



COUNCIL OF THE CITY OF NEW YORK

AGENDA OF THE LAND USE COMMITTEE FOR MEETING, JULY 17, 2012

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>

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **10:00 A.M. on Tuesday, July 17, 2012**, and will consider the following items and conduct such other business as may be necessary:

L.U. NOS. 632, 633, 634, AND 635 ARE RELATED

L.U. No. 632

NEW YORK UNIVERSITY CORE

MANHATTAN CB - 02

C 120077 MMM

Application submitted by New York University, 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 Mercer Street between West Houston Street and West 4th Street, and of LaGuardia Place between Bleecker Street and West 3rd Street;
- the elimination, discontinuance and closing of portions of Mercer Street, West 3rd Street and West 4th Street below an upper limiting plane;
- the establishment of parks west of Mercer Street and east of LaGuardia Place between Bleecker Street and West 3rd Street; and
- the adjustment of legal grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Maps No. 30231 through No. 30233, dated December 22, 2011, Maps No. 30234 and No. 30235, dated December 22, 2011, revised June 6, 2012, and Map No. 30238, dated December 22, 2011, corrected June 6, 2012 (correction to map number), and signed by the Borough President.

L.U. No. 633

NEW YORK UNIVERSITY CORE

MANHATTAN CB - 02

C 120122 ZMM

Application submitted by New York University pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1 2c:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 340 feet northerly of Bleecker Street, a line 125 feet easterly of LaGuardia Place, a line 131 feet southerly of Bleecker Street, and LaGuardia Place;
2. changing from an R7-2 District to a C1 -7 District property bounded by West 3rd Street, Mercer Street, West Houston Street, LaGuardia Place, Bleecker Street, and LaGuardia Place;
3. changing from a C6-2 District to an R7-2 District property bounded by West 4th Street, Mercer Street, West 3rd Street, and the former centerline of Mercer Street; and
4. changing from a C6-2 District to a C1-7 District property bounded by West 3rd Street, Mercer Street, West Houston Street, and the former centerline of Mercer Street;

as shown on a diagram (for illustrative purposes only) dated January 3, 2012, and modified by the City Planning Commission on June 6, 2012.

L.U. No. 634

NEW YORK UNIVERSITY CORE

MANHATTAN CB - 02

N 120123 ZRM

Application submitted by New York University pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning special permit regulations for large scale general developments relating to Section 74-742 (Ownership) and Section 74-743 (Special Provisions for bulk modifications) on the zoning lots bounded by West Third Street, Mercer Street, West Houston Street, and LaGuardia Place.

Matter Underlined is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

Article 7 – Administration

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Chapter 4

Special Permits by the City Planning Commission

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74-742

Ownership

Except as otherwise provided in this Section, any #large-scale general development# for which application is made for a special permit in accordance with the provisions of Section 74-74 (Large- Scale General Development) shall be on a tract of land which at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. No special permit shall be granted unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#) of, or executed a binding sales contract for, all of the property comprising such tract.

When a #large-scale general development# is located within a designated urban renewal area, the City's urban renewal agency, or a person authorized by such agency, may apply for and be granted a special permit under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section. All parcels comprising such #large-scale general development# shall be within the designated urban renewal area and subject to the urban renewal controls set forth in the approved urban renewal plan.

~~When a #large scale general development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation, a special permit may be applied for and granted under the provisions of Section 74 74 even though such # largescale general development# does not meet the ownership requirements set forth elsewhere in this Section.~~

A special permit may be applied for and granted under the provisions of Section 74-74, even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section, when the site of such #large-scale general development# is:

- (a) to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation, or
- (b) partially under city ownership, within the former Washington Square Southeast Urban Renewal Area, within Community District 2 in the Borough of Manhattan provided that the exception to the ownership requirements set forth herein shall apply only to tracts of land in city ownership.

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74-743

Special provisions for bulk modification

- (a) For a #large-scale general development#, the City Planning Commission may permit:

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Within the former Washington Square Southeast Urban Renewal Area, within Community District 2 in the Borough of Manhattan, where the Commission has approved a #large-scale general development#, and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

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L.U. No. 635

NEW YORK UNIVERSITY CORE

MANHATTAN CB - 02

C 120124 ZSM

Application submitted by New York University 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 of the Zoning Resolution:

to allow the location of buildings without regard for the applicable height and setback, yards and distance between buildings; to facilitate the development of four new buildings, within a Large-Scale General Development generally bounded by West 3rd Street, Mercer Street, West Houston Street, and LaGuardia Place (Block 533, Lots 1 and 10, and Block 524, Lots 9 and 66), in a C1-7 District, is approved, subject to conditions.

