

**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF**  
**THE LAND USE COMMITTEE**  
**FOR THE WEEK OF JANUARY 25 - JANUARY 29, 2010**

**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

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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 Chambers, City Hall, New York City, New York 10007, commencing at **9:30 a.m. on Tuesday, January 26, 2010.**

### **PRECONSIDERED L.U. No. WEBSTER AVENUE REZONING**

**BRONX CB - 12**

**C 090397 ZMX**

Application submitted by Webster Commons, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1 d, by changing from an R6 District to an R7X District property bounded by Webster Avenue, a line 1,910 feet northerly of East Gun Hill Road, the westerly boundary of a railroad right-of-way (New York and Harlem Line), and a line 800 feet northerly of East Gun Hill Road, as shown on a diagram (for illustrative purposes only) dated August 17, 2009, and subject to the conditions of CEQR Declaration E-240.

**PRECONSIDERED L.U. No.  
AMBOY ROAD TEXT AMENDMENT**

**STATEN ISLAND CB - 3**

**N 090176 ZRR**

Application submitted by Brookside Amboy, LLC., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning the Special South Richmond Development District (Article X, Chapter 7) Appendix A, relating to modification of arterial setback requirements in Community District 3,

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

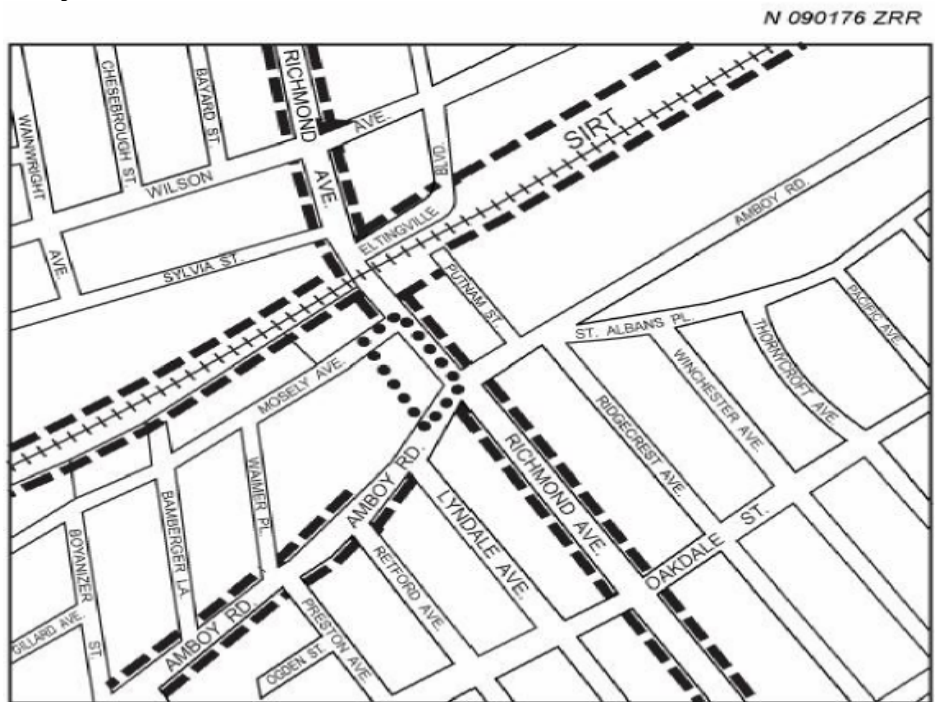
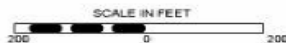


DIAGRAM SHOWING PROPOSED  
**CHANGE IN ARTERIAL SETBACK SHOWN ON  
SOUTH RICHMOND SPECIAL DISTRICT PLAN**

ON SECTIONAL MAP

**33c**

BOROUGH OF  
**STATEN ISLAND**



NOTE:

- Indicates a 20 Foot Setback if there is no parking within the setback.  
35 Foot Setback if parking is provided within the setback.
- ..... The area enclosed by the dotted line delineates area deleted from the arterial setback provision within the Special South Richmond District.

