



COUNCIL OF THE CITY OF NEW YORK

AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF FEBRUARY 14, 2017

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

ANDREW COHEN, *Acting 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., Tuesday, February 14, 2017**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, February 7, 2017, and conduct such other business as may be necessary.

PRECONSIDERED L.U.

SULLIVAN THOMPSON HISTORIC DISTRICT

MANHATTAN - CB 2

20175206 HKM (N 170201 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-492/LP-2590] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Sullivan-Thompson Historic District.

SULLIVAN-THOMPSON HISTORIC DISTRICT BOUNDARIES ARE AS FOLLOWS:

The Sullivan-Thompson Historic District consists of the property bounded by a line beginning on the southern curblineline of West Houston Street at a point on a line extending northerly from a portion of the eastern property line of 152-154 Thompson Street, then extending southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street, southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street to the eastern curblineline of Thompson Street, southerly along the eastern curblineline of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 132-136 Thompson Street, easterly along the northern property line of 132-136 Thompson Street, southerly along the eastern property lines of 128-136 Thompson Street and 159 Prince Street to the northern curblineline of Prince Street, easterly along the northern curblineline of Prince Street to a point formed by its intersection with a line extending northerly from the eastern property line of 156-158 Prince Street, southerly across Prince Street and along the

eastern property line of 156-158 Prince Street, westerly along the southern property line of 156-158 Prince Street and a portion of the southern property line of 114-116 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street, westerly along a portion of the southern property line of 110-112 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street and the eastern property line of 106-108 Thompson Street, westerly along the southern property line of 106 Thompson Street to the eastern curblines of Thompson Street, southerly along the eastern curblines of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 98-100 Thompson Street, easterly along the northern property line of 98-100 Thompson Street, southerly along the eastern property line of 98-100 Thompson Street, westerly along the southern property line of 98-100 Thompson Street to the eastern curblines of Thompson Street, southerly along the eastern curblines of Thompson Street to a point formed by its intersection with a line extending westerly from a part of the northern property line of 90-92 Thompson Street, easterly along the northern property line of 90-92 Thompson Street, southerly along the eastern property line of 90-92 Thompson Street and 171 Spring Street to the northern curblines of Spring Street, easterly along the northern curblines of Spring Street to a point formed by its intersection with a line extending northerly from the eastern property line of 170-176 Spring Street, southerly across Spring Street and along the eastern property line of 170-176 Spring Street, westerly along a portion of the southern property line of 170-176 Spring Street, southerly along the eastern property line of 72-80 Thompson Street and a portion of the eastern property line of 68-70 Thompson Street, easterly along a portion of the northern property line of 68-70 Thompson Street, southerly along a portion of the eastern property line of 68-70 Thompson Street, westerly along the southern portion of the property line of 68-70 Thompson Street to the western curblines of Thompson Street, southerly along the western curblines of Thompson Street to a point formed by its intersection with the northern curblines of Broome Street, westerly along the northern curblines of Broome Street to a point formed by its intersection with a line extending northerly from the eastern property line of 519 Broome Street, southerly across Broome Street and along the eastern property line of 519 Broome Street to the northern curblines of Watts Street, westerly along the northern curblines of Watts Street to a point formed by its intersection with the eastern curblines of Sullivan Street, northerly along the eastern curblines of Sullivan Street to a point formed by its intersection with a line extending easterly from the southern property line of 202 Spring Street (aka 84-90 Sullivan Street), westerly along the southern property lines of 202 Spring Street (aka 84-90 Sullivan Street), 204-210 Spring Street, and 158-160 Avenue of the Americas to the eastern curblines of Avenue of the Americas, northerly along the eastern curblines of Avenue of the Americas to a point formed by its intersection with the southern curblines

