



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF**

**THE LAND USE COMMITTEE  
FOR THE WEEK OF SEPTEMBER 13 - SEPTEMBER 17, 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 16<sup>th</sup> Floor Hearing Room, 250 Broadway, New York City, New York 10007, commencing at **9:30 a.m. on Monday, September 13, 2010:**

### **L.U. No. 198**

#### **PIO PIO RESTAURANT**

**MANHATTAN CB - 4**

**20105736 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Atrio LLC d/b/a Pio Pio Restaurant, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 604 Tenth Avenue.

### **L.U. No. 199**

#### **CAR SHARE VEHICLES ZONING TEXT**

**CITYWIDE**

**N 100284 ZRY**

Application submitted by the Department of City Planning, 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 parking of car share vehicles in off-street parking facilities.

Matter in underline is new, to be added;

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

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

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

### **Article 1**

#### **GENERAL PROVISIONS**

\* \* \*

### **Chapter 2**

#### **Construction of Language and Definitions**

\* \* \*

**DEFINITIONS**

\* \* \*

Bulk

\* \* \*

**Car sharing vehicle**

A “car sharing vehicle” is a vehicle maintained and owned or leased by a car sharing organization which is available for use by its members. Membership shall mean that individuals have been pre-approved to use such vehicles and need not be approved by the car sharing organization at the time of proposed use. Membership must be open to the public and shall only be denied based upon driving record, credit record or other legitimate business need of the car sharing organization. Vehicles must be made available to members for periods of use as short as one hour. The car sharing organization must provide all legally-required insurance as part of the membership.

Vehicles shall be reserved by members through a self-service reservation system which is available at all times. A #car sharing vehicle# shall be located in a parking facility that is accessible to members of the car sharing organization at all times. No employees or agents of the car sharing organization shall provide services to members or conduct business transactions with members within such parking facility. Attended parking facilities may be serviced by a parking attendant unaffiliated with any car sharing organization. A parking facility containing #car sharing vehicles# shall be securely separated from all other portions of a #building# containing #residences#.

A #car sharing vehicle# shall be no more than 216 inches in length and shall bear a decal that provides the name of the car sharing organization. The decal must be clearly visible from the outside of the #car sharing vehicle# and must be either:

- (a) located on the driver’s side door or passenger’s side door of #car sharing vehicle# and at least 30 square inches in area; or

- (b) located in the lower left corner of the rear windshield of the #car sharing vehicle#. The decal shall be at least one square inch in area and contain the letters “CSV” in lettering at least 11/32 of an inch in height and the name of the car sharing organization in lettering at least 5/32 of an inch in height. All lettering shall be fully opaque and shall highly contrast with the background color of the decal.

All #car sharing# vehicles shall bear a decal pursuant to the provisions of paragraph (a) or (b) within 60 days of (effective date of amendment).

\* \* \*

### **Public parking garage**

A "public parking garage" is a #building or other structure#:

- (a) that provides parking or storage for motor vehicles, but not for commercial or public utility vehicles or the dead storage of motor vehicles; and
- (b) some or all of whose parking spaces are non-#accessory#.

#Car sharing vehicles# may occupy parking spaces in a #public parking garage#, however, the number of spaces so occupied shall not exceed 40 percent of all parking spaces in such garage. A #public parking garage# may include #accessory# off-street parking spaces limited to such spaces that are #accessory# to other #uses# on the same #zoning lot#.

Sale of motor fuel or motor oil or minor repairs incidental to the parking or storage of motor vehicles are permitted #accessory uses#.

### **Public parking lot**

A "public parking lot" is any tract of land that is:

- (a) used for the parking or storage for motor vehicles, but not for commercial or public utility vehicles or the dead storage of motor vehicles; and

(b) not #accessory# to a #use# on the same or another #zoning lot#.

#Car sharing vehicles# may occupy spaces in a #public parking lot #, however, the number of spaces so occupied shall not exceed 40 percent of all parking spaces in such parking lot.

Minor repairs incidental to the parking or storage of motor vehicles are a permitted #accessory use#.

\* \* \*

### **Chapter 3**

### **Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens**

\* \* \*

### **13-012**

#### **Existing off-street parking facilities**

- (a) Existing required or permitted #accessory# off-street parking spaces, #public parking lots# and #public parking garages# established prior to April 29, 1982 in Manhattan and October 25, 1995 in Queens shall continue to be subject to the applicable zoning district regulations in effect prior to April 29, 1982 in Manhattan and October 25, 1995 in Queens. However, #enlargements#, #extensions# or any increase in the number of off-street parking spaces within such off-street parking facilities shall be subject to the provisions of this Chapter.
- (b) Nothing herein contained shall be deemed to permit a reduction or elimination of existing #accessory# off-street parking spaces that were required under the applicable provisions of the zoning district regulations in effect prior to April 29, 1982 in Manhattan and October 25, 1995 in Queens.

- (c) #Car sharing vehicles# may occupy existing required or permitted #accessory# off-street parking spaces established prior to April 29, 1982, in Manhattan and October 25, 1995, in Queens, however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such #accessory# off-street parking spaces, whichever is greater.
- (d) #Accessory residential# off-street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.
- (e) #Car sharing vehicles# may occupy parking spaces in #public parking lots# and #public parking garages# established prior to April 29, 1982, in Manhattan and October 25, 1995, however, the number of spaces so occupied shall not exceed 40 percent of all parking spaces in such parking facilities.

