



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF MARCH 9, 2015 - MARCH 13, 2015**

**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>

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M. on Monday, March 9, 2015:**

### **L.U. No. 174**

*Public Hearing held on February 24, 2015 and laid over to the meeting of the Subcommittee on Zoning and Franchises, March 9, 2015.*

### **498 BROOME STREET**

**MANHATTAN CB - 2**

**C 130066 ZSM**

Application submitted by Goose Mountain NYC, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-00 to allow Use Group 2 uses (residential use) on portions of the ground floor, the 2<sup>nd</sup> – 5<sup>th</sup> floors and the proposed penthouse of an existing 5-story building, on property located at 498 Broome Street (Block 487, Lot 6), in an M1-5A District, within the SoHo Cast-Iron Historic District.

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## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Monday, March 9, 2015** in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, **has been DEFERRED.**

## **SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M. on Monday, March 9, 2015:**

### **L.U. NOS. 180, 181, 182 AND 183 ARE RELATED**

#### **L.U. No. 180**

#### **MELROSE COMMONS NORTH**

**BRONX CB - 3**

**C 150153 HUX**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the Third Amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area.

#### **L.U. No. 181**

#### **MELROSE COMMONS NORTH**

**BRONX CB - 3**

**C 150152 ZMX**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6c:

1. changing from an R7-2 District to an R8 District on property bounded by the centerline of the former Melrose Crescent, a line 100 feet northeasterly of East 161<sup>st</sup> Street, a line 320 feet southeasterly of Melrose Avenue, East 162<sup>nd</sup> Street, and a line 270 feet southeasterly of Melrose Avenue;

2. establishing within an existing R7-2 District a C1-4 District bounded by East 163<sup>rd</sup> Street, a line 270 feet southeasterly of Melrose Avenue, a line midway between East 163<sup>rd</sup> Street and East 162<sup>nd</sup> Street, and Melrose Avenue; and
3. establishing within existing and proposed R8 Districts a C1-4 District bounded by:
  - a. East 163<sup>rd</sup> Street, the southwesterly boundary line of a Park and its northwesterly and southeasterly prolongations, Washington Avenue, Elton Avenue, a line 160 feet southwesterly of East 163<sup>rd</sup> Street, and a line 270 feet southeasterly of Melrose Avenue; and
  - b. East 162<sup>nd</sup> Street, Elton Avenue, the centerline of the former Melrose Crescent, a line 100 feet northeasterly of East 161<sup>st</sup> Street, and a line 320 feet southeasterly of Melrose Avenue;

as shown on a diagram (for illustrative purposes only), dated November 17, 2014.

## **L.U. No. 182**

### **MELROSE COMMONS NORTH**

**BRONX CB - 3**

**C 150154 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 427/441 East 161<sup>st</sup> Street, 432/446 East 162<sup>nd</sup> Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161<sup>st</sup> and East 162<sup>nd</sup> streets, 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 an six- to twelve-story mixed-use building with approximately 203 units of affordable housing, 60 units of supportive housing, and 8,903 square feet of ground-floor retail space.

**L.U. No. 183**

**MELROSE COMMONS NORTH**

**BRONX CB - 3**

**C 120323 MMX**

Application submitted by The New York City Department of Housing Preservation and Development, 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 elimination, discontinuance and closing of Melrose Crescent between East 163<sup>rd</sup> Street and Elton Avenue;
- the establishment of the prolongation of East 163<sup>rd</sup> Street east to Brook Avenue;
- the establishment of the prolongation of East 162<sup>nd</sup> Street east to Elton Avenue;
- the elimination of Public Place between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street;
- the establishment of a Park between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street;
- the extinguishment of portions of sewer easements; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in the in accordance with Map No. 13134 dated May 29, 2014 and signed by the Borough President.

**L.U. NOS. 184 AND 185 ARE RELATED**

**L.U. No. 184**

**CORONA SENIOR RESIDENCE**

**QUEENS CB - 4**

**C 150126 HAQ**

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 54-25 101st Street (Block 1939, Lot 11), 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 an eight-story mixed-use building with approximately 67 units of affordable housing for senior citizens.

**L.U. No. 185**

**CORONA SENIOR RESIDENCE**

**QUEENS CB - 4**

**C 150125 ZMQ**

Application submitted by the NYC 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. 10b, by changing from an R6B District to an R6 District property bounded by Lewis Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 270 feet northwesterly of Martense Avenue, and 101<sup>st</sup> Street, as shown on a diagram (for illustrative purposes only) dated October 20, 2014.



## **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, March 10, 2015**, to consider all items reported out of the Subcommittees at the meetings held on Monday, March 9, 2015, and conduct such other business as may be necessary.