



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF JUNE 19, 2014**

DAVID G. GREENFIELD, *Chair*, Land Use Committee

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

PETER KOO, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

INEZ DICKENS, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

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

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M. on Thursday, June 19, 2014**, and will consider the following items and conduct such other business as may be necessary:

L.U. NOS. 62, 63, 64 AND 65 ARE RELATED

**L.U. No. 62
CLINTON URA SITE 7**

MANHATTAN CB - 4

C 140181 ZMM

Application submitted by 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. 8c:

1. changing from an R8 District to an R8A District property bounded by West 52nd Street, a line 225 feet easterly of 11th Avenue, a line midway between West 52nd Street and West 51st Street, a line 200 feet easterly of 11th Avenue, West 51st Street, and a line 100 feet easterly of 11th Avenue;
2. changing from an R8A District to an R9 District property bounded by a line midway between West 53rd Street and West 52nd Street, a line 250 feet easterly of 11th Avenue, West 52nd Street, and a line 225 feet easterly of 11th Avenue;
3. changing from an M1-5 District to an R9 District property bounded by West 53rd Street, a line 275 feet westerly of 10th Avenue, West 52nd Street, a line 375 feet easterly of 11th Avenue, a line midway between West 53rd Street and West 52nd Street, a line 225 feet easterly of 11th Avenue, West 52nd Street, and a line 125 feet easterly of 11th Avenue; and

4. establishing within the proposed R9 District a C2-5 District bounded by West 53rd Street, a line 275 feet westerly of 10th Avenue, West 52nd Street, a line 375 feet easterly of 11th Avenue, a line midway between West 53rd Street and West 52nd Street, a line 250 feet easterly of 11th Avenue, West 52nd Street, and a line 125 feet easterly of 11th Avenue;

as shown on a diagram (for illustrative purposes only) dated December 2, 2013.

L.U. No. 63
CLINTON URA SITE 7

MANHATTAN CB - 4

N 140182 ZRM

Application submitted by NYC Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 6 (Special Clinton District) and Appendix F concerning regulations in Western Subarea C2 and Inclusionary Housing designated areas.

L.U. No. 64
CLINTON URA SITE 7

MANHATTAN CB - 4

C 140183 ZSM

Application submitted by NYC Department of Housing Preservation and Development and 525 West 52nd Street Property Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area under the applicable district regulations without regard for zoning district boundaries; and
2. Section 74-743(a)(2) - to allow the location of buildings without regard for the height and setback requirements of Sections 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) and 23-663 (Required rear setbacks for tall buildings in other districts);

in connection with a proposed mixed use development on property bounded by West 53rd Street, a line 275 feet westerly of 10th Avenue, West 52nd Street, a line 375 feet easterly of 11th Avenue, a line midway between West 53rd Street and West 52nd Street, a line 250 feet easterly of 11th Avenue, West 52nd Street, and 11th Avenue (Block 1081, Lots 1, 60 and 1000-1008), within a Large-Scale General Development, in an R9/C2-5 District, within the Special Clinton District.

L.U. No. 65
CLINTON URA SITE 7

MANHATTAN CB - 4

C 140185 HAM

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), 543-551 West 52nd Street (Block 1081, Part of Lot 1) and 556-560 West 52nd Street (Block 1080, Part of Lot 103) 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 property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), unused development rights at 543-551 West 52nd Street (Block 1081, Part of Lot 1) and property located at 556-560 West 52nd Street (Block 1080, Part of Lot 103) to a developer to be selected by HPD;

to facilitate development of development of two new buildings with a total of approximately 530 dwelling units, including approximately 206 affordable units, approximately 58,709 gross square feet of commercial floor area, and three community gardens on portions of two blocks bounded by West 51st Street and West 53rd Street between Tenth and Eleventh avenues.

MAPLE COURT

MANHATTAN CB - 11

20145543 HAM

Application by the New York City Department of Housing Preservation and Development for a modification to a previously approved project to grant a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 51 East 122nd Street (Block 1748, Lot 1), Borough of Manhattan.

L.U. NOS. 75 AND 76 ARE RELATED

L.U. No. 75

492 ST. NICHOLAS AVENUE

MANHATTAN CB - 10

C 140233 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 492 St. Nicholas Avenue (Block 1959; Lot 54) 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 (Block 1959, Lot 54) to a developer selected by HPD;

to facilitate development of a ten-story mixed-use building, with up to 14 residential units and approximately 2,400 square feet of commercial space.

