

COUNCIL OF THE CITY OF NEW YORK

AGENDA

OF

THE LAND USE COMMITTEE

FOR THE MEETING OF JANUARY 27, 2010

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

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PECONSIDERED L.U. NO.

SANDY GROUND REZONING

STATEN ISLAND CB - 3

C 090042 ZMR

Application submitted by Andrew J. Lanza, the Civic Association of the Sandy Ground Area, and Pleasant Plains, Prince's Bay, Richmond Valley Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 32c, 32d, 33a and 33b, changing from an R3-2 District to an R3-1 District property bounded by:

1. West Shore Expressway, a line 365 feet northeasterly of Winant Avenue and its northwesterly prolongation, Correll Avenue, Rossville Avenue, a line 300 feet northwesterly of Mason Boulevard, Bombay Street, Shiel Avenue, Bloomingdale Road, Candon Avenue, a line 450 feet northeasterly of Bloomingdale Road, Correll Avenue, Winant Avenue, Lucille Avenue, Bloomingdale Road, Candon Avenue, a line 330 feet southwesterly of Bloomingdale Road, the southwesterly centerline prolongation of Shiel Avenue, Bloomingdale Road, a line 500 feet southerly of Anthony Street, Maguire Avenue, Stafford Avenue, Lenevar Avenue, Ramona Avenue, Minturn Avenue, Rathbun Avenue, Maguire Avenue, Ramona Avenue, Bloomingdale Road, and Sharrotts Road and its easterly centerline prolongation; and
2. Rossville Avenue, a line 100 feet southeasterly of Barrow Place, Alverson Avenue, and Correll Avenue;

as shown on a diagram (for illustrative purposes only) dated September 21, 2009.

PRECONSIDERED L.U. NO.

AMBOY ROAD TEXT AMENDMENT

Application submitted by Brookside Amboy, LLC., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning the Special South Richmond Development District (Article X, Chapter 7) Appendix A, relating to modification of arterial setback requirements in Community District 3,

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

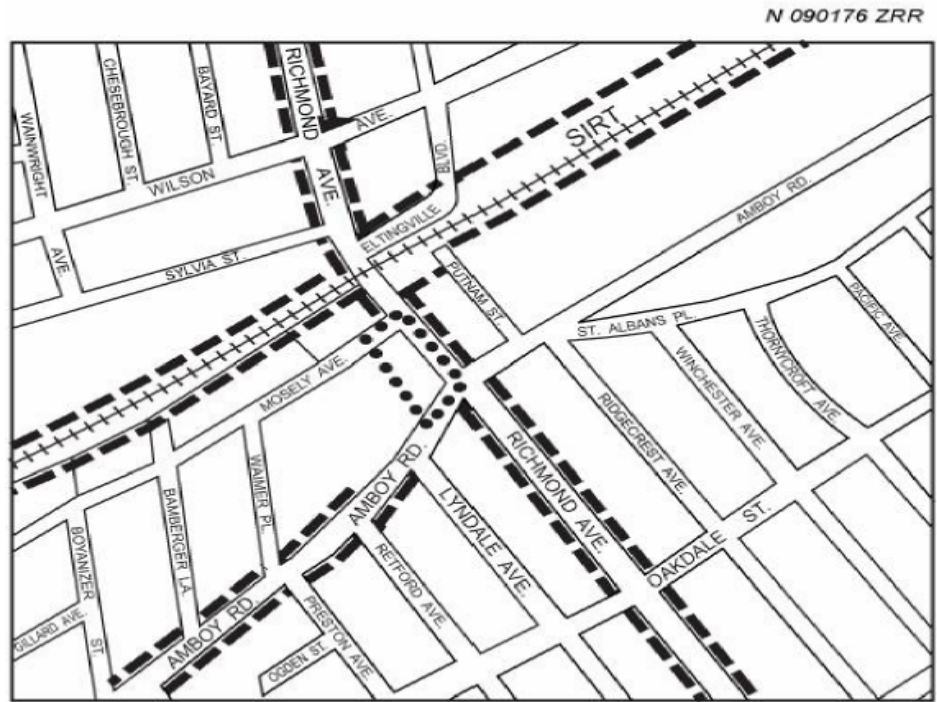


DIAGRAM SHOWING PROPOSED
**CHANGE IN ARTERIAL SETBACK SHOWN ON
 SOUTH RICHMOND SPECIAL DISTRICT PLAN**

ON SECTIONAL MAP

33c

BOROUGH OF
STATEN ISLAND



NOTE:

- Indicates a 20 Foot Setback if there is no parking within the setback. 35 Foot Setback if parking is provided within the setback.
- The area enclosed by the dotted line delineates area deleted from the arterial setback provision within the Special South Richmond District.

**PRECONSIDERED L.U. NO.
WEBSTER AVENUE REZONING**

BRONX CB - 12

C 090397 ZMX

Application submitted by Webster Commons, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1 d, by changing from an R6 District to an R7X District property bounded by Webster Avenue, a line 1,910 feet northerly of East Gun Hill Road, the westerly boundary of a railroad right-of-way (New York and Harlem Line), and a line 800 feet northerly of East Gun Hill Road, as shown on a diagram (for illustrative purposes only) dated August 17, 2009, and subject to the conditions of CEQR Declaration E-240.