**PECONSIDERED L.U. No.  
SANDY GROUND REZONING**

**STATEN ISLAND CB - 3**

**C 090042 ZMR**

Application submitted by Andrew J. Lanza, the Civic Association of the Sandy Ground Area, and Pleasant Plains, Prince's Bay, Richmond Valley Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 32c, 32d, 33a and 33b, changing from an R3-2 District to an R3-1 District property bounded by:

1. West Shore Expressway, a line 365 feet northeasterly of Winant Avenue and its northwesterly prolongation, Correll Avenue, Rossville Avenue, a line 300 feet northwesterly of Mason Boulevard, Bombay Street, Shiel Avenue, Bloomingdale Road, Candon Avenue, a line 450 feet northeasterly of Bloomingdale Road, Correll Avenue, Winant Avenue, Lucille Avenue, Bloomingdale Road, Candon Avenue, a line 330 feet southwesterly of Bloomingdale Road, the southwesterly centerline prolongation of Shiel Avenue, Bloomingdale Road, a line 500 feet southerly of Anthony Street, Maguire Avenue, Stafford Avenue, Lenevar Avenue, Ramona Avenue, Minturn Avenue, Rathbun Avenue, Maguire Avenue, Ramona Avenue, Bloomingdale Road, and Sharrotts Road and its easterly centerline prolongation; and
2. Rossville Avenue, a line 100 feet southeasterly of Barrow Place, Alverson Avenue, and Correll Avenue;

as shown on a diagram (for illustrative purposes only) dated September 21, 2009.

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The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Chambers, City Hall, New York City, New York 10007, commencing at **11:00 a.m. on Tuesday, January 26, 2010.**

**PRECONSIDERED L.U. No.**

**RALPH AND ANN E. VAN WYCK MEAD HOUSE**

**MANHATTAN CB - 3**

**20105196 HKM (N 100129 HKM)**

Designation (List No. 419/LP-2331) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Ralph and Ann E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women's Prison Association) building, located at 110 Second Avenue (Block 448, Lot 4), as an historic landmark.

**PRECONSIDERED L.U. No.**

**LAMARTINE PLACE HISTORIC DISTRICT**

**MANHATTAN CB - 4**

**20105198 HKM (N 100130 HKM)**

Designation (List No. 419/LP-2324) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Lamartine Place Historic District. The district boundaries are: bounded by a line beginning at the southeast corner of the lot of No. 333 West 29<sup>th</sup> Street, extending northerly along the eastern side of the lot to the northern property line of No. 333 West 29<sup>th</sup> Street, then extending westerly along the northern property lines of No. 333 to No. 355 West 29<sup>th</sup> Street, then extending southerly along the western property line of No. 355 West 29<sup>th</sup> Street, to the southern curb line of West 29<sup>th</sup> Street, then easterly along the southern curb line in front of Nos. 355 to No. 333 West 29<sup>th</sup> Street, to a point in said curb line formed by a line extending southerly from the eastern property line of no. 333 West 29<sup>th</sup> Street, then northerly across the sidewalk, to the point of beginning, as an historic district.

**PRECONSIDERED L.U. NO.**

**EDITH ANDREWS LOGAN RESIDENCE**

**MANHATTAN CB - 5**

**20105200 HKM (N 100123 HKM)**

Designation (List No. 418/LP-2329) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the of the Edith Andrews Logan Residence, located at 17 West 56<sup>th</sup> Street (Block 1272, Lot 25), as an historic landmark.

**PRECONSIDERED L.U. NO.**

**OCEAN ON THE PARK HISTORIC DISTRICT**

**BROOKLYN CB - 9**

**20105201 HKK (N 100141 HKK)**

Designation (List No. 421/LP-2334) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Ocean on the Park Historic District. The district boundaries are: bounded by a line beginning at a point on the eastern curbline of Ocean Avenue on a line extending westerly from the southern property line of 211 Ocean Avenue, easterly along said line and the southern property line of 211 Ocean Avenue, northerly along the eastern property lines of Nos. 211 through 189 Ocean Avenue, westerly along the northern property line of 189 Ocean Avenue to the eastern curbline of Ocean Avenue, and southerly along the eastern curbline of Ocean Avenue, to the point of beginning, as an historic district.

**PRECONSIDERED L.U. NO.**

**26 WEST 56TH STREET**

**MANHATTAN CB - 5**

**20105262 HKM (N 100160 HKM)**

Designation (List No. 422/LP-2330) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the E. Hayward and Amelia Parsons Ferry House, located at 26 West 56<sup>th</sup> Street (Block 1271, Lot 54), as an historic landmark.

**PRECONSIDERED L.U. No.**

**1780 BROADWAY**

**MANHATTAN CB - 5**

**20105263 HKM (N 100161 HKM)**

Designation (List No. 421/LP-2380) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the B.F. Goodrich Company Building, located at 1780 Broadway (Block 1029, p/o Lot 14), as an historic landmark.

**PRECONSIDERED L.U. No.**

**ASCHENBROEDEL VEREIN BUILDING**

**MANHATTAN CB - 3**

**20105264 HKM (N 100166 HKM)**

Designation (List No. 423/LP-2328) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Aschenbroedel Verein Building (later Gesangverein Schillerbund/now La Mama Experimental Theatre Club), 74 East 4<sup>th</sup> Street (Block 459, Lot 23), as an historic landmark.

