



COUNCIL OF THE CITY OF NEW YORK

AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF NOVEMBER 22, 2016

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 Tuesday, November 22, 2016**, to consider all items reported out of the Subcommittees at the meetings held on Monday, November 21, 2016, and conduct such other business as may be necessary.

**L.U. No. 479
95 HORATIO STREET**

MANHATTAN - CB 2

M 840260 (E) ZMM

Application submitted by 95-97 Horatio LLC for the modification of Restrictive Declaration D-93, which was previously approved in connection with an application for a Zoning Map amendment (C 840260 ZMM), to allow uses permitted by the underlying C6-2A District, except for nightclub uses, in the 4,700-sqaure-foot ground floor space located at 95 Horatio Street (Block 643, Lot 1), in a C6-2A District.

L.U. Nos. 482, 483, 484, 485, 486, 487 AND 488 ARE RELATED

**L.U. No. 482
LAMBERT HOUSES REDEVELOPMENT**

BRONX - CB 6

C 160285 ZMX

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R7-1 District to an R8 District property bounded by:
 - a. a line 230 feet southeasterly of Vyse Avenue, East 180th Street, a line perpendicular to the northeasterly street line of East 180th Street distant 335 feet northwesterly (as measured along the streetline) from the point of intersection of the northeasterly street line of East 180th Street and

the northwesterly street line of Boston Road, a line 100 feet northeasterly of East 180th Street, 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, East 180th Street, a line 280 feet southeasterly of Boston Road, 100 feet southwesterly of East 180th Street, 100 feet southeasterly of Boston Road, a line 140 feet northeasterly of East 179th Street, Boston Road, East 179th Street, 100 feet northwesterly of Boston Road, and 120 feet southwesterly of East 180th Street; and

- b. Boston Road, East 179th Street, the easterly street line of former Bronx Street, East Tremont Avenue, and West Farms Road; and
2. establishing within a proposed R8 District a C1-4 District bounded by a line 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, and East 179th Street.

L.U. No. 483

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160286 HAX

Application submitted by the New York City Department of Housing Preservation and Development (HPD) and Phipps Houses.

- 1) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) The designation of property located at Boston Road (Block 3139, Lot 50), 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 a mixed use development containing approximately 1,665 affordable residential units, approximately 86,608 square feet of retail space and approximately 110 accessory parking spaces in Community District 6.

L.U. No. 484

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

N 160288 ZRX

Application submitted by the Department of Housing Preservation and Development and Phipps Houses, 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 VII, Chapter 8 relating to provisions for Location of Buildings, Distribution of Bulk and Open Space and Modification of Height and Setbacks in Community District 6.

L.U. No. 485

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

N 160289 ZRX

Application submitted by the NYC Department of Housing Preservation and Development and Phipps Houses pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 6.

L.U. No. 486

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160290 ZSX

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 on the periphery of a large-scale residential development, in connection with a proposed mixed-use development within a proposed large-scale residential development, on property generally bounded by Bronx Park South, Boston Road, East 180th Street, the Bronx River, East Tremont Avenue, Boston Road, East 179th Street, a line approximately 170 feet southeasterly of Boston Road, a line approximately 240 feet southwesterly of East 180th Street, Boston Road, East 179th Street, a line approximately 230 feet southeasterly of Vyse Avenue, East 180th Street, the northwesterly street line of former Bryant Avenue, East 181st Street, and Bryant Avenue (Block 3132, Lot 1, Block 3138, Lot 1, Block 3139, Lots 1, 19 & 50, and Block 3140, Lot 7), in R7-1, R7-1/C1-4, R8, and R8/C1-4 Districts.

L.U. No. 487

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160218 MMX

Application submitted by The New York City Department of Housing Preservation and Development and Phipps Houses, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the narrowing by elimination, discontinuance and closing of a portion of East Tremont Avenue from Boston Road to East Tremont Avenue; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in The Borough of The Bronx, Community District 6, in accordance with Map No. 13137 dated April 27, 2016 and signed by the Borough President.

L.U. No. 488

LAMBERT HOUSES REDEVELOPMENT

BRONX - CB 6

C 160307 ZSX

Application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 on the periphery of a large-scale residential development, in connection with a proposed modification of an existing large-scale residential development, on property generally bounded by East 179th Street, Boston Road, Bryant Avenue, a line approximately 110 feet southwesterly of East Tremont Avenue, a line approximately 67 feet southeasterly of Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 140 feet southeasterly of Bryant Avenue, East Tremont Avenue, and a line approximately 260 feet southeasterly of Vyse Avenue, (Block 3005, Lot 65, Block 3130, Lots 20 & 100, Block 3131, Lot 20, and Block 3136, Lots 1, 20 & 101), in an R7-1 District.

