



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF AUGUST 12, 2015**

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

DONOVAN J. RICHARDS, *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 Wednesday, August 12, 2015**, and will consider the following items and conduct such other business as may be necessary:

**PRECONSIDERED L.U. NO.
345-SEAT ANNEX TO CURTIS HIGH SCHOOL
STATEN ISLAND CB - 01 20155364 SCR**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 345-Seat Annex Building to Curtis High School to be located at St. Marks Place west of Nicholas Street (Block 22, Lot 1, in portion), Borough of Staten Island, in Community School District No. 31.

**PRECONSIDERED L.U. NO.
450-SEAT PRIMARY SCHOOL
QUEENS CB - 03 20155589 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 450-Seat Primary School facility to be located on the north side of 34th Avenue between 69th and 70th Streets (Block 1242, Lot 32), Borough of Queens, in Community School District No. 30.

**PRECONSIDERED L.U. NO.
240-SEAT PRE-KINDERGARTEN
BROOKLYN CB - 10 20155388 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 240-Seat Pre-Kindergarten School facility to be located on the north side of 93rd Street between 3rd and 4th Avenues (Block 6103, Lots 42 and 43), Borough of Brooklyn, in Community School District No. 20.

**PRECONSIDERED L.U. No.
504-SEAT PRIMARY SCHOOL**

QUEENS CB - 10

20155170 SCQ

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 504-Seat Primary School facility to be located on the south side of Albert Road between Raleigh Street and 99th Place (Block 11558, Portion of Lot 1 and Block 11560, Portion of Lot 1), and the intervening Bed of Huron Street, Borough of the Queens, in Community School District No. 27.

**L.U. No. 257
TONIC**

MANHATTAN CB - 06

20155525 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 411 Rest Corp, d/b/a Tonic, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 411 3rd Avenue.

**L.U. No. 258
BANC CAFÉ**

MANHATTAN CB - 06

20155693 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Third Ave Café, LLC, d/b/a Banc Café, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 431 3rd Avenue.

**L.U. No. 259
LA VILLETТА**

MANHATTAN CB - 06

20155689 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Jonilu LLC, d/b/a La Villetta, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 398 East 52nd Street.

L.U. NOS. 260, 261, 262 AND 263 ARE RELATED

L.U. No. 260

TRES PUENTES/285 EAST 138TH STREET

BRONX CB - 01

N 150287 ZRX

Application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York involving provisions for large-scale general developments relating to a special permit by which the City Planning Commission may reduce or waive parking requirements for non-profit residences for the elderly in Community District 1 in the Borough of the Bronx.

L.U. No. 261

TRES PUENTES/285 EAST 138TH STREET

BRONX CB - 01

C 150288 ZMX

Application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from an R6 to an R7-2 District property bounded by East 139th Street and its northwesterly prolongation, a line 150 feet northwesterly of Alexander Avenue, a line midway between East 139th Street and East 138th Street, a line 100 feet northwesterly of Alexander Avenue, East 138th Street, Morris Avenue, Third Avenue, and Morris Avenue;
2. establishing within an existing R6 District a C1-4 District bounded by a line midway between East 139th Street and East 138th Street, Alexander Avenue, East 138th Street, and a line 100 feet northwesterly of Alexander Avenue;
3. establishing within a proposed R7-2 District a C1-4 District bounded by a line midway between East 139th Street and East 138th Street, a line 100 feet northwesterly of Alexander Avenue, East 138th Street, and a line 100 feet southeasterly of Third Avenue; and

4. establishing within a proposed R7-2 District a C2-4 District bounded by East 139th Street and its northwesterly prolongation, a line 100 feet southeasterly of Third Avenue, East 138th Street, Morris Avenue, Third Avenue, and Morris Avenue;

as shown on a diagram (for illustrative purposes only), dated April 20, 2015.

L.U. No. 262

TRES PUENTES/285 EAST 138TH STREET

BRONX CB - 01

C 150289 ZSX

Application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 (Front setbacks in districts where

front yards are not required), the yard requirements of Section 24-33 (Permitted Obstructions in required Yards in Rear yard Equivalent), distance between building requirements of Section 23-711 (Standard minimum distance between buildings) and court requirements of Section 23-842 (Wide outer courts), in connection with a proposed mixed-use development on property located at 285 East 138th Street (Block 2314, Lot 1), in R7-2, R7-2/C1-4 and R7-2/C2-4 Districts, within a large-scale general development.

L.U. No. 263

TRES PUENTES/285 EAST 138TH STREET

BRONX CB - 01

C 150344 ZSX

Application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-745(c) of the Zoning Resolution to waive the number of required accessory off-street parking spaces, including a reduction of required accessory off-street parking spaces previously required for an existing building, in connection with a proposed mixed-use development on property located at 285 East 138th Street (Block 2314, Lot 1), in R7-2, R7-2/C1-4 and R7-2/C2-4 Districts, within a large-scale general development.

L.U. NOS. 264 AND 265 ARE RELATED

L.U. No. 264

76 GREENWICH AVENUE/ST. VINCENT'S PARK

MANHATTAN CB - 02

C 150203 MMM

Application submitted by West Village Residences LLC and The New York City 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 a park within the area bounded by Seventh Avenue, Greenwich Avenue and West 12th Street; and
- the modification of block dimensions and legal grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in the Borough of Manhattan, Community District 2, in accordance with Map No. 30250 dated March 27, 2015 and signed by the Borough President.

L.U. No. 265

76 GREENWICH AVENUE/ST. VINCENT'S PARK

MANHATTAN CB - 02

N 150267 ZRM

Application submitted by West Village Residences LLC and The New York City Department of Parks and Recreation, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York to allow for open space being developed within the West Village Residences Large Scale General Development to be mapped as park and conveyed to the City of New York.

L.U. No. 266

BRIGHT HORIZONS CHILDREN'S CENTER

QUEENS CB - 01 and 02

N 150141 ZRQ

Application submitted by Bright Horizons Children's Center, LLC, 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 XI, Chapter 7, to change the ground floor use provisions in Section 117-03, Appendix C and related sections of the Special Long Island City Mixed Use District.

L.U. Nos. 267 AND 268 ARE RELATED

L.U. No. 267

MELROSE COMMONS NORTH SITE B

BRONX CB - 03

C 150303 ZSX

Application submitted by 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 Section 74-681 of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed-use development, on property located at Elton Avenue between E. 162nd Street and E. 163rd Street (Block 2384, Lots 20, 25, 28, 32, 33, 34, 38, 48, 8900, 8901, ARO Lot 23, and portions of demapped Brook Avenue, Melrose Crescent and E. 162nd Street), in R8 and R8/C1-4 Districts, within the Melrose Commons Urban Renewal Area.

L.U. No. 268

MELROSE COMMONS NORTH SITE B

BRONX CB - 03

C 150306 HAX

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 Elton Avenue between East 162nd Street and East 163rd Street (Block 2384, Lots 20, 23, 25, 28, 32, 33, 34, 38, 48, 8900 and 8901), including the de-mapped street-beds of Brook Avenue between East 163rd and Elton Avenue, a portion of East 162nd Street at Elton Avenue, and a portion of Melrose Crescent, 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 twelve-story mixed-use building with approximately 277 units of affordable housing, 25,390 square feet of community facility space, and 26,700 square feet of ground-floor retail space.

L.U. No. 269
269 HENRY STREET

MANHATTAN CB - 03

N 150317 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 269 Henry Street (Block 288, Lot 80), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area:

to facilitate the rehabilitation of a former firehouse to be used as a community facility.