\* \* \*

## **13-14**

### **Additional Regulations for Permitted Accessory Off-Street Parking Spaces**

\* \* \*

## **13-144**

### **Car sharing vehicles**

Notwithstanding the provisions of Sections 13-12 and 13-13, inclusive, #car sharing vehicles# may occupy parking spaces in #accessory# off-street parking facilities, however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all parking spaces in such facilities, whichever is greater. #Accessory residential# off-street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

\* \* \*

## **13-42**

### **Residential Development**

#Accessory# off-street parking spaces are required for new #residential developments#

or #enlargements# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, only as set forth below:

- (a) For public or publicly-assisted housing, as such categories are defined in Section 25-25 (Modification of Requirements for Public or Publicly Assisted Housing or Non-Profit Housing for the Elderly), the minimum number of #accessory# off-street parking spaces required for new #dwelling units# provided in the #development# or #enlargement# as a percentage of such new #dwelling units# are as follows:

\* \* \*

- (f) All such parking spaces shall be used exclusively by the occupants of the #residential development# and occupants of nearby public or publicly-assisted housing projects, except that #car sharing vehicles# may occupy #accessory# off-street parking spaces, however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater. #Accessory residential# off-street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

\* \* \*

## **13-55 Authorizations**

### **13-551**

#### **Accessory off-street parking spaces**

The City Planning Commission may, by authorization, subject to the otherwise applicable zoning district regulations, allow on-site enclosed #accessory# off-street parking facilities with a maximum capacity of 15 spaces in existing #buildings#, provided that the Commission finds that:

- (a) the #building# does not have #accessory# off-street parking spaces;
- (b) such parking spaces are needed for and will be used exclusively by the occupants of the #use# to which they are #accessory#, except that #car sharing

vehicles# may occupy #accessory# off-street parking spaces, however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater. For the purposes of this finding, (b), such need shall exist where there are special circumstances and there are no reasonably viable alternatives to on-site enclosed parking spaces;

\* \* \*

## **13-56 Special Permits**

### **13-561 Accessory off-street parking spaces**

The City Planning Commission may, by special permit, subject to the otherwise applicable zoning district regulations, allow on-site or off-site, open or enclosed, #accessory# off-street parking facilities with any capacity not otherwise allowed under Section 13-10 (PERMITTED ACCESSORY OFF-STREET PARKING SPACES), provided the Commission finds that:

- (a) such parking spaces are needed for, and will be used by, the occupants, visitors, customers or employees of the #use# to which they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off-street parking spaces, however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater;

\* \* \*

## **Chapter 2 Use Regulations**

\* \* \*

## **22-30 SIGN REGULATIONS**

\* \* \*



**22-323**

**Signs for parking areas**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

One #sign#, with an area not exceeding two square feet, designating each entrance to or exit from an off-street parking area, open or enclosed, is permitted. No such #sign# shall be higher than seven feet above #curb level#.

In addition, an off-street parking facility that contains #car sharing vehicles# may provide #signs# that in the aggregate total no more than two square feet in area identifying organizations that have #car sharing vehicles# available at such parking area. No such #sign# shall be located higher than seven feet above #curb level#.

\* \* \*

**Chapter 5**

**Accessory Off-Street Parking and Loading Regulations**

**Off-street Parking Regulations**

\* \* \*

**25-40**

**RESTRICTIONS ON OPERATION OF ACCESSORY OFF-STREET PARKING SPACES**

\* \* \*

**25-412**

**In all other Residence Districts**

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, such spaces shall be designed and operated primarily for the long-term storage of the private passenger motor vehicles used by the occupants of such #residences#.

However, such spaces may be:

- (a) rented for periods of not less than one week and not more than one month to persons who are not occupants of the #residences# to which such spaces are

~~#accessory# for the accommodation of the private passenger motor vehicles used by such non-residents, provided that such spaces are operated in accordance with the regulations promulgated by the Commissioner of Buildings, in a manner which will not adversely affect the residential character of the neighborhood. Such spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request therefore is made to the landlord; or~~

(b) occupied by #car sharing vehicles#, however:

- (1) in R3-2 and R4 Districts, except R4A, R4B and R4-1 Districts, the number of spaces occupied by #car sharing vehicles# shall not exceed 10 percent of all spaces in a #group parking facility# that contains 20 or more spaces; and
- (2) in R5, R6, R7, R8, R9 and R10 Districts, except R5A Districts, the number of spaces occupied by #car sharing vehicles# shall not exceed five spaces or 20 percent of all #accessory# off-street parking spaces, whichever is greater.

Such spaces provided pursuant to paragraphs (a) and (b) of this Section shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

## **25-42**

### **Use of Spaces Accessory to Permitted Non-Residential Uses**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all permitted or required off-street parking spaces, open or enclosed, which are #accessory# to permitted non-#residential uses# shall be used only by occupants, visitors, customers or employees of such #uses# and shall not be rented except as may be provided for houses of worship pursuant to Section 25-542 (Shared parking facilities for houses of worship). However, #car sharing vehicles# may occupy such spaces only pursuant to the provisions of paragraphs (a) and (b) of this Section.

R1 R2 R3 R4 R5A

- (a) In the districts indicated, #car sharing vehicles# may occupy parking spaces #accessory# to a non-#residential use# in a #group parking facility# containing 20 spaces or more that are #accessory# to a college or university #use# listed in Use Group 3, however, the number of spaces so occupied shall not exceed 10 percent of all parking spaces in such #group parking facility#.

R5 R5B R5D R6 R7 R8 R9 R10

- (b) In the districts indicated, except R5A Districts, #car sharing vehicles# may occupy parking spaces #accessory# to a non-#residential use# in a #group parking facility# containing 20 spaces or more, however, the number of spaces so occupied shall not exceed 10 percent of all parking spaces in such #group parking facility#.

\* \* \*

**25-68**

**For Parking Facilities Containing Car Sharing Vehicles#**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Within an off-street parking facility that contains #car sharing vehicles#, an information plaque shall be placed within twenty feet of either the entrance to the parking facility or the attendant's station, at a location accessible to and visible to users of such facility. The plaque shall be fully opaque, non reflective and constructed of permanent, highly durable materials and shall contain the following statements in lettering no less than one inch high:

- (a) “Total parking spaces in facility:” and shall specify the total number of parking spaces permitted within such parking facility;
- (b) “Maximum number of car sharing vehicles:” and shall specify the total number of #car sharing vehicles# permitted within such parking facility; and
- (c) where such parking facility contains #accessory residential# parking spaces, “Accessory residential parking spaces shall be made available to residents of this building within 30 days after a written request is made to the landlord”.

