



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF
THE LAND USE COMMITTEE
FOR THE WEEK OF OCTOBER 5 – OCTOBER 9, 2009

MELINDA R. KATZ, *Chair*, Land Use Committee

TONY AVELLA, *Chair*, Subcommittee on Zoning and Franchises

JESSICA S. LAPPIN, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

DANIEL R. GARODNICK, *Chair*, Subcommittee on Planning, Dispositions
and Concessions

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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 9:30 a.m. on Tuesday, October 6, 2009.

L.U. No. 1213

BRIARWOOD PLAZA REZONING

QUEENS CB - 11

C 060551 ZMQ

Application submitted by Briarwood Organization, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a: by establishing within an existing R4 District a C2-2 District bounded by a line 250 feet northwesterly of 38th Avenue, a line 150 feet northeasterly of Bell Boulevard, a line 200 feet northwesterly of 38th Avenue, and Bell Boulevard, as shown in a diagram (for illustrative purposes only) dated June 1, 2009 and modified by the City Planning Commission on August 19, 2009.

L.U. No. 1217

CORNER DELI

MANHATTAN CB - 2

20095244 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 114 Kenmare Associates, LLC, d/b/a Corner Deli, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café at 106 Kenmare Street.

L.U. No. 1218

CAFÉ REGGIO

MANHATTAN CB - 2

20085246 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Fabrizio Cavallacci, d/b/a Café Reggio, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café at 119 Macdougall Street.

L.U. No. 1219

53 WEST 53RD STREET/MOMA

MANHATTAN CB - 5

C 090431 ZSM

Application submitted by W2005/Hines West Fifty-Third Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 81-212 and 74-79 of the Zoning Resolution to allow the transfer of 136,000 square feet of floor area from property located at 1 West 54th Street (Block 1270, Lot 34) that is occupied by a landmark building (University Club) to property located at 53 West 53rd Street (Block 1269, Lots 5, 6, 7, 8, 9, 11, 12, 13, 14, 20, 30, 58, 66, 69, and 165) to facilitate the development of a mixed use building, in C6-6, C5-P, C5-2.5 and C5-3 Districts, within the Special Midtown District (partially within the Preservation and Fifth Avenue Subdistricts).

L.U. No. 1220

53 WEST 53RD STREET/MOMA

MANHATTAN CB - 5

C 090432 ZSM

Application submitted by W2005/Hines West Fifty-Third Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 74-711 - to allow the distribution of the total allowable floor area without regard to zoning district boundaries, to modify the height and setback regulations of Sections 81-90 (SPECIAL REGULATIONS FOR PRESERVATION SUBDISTRICT) and 33-432 (In other Commercial Districts), to modify the requirements of Sections 81-45 (Pedestrian Circulation Spaces) and 37-50 (Requirements for Pedestrian Circulation Space), and rear yard regulations of Section 23-532 (Required Rear Yard Equivalent); and
2. Section 8 1-277 - to modify the height and setback requirements of Section 8 1-27 (Alternative Height and Setback Regulations – Daylight Evaluation);

to facilitate the development of a mixed use building on property located at 53 West 53rd Street (Block 1269, Lots 5, 6, 7, 8, 9, 11, 12, 13, 14, 20, 30, 58, 66, 69, and 165), in C6-6, C5-P, C5-2.5 and C5-3 Districts, within the Special Midtown District (partially within the Preservation and Fifth Avenue Subdistricts).

L.U. No. 1233

EXCELSIOR RESIDENCE

Application submitted by MCM Realty Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11d, by changing from an R3-2 District to an R6A District property bounded by Commonwealth Boulevard, a former service road of Grand Central Parkway and its southwesterly centerline prolongation, Grand Central Parkway, the southeasterly centerline prolongation of 247th Street, a line 500 feet southeasterly of Grand Central Parkway, the easterly centerline prolongation of 72nd Avenue, and the northwesterly service road of the Grand Central Parkway, as shown on a diagram (for illustrative purposes only) dated April 20, 2009 and which includes CEQR Declaration E-234.

L.U. NOS. 1234 AND 1235 ARE RELATED

L.U. No. 1234

ON THE SOUND ON CITY ISLAND

BRONX CB - 10

C 060288 ZMX

Application submitted by City Island Estates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4d, by changing from an M1-1 District to an R3A District property bounded by Fordham Street, the shoreline of Long Island Sound, the northeasterly prolongation of a line 100 feet northwesterly of Carroll Street (straight line portion), and Fordham Place, as shown on a diagram (for illustrative purposes only) dated May 4, 2009 and which includes CEQR Designation E-237.

L.U. No. 1235

ON THE SOUND ON CITY ISLAND

BRONX CB - 10

C 060289 ZSX

Application submitted by City Island Estates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to modify the height and setback regulations of Sections 112-103 (Special height and setback regulations) and Section 23- 631 (Maximum Height of Walls and Required Setbacks) to facilitate a 43-unit residential development on property located at 226 Fordham Place (Block 5643, Lot 235), in an R3A District, within the Special City Island District (Area A).



L.U. No. 1236

SOUTH CONDUIT AVENUE

QUEENS CB - 13

C 060419 ZMQ

Application submitted by Parkway Properties LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19b, by establishing within an existing R3-1 District a C1-3 District bounded by South Conduit Avenue, Lansing Avenue, a line perpendicular to the southwesterly street line of Lansing Avenue distant 75 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of South Conduit Avenue and the southwesterly street line of Lansing Avenue, and a line 100 feet northeasterly of Edgewood Avenue, as shown on a diagram (for illustrative purposes only) dated April 20, 2009.

