



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Committee on Land Use

David G. Greenfield, Chair

*Members: Annabel Palma, Maria del Carmen Arroyo, Inez E. Dickens,
Daniel R. Garodnick, Darlene Mealy, Rosie Mendez, Ydanis A. Rodriguez, Peter A. Koo,
Brad S. Lander, Stephen T. Levin, Mark S. Weprin, Jumaane D. Williams,
Donovan J. Richards, Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres, Mark Treyger, Vincent M. Ignizio, Vincent J. Gentile and Ruben Wills*

Thursday, June 19, 2014

11:00 AM

Committee Room - City Hall

- LU 0062-2014** Application No. C 140181 ZMM submitted by 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. 8c, changing from an R8 District to an R8A District, changing from an R8A District to an R9 District, changing from an M1-5 District to an R9 District, in an area generally bounded by West 51st and West 53rd Streets and 10th and 11th Avenues, Borough of Manhattan, Community District 4, Council District 3.
- LU 0063-2014** Application No. N 140182 ZRM submitted by NYC Department of Housing Preservation and Development 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 6 (Special Clinton District) and Appendix F concerning regulations in Western Subarea C2 and Inclusionary Housing designated areas within Community District 4, Borough of Manhattan, Community Board 4, Council District 3.
- LU 0064-2014** Application No. C 140183 ZSM submitted by NYC Department of Housing Preservation and Development and 525 West 52nd Street Property Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the

grant of special permits pursuant Zoning Resolution Section 74-743(a)(1) and Section 74-743(a)(2), in connection with a proposed mixed use development on property bounded by West 53rd Street, 10th Avenue, West 52nd Street, and 11th Avenue, within a Large-Scale General Development, within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 3. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

- LU 0065-2014** Application No. C 140185 HAM submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law for approval of Urban Development Action Area and Project for property located at 543-549 West 52nd Street (Block 1080, Part of Lot 103) and 530-548 West 53rd Street (Block 1081, Part of Lot 1, 560) and pursuant to Section 197-c of the New York City Charter for the approval of disposition of such properties, in the Borough of Manhattan, Community District 4, Council District 3.
- LU 0071-2014** Application No. 20145543 HAM by the New York City Housing Department of Housing Preservation and Development for a modification to a previously approved project to grant a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 51 East 122nd Street (Block 1748, Lot 1), Borough of Manhattan, Community District 11, Council District 9.
- LU 0072-2014** Application No. 20145539 HAK, by the Department of Housing Preservation and Development for approval of an Urban Development Action Area and Project and related tax exemption for properties located at 2425, 2427 and 3216 Mermaid Avenue, 2816 West 16th Street and 3566 Canal

Avenue , Borough of Brooklyn, Community District 13, Council District 47. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the New York General Municipal Law.

LU 0075-2014 Application No. C 140233 HAM submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law for approval of Urban Development Action Area and Project for property located at 492 St. Nicholas Avenue (Block 1959, Lot 54) and pursuant to Section 197-c of the New York City Charter for the approval of disposition of such properties, in the Borough of Manhattan, Community District 10, Council District 9.

LU 0076-2014 Application No. C 140238 PQM submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 492 St. Nicholas Avenue (Block 1959, Lot 54), in the Borough of Manhattan, Community District 10, Council District 9. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0080-2014 Application No. 20145598 HAM by the New York City Housing Department of Housing Preservation and Development for a modification to a previously approved project for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 4, 11, 18 and 22 East 125th Street; 1974 and 1988 Madison Avenue; 22 East 127 Street; 1986 Madison Avenue; 19 East 127 Street; 2071 Fifth Avenue; 49 East 130th Street; and 9 East 131 Street, in the Borough of the Manhattan,

Community District 11, Council District 9.

- LU 0083-2014** Application No. 20145589 HAX by the New York City Housing Department of Housing Preservation and Development for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 2005, 2015 and 2027 Monterey Avenue; 1715, 1693, 1665, 1671 and 1687 Vyse Avenue; and 547 and 551 East 178th Street, in the Borough of the Bronx, Community Districts 3 and 6, Council Districts 15 and 17.
- LU 0086-2014** Application no. 100202 ZMK submitted by 529 Empire Realty Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17b, to rezone an R5/C1-3 district to an R7A/C2-4 district and to remove a small portion of C1-3 commercial overlay, Borough of Brooklyn, Community Board 9, Council District 35.
- LU 0087-2014** Application no. 130208 ZMM submitted by PWV Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5d, to rezone an existing R7-2 zoning district to R8A and R8B zoning districts on the block bounded by West 106th Street, West 105th Street, Amsterdam and Columbus avenues in the Borough of Manhattan, Community Board 7, Community District 7.
- LU 0088-2014** Application no. 140070 ZMM submitted by the 117th Street Equities, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6b, changing from an R7A District to an R8A District property bounded by West 118th Street, St. Nicholas Avenue, West 117th Street, and a line 100 feet easterly of Frederick Douglass Boulevard, Borough of

Manhattan, Community Board 10, Council District 9.

- LU 0090-2014** Application no. 20145652 HAM by the New York City Housing Department of Housing Preservation and Development for (i) approval of the termination of an existing real property tax exemption pursuant to Section 125 of the Private Housing Finance Law for property located at 62-68 East 130th Street (Block 1754, Lots 42, 43, 141 and 142), 1895 Park Avenue (Block 1777, Lot 69) and 123 East 129th Street (Block 1778, Lot 6), in the Borough of Manhattan, Community Board 11, Council District 9; and (ii) consent to the voluntary dissolution of the current owner of such properties pursuant to Section 123(4) of the PHFL.
- LU 0091-2014** Application no. 20145653 HAM submitted by the New York City Housing Department of Housing Preservation and Development for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 123 East 129th Street (Block 1778, Lot 6), in the Borough of Manhattan, Community Board 11, Council District 9.
- LU 0092-2014** Application no. 20145654 HAM submitted by the New York City Housing Department of Housing Preservation and Development for a grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 62-68 East 130th Street (Block 1754, Lots 42, 43, 141 and 142); and 1895 Park Avenue (Block 1777, Lot 69), in the Borough of Manhattan, Community Board 11, Council District 9.
- LU 0093-2014** Application No. C 140278 HAK submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of Urban Development Action Area and Project for property located at 768-770 Decatur Street a.k.a.

1696-1712 Broadway, and pursuant to Section 197-c of the New York City Charter for the approval of disposition of such property to a developer selected by HPD, in the Borough of Brooklyn, Community District 16, Council District 41.

LU 0094-2014

Application no. 140277 ZSK submitted by the New York City Housing Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify Sections 24-111 (Maximum floor area ratio for certain community facility uses) and Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations for property located at 768-770 Decatur Street a.k.a. 1696-1712 Broadway, in an R6/C1-3 District, Borough of Brooklyn, Community Board 16, Council District 41. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to 197-d(b)(3) of the Charter.

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY