



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**

**OF**

**THE LAND USE COMMITTEE**

**FOR THE WEEK OF MAY 7, 2012 - MAY 11, 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, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 a.m. on Tuesday, May 8, 2012:**

### **L.U. No. 602**

#### **SERAFINA**

**MANHATTAN CB - 2**

**20125364 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Serafina Meatpacking LLC, d/b/a Serafina, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 7 9<sup>th</sup> Avenue.

### **L.U. No. 603**

#### **MAMAJUANA CAFÉ**

**MANHATTAN CB - 12**

**20125338 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Vida Café Inc., d/b/a Mamajuana Café, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 247 Dyckman Street.

### **L.U. NOS. 595 THROUGH 598 ARE RELATED**

### **L.U. No. 595**

#### **MILL BASIN**

**BROOKLYN CB - 18**

**C 120108 ZMK**

Application submitted by NYC Department of Small Business Services pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 29a and 29c, changing from a C3 District to a C8-1 District property bounded by a line perpendicular to the northeasterly street line of Flatbush Avenue distant 1290 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue and the northerly street

line of Shore Parkway, a line 100 feet northeasterly of Flatbush Avenue, a line at an angle of 42 degrees to Flatbush Avenue and passing through a point on the northeasterly street line of Flatbush Avenue distant 1290 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue and the northerly street line of Shore Parkway, a line 400 feet northeasterly of Flatbush Avenue, a line perpendicular to the northeasterly street line of Flatbush Avenue distant 420 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue and the northerly street line of Shore Parkway, and Flatbush Avenue, as shown on a diagram (for illustrative purposes only) dated November 28, 2011.

**L.U. No. 596**  
**MILL BASIN**

**BROOKLYN CB - 18**

**C 070512 MMK**

Application submitted by the Department of Small Business Services pursuant to Sections 1302, 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 narrowing, by elimination, discontinuance and closing, of a portion of Flatbush Avenue between Avenue U and Pelican Street;
- the elimination, discontinuance and closing of Marginal Street, Wharf or Place bounded by Flatbush Avenue, Shore Parkway and Mill Basin (such Marginal Street, Wharf or Place, where the same is shown on any existing plans for the waterfront or portion thereof, shall be incorporated, as modified herein, into the City Map, in accordance with Section 1302(a) of the New York City Charter);
- and the adjustment of grades necessitated thereby;

including authorization for any disposition or acquisition of real property related thereto, in accordance with Map Nos. Z-2703 and Z-2704, dated July 30, 2008 and signed by the Borough President.

**L.U. No. 597**

**MILL BASIN**

**BROOKLYN CB - 18**

**C 120111 PPK**

Application submitted by the NYC Department of Small Business Services (DSBS), pursuant to Section 197-c of the New York City Charter for disposition to the New York City Economic Development Corporation (EDC) of city-owned property located at 2875 Flatbush Avenue (Block 8591, p/o Lot 100, p/o Lot 125, and p/o Lot 175), which includes the disposition of an easement over p/o Lot 100 and a restriction prohibiting Use Group 16 on Block 8591, p/o Lot 100 and p/o Lot 125.

**L.U. No. 598**

**MILL BASIN**

**BROOKLYN CB - 18**

**N 120109 ZAK**

Application submitted by NYC Department of Small Business Services for the grant of an authorization pursuant to Section 62-822(a)(1) of the Zoning Resolution to modify the location requirements of Sections 62-511 (Location of visual corridors) and 62-56 (Requirements for Upland Connections) and the minimum dimension requirements of Section 62-53 (Requirements for Shore Public Walkways); in connection with a proposed waterfront zoning lot subdivision, on property bounded by Mill Basin, Four Sparrow Marsh Park, and Flatbush Avenue (Block 8591, Lots 125, 175, 980 and p/o Lot 100) in a C3 and C8-1 Districts.

**L.U. No. 599**

**119-03 SPRINGFIELD BOULEVARD**

**QUEENS CB - 13**

**C 090466 ZMQ**

Application submitted by ADC Builders & Developers pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 19a, by establishing within an existing R2A District a C1-3 District bounded by 119th Avenue, Francis Lewis Boulevard, 217th Street, a line perpendicular to the southeasterly street line of Springfield Boulevard distant 140 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly line of Springfield Boulevard and the southwesterly street line of 119th Avenue, and Springfield Boulevard.

**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 matter in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 a.m. on Tuesday, May 8, 2012:**

**L.U. No. 607**

**BATTERY MARITIME BUILDING LEASE**

**MANHATTAN CB - 1**

**20125571 PNM**

Application pursuant to §1301(2)(f) of the New York City Charter concerning the proposed maritime lease at the Battery Maritime Building between the Department of Small Business Services and the Governors Island Corporation d/b/a The Trust for Governors Island.



**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, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 p.m. on Tuesday, May 8, 2012:**

**L.U. No. 552**

**92 WEST TREMONT AVENUE**

**BRONX CB - 5**

**C 120107 HAX**

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 92 West Tremont Avenue (Block 2867, Lot 125) as an Urban Development Action Area; and

- b) An Urban Development Action Area project for such area;
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the development of a six-story building with approximately 61 dwelling units to be developed under HPD's Low Income Rental Program.

### **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:

<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>564</b>	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, March 6, 2012, March 20, 2012, April 3, 2012 and April 24, 2012.*

Cont'd

<b>565</b>	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, March 6, 2012, March 20, 2012, April 3, 2012 and April 24, 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, May 10, 2012**, and will consider all items reported out of the Subcommittee at the meeting held on Tuesday, May 8, 2012, and conduct such other business as may be necessary.