



COUNCIL OF THE CITY OF NEW YORK

CALENDAR

OF

THE LAND USE COMMITTEE

FOR THE WEEK OF MARCH 05, 2012 - MARCH 09, 2012

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

<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 matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 a.m. on Tuesday, March 6, 2012:**

L.U. NOS. 559 THROUGH 563 ARE RELATED

L.U. No. 559

RUDIN WEST VILLAGE

MANHATTAN CB - 2

C 120029 ZSM

Application submitted by West Village Residences, LLC and Saint Vincent's Catholic Medical Centers of New York pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of required open space under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a)(2) - to allow the location of buildings without regard for the height and setback requirements of Sections 23-632 and 33-432, the rear yard setback requirements of Section 23-663, and the inner court recess requirements of Section 23-843; and
3. Section 74-743(a)(4) - to allow the maximum floor area ratio permitted pursuant to Section 23-142 for the applicable district without regard for the height factor or open space ratio requirements;

in connection with a proposed mixed use development on property located at 133-147 West 11th Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12th Street (Block 607, Lot 1) in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11th Street and West 12th Street, a line 425 feet easterly of Seventh Avenue, West 11th Street, and Greenwich Avenue (Block 607, Lot 1 and Block 617, Lot 1), in R8, C6-2 and C2-7 Districts.

L.U. No. 560

RUDIN WEST VILLAGE

MANHATTAN CB - 2

C 120030 ZSM

Application submitted by West Village Residences, LLC and Saint Vincent's Catholic Medical Centers of New York pursuant to Sections 197-c and 201 for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-422 (Location of floors occupied by commercial uses) to allow Use Group 6 uses (offices) on portions of the 3rd floor of the proposed building at 1-15 Seventh Avenue, in connection with a proposed mixed use development on property located at 133-147 West 11th Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12th Street (Block 607, Lot 1), in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11th Street and West 12th Street, a line 425 feet easterly of Seventh Avenue, West 11th Street, and Greenwich Avenue (Block 607, Lot 1 and Block 617, p/o Lot 1), in R8, C6-2 and C2-7 Districts.

L.U. No. 561

RUDIN WEST VILLAGE

MANHATTAN CB - 2

C 120031 ZSM

Application submitted by West Village Residences, LLC and Saint Vincent's Catholic Medical Centers of New York pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an enclosed attended accessory parking garage with a maximum capacity of 152 spaces on portions of the ground floor and cellar of a proposed building at 140 West 12th Street, in connection with a proposed mixed use development on property located at 133-147 West 11th Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12th Street (Block 607, Lot 1), in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11th Street and West 12th Street, a line 425 feet easterly of Seventh Avenue, West 11th Street, and Greenwich Avenue (Block 607, Lot 1 and Block 617, p/o Lot 1), in R8, C6-2 and C2-7 Districts.

L.U. No. 562
RUDIN WEST VILLAGE

MANHATTAN CB - 2

N 120032 ZRM

Application submitted by the RSV, LLC and Saint Vincent’s Catholic Medical Centers of New York 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 Section 74-743 (Special Provisions for bulk modifications) on the zoning lots bounded by Greenwich Avenue, West 11th Street, West 12th Street, and midblock between 7th and 6th Avenues.

Matter Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;

Article 7 – Administration

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Chapter 4

Special Permits by the City Planning Commission

* * *

74-743

Special provisions for bulk modification

- (a) For a #large-scale general development#, the City Planning Commission may permit;
 - (1) * * *
 - (2) * * *
 - (3) * * *
 - (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements, provided that the #large-scale general development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community Districts 2 or 7 in Manhattan or located within a C4-4 District within the boundaries of Queens Community District 7 and

that a minimum of 50 percent of the required #open space# is provided within the #large-scale general development#. Required #open space# for the purposes of this paragraph, (a)(4), shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district;

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L.U. NO. 563
RUDIN WEST VILLAGE

MANHATTAN CB - 2

C 120033 ZMM

Application submitted by RSV, LLC and Saint Vincent's Catholic Medical Centers of New York pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 12a and 12c:

1. changing from an R6 District to an R8 District property bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 12th Street and West 11th Street, a line 425 feet easterly of Seventh Avenue, West 11th Street, a line 100 feet northeasterly of Greenwich Avenue, and a line 100 feet easterly of Seventh Avenue;
2. changing from a C1-6 District to an R8 District property bounded by a line 100 feet northeasterly of Greenwich Avenue, West 11th Street, and a line 100 feet easterly of Seventh Avenue; and
3. changing from a C2-6 District to a C6-2 District property bounded by West 12th Street, a line 100 feet easterly of Seventh Avenue, West 11th Street, and Seventh Avenue;

as shown on a diagram (for illustrative purposes only) dated August 22, 2011.