L.U. No. 1237
246 11TH AVENUE

MANHATTAN CB - 4

N 090243 ZRM

Application submitted by G&R 1 1th Avenue Associates, 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 IX, Chapter 8 (Special West Chelsea District),

Matter in underline is new, to be added;

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

Matter within # # is defined in Section 12-10 (DEFINITIONS)

* * * indicates where unchanged text appears in the Resolution

* * *

Article IX - Special Purpose Districts

Chapter 8

Special West Chelsea District

* * *

98-27

Zoning Lots Located Partly Within Subarea C and Partly Within M1-5 Districts

For #zoning lots# existing prior to June 23, 2005 and located partly within an M1-5 district and partly within a C6-3 district in Subarea C, the permitted #floor area ratio# for the C6-3 portion of the zoning lot may be increased to the #floor area ratio# existing in the C6-3 portion on June 23, 2005, up to a maximum #floor area ratio# of 7.5, provided that the Chairperson of the City Planning Commission has certified that a payment has been made to the High Line Improvement Fund established under Section 98-25, to be used at the discretion of the Chairperson of the City Planning Commission to assure that the High Line is restored and reused as a public accessible open space. The amount of such contribution shall be determined in the manner prescribed in Section 98-35 (High Line Transfer Corridor Bonus).

No building permit for any development or enlargement may be issued for any #building# or other structure on the #zoning lot# that will contain #floor area# made available to the #zoning lot# as a result of the application of this Section unless and until such certification has been made.

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 a.m. on Tuesday, October 6, 2009.

L.U. No. 1238

ST. GEORGE'S SYRIAN CATHOLIC CHURCH

MANHATTAN CB – 1

20105028 HKM (N 100028 HKM)

Designation (List No. 416/LP- 2167) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the (Former) St. George's Syrian Catholic Church located at 103 Washington Street (Block 53, Lot 3), as an historic landmark.

L.U. No. 1239

GRAMMAR SCHOOL 9

MANHATTAN CB – 7

20105029 HKM (N 100027 HKM)

Designation (List No. 416/LP- 2318) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of Grammar School 9, located at 460-466 West End Avenue (Block 1230, Lot 1), as an historic landmark.

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, City Hall, New York City, New York 10007, commencing at 1:00 p.m. on Tuesday, October 6, 2009.

L.U. No. 1207
640 BROADWAY

BROOKLYN CB - 1

C 090379 HAK

Application submitted by the 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 640 Broadway (Block 2270, Lot 10), Site 6 within the Broadway Triangle Urban Renewal Area, 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 to a developer selected by HPD;

to facilitate development of a five-story mixed-use building, tentatively known as 640 Broadway, with approximately 9 residential units and commercial space, to be developed under the Department of Housing Preservation and Development's Participation Loan Program.

L.U. No. 1224
COLLEGE POINT CORPORATE PARK

QUEENS CB - 7

C 090470 PPQ

Application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 4208, p/o Lot 1 in the College Point Corporate Park, pursuant to zoning.

L.U. No. 1225
RIVERWAY APARTMENTS

BROOKLYN CB - 16

C 090447 HAK

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 228 Riverdale Avenue (Block 3603, Lot 25) 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 seven-story building, tentatively known as Riverway Apartments, with approximately 115 residential units, commercial and community facility space, to be developed under the Department of Housing Preservation and Development Supportive Housing Program.

L.U. Nos. 1221 – 1223, 1241 AND 1242

Proposals subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

1. Find that the present status of the listed areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirement of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the projects from real property taxes pursuant to Section 696 of the General Municipal Law for L.U. No. 1221, 1241, and 1242; and pursuant to Section 577 of the Private Housing Finance Law for L.U. Nos. 1222 and 1223.

| L.U. No. | Non-ULURP No. | Address | Block/Lot | Program | CB | Tax Exemption |
|---|----------------------|--|--|-------------------------|------------|----------------------|
| 1221 | 20105058 HAK | 480-482 Warwick Street Brooklyn | 4030/19, /20 | New Foundations | 05 | Section 696 |
| <i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on September 22, 2009.</i> | | | | | | |
| 1222 | 20105059 HAM | 46-48 E. 129 th Street Manhattan | 1753/49 | Tenant Interim Lease | 11 | Section 577 |
| <i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on September 22, 2009.</i> | | | | | | |
| 1223 | 20105060 HAM | 3603-3605 Broadway Manhattan | 2095/31, /32 | Tenant Interim Lease | 09 | Section 577 |
| <i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on September 22, 2009.</i> | | | | | | |
| 1241 | 20105079 HAK | 177 Hull Street 1185 Jefferson Avenue 190 Cornelia Street 126 Ridgewood Avenue 2485 Pitkin Avenue 282 Eldert Lane Brooklyn | 1534/55 3382/59 3383/13 3927/27 4005/38 4152/51 | Asset Control Area | 4,5, 16 | Section 696 |
| 1242 | 20105080 HAK | 279 Clifton Place 412 Gates Avenue 469 Monroe Street Brooklyn | 1788/72 1813/17 1634/78 | Asset Control Area | 3 | Section 696 |

LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the Council Committee Room, City Hall, New York City, New York, commencing at 10:00 a.m. on Thursday, October 8, 2009, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, October 6, 2009 and conduct such other business as may be necessary.

