



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF THE**  
**LAND USE COMMITTEE**  
**FOR THE WEEK OF JULY 21, 2014 - JULY 25, 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, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 A.M. on Monday, July 21, 2014:**

### **L.U. NOS. 98 AND 99 ARE RELATED**

#### **L.U. No. 98**

#### **49<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 2**

**C 140275 ZMQ**

Application submitted by Hunters Point 49, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-4 District to an M1-5/R7X District property bounded by the northerly centerline prolongation of 11th Place, a northerly and northwesterly boundary line of the Long Island Rail Road Right-Of-Way, and its northeasterly prolongation, 21st Street, and 49th Avenue; and
2. establishing a Special Long Island City Mixed Use District (LIC) bounded by the northerly centerline prolongation of 11th Place, a northerly and northwesterly boundary line of the Long Island Rail Road Right-Of-Way, and its northeasterly prolongation, 21st Street, and 49th Avenue;

as shown on a diagram (for illustrative purposes only) dated February 18, 2014, and subject to the conditions of CEQR Declaration E-335.

#### **L.U. No. 99**

#### **49<sup>TH</sup> AVENUE REZONING**

**QUEENS CB - 2**

**N 140274 ZRQ**

Application submitted by Hunters Point 49, LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article XI, Chapter 7 to enlarge the Special Long Island City Mixed

Use District and to modify certain provisions related to sidewalk cafes and to expand the boundary of the Hunters Point Subdistrict of the Special Long Island City Mixed Use District.

Matter Underlined is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicate where unchanged text appears in the Zoning Resolution

