



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**

**OF**

**THE LAND USE COMMITTEE**

**FOR THE WEEK OF MARCH 8 - MARCH 12, 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 Hearing Room, 250 Broadway, 16<sup>th</sup> Floor, New York City, New York 10007, commencing at **9:30 a.m. on Tuesday, March 9, 2010.**

**L.U. No. 41  
THOR LOUNGE**

**MANHATTAN CB - 3**

**20105293 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of The Downtown LLC, d/b/a Thor Lounge, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 107 Rivington Street.

**L.U. No. 42  
EDWARDS**

**MANHATTAN CB - 1**

**20105319 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 136 West Broadway, Inc., d/b/a Edwards, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 136 West Broadway.

**L.U. No. 43  
Poco NYC**

**MANHATTAN CB - 3**

**20095496 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Becaf LLC, d/b/a Poco NYC, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 33 Avenue B.

**L.U. No. 46**

**QDOBA MEXICAN GRILL**

**MANHATTAN CB - 4**

**20095377 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Q Chelsea, LLC, d/b/a Qdoba Mexican Grill, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 216 Eighth Avenue.

**L.U. No. 44**

**LOWER DENSITY GROWTH MANAGEMENT AREA**

**BRONX - CB 10**

**N 100134 ZRX**

Application submitted by the New York City 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 Article II, Chapter 5 (Accessory Off-Street Parking and Loading Regulations) and Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), relating to off-street parking regulations in Community District 10.

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 I

General Provisions

\* \* \*

Chapter 2

Construction of Language and Definitions

\* \* \*

12-10 DEFINITIONS

Words in the text or tables of this Resolution which are #italicized# shall be interpreted in accordance with the provisions set forth in this Section.

\* \* \*

## Lower density growth management area

A “lower density growth management area” is any R1, R2, R3, R4A, R4-1 or C3A District in the following designated areas, and any #development# accessed by #private roads# in R1, R2, R3, R4, R5 or C3A Districts within such areas:

The Borough of Staten Island  
Community District 10 in the Borough of the Bronx

In the Borough of Staten Island, #lower density growth management areas# shall also include any C1, C2, or C4 District.

In the Borough of the Bronx, in Community District 10, #lower density growth management areas# shall also include any R6, R7, C1 or C2 Districts for the purposes of applying the parking provisions of Article II, Chapter 5, and Article III, Chapter 6.

\* \* \*

## Chapter 5 Accessory Off-Street Parking and Loading Regulations

\* \* \*

### 25-24 Modification of Requirements for Small Zoning Lots

R6 R7 R8 R9 R10

In the districts indicated, for small #zoning lots#, the requirements set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions of this Section.

### 25-241 Reduced requirements

R6 R7 R8 R9 R10

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is as set forth in the following table:

REDUCED REQUIREMENTS FOR  
SMALL ZONING LOTS

Parking Spaces District within which C1 or  
Required as a Percent C2 District is Mapped  
of Total #Dwelling

#Lot Area#	Units#	District
10,000 square feet or less	50	R6 R7-1*R7B
	30	R7-1 R7A R7D R7X
10,001 to 15,000 square feet	30	R7-2
	20	R8** R9 R10

\* Within #lower density growth management areas# in Community District 10, Borough of the Bronx

\*\*In R8B Districts, the parking requirements may not be reduced.

\* \* \*

25-26

Waiver of Requirements for Small Number of Spaces

R4B R5B R5D R6 R7 R8 R9 R10

In the districts indicated, the requirements set forth in Section 25-21 (General Provisions) shall be waived if the required number of #accessory# off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in this Section, except that the requirements shall not be waived for #non-profit residences for the elderly#.

However, the following provisions shall apply:

- (a) in R5D Districts, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on June 29, 2006 and on the date of application for a building permit; and
- (b) in R6 and R7 Districts in #lower density growth management areas# in Community District 10 in the Borough of the Bronx, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on (effective date of amendment) and on the date of application for a building permit.

\* \* \*

## Chapter 6 Accessory Off-Street Parking and Loading Regulations

\* \* \*

### 36-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS

### 36-34 Modification of Requirements for Small Zoning Lots

C1 C2 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6

In the districts indicated for small #zoning lots#, the requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities are Provided), shall be modified in accordance with the provisions set forth in this Section.