**PRECONSIDERED L.U. NO.
151 EAST TREMONT AVENUE**

BRONX CB - 5

N 100116 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 151 East Tremont Avenue (Block 2808, Lot 4) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such an area;

to facilitate development of the site.

**PRECONSIDERED L.U. No.
RALPH AND ANN E. VAN WYCK MEAD HOUSE**

MANHATTAN CB - 3

20105196 HKM (N 100129 HKM)

Designation (List No. 419/LP-2331) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Ralph and Ann E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women's Prison Association) building, located at 110 Second Avenue (Block 448, Lot 4), as an historic landmark.

PRECONSIDERED L.U. NO.

LAMARTINE PLACE HISTORIC DISTRICT

MANHATTAN CB - 4

20105198 HKM (N 100130 HKM)

Designation (List No. 419/LP-2324) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Lamartine Place Historic District. The district boundaries are: bounded by a line beginning at the southeast corner of the lot of No. 333 West 29th Street, extending northerly along the eastern side of the lot to the northern property line of No. 333 West 29th Street, then extending westerly along the northern property lines of No. 333 to No. 355 West 29th Street, then extending southerly along the western property line of No. 355 West 29th Street, to the southern curb line of West 29th Street, then easterly along the southern curb line in front of Nos. 355 to No. 333 West 29th Street, to a point in said curb line formed by a line extending southerly from the eastern property line of no. 333 West 29th Street, then northerly across the sidewalk, to the point of beginning, as an historic district.

PRECONSIDERED L.U. NO.

EDITH ANDREWS LOGAN RESIDENCE

MANHATTAN CB - 5

20105200 HKM (N 100123 HKM)

Designation (List No. 418/LP-2329) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the of the Edith Andrews Logan Residence, located at 17 West 56th Street (Block 1272, Lot 25), as an historic landmark.

PRECONSIDERED L.U. NO.

26 WEST 56TH STREET

MANHATTAN CB - 5

20105262 HKM (N 100160 HKM)

Designation (List No. 422/LP-2330) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the E. Hayward and Amelia Parsons Ferry House, located at 26 West 56th Street (Block 1271, Lot 54), as an historic landmark.

PRECONSIDERED L.U. NO.

1780 BROADWAY

MANHATTAN CB - 5

20105263 HKM (N 100161 HKM)

Designation (List No. 421/LP-2380) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the B.F. Goodrich Company Building, located at 1780 Broadway (Block 1029, p/o Lot 14), as an historic landmark.

**PRECONSIDERED L.U. NO.
ASCHENBROEDEL VEREIN BUILDING**

MANHATTAN CB - 3

20105264 HKM (N 100166 HKM)

Designation (List No. 423/LP-2328) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Aschenbroedel Verein Building (later Gesangverein Schillerbund/now La Mama Experimental Theatre Club), 74 East 4th Street (Block 459, Lot 23), as an historic landmark.

**PRECONSIDERED L.U. NO.
145 EIGHTH AVENUE HOUSE**

MANHATTAN CB - 4

20105265 HKM (N 100167 HKM)

Designation (List No. 423/LP-2345) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the 145 Eighth Avenue House, located at 145 Eighth Avenue (Block 741, Lot 31), as an historic landmark.

**PRECONSIDERED L.U. NO.
147 EIGHTH AVENUE HOUSE**

MANHATTAN CB - 4

20105267 HKM (N 100168 HKM)

Designation (List No. 423/LP-2346) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the 147 Eighth Avenue House, located at 147 Eighth Avenue (Block 741, Lot 32), as an historic landmark.

**PRECONSIDERED L.U. NO.
PARAMOUNT HOTEL**

Designation (List No. 423/LP-2342) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Paramount Hotel, located at 235-245 West 46th Street (Block 1018, Lot 6), as an historic landmark.

**PRECONSIDERED L.U. NO.
327 WESTERVELT AVENUE**

Designation (List No. 423/LP-2349) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 327 Westervelt Avenue known as the Vanderzee-Harper House(Block 27, Lot 5), as an historic landmark.

PRECONSIDERED L.U. NOS.

Proposals 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 requirement 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 projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law; and

5. Approve an exemption of the projects from real property taxes pursuant to Section 577 of the Private Housing Finance Law for Non-ULURP Nos. 20105060 HAM and 20105212 HAX; and pursuant to Section 696 of the General Municipal Law for Non-ULURP No. 20105058 HAK.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
Pre.	20105058 HAK	480-482 Warwick Street Brooklyn	4030/19, /20	New Foundations	05	Section 696
<i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on September 22, 2009, October 6, 2009, October 26, 2009, November 17, 2009, November 23, 2009, December 1, 2009, December 15, 2009 and January 26, 2010.</i>						
Pre.	20105060 HAM	3603-3605 Broadway Manhattan	2095/31, /32	Tenant Interim Lease	09	Section 577
<i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on September 22, 2009, October 6, 2009, October 26, 2009, November 17, 2009, November 23, 2009, December 1, 2009, December 15, 2009 and January 26, 2010.</i>						
Pre.	20105212 HAX	1100 Elder Avenue Bronx	3740/5	Tenant Interim Lease	9	Section 577
<i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on December 1, 2009, December 15, 2009 and January 26, 2010.</i>						