of Spring Street, easterly along the southern curbline of Spring Street to a point formed by its intersection with a line extending southerly from the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), northerly across Spring Street and along the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), westerly along a portion of the southern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street, easterly along a portion of the northern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street and the western property line of 104-108 Sullivan Street and a portion of the western property line of 112 Sullivan Street to a point formed by its intersection with the southern property line of 188-192 Avenue of the Americas, westerly along the southern property line of 188-192 Avenue of the Americas to a point formed by its intersection with a line running southerly from the curbline of the northeastern corner of the intersection of MacDougal Street and Prince Street, northerly along said line and across Prince Street and along the eastern curbline of MacDougal Street to a point formed by its intersection with a line extending easterly along the northern curbline of Prince Street, westerly across MacDougal Street and along the northern curbline of Prince Street to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with a line extending westerly from a portion of the northern property line of 206-210 Avenue of the Americas (aka 3135 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), southerly along a portion of the eastern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street) to the centerline of MacDougal Street, northerly along the centerline of MacDougal Street to a point formed by its intersection with a line running westerly from the southern curbline of West Houston Street, easterly along the southern curbline of West Houston Street to the point of the beginning.

L.U. NOS. 559 AND 560 ARE RELATED

L.U. No. 559

THE LEROY

MANHATTAN CB - 10

C 170048 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 225 West 140th Street (Block 2026, Lot 15) as an Urban Development Action Area; and
 - b) Urban Development Action Area Project for such area;
 - c) 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; and
- 2) pursuant to Article XI of the Private Housing Finance Law for a real property tax exemption;

to facilitate a 7-story mixed-use building containing approximately 20 affordable dwelling units and community facility space.

L.U. No. 560

THE LEROY

MANHATTAN CB - 10

C 170049 PQM

Application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 225 West 140th Street (Block 2026, Lot 15) to facilitate construction of a new seven story mixed-use building with approximately 20 units of affordable housing.

L.U. NOS. 561, 562 AND 563 ARE RELATED

L.U. No. 561

THE ROBESON

MANHATTAN CB - 10

C 170050 ZMM

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 an amendment of the Zoning Map, Section No. 6a:

1. eliminating from within an R7-2 District a C2-4 District bounded by a line 100 feet westerly of Lenox Avenue – Malcolm X. Boulevard, West 131st Street, a line 90 feet westerly of Lenox Avenue – Malcolm X. Boulevard, and West 130th Street, and
2. changing from an R7-2 District to an R8A District property bounded by a line 90 feet westerly of Lenox Avenue – Malcolm X. Boulevard, West 131st Street, Lenox Avenue – Malcolm X. Boulevard, and West 130th Street, and

subject to the conditions of CEQR Declaration E-377.

L.U. No. 562

THE ROBESON

MANHATTAN CB - 10

C 170051 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 407-415 Lenox Avenue (Block 1915, Lots 32, 33, 34, 35 and 36) as an Urban Development Action Area;
 - b) Urban Development Action Area Project for such area;
- 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; and

- 3) pursuant to Article XI of the Private Housing Finance Law for a real property tax exemption;

to facilitate a 10-story mixed-use building containing approximately 72,000 square feet of residential floor area, approximately 7,500 square feet of ground floor retail and approximately 2,400 square feet of community facility space.

L.U. No. 563
THE ROBESON

MANHATTAN CB - 10

N 170052 ZRM

Application submitted by New York City Department of Housing Preservation and Development and Lemor Realty, 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.

L.U. NOS. 564, 565 AND 566 ARE RELATED

L.U. No. 564
THE FREDERICK

MANHATTAN CB - 10

C 170081 ZMM

Application submitted by the NYC Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 6a:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 129th Street; Frederick Douglass Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglass Boulevard;
2. changing an R7-2 District to an R8A District property bounded by West 129th Street, Frederick Douglass Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglass Boulevard; and
3. establishing within the proposed R8A District a C2-4 District bounded by West 129th Street, Frederick Douglass Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglass Boulevard.

L.U. No. 565
THE FREDERICK

MANHATTAN CB - 10

N 170082 ZRM

Application submitted by the NYC Department of Housing Preservation and Development and 2395 FDB JV, 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.

L.U. No. 566
THE FREDERICK

MANHATTAN CB - 10

C 170085 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 2405 Frederick Douglass Boulevard (Block 1955, Lot 16) as an Urban Development Action Area; and
 - b) Urban Development Action Area Project for such area; and 15
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to be selected by HPD;

to facilitate a 15-story mixed use building containing residential, retail and community facility space.