L.U. NOS. 502 AND 503 ARE RELATED

L.U. No. 502

TMN904 CLUSTER

MANHATTAN - CBs 9 & 10

20175108 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project, waiver of the area designation requirement, and waiver of Sections 197-c and 197-d of the New York City Charter, for properties located at 410-18 West 128th Street (Block 1954, Lot 55), 157 West 122nd Street (Block 1907, Lot 8), 116-18 West 129th Street (Block 1913, Lot 40 in part), and 111 West 131st Street (Block 1916, Lot 25), and approving the project as an urban development action area project, Community Boards 9 and 10, Council District 9, Borough of Manhattan.

L.U. No. 503

TMN904 CLUSTER

MANHATTAN - CBs 9 & 10

20175109 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant Article 16 of the General Municipal Law for approval of a real property tax exemption for properties located at 410-18 West 128th Street (Block 1954, Lot 55), 157 West 122nd Street (Block 1907, Lot 8), 116-18 West 129th Street (Block 1913, Lot 40 in part), and 111 West 131st Street (Block 1916, Lot 25), and approving the project as an urban development action area project, Community Boards 9 and 10, Council District 9, Borough of Manhattan.

L.U. Nos. 515, 516, 517, 518, AND 519 ARE RELATED

L.U. No. 515

LEXINGTON GARDENS II

MANHATTAN - CB 11

C 160336 ZMM

Application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 100 feet westerly of Lexington Avenue, East 108th Street, Lexington Avenue, and East 107th Street;
2. changing from an R7-2 District to an R9 District property bounded by a line 100 feet easterly of Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street;
3. changing from a C8-4 District to an R9 District property bounded by the easterly boundary line of the New York Central Railroad Right-of-Way, East 108th Street, a line 100 feet easterly of Park Avenue, and East 107th Street; and
4. establishing within the proposed R9 District a C2-4 District bounded by the easterly boundary line of the New York Central Railroad Right-of-Way, East 108th Street, Lexington Avenue, and East 107th Street.

L.U. No. 516

LEXINGTON GARDENS II

MANHATTAN - CB 11

N 160337 ZRM

Application submitted by the New York City Department of Housing Preservation and Development and Lexington Gardens Owners, 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11.

L.U. No. 517

LEXINGTON GARDENS II

MANHATTAN - CB 11

C 160338 ZSM

Application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 35-65 (Height and Setback Requirements for Quality Housing Buildings), and the Street wall location requirements of Section 35-651 (Street Wall Location), in connection with a proposed mixed-use development on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street (Block 1635, Lots 1, 7, 16 & 17), in an R9/C2-4 District, within a Large-Scale General Development.

L.U. No. 518

LEXINGTON GARDENS II

MANHATTAN - CB 11

C 160339 ZSM

Application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive 103 required off-street parking spaces including 25 required off-street parking spaces for an existing development on the zoning lot, in connection with a proposed mixed-use development on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street (Block 1635, Lots 1, 7, 16 & 17), in an R9/C2-4 District, within the Transit Zone, in a Large-Scale General Development.

L.U. No. 519

LEXINGTON GARDENS II

MANHATTAN - CB 11

C 160340 HAM

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

- 1) pursuant to Article 160 of the General Municipal Law of New York State for:
 - a) The designation of property located at 1461 Park Avenue (Block 1635, Lot 1) 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 an affordable housing development containing approximately 390 dwelling units, approximately 3,201 square feet of commercial space and approximately 38,053 square feet of community facility space, in Borough of Manhattan, Community District 11.

L.U. No. 522

LEXINGTON GARDENS II

MANHATTAN - CB 11

20175116 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for property located at 1461 Park Avenue (Block 1635, Lots 1, 7, and 16), Borough of Manhattan, Community Board 8, Council District 11.

L.U. No. 523

FULTON HOUSES

MANHATTAN - CB 4

20175117 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law, Section 577, for a real property tax exemption for property located at Block 716, Lot 15, Borough of Manhattan, Community Board 4, Council District 3.

L.U. No. 524

VALLEY APARTMENTS

MANHATTAN - CB 7

20175121 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article V and Article XI of the Private Housing Finance Law for approval of a real property tax exemption, termination of a prior tax exemption, voluntary dissolution of the current owner, and conveyance to a new owner for property located at Block 1844, Lot 20 and Block 1859, Lot 15, Borough of Manhattan, Community Board 7, Council District 7.

L.U. No. 526

MELROSE COMMONS NORTH RFP SITE B

BRONX - CB 3

20175119 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for property located at Block 2384, Lots 20, 120, and 123, Borough of the Bronx, Community Board 3, Council District 17.

L.U. No. 527

MELROSE COMMONS NORTH RFP SITE B

BRONX - CB 3

20175120 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an Urban Development Action Area Project for property located at Block 2384, Lots 20, 120, and 123, Borough of the Bronx, Community Board 3, Council District 17.