



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF
THE LAND USE COMMITTEE
FOR THE MEETING OF SEPTEMBER 7, 2011**

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>

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 250 Broadway, 16th Floor**, New York City, New York 10007, commencing at **10:00 A.M. on Wednesday, September 7, 2011**, and will consider the following items and conduct such other business as may be necessary:

**PRECONSIDERED L.U. NO.
HARLEM HOSPITAL CENTER**

MANHATTAN CB - 10

20125029 HHM

Application submitted by the New York City Department of Citywide Administrative Services pursuant to Section 7387(1) of the Unconsolidated Laws of the State of New York for the transfer of property located at 264-272 West 118th Street (Block 1923, Lot 53) to the New York City Health and Hospitals Corporation for use by Harlem Hospital Center.

**PRECONSIDERED L.U. NO.
EL BARRIO ARTSPACE**

MANHATTAN CB-11

20125031 HAM

Application submitted by the New York City Department of Housing Preservation and Development for Council approval, pursuant to Article 16 of the General Municipal Law, for a modification to a previously approved Urban Development Action Area Project and Area located at 213 East 99th Street, Borough of Manhattan, Council District no. 8.

**PRECONSIDERED L.U. No.
THIRD PARTY TRANSFER**

BROOKLYN CB - 3, 4, 8, 12, 16

20125041 HAK

In Rem Action no. 52, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located in Council Districts 34, 36, 40 and 41, and related tax exemptions pursuant to §696 of the General Municipal Law and §577 of the Private Housing Finance Law.

**PRECONSIDERED L.U. No.
THIRD PARTY TRANSFER**

BROOKLYN CB - 12, 14, 16, 18

20125042 HAK

In Rem Action no. 52, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located in Council Districts 37, 40, 46 and 48, and related tax exemptions pursuant to §696 of the General Municipal Law and §577 of the Private Housing Finance Law.

**L.U. No. 444
LODGE**

BROOKLYN CB - 1

20115678 TCK

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Urban Rustic, LLC, d/b/a Lodge, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 318 Grand Street.

**L.U. No. 450
OLD TOWN HOT POT**

MANHATTAN CB - 4

20115769 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Super Noodle Inc., d/b/a Old Town Hot Pot, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 70 Seventh Avenue.

L.U. NOS. 451 THROUGH 455 ARE RELATED

**L.U. No. 451
OCEAN DREAMS**

BROOKLYN CB - 13

C 110058 ZMK

Application submitted by R.A. Real Estate, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 28b and 28d:

1. changing from an R6A District to an R7-3 District property bounded by Surf Avenue, West 35th Street, the northerly boundary line of Coney Island Beach, and a line 140 feet westerly of West 36th Street; and
2. establishing within a proposed R7-3 District an C2-4 District bounded by Surf Avenue, West 35th Street, the northerly boundary line of Coney Island Beach, West 36th Street, a line 100 feet southerly of Surf Avenue, and a line 140 feet westerly of West 36th Street;

as shown on a diagram (for illustrative purposes only) dated March 28, 2011, and subject to the conditions of CEQR Declaration E-274.

L.U. No. 452
OCEAN DREAMS

BROOKLYN CB - 13

C 110059 ZSK

Application submitted by R.A. Real Estate, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the lot coverage requirements of Section 62-322 (Residential uses in R1, R2, R6, R7, R8, R9 and R10 Districts), the height and setback, maximum tower size, and ground floor streetscape requirements of Section 62-341 (Development on land and on platforms), and the rear yard requirements of Section 23-44 (Permitted Obstructions in Required Rear Yards or Rear Yard Equivalents), in connection with a proposed mixed-use development on property located at 3602-3616 Surf Avenue (Zoning Lot A, Block 7065, Lots 6 & 12), in R7-3 and R7-3/C2-4 Districts, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25), Borough of Brooklyn, Community District 13.

L.U. No. 453
OCEAN DREAMS

BROOKLYN CB - 13

C 110060(A) ZSK

Application submitted by R.A. Real Estate, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the lot coverage requirements of Section 62-322 (Residential uses in R1, R2, R6, R7, R8, R9 and R10 Districts), and the height and setback, maximum tower size, and ground floor streetscape requirements of Section 62-341 (Development on land and on platforms), in connection with a proposed mixed-use development on property located at 3502-3532 Surf Avenue (Zoning Lot B, Block 7065, Lots 15, 20 & 25), in R7-3* and R7-3/C2-4* Districts, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25), Borough of Brooklyn, Community District 13.

L.U. No. 454
OCEAN DREAMS

BROOKLYN CB - 13

C 110061 ZSK

Application submitted by R.A. Real Estate, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the requirements of Section 23-87 (Permitted Obstructions in Courts) to allow balconies within courts, in connection with a proposed mixed-use development on property located at 3502-3532 Surf Avenue (Zoning Lot B, Block 7065, Lots 15, 20 & 25), in R7-3 and R7-3/C2-4 Districts, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25)), Borough of Brooklyn, Community District 13.

L.U. No. 455
OCEAN DREAMS

BROOKLYN CB - 13

C 110062(A) ZSK

Application submitted by R.A. Real Estate, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 of the Zoning Resolution to modify the use requirements of Section 32-421 (Limitation on floors occupied by commercial uses) to allow commercial uses listed in Use Groups 6, 7, 8, 9 or 14 on portions of the 2nd and 3rd floors of a proposed mixed-use development on property located at 3502-3532 Surf Avenue (Zoning Lot B, Block 7065, Lots 15, 20 & 25), in R7-3* and R7-3/C2-4 Districts, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25), Borough of Brooklyn, Community District 13.

L.U. No. 457
CENTURY 21 TEXT AMENDMENT

MANHATTAN CB - 1

N 110307 ZRM

Application submitted by Century 21 Department Stores, 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 the waiver of accessory off-street loading berths within the Special Lower Manhattan District.

L.U. No. 458

CITIES SERVICE BUILDING, FIRST FLOOR INTERIOR

MANHATTAN CB - 1

20125023 HKM (N 110405 HKM)

Designation (List No. 443/LP-2442) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Cities Service Building, First Floor Interior, located at 70 Pine Street (Block 41, Lot 1), as an historic landmark.

L.U. No. 459

CITIES SERVICE BUILDING

MANHATTAN CB - 1

20125024 HKM (N 110404 HKM)

Designation (List No. 443/LP-2441) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Cities Service Building, located at 70 Pine Street (Block 41, Lot 1), as an historic landmark.

L.U. No. 460

38-40 GRAND STREET

MANHATTAN CB - 2

C 110235 ZSM

Application submitted by 30-40 Associates Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14D(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building, on property located at 38-40 Grand Street (Block 476, Lot 88), in an M1-5B District, Borough of Manhattan, Community District 2.