\* \* \*

## Chapter 6

### Accessory Off-Street Parking and Loading Regulations

\* \* \*

#### 36-46

#### Restrictions on Use of Accessory Off-Street Parking Spaces

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all permitted or required #accessory# off-street parking spaces, open or enclosed, shall be used primarily for the owners, occupants, employees, customers, residents, or visitors of the #use# or #uses# to which such spaces are #accessory#, except as set forth in this Section.

(a) Any off-street parking spaces #accessory# to #residences# which are not needed by the occupants of such #residences# may be rented to persons who are not occupants of such #residences# for the accommodation of private passenger motor vehicles used by such persons or may be occupied by #car sharing vehicles#, only as set forth in the following paragraphs:

(1) In C1 or C2 Districts mapped within Residence Districts

In C1 or C2 Districts mapped within R3, R4 or R5A Districts, the number of spaces occupied by #car sharing vehicles# shall not exceed 10 percent of all parking spaces in #group parking facilities# containing 20 or more spaces. In C1 or C2 Districts mapped within R5 Districts except R5A Districts, and in R6, R7, R8, R9 or R10 Districts, the number of spaces occupied by #car sharing vehicles# shall not exceed five spaces or 20 percent of all parking spaces, whichever is greater.

(2) In C1 or C2 Districts not mapped within Residence Districts, or in C3, C4, C5, C6 Districts

In the districts indicated, except C3 Districts, the number of spaces occupied by #car sharing vehicles# shall not exceed five spaces or 20 percent of all parking spaces, whichever is greater. In C3 Districts, the number of spaces occupied by #car sharing vehicles# shall not exceed 10 percent of all parking spaces in #group parking facilities# containing 20 or more spaces.

Such spaces provided pursuant to paragraph (a) of this Section shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request ~~therefore~~ is made to the landlord.

(b) #Car sharing vehicles# may occupy off-street parking spaces #accessory# to a non-#residential use# in #group parking facility# containing 20 spaces or more, however, the number of spaces so occupied shall not exceed 10 percent of all parking spaces in such #group parking facilities#.

In addition, the rental of such spaces to non-residents shall be subject to the restrictions applying to the specified districts as set forth in ~~this~~ Sections 36-461 and 36-462, except that such restrictions shall not apply to spaces occupied by #car sharing vehicles#.

\* \* \*

## **36-51**

### **General Provisions**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all permitted or required #accessory# off-street parking spaces shall conform to the provisions of ~~the following Sections~~: Section 36-50, inclusive.

~~Section 36-52 (Size of Spaces)~~

~~Section 36-53 (Location of Access to the Street)~~

~~Section 36-54 (Restrictions on Use of Required Residential Open Space for Parking)~~

~~Section 36-55 (Surfacing)~~

~~Section 36-56 (Screening).~~

Special regulations applying to #large-scale community facility developments# or #large-scale residential developments# are set forth in Article VII, Chapter 8.

## **36-52**

### **Size, and Location and Identification of Spaces**

\* \* \*

**36-523**

**Identification of #car sharing vehicles#**

C1 C2 C3 C4 C5 C6 C7 C8

Within an off-street parking facility that contains #car sharing vehicles#, an information plaque shall be placed within twenty feet of either the entrance to the parking facility or the attendant’s station, at a location accessible to and visible to users of such facility. The plaque shall be fully opaque, non reflective and constructed of permanent, highly durable materials and shall contain the following statements in lettering no less than one inch high:

- (a) “Total parking spaces in facility:” and shall specify the total number of parking spaces permitted within such parking facility;
- (b) “Maximum number of car sharing vehicles:” and shall specify the total number of #car sharing vehicles# permitted within such parking facility; and
- (c) where such parking facility contains #accessory residential# parking spaces, “Accessory residential parking spaces shall be made available to residents of this building within 30 days after a written request is made to the landlord”.

\* \* \*

**Chapter 4**

**Accessory Off-Street Parking and Loading Regulations**

\* \* \*

**44-30**

**RESTRICTIONS ON LOCATION AND USE OF ACCESSORY OFF-STREET PARKING SPACES**

\* \* \*

**44-35**

**Restriction on Use of Accessory Off-Street Parking Spaces**

M1 M2 M3

In all districts, as indicated, #accessory# off-street parking spaces, whether permitted or required and whether open or enclosed, shall be used primarily for the owners, occupants, employees, customers, or visitors of the #use# or #uses# to which such spaces are #accessory#. #Car sharing vehicles# may occupy #accessory# off-street parking spaces in #group parking facilities# containing 20 spaces or more, however, the number of spaces so occupied shall not exceed 10 percent of all parking spaces in such #group parking facilities#.

\* \* \*

## **44-41**

### **General Provisions**

M1 M2 M3

In all districts, as indicated, all permitted or required off-street parking spaces shall conform to the provisions of Section 44-40, inclusive. ~~the following Sections:~~

~~Section 44-42 (Size of Spaces)~~

~~Section 44-43 (Location of Access to the Street)~~

~~Section 44-44 (Surfacing)~~

~~Section 44-45 (Screening)~~

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

## **44-42**

### **Size and Identification of Spaces**

M1 M2 M3

#### **(a) Size of spaces**

In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 square

feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended.

\* \* \*

M1 M2 M3

**(b) Identification of #car sharing vehicles#**

Within an off-street parking facility that contains #car sharing vehicles#, an information plaque shall be placed at a location accessible to and visible to users of such facility. The plaque shall be fully opaque, non reflective and constructed of permanent, highly durable materials and shall contain the following statements in lettering no less than one inch high:

- (1) “Total parking spaces in facility:” and shall specify the total number of parking spaces permitted within such parking facility; and
- (2) “Maximum number of car sharing vehicles:” and shall specify the total number of #car sharing vehicles# permitted within such parking facility.

