



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE**

**LAND USE COMMITTEE**

**FOR THE WEEK OF NOVEMBER 17, 2014 - NOVEMBER 21, 2014**

**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 matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M. on Tuesday, November 18, 2014:**

### **L.U. No. 134 BARCHETTA**

**MANHATTAN CB - 4**

**20155064 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of LDV 23, LLC, d/b/a Barchetta, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 461 West 23rd Street.

### **L.U. No. 143 LANTERN**

**MANHATTAN CB - 6**

**20155034 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Gramercy Thai, Inc., d/b/a Lantern, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 311 Second Avenue.

**L.U. No. 146**

**AUTO SHOWROOM TEXT AMENDMENT**

**MANHATTAN CB - 4**

**N 140410 ZRM**

Application submitted by 605 West 42<sup>nd</sup> St. Owner 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 Article IX, Chapter 6 to amend Section 96-21 (Special Regulations for 42<sup>nd</sup> Street Perimeter Area) of the Special Clinton District to allow automobile showrooms or sales with automobile repair, storage, and preparation for delivery.

Matter in underline is new, to be added;

Matter in strikeout is 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 6**

**Special Clinton District**

\* \* \*

**96-20**

**PERIMETER AREA**

\* \* \*

**96-21**

**Special Regulations for 42nd Street Perimeter Area**

The provisions of this Section shall apply in all #Commercial Districts# within the area bounded by the following:

Starting 150 feet west of Eighth Avenue, south to the southern boundary of West 41st Street, west to the east side of Twelfth Avenue, north along the eastern border of Twelfth Avenue to 43rd Street, east on West 43rd Street to the eastern side of Tenth Avenue, south along Tenth Avenue to the southern boundary of West 42nd Street, east on West 42nd Street to Ninth Avenue, north along the western boundary of Ninth Avenue to the midblock of 42nd/43rd

Street, east to a point 150 feet west of Eighth Avenue, south to the southerly boundary of 41st Street.

(a) Special #use# regulations ~~for office #use#~~

In the 42nd Street Perimeter Area, as shown in Appendix A of this Chapter, ~~any~~ the following special #use# regulations shall apply:

(1) Offices

Any #development# or #enlargement# that includes Use Group 6B offices #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

(2) Automobile showrooms and repairs

In Subarea 1, on the #block# bounded by Twelfth Avenue, West 43rd Street, Eleventh Avenue and West 42nd Street, automobile showrooms or sales, with vehicle storage, preparation of automobiles for delivery, and automobile repairs, may be permitted within a #completely enclosed building#, below the level of any floor occupied by #dwelling units#, provided that:

- (i) access for automobiles to the portions of the #building# to be used for vehicle storage, preparation of automobiles for delivery and automobile repairs shall be located on West 43rd Street;
- (ii) areas within the #building# used for vehicle storage, preparation of automobiles for delivery, or automobile repairs shall not be used for #accessory parking# for other uses on the #zoning lot#; except that such areas may be accessed from a curb cut, vehicular ramp, or vehicle elevator that also serves an #accessory group parking facility#; and
- (iii) the portion of the #building# used for the preparation of automobiles for delivery and automobile repairs shall be located entirely in a #cellar# level.

\* \* \*



## **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, November 18, 2014:**

### **L.U. No. 135**

*Public Hearing held on November 10, 2014 at the meeting of the Subcommittee on Landmarks, Public Siting & Maritime Uses and laid over. Application withdrawn by applicant on November 13, 2014.*

### **BROWNSVILLE COMMUNITY JUSTICE CENTER**

**BROOKLYN CB - 16**

**C 140360 PSK**

Application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 444 Thomas S. Boyland Street (Block 3496, Lot 4) for use as a Community Justice Center in Community District 16.

**NOTE: This application is subject to a motion to file pursuant to withdrawal by the Applicant to remove it from Council Calendar pursuant to Council Rules.**

### **L.U. No. 138**

### **DRAPER HALL**

**MANHATTAN CB - 11**

**20155169 HHM**

Application submitted by New York City Health and Hospitals Corporation (“HHC”), pursuant to Section 7385(6) of the HHC Enabling Act, for approval to lease 105,682 square feet of land on the campus of The Metropolitan Hospital Center, located at 1918 First Avenue, Borough of Manhattan, for development of low-income housing, Community Board 11, Council District 9.