\* \* \*

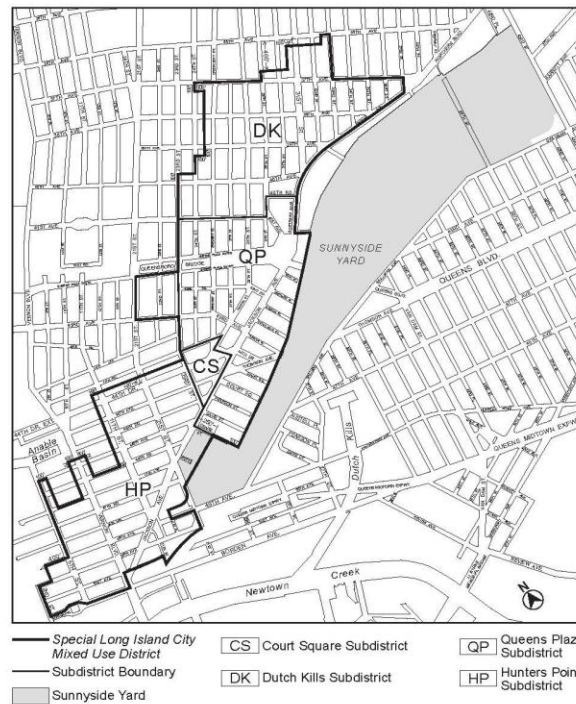
## District and Subdistricts

*Map to be Deleted*

117A 2/2/11

Appendix A

Special Long Island City Mixed Use District and Subdistricts



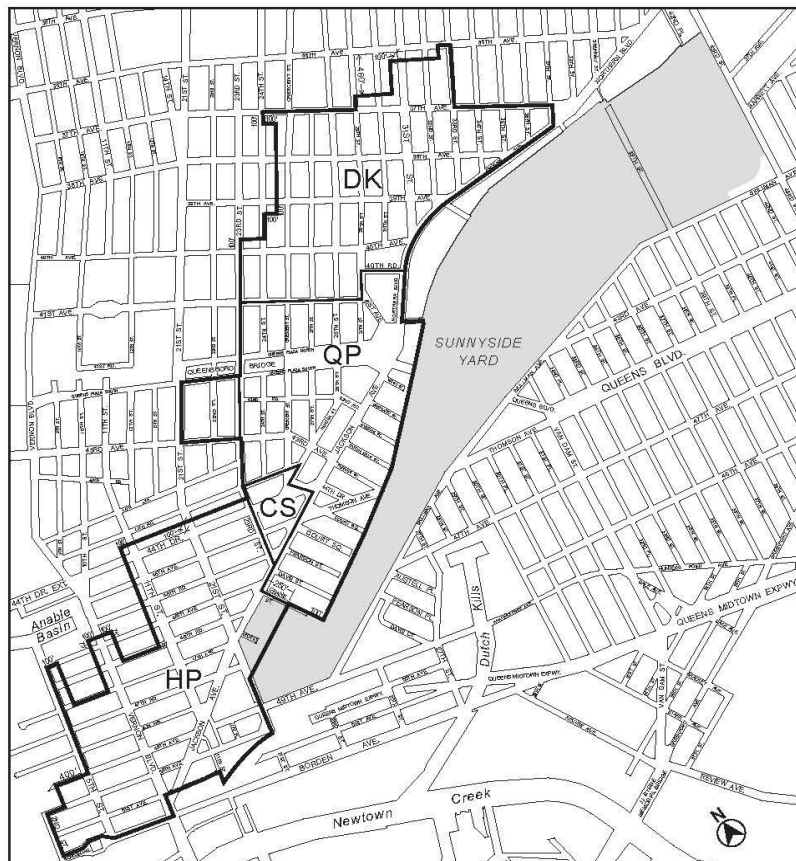
# District and Subdistricts

Map to be Added

117A 9/25/13

Appendix A

Special Long Island City Mixed Use District and Subdistricts



- |   |                             |                              |
|---|-----------------------------|------------------------------|
| — Special Long Island City Mixed Use District | CS Court Square Subdistrict | QP Queens Plaza Subdistrict  |
| — Subdistrict Boundary                        | DK Dutch Kills Subdistrict  | HP Hunters Point Subdistrict |
| ■ Sunnyside Yard                              |                             |                              |