\* \* \*

**PRECONSIDERED L.U. NO. \_\_\_\_**

**HOURLY CHILDREN**

**QUEENS CB - 1**

**C 100145 ZMQ**

Application submitted by Hour Children, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9a and 9b:

1. changing from an M1-1 District to an R5D District property bounded by 36<sup>th</sup> Avenue, a line midway between 12<sup>th</sup> Street and 13<sup>th</sup> Street, 37<sup>th</sup> Avenue and 11<sup>th</sup> Street; and



2. establishing within a proposed R5D District a C1-3 District bounded by 36<sup>th</sup> Avenue, a line midway between 12<sup>th</sup> Street and 13<sup>th</sup> Street, a line 100 feet southwesterly of 36<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated May 10, 2010 and subject to the conditions of CEQR Declaration E-250.

**PRECONSIDERED L.U. No. \_\_\_\_**  
**ROSEDALE REZONING**

**QUEENS CB - 13**

**C 100436 ZMQ**

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 19a, 19b, 19c and 19d:

1. eliminating from within an existing R3-2 District a C1-1 bounded by 147<sup>th</sup> Drive, a boundary line of the City of New York, 148<sup>th</sup> Avenue, and Hook Creek Boulevard;
2. eliminating from within an existing R3-2 District a C1-2 bounded by:
  - a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Avenue, 242<sup>nd</sup> Street, and North Conduit Avenue;
  - b. South Conduit Avenue, Francis Lewis Boulevard, 245<sup>th</sup> Street, a line 150 feet northeasterly of Francis Lewis Boulevard, 247<sup>th</sup> Street, a line 150 feet southwesterly of Francis Lewis Boulevard, 245<sup>th</sup> Street, 243<sup>rd</sup> Street, and 140<sup>th</sup> Avenue;
  - c. Caney Road, a line 150 feet southeasterly of 243<sup>rd</sup> Street, Mayda Road, and a line 150 feet northwesterly of 243<sup>rd</sup> Street; and
  - d. South Conduit Avenue, Hook Creek Boulevard, 248<sup>th</sup> Street, a line 100 feet southerly of South Conduit Avenue, and 247<sup>th</sup> Street;
3. eliminating from within an existing R2 District a C2-1 bounded by Brookville Boulevard, a line 150 feet northerly of Merrick Boulevard, 133<sup>rd</sup> Avenue, 243<sup>rd</sup> Street, a line 150 feet northerly of Merrick Boulevard, 132<sup>nd</sup> Road, Hook Creek

Boulevard, a line 150 feet southerly of Merrick Boulevard, a line midway between Brookville Boulevard and 241<sup>st</sup> Street, and 135<sup>th</sup> Avenue;

4. eliminating from within an existing R3-2 District a C2-1 bounded by:
  - a. North Conduit Avenue, Hook Creek Boulevard, the centerline of the Long Island Railroad right-of-way (Montauk Division), and Brookville Boulevard; and
  - b. South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 149<sup>th</sup> Street, and Hook Creek Boulevard;
5. changing from an R3-2 District to an R2 District property bounded by:
  - a. a line 150 feet northeasterly of Francis Lewis Boulevard, a line 220 feet southwesterly of 138<sup>th</sup> Avenue, and a line midway between Brookville Boulevard and 241<sup>st</sup> Street; and
  - b. a line 150 feet northeasterly of Francis Lewis Boulevard, a line 150 feet northerly of North Conduit Boulevard, 242<sup>nd</sup> Street, a line 320 feet southwesterly of 138<sup>th</sup> Avenue, and 241<sup>st</sup> Street;
6. changing from an R3-2 District to an R3A District property bounded by:
  - a. South Conduit Avenue, 241<sup>st</sup> Street, a line midway between 140<sup>th</sup> Avenue and Memphis Avenue, a line 60 feet southeasterly of 241<sup>st</sup> Street, 142<sup>nd</sup> Avenue, a line 140 feet northwesterly of 243<sup>rd</sup> Street, Caney Road, a line 100 feet northwesterly of 243<sup>rd</sup> Street, Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Huxley Street and the northerly street line of 147<sup>th</sup> Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147<sup>th</sup> Avenue, Edgewood Avenue, a line midway between 146<sup>th</sup> Avenue and 147<sup>th</sup> Avenue, a line 100 feet easterly of Brookville Boulevard, 147<sup>th</sup> Avenue, and Brookville Boulevard;

- b. a line 100 feet northerly of 249<sup>th</sup> Street, a boundary line of the City of New York, a line 100 feet southerly of 250<sup>th</sup> Street, a line perpendicular to the southerly street line of 250<sup>th</sup> Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 250<sup>th</sup> Street and the northeasterly street line of Hook Creek Boulevard, 250<sup>th</sup> Street, a line perpendicular to the northerly street line of 250<sup>th</sup> Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250<sup>th</sup> Street and the northeasterly street line of Hook Creek Boulevard, 249<sup>th</sup> Street, and a line 85 feet easterly of Hook Creek Boulevard; and
  - c. a line midway between Caney Road and 144<sup>th</sup> Avenue, 249<sup>th</sup> Street, Newhall Avenue, a line 120 feet southeasterly of 245<sup>th</sup> Street, a line 100 feet southwesterly of Newhall Avenue, a line midway between 243<sup>rd</sup> Street and 245<sup>th</sup> Street, Newhall Avenue, a line 140 feet southeasterly of 243<sup>rd</sup> Street, Mayda Road, and a line 100 feet southeasterly of 243<sup>rd</sup> Street;
7. changing from an R3-2 District to an R3X District property bounded by 140<sup>th</sup> Avenue, 243<sup>rd</sup> Street, a line perpendicular to the southeasterly street line of 243<sup>rd</sup> Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243<sup>rd</sup> Street and the southerly street line of South Conduit Avenue, 245<sup>th</sup> Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 246<sup>th</sup> Street, a line 85 feet southwesterly of Francis Lewis Boulevard, a line midway between 246<sup>th</sup> Street and 247<sup>th</sup> Street, Francis Lewis Boulevard, 247<sup>th</sup> Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246<sup>th</sup> Street, a line 335 feet northeasterly of Francis Lewis Boulevard, 246<sup>th</sup> Street, South Conduit Avenue, 247<sup>th</sup> Street, a line 250 feet northeasterly of 139<sup>th</sup> Avenue, a line midway between 247<sup>th</sup> Street and 248<sup>th</sup> Street, a line perpendicular to the northwesterly street line of 248<sup>th</sup> Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248<sup>th</sup> Street and the westerly street line of Hook Creek Boulevard, 248<sup>th</sup> Street, Hook Creek Boulevard, 249<sup>th</sup> Street, a line perpendicular to the northerly street line of 250<sup>th</sup> Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 250<sup>th</sup> Street and the northeasterly street line of Hook Creek Boulevard, 250<sup>th</sup> Street, a line perpendicular to the southerly street line of 250<sup>th</sup> Street distant 110 feet easterly (as measured along the street line) from the point of intersection of the

