



COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF MAY 18, 2015 - MAY 22, 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 Tuesday, May 19, 2015:**

L.U. No. 223

505-512 WEST 23RD STREET/WEST CHELSEA TEXT AMENDMENT
MANHATTAN CB 4 **N 090311 ZRM**

Application submitted by 22-23 Corp. c/o Park It Management, 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 transfer of development rights from the High Line Transfer Corridor in Article IX Chapter 8, Special West Chelsea District, Section 98-33, Borough of Manhattan.

Matter in underline is new, to be added;

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

Matter with # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE IX SPECIAL PURPOSE DISTRICTS

* * *

Chapter 8 Special West Chelsea District

* * *

98-33 Transfer of Development Rights from the High Line Transfer Corridor

In the #Special West Chelsea District#, a “granting site” shall mean a #zoning lot#, or portion thereof, in the #High Line Transfer Corridor#. A “receiving site” shall mean a #zoning lot#, or portion thereof, in any subarea other than Subareas F, H and J. #Floor area# from a granting site may be transferred to a receiving site in accordance with the

provisions of this Section.

* * *

(b) #Floor area#

The maximum amount of #floor area# transferred from a granting site located outside of a subarea shall not exceed the maximum #floor area ratio# permitted for a #commercial use# or #residential use# on such granting site, whichever is greater, less any existing #floor area# to remain on such granting site.

The maximum amount of #floor area# transferred from a granting site located in a subarea shall not exceed the basic maximum #floor area ratio# specified for the applicable subarea in the table in Section 98-22 (Maximum Floor Area Ratio and Lot Area in Subareas), less any existing #floor area# to remain on such granting site.

Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred from the granting site by the amount of #floor area# transferred. The amount of #floor area# transferred to a receiving site from a granting site in the #High Line Transfer Corridor# shall not exceed the #floor area ratio# permitted on the receiving site through such transfer, pursuant to the table in Section 98-22.

(c) #Use#

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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 matter in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M. on Tuesday, May 19, 2015:**

L.U. No. 224

SOUTH BROOKLYN MARINE TERMINAL

BROOKLYN CB - 7

20155636 PNK

Application pursuant to §1301 (2) (f) of the New York City Charter concerning a proposed maritime lease between the New York City Department of Small Business Services and the New York City Economic Development Corporation for approximately 72 acres of City-owned land, known as the South Brooklyn Marine Terminal, located at 81 39th Street (Block 662, Lots 136 and parts of Lots 1, 130 and 155), Borough of Brooklyn.



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 Tuesday, May 19, 2015:**

L.U. No. 219

WEST 140TH STREET CLUSTER

MANHATTAN CB - 10

20155554 HAM

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for the grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at Block 2025, Lots 41, 50, 52, and 53 and Block 2026, Lot 7, in Council District 9, Borough of Manhattan. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

L.U. No. 225

PRC ANDREWS AVENUE

BRONX CB's - 2 and 5

20155570 HAX

Application submitted by the New York City Department of Housing Preservation and Development for an exemption from real property taxation, termination of the prior tax exemption and voluntary dissolution of current owner for properties located on Block 2713, Lot 2 and Block 2878, Lots 170 and 178, Borough of the Bronx, Council Districts 14 and 17. This matter is subject to Council review and action at the request of HPD and pursuant to Sections 123(4), 125 and 577 of the Private Housing Finance Law.

L.U. No. 226

911 LONGWOOD PORTFOLIO

BRONX CB - 02

20155631 HAX

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for the grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located on Block 2696, Lot 1 and Block 2699, Lot 48, in Council District 17, Borough of the Bronx. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

L.U. No. 227

COMPASS RESIDENCE 2A

BRONX CB - 03

20155632 HAX

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for the grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 1524 Boone Avenue (Block 3014, Lots 5 and 45), in Council District 17, Borough of the Bronx. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

L.U. No. 228

BEACH GREEN NORTH

QUEENS CB - 14

20155635 HAQ

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for the grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 45-05 Rockaway Beach Boulevard (Block 15853, Lot 48), in Council District 31, Borough of Queens. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL.

L.U. NOS. 229 AND 230

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 requirements 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 577 of the Private Housing Finance Law for Non-ULURP No. 20155571 HAX and pursuant to Section 696 of the General Municipal Law for Non-ULURP No. 20155634 HAK.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
229	20155571 HAX	62 West Tremont Avenue Bronx	2862/08	Multifamily Preservation Loan	05	Section 577
230	20155634 HAK	2425 Mermaid Avenue 2427 Mermaid Avenue 3216 Mermaid Avenue 2816 West 16 th Street 3566 Canal Avenue Brooklyn	7014/52 7014/53 7048/06 7021/16 6978/22	New Infill Homeownership Opportunities	13	Section 696

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 Thursday, May 21, 2015**, to consider all items reported out of the Subcommittees at the meetings held on Tuesday, May 19, 2015, and conduct such other business as may be necessary.