## **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, November 18, 2014:**

### **L.U. No. 133**

#### **TIL II-SPECIAL PROJECTS**

**MANHATTAN CB - 9**

**20155113 HAM**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for Council approval of a tax exemption, pursuant to Section 577 of the Private Housing Finance Law (PHFL), for the properties located at 3603 Broadway (Block 2095, Lot 31) and 3605 Broadway (Block 2095, Lot 32), in the Borough of Manhattan, Council District 7. 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. 139**

#### **890 FLUSHING AVENUE TPT**

**BROOKLYN CB - 4**

**20155062 HAK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law (GML) for approval of Urban Development Action Area and Project and a real property tax exemption pursuant to Section 696 of the GML and Section 577 of the Private Housing Finance Law for property located at 890 Flushing Avenue (Block 3139, Lot 12), Borough of Brooklyn, Community Board 4, Council District 34. This matter is subject to Council review and action at the request of HPD and pursuant to Section 577 of the PHFL and Section 696 of the GML.

**L.U. No. 140**

**MORRISANIA ASSOCIATES**

**BRONX CB - 4**

**20155171 HAX**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for properties located at Block 2426, Lots 4, 8 and 12; Block 2432, Lot 5; Block 2433, Lots 23, 28 and 36; Block 2434, Lots 47; Block 2447, Lots 51 and 56; Block 2450, Lots 29 and 31; Block 2453, Lot 55; Block 2457, Lot 50; Block 2456, Lot 51; Block 2816, Lots 1 and 70; Block 2831, Lot 32, Borough of the Bronx, Community Board 4, Council District 16. 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. 141**

**MORRISANIA III ASSOCIATES**

**BRONX CB - 4**

**20155172 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of the termination of an existing tax exemption pursuant to Section 125 of the Private Housing Finance Law (PHFL) and, pursuant to PHFL Section 123(4), to consent to the voluntary dissolution of the current owner of properties located at Block 2433, Lots 23, 28 and 36; and Block 2456, Lot 51, Borough of the Bronx, Community Board 4, Council District 16.

**L.U. No. 142**

**MORRISANIA IV ASSOCIATES**

**BRONX CB - 4**

**20155173 HAX**

Application submitted by the New York City Department of Housing Preservation and Development for approval of the termination of an existing tax exemption pursuant to Section 125 of the Private Housing Finance Law (PHFL) and, pursuant to PHFL Section 123(4), to consent to the voluntary dissolution of the current owner of properties located at Block 2453, Lot 55; Block 2457, Lot 50; Block 2816, Lots 1 and 70; Block 2831, Lot 32, Borough of the Bronx, Community Board 4, Council District 16.

**L.U. No. 147**  
**304-306 EAST 8<sup>TH</sup> STREET**

**MANHATTAN CB - 3**

**20155176 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of an amendment to a previously approved tax exemption pursuant to Section 577 of the Private Housing Finance Law (PHFL) for property located at 304-306 East 8<sup>th</sup> Street, Block 390, Lot 9, Borough of Manhattan, Community Board 3, Council District 2.

**L.U. No. 148**  
**LEXINGTON GARDENS I**

**MANHATTAN CB - 11**

**20155177 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for approval of the termination of an existing tax exemption pursuant to Section 125 of the Private Housing Finance Law (PHFL) and, pursuant to PHFL Section 123(4), to consent to the voluntary dissolution of the current owner of properties located at Block 1635, Lots 7, 16, and 17, Borough of Manhattan, Community Board 11, Council District 8.

**L.U. No. 149**  
**LEXINGTON GARDENS II**

**MANHATTAN CB - 11**

**20155178 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for properties located at Block 1635, Lots 7 and 16, Borough of Manhattan, Community Board 11, Council District 8.

**L.U. No. 150**

**LEXINGTON GARDENS III**

**MANHATTAN CB - 11**

**20155179 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of the Private Housing Finance Law for a real property tax exemption for property located at Block 1635, Lot 17, Borough of Manhattan, Community Board 11, Council District 8.



**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, November 20, 2014**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, November 18, 2014, and conduct such other business as may be necessary.