southerly street line of 250<sup>th</sup> Street and the northeasterly street line of Hook Creek Boulevard, a line 100 feet southerly of 250<sup>th</sup> Street, a boundary line of the City of New York, 145<sup>th</sup> Avenue, Hook Creek Boulevard, 148<sup>th</sup> Avenue, a line 100 feet easterly of Hook Creek Boulevard, 148<sup>th</sup> Road, a boundary line of the City of New York, Hungary Harbor Road, Hook Creek Boulevard, 148<sup>th</sup> Drive, a line 100 feet westerly of Hook Creek Boulevard, a line midway between 148<sup>th</sup> Drive and 149<sup>th</sup> Avenue, a line 320 feet westerly of Hook Creek Boulevard, 149<sup>th</sup> Avenue, a line 330 feet westerly of 262<sup>nd</sup> Street, 149<sup>th</sup> Road, 262<sup>nd</sup> Street and its southerly centerline prolongation, a boundary line of the City of New York, a line 50 feet westerly of 259<sup>th</sup> Street and its southerly prolongation, Craft Avenue, 259<sup>th</sup> Street, 149<sup>th</sup> Road, 259<sup>th</sup> Street, a line midway between 148<sup>th</sup> Drive and 149<sup>th</sup> Avenue, 257<sup>th</sup> Street, 148<sup>th</sup> Drive, a line 200 feet easterly of Weller Lane, a line midway between 148<sup>th</sup> Road and 148<sup>th</sup> Drive, Weller Lane, 149<sup>th</sup> Road, Weller lane, 149<sup>th</sup> Drive, a line midway between 255<sup>th</sup> Street and Weller Lane, Craft Avenue, a line midway between 254<sup>th</sup> Street and 255<sup>th</sup> Street, 149<sup>th</sup> Drive and its westerly centerline prolongation, a northeasterly and a northerly boundary line of a park and its westerly prolongation, Brookville Boulevard, 149<sup>th</sup> Avenue, 235<sup>th</sup> Street, a line midway between 148<sup>th</sup> Avenue and 148<sup>th</sup> Road, a line 170 feet southeasterly of 235<sup>th</sup> Street, 148<sup>th</sup> Avenue, Brookville Boulevard, a line midway between 147<sup>th</sup> Drive and 148<sup>th</sup> Avenue, a line 80 feet northwesterly of Brookville Boulevard, 147<sup>th</sup> Drive, 235<sup>th</sup> Street, a northeasterly boundary line of Brookville Park and its southeasterly prolongation, an easterly boundary line of Brookville Park and its northerly prolongation, 147<sup>th</sup> Avenue, 235<sup>th</sup> Street, a line 100 feet northeasterly of 147<sup>th</sup> Road, a line 75 feet westerly of Brookville Boulevard, 147<sup>th</sup> Road, a line perpendicular to the southwesterly street line of 147<sup>th</sup> Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of 147<sup>th</sup> Road and the westerly street line of Brookville Boulevard, a line midway between 147<sup>th</sup> Road and 147<sup>th</sup> Drive, Brookville Boulevard, a line midway between 147<sup>th</sup> Road and 147<sup>th</sup> Drive, a line 90 feet easterly of Brookville Boulevard, a line 100 feet northerly of 147<sup>th</sup> Road, a line 100 feet easterly Brookville Boulevard, a line midway between 146<sup>th</sup> Avenue and 147<sup>th</sup> Avenue, a line perpendicular to the northeasterly street line of Edgewood Avenue distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Huxley Street and the northerly street line of 147<sup>th</sup> Avenue, Edgewood Avenue, a line 130 feet southwesterly of Huxley Street, a line perpendicular to the southwesterly street line of Huxley Street distant 120 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of

Huxley Street and the northerly street line of 147<sup>th</sup> Avenue, Huxley Street, a line 100 feet northwesterly of 243<sup>rd</sup> Street, Mayda Road, a line 140 feet southeasterly of 243<sup>rd</sup> Street, Newhall Avenue, a line midway between 243<sup>rd</sup> Street and 245<sup>th</sup> Street, a line 100 feet southwesterly of Newhall Avenue, a line 120 feet southeasterly of 245<sup>th</sup> Street, Newhall Avenue, 249<sup>th</sup> Street, a line midway between Caney Road and 144<sup>th</sup> Avenue, a line 100 feet southeasterly of 243<sup>rd</sup> Street, Caney Road, a line 140 feet northwesterly of 243<sup>rd</sup> Street, 142<sup>nd</sup> Avenue, a line 60 feet southeasterly of 241<sup>st</sup> Street, a line midway between 140<sup>th</sup> Avenue and Memphis Avenue, and a line 100 feet southeasterly of 241<sup>st</sup> Street; and excluding the area bounded by:

i. 253<sup>rd</sup> Street, Weller Lane, a line 540 feet northerly of 147<sup>th</sup> Avenue, a line midway between Weller Lane and 254<sup>th</sup> Street, 147<sup>th</sup> avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147<sup>th</sup> Road, a line 110 feet westerly of Weller Lane, 147<sup>th</sup> Road, a line 50 feet easterly of 253<sup>rd</sup> Street, 147<sup>th</sup> Avenue, Mayda Road, a line 420 feet southeasterly of 249<sup>th</sup> Street, a line midway between 145<sup>th</sup> Avenue and Mayda Road, a line 280 feet southeasterly of 249<sup>th</sup> Street, 145<sup>th</sup> Avenue, a line 360 feet southeasterly of 249<sup>th</sup> Street, and 144<sup>th</sup> Avenue; and

ii. 147<sup>th</sup> Road, 253<sup>rd</sup> Street, a line midway between 147<sup>th</sup> Drive and 148<sup>th</sup> Avenue, a line 150 feet easterly of 253<sup>rd</sup> Street, 148<sup>th</sup> Avenue, line 200 feet easterly of 253<sup>rd</sup> Street, a line midway between 148<sup>th</sup> Avenue and 148<sup>th</sup> Road, 253<sup>rd</sup> Street, a line midway between 148<sup>th</sup> Road and 148<sup>th</sup> Drive, a line perpendicular to the southerly street line of 148<sup>th</sup> road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148<sup>th</sup> Road and the northeasterly street line of Huxley Street, 148<sup>th</sup> Road, 249<sup>th</sup> Street, 148<sup>th</sup> Avenue, a line 230 feet easterly of 249<sup>th</sup> Street, a line midway between 147<sup>th</sup> drive and 148<sup>th</sup> Avenue, a line 100 feet westerly of 253<sup>rd</sup> Street, a line midway between 147<sup>th</sup> Road and 147<sup>th</sup> Drive, and a line 75 feet westerly of 253<sup>rd</sup> Street;

8. changing from an R3-2 District to an R3-1 District property bounded by:

a. 147<sup>th</sup> Drive, a line 80 feet northwesterly of Brookville Boulevard, a line midway between 147<sup>th</sup> Drive and 148<sup>th</sup> Avenue, Brookville Boulevard, 148<sup>th</sup> Avenue, a line 170 feet southeasterly of 235<sup>th</sup> Street, a line midway between 148<sup>th</sup> Avenue and 148<sup>th</sup> Road, and 235<sup>th</sup> Street;

- b. 147<sup>th</sup> Road, 253<sup>rd</sup> Street, a line midway between 147<sup>th</sup> Drive and 148<sup>th</sup> Avenue, a line 150 feet easterly of 253<sup>rd</sup> Street, 148<sup>th</sup> Avenue, line 200 feet easterly of 253<sup>rd</sup> Street, a line midway between 148<sup>th</sup> Avenue and 148<sup>th</sup> Road, 253<sup>rd</sup> Street, a line midway between 148<sup>th</sup> Road and 148<sup>th</sup> Drive, a line perpendicular to the southerly street line of 148<sup>th</sup> road distant 110 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of 148<sup>th</sup> Road and the northeasterly street line of Huxley Street, 148<sup>th</sup> Road, 249<sup>th</sup> Street, 148<sup>th</sup> Avenue, a line 230 feet easterly of 149<sup>th</sup> Street, a line midway between 147<sup>th</sup> drive and 148<sup>th</sup> Avenue, a line 100 feet westerly of 253<sup>rd</sup> Street, a line midway between 147<sup>th</sup> Road and 147<sup>th</sup> Drive, and a line 75 feet westerly of 253<sup>rd</sup> Street;
- c. 253<sup>rd</sup> Street, Weller Lane, a line 540 feet northerly of 147<sup>th</sup> Avenue, a line midway between Weller Lane and 254<sup>th</sup> Street, 147<sup>th</sup> avenue, Francis Lewis Boulevard, a line 80 feet northerly of 147<sup>th</sup> Road, a line 110 feet westerly of Weller Lane, 147<sup>th</sup> Road, a line 50 feet easterly of 253<sup>rd</sup> Street, 147<sup>th</sup> Avenue, Mayda Road, a line 420 feet southeasterly of 249<sup>th</sup> Street, a line midway between 145<sup>th</sup> Avenue and Mayda Road, a line 280 feet southeasterly of 249<sup>th</sup> Street, 145<sup>th</sup> Avenue, a line 360 feet southeasterly of 249<sup>th</sup> Street, and 144<sup>th</sup> Avenue;
- d. 145<sup>th</sup> Avenue, a boundary line of the City of New York, 147<sup>th</sup> Drive, and Hook Creek Boulevard;
- e. 149<sup>th</sup> Drive and its westerly centerline prolongation, a line midway between 254<sup>th</sup> Street and 255<sup>th</sup> Street, Craft Avenue, a line midway between 255<sup>th</sup> Street and Weller Lane, 149<sup>th</sup> Drive, Weller Lane, 149<sup>th</sup> Road, Weller Lane, a line midway between 148<sup>th</sup> Road and 148<sup>th</sup> Drive, a line 200 feet easterly of Weller Lane, 148<sup>th</sup> Drive, 257<sup>th</sup> Street, a line midway between 148<sup>th</sup> Drive and 149<sup>th</sup> Avenue, 259<sup>th</sup> Street, 149<sup>th</sup> Road, 258<sup>th</sup> Street, a line 60 feet southerly of 149<sup>th</sup> Road, a line midway between 257<sup>th</sup> Street and 258<sup>th</sup> Street, Craft Avenue, a line 50 feet westerly of 259<sup>th</sup> Street and its southerly centerline prolongation, a boundary line of the City of New York, and a northeasterly boundary line of a park and its southeasterly prolongation; and