L.U. No. 566
NITEHAWK CINEMA

BROOKLYN CB - 1

20115825 TCK

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Nitehawk Brooklyn LLC, d/b/a Nitehawk Cinema, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 136 Metropolitan Avenue.

L.U. No. 567
KHIM'S CAFÉ

BROOKLYN CB - 1

20125036 TCK

Application pursuant to Section 20-225 of the Administrative Code of the City of New York, concerning the petition of Jhu Jhu Corp., d/b/a Khim's Café, for a revocable consent to establish, maintain and use an enclosed sidewalk café located at 324 Graham Avenue.

L.U. No. 568
SPRING STREET NATURAL

MANHATTAN CB - 2

20125204 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of P.M.W. Inc., d/b/a Spring Street Natural, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 62 Spring Street.

L.U. No. 569
LE PAIN QUOTIDIEN

MANHATTAN CB - 5

20125234 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of PQ 53rd Street, Inc., d/b/a Le Pain Quotidien, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 7 East 53rd Street.

L.U. No. 571

PASTIS

MANHATTAN CB - 2

20125382 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Smithfield Associates LLC, d/b/a Pastis, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 9-19 Ninth Avenue.

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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 a.m. on Tuesday, March 6, 2012:**

L.U. No. 572

PUBLIC SCHOOL 102

BRONX CB - 10

20125306 HKX (N 120150 HKX)

Designation (List No. 450/LP-2487) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Public School 102 (Later Public School 17 - The City Island School), located at 190 Fordham Street (Block 5643, Lot 7501/previously Lots 1001-1018), as an historic landmark.

L.U. No. 573

HOTEL WOLCOTT

MANHATTAN CB - 5

20125307 HKM (N 120151 HKM)

Designation (List No. 450/LP-2423) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Hotel Wolcott, located at 4 West 31st Street a.k.a. 4-10 West 31st Street (Block 832, Lot 49), as an historic landmark.

MUTUAL RESERVE BUILDING

MANHATTAN CB - 1

20125308 HKM (N 120152 HKM)

Designation (List No. 450/LP-2431) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Mutual Reserve Building, located at 305 Broadway a.k.a. 305-309 Broadway / 91-99 Duane Street (Block 151, Lot 32), as an historic landmark.

L.U. No. 575

R.H. MACY & Co. STORE, 14TH STREET ANNEX

MANHATTAN CB - 2

20125309 HKM (N 120153 HKM)

Designation (List No. 450/LP-2474) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the R.H. Macy & Co. Store, 14th Street Annex, located at 56 West 14th Street (Block 577, Lot 12), as an historic landmark.

L.U. No. 576

DANIEL AND ABBIE B. ELDRIDGE HOUSE

QUEENS CB - 9

20125310 HKQ (N 120155 HKQ)

Designation (List No. 450/LP-2473) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Daniel and Abbie B. Eldridge House, located at 87-61 111th Street (Block 9301, Lot 101), 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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 p.m. on Tuesday, March 6, 2012:**

L.U. No. 577

1484 INWOOD AVENUE

BRONX CB - 4

20125378 HAX

Application submitted by the New York City Department of Housing Preservation and Development for Council approval, pursuant to Article 16 of the General Municipal Law and Section 577 of the Private Housing Finance Law, for the conveyance of a modification to a previously approved Urban Development Action Area Project located at 1484 Inwood Avenue in Council District No. 16.

L.U. NOS. 564 AND 565

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 Projects are 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 pursuant to Section 696 of the General Municipal Law for L.U. Nos. 564 and 565.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
564	20125330 HAX	1664 Davidson Avenue 1694 Davidson Avenue 1702 Davidson Avenue Bronx	2861/10 2861/21 2861/50	Negotiated Sale	05	Section 696

Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on February 8, 2012.

565	20125331 HAK	Bushwick East 62 Troutman Street 11 Dodworth Street 1132 DeKalb Avenue 84 Stanhope Street 1175 Greene Avenue 103 Bleecker Street 207 Palmetto Street 205 Palmetto Street 203 Palmetto Street Brooklyn	3183/31 3229/41 3241/01 3265/32 3285/71 3296/58 3342/41 3342/42 3342/43	New Foundations	04	Section 696
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Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on February 8, 2012.

LAND USE COMMITTEE

The Land Use Committee will hold a meeting in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **10:00 A.M. on Thursday, March 8, 2012**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, March 6, 2012, and conduct such other business as may be necessary.