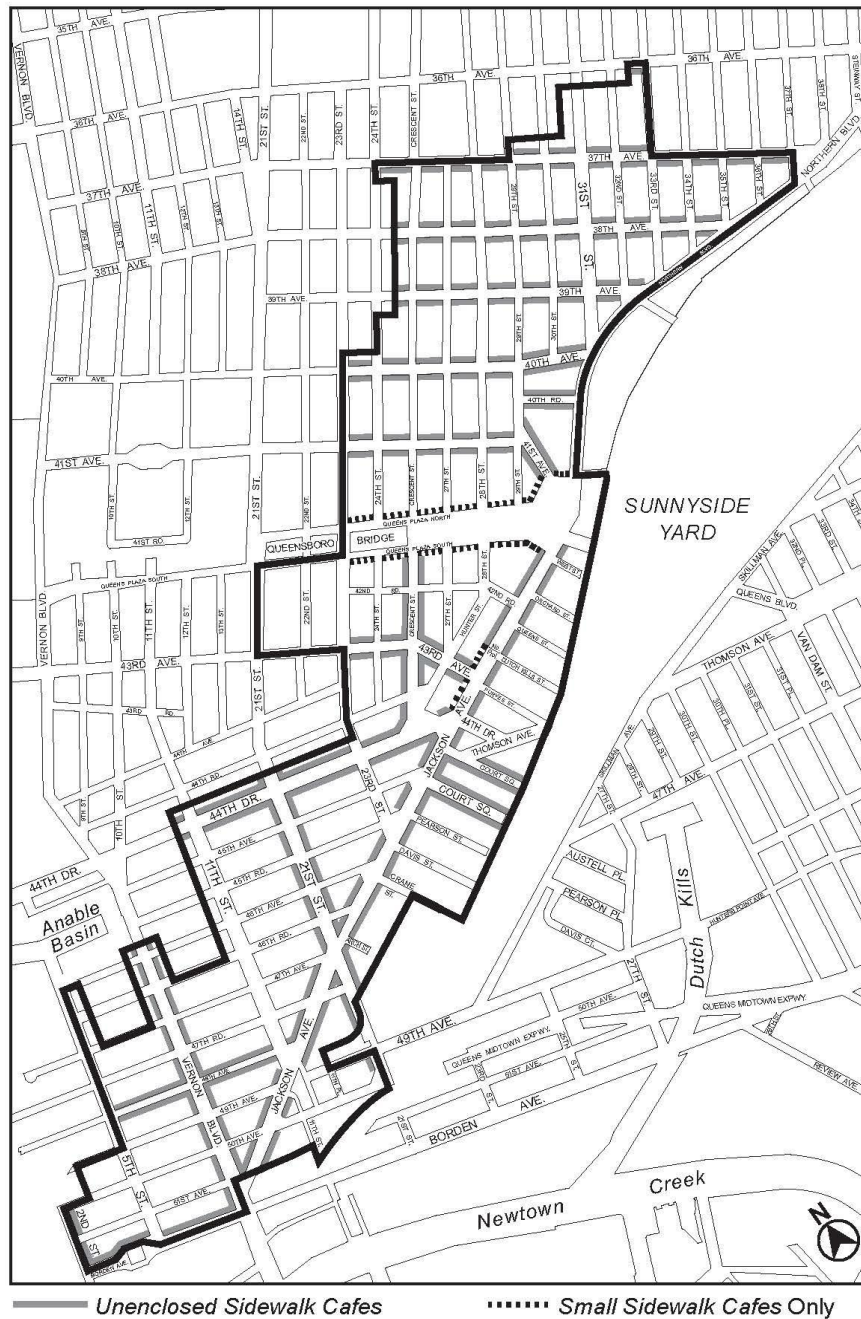
# Permitted Sidewalk Café Locations

Map to be Deleted

117A.1 5/22/13

Appendix A

Special Long Island City District Permitted Sidewalk Café Locations







**PRECONSIDERED L.U. No.**  
**IHOP RESTAURANT EXPANSION**  
**BROOKLYN CB - 18** **M 770445 (D) ZMK**

Application submitted by Mike's IHOP Inc. for the modification to the Restrictive Declaration D-47, which was approved as part of a Zoning Map Amendment (C 770445 (A) ZMK) to allow an increase in the permitted floor area for satellite stores from 16,400 square feet to 18,600 square feet to facilitate the enlargement of an existing restaurant located at 11000 Flatlands Avenue (Block 8235, Lot 48), in an R5/C2-1 District and an R5/C2-2 District.

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**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 Monday, July 21, 2014:**

**L.U. No. 100**  
**PARK AVENUE HISTORIC DISTRICT**  
**MANHATTAN CB - 8** **20145586 HKM (N 140373 HKM)**

The proposed designation by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Park Avenue Historic District [Designation List No. 472/LP-2547].

The Park Avenue Historic District boundaries consists of the properties bounded by a line beginning at the southeast corner of Park Avenue and East 79th Street, extending northerly across East 79th Street and along the eastern curblineline of Park Avenue to a point formed by its intersection with a line extending easterly from the southern property line of 908 Park Avenue, then westerly across Park Avenue and along said

property line, northerly along the western property line of 908 Park Avenue and across East 80th Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 920 Park Avenue, northerly along said property line, easterly along the northern property line of 920 Park Avenue, northerly along the western property line of 930 Park Avenue and across East 81st Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 940 Park Avenue, northerly along the western property lines of 940, 944 and 950 Park Avenue and across East 82nd Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 960 Park Avenue, northerly along said property line, easterly along the northern property line of 960 Park Avenue, northerly along the western property line of 970 Park Avenue and across East 83rd Street to its northern curbline, westerly along said curbline to the westernmost edge of the 1899-1901 wing of the Loyola School at 978 Park Avenue (Block 1495, Lot 32 in part), northerly along a line following the westernmost edge of the 1899-1901 wing of the Loyola School, westerly along the southern property line of Block 1495, Lot 33 to a point formed by its intersection with a line extending southerly from the westernmost edge of the 1885-1900 Church of St. Ignatius Loyola at 990 Park Avenue (Block 1495, Lot 33 in part), northerly along said line to the southern curbline of East 84th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1000 Park Avenue, northerly across East 84th Street and along said property line, easterly along the northern property line of 1000 Park Avenue, northerly along the western property line of 1012 Park Avenue to the southern curbline of East 85th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1020 Park Avenue, northerly across East 85th Street and along said property line, westerly along a portion of the southern property line of 1036 Park Avenue, northerly along the western property line of 1036 Park Avenue and across East 86th Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1040 Park Avenue, northerly along the western property lines of 1040 and 1050 Park Avenue to the southern curbline of East 87th Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1060 Park Avenue, northerly across East 87th Street and along said property line, westerly along a portion of the southern property line of 1070 Park Avenue, northerly along a portion of the western property line of 1070 Park Avenue, westerly along a portion of the southern property line of 1070 Park Avenue, northerly along a portion of the westerly property line 1070 Park Avenue and across East 88th Street to its northern curbline, westerly along said