- f. 149<sup>th</sup> Avenue, a line 320 feet westerly of Hook Creek Boulevard, a line midway between 148<sup>th</sup> Drive and 149<sup>th</sup> Avenue, a line 100 feet westerly of Hook Creek Boulevard, 148<sup>th</sup> Drive, Hook Creek Boulevard, Hungary Harbor Road, a boundary line of the City of New York, 262<sup>nd</sup> Street, and its southerly centerline prolongation, 149<sup>th</sup> Road, and a line 330 feet westerly of 262<sup>nd</sup> Street;
9. establishing within an existing R3-2 District a C1-2 District bounded by 147<sup>th</sup> Avenue, Brookville Boulevard, 147<sup>th</sup> Road, a line 75 feet westerly of Brookville Boulevard, a line 100 feet northeasterly of 147<sup>th</sup> Road, and 235<sup>th</sup> Street;
  10. establishing within an existing R2 District a C1-3 District bounded by a line 150 feet northerly of Merrick Boulevard, 133<sup>rd</sup> Avenue, 243<sup>rd</sup> Street, a line 125 feet northerly of Merrick Boulevard, 132<sup>nd</sup> Road, Hook Creek Boulevard, Merrick Boulevard, 245<sup>th</sup> Street, a line 100 feet southerly of Merrick Boulevard, 244<sup>th</sup> Street, a line perpendicular to the northwesterly street line of 244<sup>th</sup> Street distant 100 feet southwest (as measured along the street line) from the point of intersection of the northwesterly street line of 244<sup>th</sup> Street and the southerly street line of Merrick Boulevard, a line midway between 243<sup>rd</sup> Street and 244<sup>th</sup> Street, a line 360 feet northeasterly of 134<sup>th</sup> Avenue, 243<sup>rd</sup> Street, a line 260 feet northeasterly of 134<sup>th</sup> Avenue, a line midway between 242<sup>nd</sup> Street and 243<sup>rd</sup> Street, a line 120 feet northeasterly of 134<sup>th</sup> Avenue, 242<sup>nd</sup> Street, a line perpendicular to the northwesterly street line of 242<sup>nd</sup> Street distant 175 feet southwest (as measured along the street line) from the point of intersection of the northwesterly street line of 242<sup>nd</sup> Street and the southerly street line of Merrick Boulevard, 241<sup>st</sup> Street, a line perpendicular to the northwesterly street line of 241<sup>st</sup> Street distant 115 feet southwest (as measured along the street line) from the point of intersection of the northwesterly street line of 241<sup>st</sup> Street and the southerly street line of Merrick Boulevard, a line 75 feet northwesterly of 241<sup>st</sup> Street, a line 275 feet northwesterly of 135<sup>th</sup> Avenue, and Brookville Boulevard;
  11. establishing within an existing R3-2 District a C1-3 District bounded by
    - a. Brookville Boulevard, a line 150 feet northeasterly of Francis Lewis Boulevard, a line midway between Brookville Boulevard and 241<sup>st</sup> Street, a line 220 feet southwest of 138<sup>th</sup> Avenue, 241<sup>st</sup> Street, a line 320 feet southwest of 138<sup>th</sup> Avenue, 242<sup>nd</sup> Street, North Conduit Avenue, a line perpendicular to the southerly street line of North Conduit Avenue distant

230 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of North Conduit Avenue and the northeasterly street line of Francis Lewis Boulevard, Long Island Railroad right-of-way ( Montauk Division), Brookville Boulevard, North Conduit Avenue, and a line 95 feet southwesterly of Francis Lewis Boulevard;

- b. South Conduit Avenue, 246<sup>th</sup> Street, a line 335 feet northeasterly of Francis Lewis Boulevard, a line 100 feet northwesterly of 246<sup>th</sup> Street, a line 85 feet northeasterly of Francis Lewis Boulevard, a line 50 feet northwesterly of 247<sup>th</sup> Street, Francis Lewis Boulevard, a line midway between 246<sup>th</sup> Street and 247<sup>th</sup> Street, a line 85 feet southwesterly of Francis Lewis Boulevard, 246<sup>th</sup> Street, a line 135 feet southwesterly of Francis Lewis Boulevard, 245<sup>th</sup> Street, a line perpendicular to the southeasterly street line of 243<sup>rd</sup> Street distant 200 feet southwesterly (as measured along the street line), from the point of intersection of the southeasterly street line of 243<sup>rd</sup> Street and the southerly street line of South Conduit Avenue, 243<sup>rd</sup> Street, and 140<sup>th</sup> Avenue; and
- c. South Conduit Avenue, Hook Creek Boulevard, 248<sup>th</sup> Street, a line perpendicular to the northwesterly street line of 248<sup>th</sup> Street distant 130 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 248<sup>th</sup> Street and the westerly street line of Hook Creek Boulevard, a line midway between 247<sup>th</sup> Street and 248<sup>th</sup> Street, a line 250 feet northeasterly of 139<sup>th</sup> Avenue, and 247<sup>th</sup> Street;

12. establishing within an existing R2 District a C2-3 District bounded by Merrick Boulevard, Hook Creek Boulevard, a line 150 feet southerly of Merrick Boulevard, and 245<sup>th</sup> Street; and

13. establishing within an existing R3-2 District a C2-3 District bounded by South Conduit Boulevard, a boundary line of the City of New York, a line 100 feet northerly of 249<sup>th</sup> Street, and Hook Creek Boulevard;

as shown on a diagram (for illustrative purposes only) dated June 7, 2010.





## **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 16<sup>th</sup> Floor Hearing Room, 250 Broadway, New York City, New York, 10007, commencing at **11:00 a.m. on Monday, September 13, 2010:**

### **L.U. No. 200**

#### **NOONAN PLAZA APARTMENTS**

**BRONX CB - 4**

**20105798 HKX (N 100474 HKX)**

Designation (List No. 430/LP-2400) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Noonan Plaza Apartments, located 105-149 West 168<sup>th</sup> Street a/k/a 1231-1245 Nelson Avenue/1232-1244 Ogden Avenue (Block 2518, Lot 1), as an historic landmark.

### **L.U. No. 201**

#### **HAFFEN BUILDING**

**BRONX CB - 1**

**20105799 HKX (N 100475 HKX)**

Designation (List No. 430/LP-2388) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Haffen Building, located at 2804-2808 Third Avenue a/k/a 507 Willis Avenue (Block 2307, Lot 59), as an historic landmark.