L.U. No. 76

492 ST. NICHOLAS AVENUE

MANHATTAN CB - 10

C 140238 PQM

Application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 492 St. Nicholas Avenue (Block 1959, Lot 54).

L.U. No. 80

127TH STREET CLUSTER

MANHATTAN CB - 11

20145598 HAM

Application by the New York City Department of Housing Preservation and Development for a modification to a previously approved project granting a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 4 East 125th Street (Block 1749, Lot 66), 22 East 125th Street (Block 1749, Lot 160); 18 East 125 Street (Block 1750, Lot 65), 11 East 125 Street (Block 1750, Lot 104); 1974 Madison Avenue (Block 1751, Lot 14), 1988 Madison Avenue (Block 1751, Lot 57), 22 East 127 Street (Block 1751, Lot 63), 1986 Madison Avenue (Block 1751, Lot 156); 19 East 127 Street (Block 1752, Lot 10), 2071 Fifth Avenue (Block 1752, Lot 70), 49 East 130th Street (Block 1755, Lot 22), 9 East 131 Street (Block 1756, Lot 8), in the Borough of the Manhattan. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

L.U. No. 83

2015 MONTEREY AVENUE

BRONX CBs - 3 and 6

20145589 HAX

Application by the New York City Housing Department of Housing Preservation and Development for (i) approval of the termination of an existing real property tax exemption pursuant to Section 125 of the Private Housing Finance Law (PHFL); and (ii) grant of a new real property tax exemption pursuant to PHFL Section 577 for properties located at 1715 Vyse Avenue (Block 2990, Lot 27), 1693 Vyse Avenue (Block 2990, Lot 34), 1687 Vyse Avenue (Block 2990, Lot 37), 1681 Vyse Avenue (Block 2990, Lot 40), 1671 Vyse Avenue (Block 2990, Lot 43), 1665 Vyse Avenue (Block 2990, Lot 50), 2023 Monterey Avenue (Block 3061, Lot 22), 2015 Monterey Avenue (Block 3061, Lot 26), 2005 Monterey Avenue (Block 3061, Lot 32), 547 East 178 Street (Block 3061, Lot 34), and 551 East 178 Street (Block 3061, Lot 36), in the Borough of the Bronx; and (iii) consent to the voluntary dissolution of the current owner of such properties pursuant to Section 123(4) of the PHFL. This matter is subject to Council review and action at the request of HPD and pursuant to Sections 123(4), 125 and 577 of the PHFL.

L.U. No. 86

EMPIRE BOULEVARD REZONING

BROOKLYN CB - 9

C 100202 ZMK

Application submitted by 529 Empire Realty Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17b:

1. eliminating from within an existing R5 District a C1-3 District bounded by a line midway between Montgomery Street and Empire Boulevard, Lamont Court and its northerly centerline prolongation, a line 100 feet southerly of Empire Boulevard, Brooklyn Avenue, a line midway between Empire Boulevard and Sterling Street, a line 100 feet westerly of Brooklyn Avenue, Empire Boulevard, and Brooklyn Avenue;
2. eliminating from within an existing R7-1 District a C1-3 District bounded by:
 - a. Empire Boulevard, a line 100 feet westerly of Brooklyn Avenue, a line midway between Empire Boulevard and Sterling Street, and a line 150 feet westerly of Brooklyn Avenue; and
 - b. a line 100 feet southerly of Empire Boulevard, Lamont Court, a line 150 feet southerly of Empire Boulevard, and Brooklyn Avenue;
3. changing from an R5 District to an R7A District property bounded by a line midway between Montgomery Street and Empire Boulevard, Lamont Court and its northerly centerline prolongation, a line 100 feet southerly of Empire Boulevard, Brooklyn Avenue, a line midway between Empire Boulevard and Sterling Street, a line 100 feet westerly of Brooklyn Avenue, Empire Boulevard, and Brooklyn Avenue; and
4. establishing within a proposed R7A District a C2-4 District bounded by a line midway between Montgomery Street and Empire Boulevard, Lamont Court and its northerly centerline prolongation, a line 100 feet southerly of Empire Boulevard, Brooklyn Avenue, a line midway between Empire Boulevard and Sterling Street, a line 100 feet westerly of Brooklyn Avenue, Empire Boulevard, and Brooklyn Avenue;

as shown on a diagram (for illustrative purposes only) dated December 16, 2013 and subject to the conditions of CEQR Declaration E-329.