### 36-341 Reduced requirements in C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is determined by the #Residence District# within which such #Commercial District# is mapped, in accordance with the following table:

REDUCED REQUIREMENTS FOR  
SMALL ZONING LOTS

#Lot Area#	Parking Spaces District within which C1 or Required as a Percent C2 District is Mapped of Total #Dwelling Units#	
10,000 square feet or less	50	R6 R7-1*R7B 30 R7-1 R7A R7D R7X
10,001 to 15,000 square feet	30	R7-2
	20	R8** R9 R10

\* In C1 or C2 Districts mapped within R7-1 Districts within #lower density growth management areas# in Community District 10, Borough of the Bronx

\*\*In R8B Districts, the parking requirements may not be reduced.

\* \* \*

36-361

For new development or enlargements in C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, where such districts are mapped within R6, R7, R8, R9 or R10 Districts, the requirements set forth in Section 36-31 (General Provisions) for new #development# or #enlargements# shall be waived if the required number of #accessory#

off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in the following table. The maximum number is determined by the #Residence District# within which the #Commercial District# is mapped.

NUMBER OF SPACES FOR WHICH  
REQUIREMENTS ARE WAIVED

#Residence District# within which C1 or C2 District is Mapped	Maximum Number of Spaces Waived
R5D	1
R6 R7-1 R7B	5
R7-2 R7A R7D R7X R8 R9 R10	15

However, the following provisions shall apply:

- (a) in C1 or C2 Districts mapped within R5D Districts, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on June 29, 2006 and on the date of application for a building permit; and
- (b) in C1 or C2 Districts mapped within R6 and R7 Districts in #lower density growth management areas# in Community District 10 in the Borough of the Bronx, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on (effective date of amendment) and on the date of application for a building permit.



## **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 Hearing Room, 250 Broadway, 16<sup>th</sup> Floor, New York City, New York 10007, commencing at **11:00 a.m. on Tuesday, March 9, 2010.**

### **L.U. No. 45**

#### **PERRY AVENUE HISTORIC DISTRICT**

**BRONX CB - 7**

**20105275 HKX (N 100193 HKX)**

Designation (List No. 424/LP-2339) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Perry Avenue Historic District. The district boundaries are: property bounded by a line beginning at the intersection of the northwestern curblineline of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curblineline of Perry Avenue, northeasterly along said curblineline to the point of the beginning.

### **L.U. No. 47**

#### **METRO TECH OFFICE SPACE**

**BROOKLYN CB - 3**

**20105401 PXX**

A Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 2 MetroTech (Block 148/Lot 7) (Department of Information Technology and Telecommunications).

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## SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Hearing Room, 250 Broadway, 16<sup>th</sup> Floor, New York City, New York 10007, commencing at **1:00 p.m. on Tuesday, March 9, 2010.**

### L.U. NOS. 21, 23, 25, 40 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 L.U. Nos. 21, 25 and Non-ULURP No. 20105415 HAM; and pursuant to Section 696 of the General Municipal Law for L.U. No. 40.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
<b>21</b>	20105214 HAM	310-312 W. 122 <sup>nd</sup> Street Manhattan	1948/43, /44	Tenant Interim Lease	10	Section 577
<i>Laid over from meeting of Subcommittee on Planning, Dispositions and Concessions on December 1, 2009, December 15, 2009, January 26, 2010, February 8, 2010 and February 24, 2010.</i>						

<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>23</b>	2010273 HAQ	190-01 -05 Linden Boulevard Queens	11060/1	Tenant Ownership	12	
<i>Laid over from meeting of Subcommittee on Planning, Dispositions and Concessions on January 26, 2010, February 8, 2010 and February 24, 2010.</i>						
<b>25</b>	20105283 HAM	226 West 111 <sup>th</sup> Street Manhattan	1826/52	Tenant Interim Lease	10	Section 577
<i>Laid over from meeting of Subcommittee on Planning, Dispositions and Concessions on January 26, 2010 and February 8, 2010.</i>						
<b>40</b>	20105364 HAK	917 Gates Avenue Brooklyn	1632/66	Asset Control Area	03	Section 696
<i>Laid over from meeting of Subcommittee on Planning, Dispositions and Concessions on February 24, 2010.</i>						
<b>Pre.</b>	20105415 HAM	163 Lenox Avenue Manhattan	1903/31	Tenant Interim lease	09	Section 577
<b>Pre.</b>	20105416 HAM	50 West 132 <sup>nd</sup> Street Manhattan	1729/52	HUD Multi- family Loan	09	

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## **LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the Hearing Room, 250 Broadway, 14<sup>th</sup> Floor, New York City, New York 10007, commencing at **10:00 a.m. on Thursday, March 11, 2010**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, March 9, 2010, and conduct such other business as may be necessary.