southern property line of 302-304 West 75th Street, southerly along part of the western property line of 301-311 West End Avenue (aka 301 West 74th Street) to the northern curblineline of West 74th Street, and westerly along the northern curblineline of West 74th Street, to the point of beginning.

L.U. No. 938

Public Hearing held on October 2, 2013 and laid over from the meeting of the Subcommittee on Landmarks, Public Siting and Maritime Uses on October 2, 2013

UTD BUSHWICK EARLY LEARNING CHILD CARE CENTER BROOKLYN CB - 4 C 130162 PQK

Application submitted by the Administration for Children's Services, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 600 Hart Street (Block 3227, Lot 10), for continued use as a child care center.

L.U. No. 939

Public Hearing held on October 2, 2013 and laid over from the meeting of the Subcommittee on Landmarks, Public Siting and Maritime Uses on October 2, 2013

BUSHWICK UNITED EARLY LEARNING CENTER

BROOKLYN CB - 4

C 130126 POK

Application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 200 Central Avenue (Block 3228, Lot 20), for continued use as a child care center.



SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Committee Room, City Hall**, New York City, New York 10007, commencing at **1:00 P.M. on Tuesday, October 22, 2013:**

L.U. No. 948

304-306 EAST 8TH STREET

MANHATTAN CB - 3

20145126 HAM

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of a tax exemption pursuant to Section 777 of the Private Housing Finance Law (PHFL) for property located at 304-306 East 8th Street, Borough of Manhattan, Community District 3, Council District 2.

L.U. NOS. 940 THROUGH 942 ARE RELATED

Public Hearing held on October 2, 2013 and laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on October 2, 2013

**L.U. No. 940
LIVONIA COMMONS**

BROOKLYN CB - 5

C 130375 HUK

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 proposed Third Amended Urban Renewal Plan for the East New York I Urban Renewal Area.

**L.U. No. 941
LIVONIA COMMONS**

BROOKLYN CB - 5

C 130376 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 along Livonia Avenue between Van Sinderen Avenue and Pennsylvania Avenue (Block 3801, Lots 1, 3, 47, 49; Block 3804, Lot 1; Block 3805, Lots 1 and 6; Block 3819, Lots 121 and 130; and Block 3820, Lot 123) 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 one community facility building and 4 mixed use buildings with a total of approximately 279 units.

L.U. No. 942
LIVONIA COMMONS

BROOKLYN CB - 5

C 130374 ZMK

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 amendment of Zoning Map, Section No. 17d:

1. eliminating from within an existing R6 District a C2-3 District bounded by:
 - a. a line 150 feet northerly of Livonia Avenue, Williams Avenue, Livonia Avenue, Alabama Avenue, a line 100 feet southerly of Livonia Avenue, Williams Avenue, a line 150 feet southerly of Livonia Avenue, Snediker Avenue, Livonia Avenue, and a line midway between Snediker Avenue and Van Sinderen Avenue;
 - b. Livonia Avenue, Sheffield Avenue, a line 100 feet southerly of Livonia Avenue, and Georgia Avenue; and
 - c. a line 150 feet northerly of Livonia Avenue, a line midway between Pennsylvania Avenue- Granville Payne Avenue and Sheffield Avenue, Livonia Avenue, and Sheffield Avenue;
2. changing from an R6 District to an R7A District property bounded by a line 100 feet northerly of Livonia Avenue, Williams Avenue, Livonia Avenue, Georgia Avenue, a line 100 feet northerly of Livonia Avenue, a line midway between Georgia Avenue and Sheffield Avenue, a line 140 feet northerly of Livonia Avenue, a line midway between Sheffield Avenue and Pennsylvania Avenue-Granville Payne Avenue, Livonia Avenue, Sheffield Avenue, a line 100 feet southerly of Livonia Avenue, and Snediker Avenue;
3. changing from an R6 District to a C4-4L District property bounded by a line 100 feet northerly of Livonia Avenue, Snediker Avenue, Livonia Avenue, and a line midway between Van Sinderen Avenue and Snediker Avenue;
4. changing from an M1-1 District to a C4-4L District property bounded by a line 100 feet northerly of Livonia Avenue, a line midway between Van Sinderen Avenue and Snediker Avenue, Livonia Avenue, and Van Sinderen Avenue; and
5. establishing within a proposed R7A₃₈District a C2-4 District bounded by a line

100 feet northerly of Livonia Avenue, Williams Avenue, Livonia Avenue, Georgia Avenue, a line 100 feet northerly of Livonia Avenue, a line midway between Sheffield Avenue and Pennsylvania Avenue- Granville Payne Avenue, Livonia Avenue, Sheffield Avenue, a line 100 feet southerly of Livonia Avenue, and Snediker Avenue;

as shown on a diagram (for illustrative purposes only) dated June 17, 2013.



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, October 24, 2013**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, October 22, 2013, and conduct such other business as may be necessary.