WEST 106TH STREET REZONING

MANHATTAN CB - 7

C 130208 ZMM

Application submitted by PWV Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5d:

1. changing from an R7-2 District to an R8A District property bounded by Duke Ellington Boulevard-West 106th Street, a line 75 feet westerly of Columbus Avenue, a line midway between West 105th Street and Duke Ellington Boulevard-West 106th Street, and a line 100 feet easterly Amsterdam Avenue; and
2. changing from an R7-2 District to an R8B District property bounded by a line midway between West 105th Street and Duke Ellington Boulevard-West 106th Street, a line 175 feet westerly of Columbus Avenue, West 105th Street, and a line passing through two points: the first on a line midway between West 105th Street and Duke Ellington Boulevard-West 106th Street distant 325 feet easterly (as measured along street line) from its point of intersection with the easterly street line Amsterdam Avenue, and the second on the northerly street line of West 105th Street distant 415 feet easterly (as measured along street line) from the point of intersection of the easterly street line of Amsterdam Avenue and the northerly street line of West 105th Street;

as shown on a diagram (for illustrative purposes only) dated December 16, 2013, and subject to the conditions of CEQR Declaration E-328.

L.U. No. 88

WEST 117TH STREET REZONING

MANHATTAN CB - 10

C 140070 ZMM

Application submitted by 117th Street Equities, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6b, changing from an R7A District to an R8A District property bounded by West 118th Street, St. Nicholas Avenue, West 117th Street, and a line 100 feet easterly of Frederick Douglass Boulevard, as shown on a diagram (for illustrative purposes only) dated December 16, 2013, and subject to the conditions of CEQR Declaration E-327.

L.U. No. 90

MS HOUSES

MANHATTAN CB - 11

20145652 HAM

Application by the New York City Housing Department of Housing Preservation and Development for (i) approval of the termination of an existing real property tax exemption pursuant to Section 125 of the Private Housing Finance Law for property located at 62-68 East 130th Street (Block 1754, Lots 42, 43, 141 and 142), 1895 Park Avenue (Block 1777, Lot 69) and 123 East 129th Street (Block 1778, Lot 6), in the Borough of Manhattan; and (ii) consent to the voluntary dissolution of the current owner of such properties pursuant to Section 123(4) of the PHFL. This matter is subject to Council review and action at the request of HPD and pursuant to Sections 123(4) and 125 of the PHFL.

L.U. No. 91
MS HOUSES

MANHATTAN CB - 11

20145653 HAM

Application by the New York City Housing Department of Housing Preservation and Development for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 123 East 129th Street (Block 1778, Lot 6), in the Borough of Manhattan. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

L.U. No. 92
MS HOUSES

MANHATTAN CB - 11

20145654 HAM

Application by the New York City Housing Department of Housing Preservation and Development for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 62-68 East 130th Street (Block 1754, Lots 42, 43, 141 and 142); and 1895 Park Avenue (Block 1777, Lot 69), in the Borough of Manhattan. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

L.U. NOS. 93 AND 94 ARE RELATED

L.U. No. 93

HENRY APARTMENTS

BROOKLYN CB - 16

C 140278 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of properties located at 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a six-story mixed-use building with approximately 79 residential units of affordable and supportive housing and ground floor commercial space.

L.U. No. 94

HENRY APARTMENTS

BROOKLYN CB - 16

C 140277 ZSK

Application by the NYC Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of ZR Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed 6-story building on property located at 768-770 Decatur Street and 1696-1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41), in an R6/C1-3 District.

L.U. No. 72

Proposal subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

1. Find that the present status of the listed areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the project as Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
72	20145539 HAK	2425 Mermaid Avenue 2427 Mermaid Avenue 3216 Mermaid Avenue 2816 West 16 Street 3566 Canal Avenue Brooklyn	7014/52 7014/53 7048/6 7021/16 6978/22	New Foundations	13	Section 696