**PRECONSIDERED L.U. No.**

**145 EIGHTH AVENUE HOUSE**

**MANHATTAN CB - 4**

**20105265 HKM (N 100167 HKM)**

Designation (List No. 423/LP-2345) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the 145 Eighth Avenue House, located at 145 Eighth Avenue (Block 741, Lot 31), as an historic landmark.

**PRECONSIDERED L.U. No.**

**147 EIGHTH AVENUE HOUSE**

**MANHATTAN CB - 4**

**20105267 HKM (N 100168 HKM)**

Designation (List No. 423/LP-2346) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the 147 Eighth Avenue House, located at 147 Eighth Avenue (Block 741, Lot 32), as an historic landmark.

**PRECONSIDERED L.U. No.**

**PARAMOUNT HOTEL**  
**MANHATTAN CB - 5** **20105268 HKM (N 100169 HKM)**

Designation (List No. 423/LP-2342) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Paramount Hotel, located at 235-245 West 46<sup>th</sup> Street (Block 1018, Lot 6), as an historic landmark.

**PRECONSIDERED L.U. NO.**  
**327 WESTERVELT AVENUE**  
**STATEN ISLAND CB - 1** **20105269 HKR (N 100170 HKR)**

Designation (List No. 423/LP-2349) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 327 Westervelt Avenue known as the Vanderzee-Harper House(Block 27, Lot 5), as an historic landmark.

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## **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 Chambers, City Hall, New York City, New York 10007, commencing at **1:00 p.m. on Tuesday, January 26, 2010.**

### **PRECONSIDERED L.U. NO. 151 EAST TREMONT AVENUE**

**BRONX CB - 5**

**N 100116 HAX**

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 151 East Tremont Avenue (Block 2808, Lot 4) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such an area;

to facilitate development of the site.

### **PRECONSIDERED**

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 577 of the Private Housing Finance Law and pursuant to Section 696 of the General Municipal Law.

<b>L.U. No.</b>	<b>Non-ULURP No.</b>	<b>Address</b>	<b>Block/Lot</b>	<b>Program</b>	<b>CB</b>	<b>Tax Exemption</b>
<b>Pre.</b>	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, October 6, 2009, October 26, 2009, November 17, 2009, November 23, 2009, December 1, 2009 and December 15, 2009.</i>						
<b>Pre.</b>	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, October 6, 2009, October 26, 2009, November 17, 2009, November 23, 2009, December 1, 2009 and December 15, 2009.</i>						
<b>Pre.</b>	20105186 HAK	64 Harman Street 1231 Putnam Avenue 69 Cornelia Street Brooklyn	3285/22 3368/51 3374/57	Asset Control Area	3	Section 696
<i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on October 26, 2009, November 17, 2009, November 23, 2009, December 1, 2009 and December 15, 2009.</i>						
<b>Pre.</b>	20105212 HAX	1100 Elder Avenue Bronx	3740/5	Tenant Interim Lease	9	Section 577
<i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on December 1, 2009 and December 15, 2009.</i>						
<b>Pre.</b>	20105213 HAM	342 E. 100 <sup>th</sup> Street Manhattan	1671/30	Tenant Interim Lease	11	Section 577
<i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on December 1, 2009 and December 15, 2009.</i>						
<b>Pre.</b>	20105214 HAM	310-312 W. 122 <sup>nd</sup> Street Manhattan	1948/43, /44	Tenant Interim Lease	10	Section 577
<i>Laid over from meeting of Subcommittee on Planning, Disposition and Concessions on December 1, 2009 and December 15, 2009.</i>						

<b>L.U. No.</b>	<b>Non-ULURP No.</b>	<b>Address</b>	<b>Block/Lot</b>	<b>Program</b>	<b>CB</b>	<b>Tax Exemption</b>
<b>Pre.</b>	20105272 HAR	14 Hill Street 35 Susan Court 37 Susan Court 36A Thelma Court 15 Thelma Court Staten Island	556/142 556/149 556/160 556/168 556/193	Asset Central Area	01	Section 696
<b>Pre.</b>	2010273 HAQ	190-01 -05 Linden Boulevard Queens	11060/1	Tenant Ownership	12	
<b>Pre.</b>	20105274 HAK	562 Gates Avenue 564 Gates Avenue 566 Gates Avenue 566A Gates Avenue 560A Gates Avenue 562A Gates Avenue Brooklyn	1815/27 1815/28 1815/29 1815/100 1815/126 1815/128	Cornerstone	03	
<b>Pre.</b>	20105283 HAM	226 West 111 <sup>th</sup> Street Manhattan	1826/52	Tenant Interim Lease	10	Section 577

## **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 Wednesday, January 27, 2010**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, January 26, 2010, and conduct such other business as may be necessary.