



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF MAY 22, 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>

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M. on Thursday, May 22, 2014**, and will consider the following items and conduct such other business as may be necessary:

L.U. No. 59

BRASSERIE COGNAC CAFÉ

MANHATTAN CB - 8

20145032 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Brasserie Cognac East Corp., d/b/a Brasserie Cognac Café, for a revocable consent to modify and continue to maintain and operate an unenclosed sidewalk café located at 963 Lexington Avenue.

L.U. No. 66

260 WEST 153RD STREET

MANHATTAN CB - 10

C 140207 HAM

Application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 260 West 153rd Street (Block 2038; Lots p/o 1, 55 and 57), as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property (Block 2038, Lots 55 and 57) to a developer selected by HPD;

to facilitate the development of a seven-story building, with approximately 51 residential units, 16,253 square feet of community facility space, and 2,652 square feet of recreation and open space.

L.U. NOS. 67, 68 AND 69 ARE RELATED

L.U. No. 67

GRAND CENTRAL PARKWAY REZONING

QUEENS CB - 13

C 130313 MMQ

Application submitted by the Yeshiva Har Torah and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination of a portion of 87th Avenue between 235th Court and Getysburg Street;
- the establishment of a park within an area generally bounded by Hillside Avenue, 235th Court, 87th Avenue and Gettysburg Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Queens, in accordance with Map No. 5015 dated December 12, 2013 and signed by the Borough President.

L.U. No. 68

GRAND CENTRAL PARKWAY REZONING

QUEENS CB - 13

C 130314 MMQ

Application submitted by the Yeshiva Har Torah and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of the Grand Central Parkway at the intersection of the Grand Central Parkway and the Little Neck Parkway; and
- the adjustment of grades₂ necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Queens, in accordance with Map No. 5010 dated December 12, 2013 and signed by the Borough President.

L.U. No. 69

GRAND CENTRAL PARKWAY REZONING

QUEENS CB - 13

C 140203 ZMQ

Application submitted by NYC Department of Parks and Recreation and Yeshiva Har Torah pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 11d, by establishing within a former park an R3-2 District bounded by the westerly, northerly and easterly boundary lines of a park, and the southerly boundary lines of former park, Borough of Queens, Community District 13, as shown on a diagram (for illustrative purposes only) dated December 16, 2013.

L.U. Nos. 58, 73, and 74

Proposals subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

1. Find that the present status of the listed areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the projects as Urban Development Action Area Projects

pursuant to Section 694 of the General Municipal Law; and

5. Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law for L.U. No. 58.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
58	20145481 HAK	1619 Lincoln Place Brooklyn	1387/57	Multifamily Preservation Loan	12	Section 696
73	20145540 HAK	7 Stagg Street 198 Montrose Avenue Brooklyn	3022/101 3063/101	Low Income	01	
74	20145541 HAK	568 Graham Avenue 235 Driggs Avenue Brooklyn	2700/4	Third Party Transfer	01	