curbline to a point formed by its intersection with a line extending southerly from the western property line of 1088 Park Avenue, northerly along said property line and cross East 89th Street to its northern curbline, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1100 Park Avenue, northerly along said property line, easterly along the northern property line of 1100 Park Avenue, northerly along the western property line of 1112 Park Avenue to the southern curbline of East 90th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 1120 Park Avenue, northerly across East 90th Street and along said property line, easterly along the northern property line of 1120 Park Avenue, northerly along the western property line of 1128 Park Avenue to the centerline of East 91st Street, westerly along said centerline to a point formed by its intersection with a line extending southerly from the western property line of 1144 Park Avenue, northerly along said line to the northern curbline of East 91st Street, easterly along said curbline and across Park Avenue to a point formed by its intersection with a line extending northerly from the eastern property line of 1133 Park Avenue, southerly across East 91st Street and along said property line and a portion of the eastern property line of 1125 Park Avenue, easterly along a portion of the northern property line of 1125 Park Avenue, southerly along a portion of the eastern property line of 1125 Park Avenue and across East 90th Street to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 1111 Park Avenue, southerly along said property line, westerly along the southern property line of 1111 Park Avenue, southerly along the eastern property line of 1105 Park Avenue and across East 89th Street to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 1095 Park Avenue, southerly along said property line, westerly along the southern property line of 1095 Park Avenue, southerly along the eastern property line of 1085 Park Avenue and across East 88th Street to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 1075 Park Avenue, southerly along said property line, westerly along the southern property line of 1075 Park Avenue, southerly along the eastern property lines of 1067 and 1061 Park Avenue and across East 87th Street to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 100 East 87th Street, southerly along the eastern property lines of 100 East 87th Street and 1049 Park Avenue, westerly along the southern property line of 1049 Park Avenue, southerly along the eastern property line of 1041 Park Avenue and across East 86th Street to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 1031 Park

Avenue, southerly along said property line, easterly along the northern property lines of 1025 and 1021 Park Avenue, southerly along the eastern property line of 1021 Park Avenue to the northern curbline of East 85th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 1015 Park Avenue, southerly across East 85th Street and the eastern property lines of 1015 and 1009 Park Avenue, westerly along the southern property line of 1009 Park Avenue, southerly along the eastern property of 1001 Park Avenue and across East 84th Street to its southern curbline, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 993 Park Avenue, southerly along said property line, easterly along the northern property line of 983 Park Avenue, southerly along the eastern property line of 983 Park Avenue and across East 83rd Street to its southern curbline, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 975 Park Avenue, southerly along said property line, westerly along a portion of the southern property line of 975 Park Avenue, southerly along the eastern property line of 969 Park Avenue, across East 82nd Street, and continuing along the eastern property lines of 957 and 951 Park Avenue, easterly along the northern property line of 941 Park Avenue, southerly along the eastern property line of 941 Park Avenue to the northern curbline of East 81st Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 935 Park Avenue, southerly across East 81st Street and along the eastern property lines of 935, 929, and 925 Park Avenue to the northern curbline of East 80th Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 911 Park Avenue, southerly across East 80th Street and along said property line, westerly along the southern property line of 911 Park Avenue, southerly along the eastern property line of 903 Park Avenue and across East 79th Street to its southern curbline, and westerly along said curbline to the point of the beginning.



## **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 Monday, July 21, 2014:**

### **L.U. No. 70**

#### **DEAN ATLANTIC**

#### **BROOKLYN CB - 16**

**20145542 HAK**

Application by the New York City Department of Housing Preservation and Development for a modification to a previously approved project to grant a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located on Tax Block 1435, Lots 26, 42, 47; Tax Block 1444, Lots 1, 29 and 49; Tax Block 1468, Lot 9, Borough of Brooklyn.

### **L.U. No. 89**

#### **MELROSE COMMONS SITE C1**

#### **BRONX CB - 1**

**20145651 HAX**

Application by the New York City Housing Department of Housing Preservation and Development for grant of a real property tax exemption pursuant to Section 696 of General Municipal Law for a previously approved Urban Development Action Area and Project for property located at 739, 741, 743 and 745 Brook Avenue (Block 2364, Lots 17, 18, 19 and 21); 3054 Third Avenue (Block 2364, Lot 7); and 3058 Third Avenue (Block 2364, Lot 9), in the Borough of Bronx. This matter is subject to Council review and action at the request of HPD and pursuant to Article 16 of the General Municipal Law.

**PRECONSIDERED L.U. NO.  
THE HEIGHTS - 150<sup>TH</sup> STREET**

**MANHATTAN CB - 9**

**20145706 HAM**

Application by the New York City Department of Housing Preservation and Development for a modification to a previously approved project to amend the grant of a real property tax exemption pursuant to Section 577 of the Private Housing Finance Law for property located at 801-05 St. Nicholas Avenue (Block 2065, Lot 26), Borough of Manhattan.



**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 Tuesday, July 22, 2014**, and will consider all items reported out of the Subcommittees at the meetings held on Monday, July 21, 2014, and conduct such other business as may be necessary.