### **L.U. No. 202**

#### **GREENWICH VILLAGE HISTORIC DISTRICT EXTENSION II**

**MANHATTAN CB - 2**

**20105800 HKM (N 100476 HKM)**

Designation (List No. 430/LP-2366) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Greenwich Village Historic District Extension II. The district boundaries are:

#### **Area I**

Area I of the Greenwich Village Historic District Extension II consists of the property bounded by a line beginning at the northwest corner of West Houston Street and Sixth

Avenue, extending northeasterly along the western curbline of Sixth Avenue to a point in the middle of the roadbed of West 4th Street, northwesterly along a line in the middle of the roadbed of West 4th Street to a point on a line extending northeasterly from the northern property line of 180-184 West 4th Street (aka 1-3 Jones Street), southwesterly along said line and the northern property lines of 180-184 West 4th Street (aka 1-3 Jones Street) through 287 Bleecker Street, southwesterly to a point in the middle of the roadbed of Seventh Avenue South, southwesterly along a line in the middle of the roadbed of Seventh Avenue South to a point on a line extending northwesterly from the eastern curbline of Bedford Street, southeasterly along said line and the eastern curbline of Bedford Street to the southeastern corner of Leroy and Bedford Streets, southwesterly along the southern curbline of Leroy Street to a point on a line extending northwesterly from the western property line of 42 Leroy Street, southeasterly along said line and the western property line of 42 Leroy Street, northeasterly along the southern property lines of 42 Leroy Street and 40 Leroy Street (aka 45 Bedford Street) to the eastern curbline of Bedford Street, southeasterly along the eastern curbline of Bedford Street to the southeastern corner of Carmine and Bedford Streets, southwesterly along the southern curbline of Carmine Street to a point on a line extending northwesterly from the western property line of 37A Bedford Street (aka 60-64 Carmine Street), southeasterly along the said line and the western property line of 37A Bedford Street (aka 60-64 Carmine Street), southwesterly along part of the northern property line of 35-37 Bedford Street and the northern property lines of 45 (aka 45-47) Downing Street through 55 ½ (aka 55A) Downing Street, southeasterly along the western property line of 55 ½ (aka 55A) Downing Street to the southern curbline of Downing Street, northeasterly along the southern curbline of Downing Street to a point on a line extending northwesterly from the western property line of 46 (aka 46-48) Downing Street, southeasterly along said line and the western property line of 46 (aka 46-48) Downing Street, northeasterly along the southern property line of 46 (aka 46-48) Downing Street through 38 Downing Street, northwesterly along part of the eastern property line of 38 Downing Street, easterly and northeasterly along the southern property line of 19 (aka 17-19) Bedford Street to the eastern curbline of Bedford Street, southeasterly along the eastern curbline of Bedford Street and the northern curbline of West Houston Street to the point of beginning.

## **Area II**

Area II of the Greenwich Village Historic District Extension II consists of the property bounded by a line beginning at the northwest corner of Clarkson Street and Seventh Avenue South, extending northeasterly along the western curbline of Seventh Avenue South to a point in the middle of the roadbed of Leroy Street, southwesterly along the

middle of the roadbed of Leroy Street to a point on a line extending northerly from the western property line of 66-68 Leroy Street (aka 10-12 Seventh Avenue South), southerly along said line and part of the western property line of 66-68 Leroy Street (aka 10-12 Seventh Avenue South), westerly and southerly along part of the irregular northern and western property lines of 2-8 Seventh Avenue South, southerly along part of the western property line of 2-8 Seventh Avenue South to the northern curblineline of Clarkson Street and easterly along the northern curblineline of Clarkson Street to the point of beginning.



### **SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS**

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the 16<sup>th</sup> Floor Hearing Room, 250 Broadway, New York City, New York 10007, commencing at **1:00 p.m. on Monday, September 13, 2010:**

#### **L.U. NOS. 157, 158, 174 AND 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 for Non-ULURP Nos. 20115157 HAM and 20115158 HAM; and pursuant to Section 696 of the General Municipal Law for L.U. Nos. 158, 174 and Non-ULURP Nos. 20115156 HAK, 20115159 HAR and 20115160 HAR.

<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>157</b>	20115017 HAK	996 East 46 <sup>th</sup> Street Brooklyn	5022/p/o 2	Tenant Ownership	17	
<i>Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on July 27, 2010 and August 23, 2010.</i>						
<b>158</b>	20115018 HAK	1812 St. John's Place 474 Saratoga Avenue Brooklyn	1474/37 1474/14	New Foundations	16	Section 696
<i>Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on July 27, 2010 and August 23, 2010.</i>						
<b>174</b>	20115132 HAX	2103 Tiebout Avenue Bronx	3144/36	Asset Control Area	05	Section 696
<b>Pre.</b>	20115156 HAK	760 Jefferson Avenue Brooklyn	1657/44	Asset Control Area	03	Section 696
<b>Pre.</b>	20115157 HAM	2053 7 <sup>th</sup> Avenue Manhattan	1907/63	Tenant Interim Lease	10	Section 577
<b>Pre.</b>	20115158 HAM	108 West 114 <sup>th</sup> Street Manhattan	1823/40	Tenant Interim Lease	10	Section 577
<b>Pre.</b>	20115159 HAR	238 Van Buren Street Staten Island	69/55	Asset Control Area	01	Section 696
<b>Pre.</b>	20115160 HAR	146 North Burgher Avenue 36 Hill Street 38A Thelma Court 56 Bond Street 53 Larkin Street 96 Maple Avenue Staten Island	173/24 556/133 556/167 1018/29 1075/47 1078/49	Asset Control Area	01	Section 696

## **LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the 16<sup>th</sup> Floor Hearing Room, 250 Broadway, New York City, New York 10007, commencing at **10:00 a.m. on Wednesday, September 15, 2010**, and will consider all items reported out of the Subcommittees at the meetings held on Monday, September 13, 2010, and conduct such other business as may be necessary.