



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF**

THE LAND USE COMMITTEE

FOR THE WEEK OF NOVEMBER 14, 2011 – NOVEMBER 18, 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>

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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 p.m. on Wednesday, November 16, 2011:**

L.U. No. 508

VENIERO'S PASTICCERIA & CAFÉ

MANHATTAN CB - 3

20125046 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of A. Veniero, Inc., d/b/a Veniero's Pasticceria & Café, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 342 East 11th Street.

L.U. No. 509

RYAN'S IRISH PUB

MANHATTAN CB - 3

20125058 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 151 Second Ave. Rest. Inc., d/b/a Ryan's Irish Pub, for revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 151 Second Avenue.

L.U. No. 510

MEZZOGIORNO ASSOC.

MANHATTAN CB - 2

20125179 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Mezzogiorno Associates, d/b/a Mezzogiorno Assoc., for revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 195 Spring Street.

L.U. NOS. 511 THROUGH 518 ARE RELATED

L.U. No. 511

ADMIRAL'S ROW PLAZA

BROOKLYN CB - 2

C 110382 ZMK

Application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, by changing from an M1-2 District to an M1-4 District property bounded by the easterly centerline prolongation of Sands Street, a line 400 feet easterly of Navy Street, a line 400 feet northerly of Nassau Street, a line 680 feet easterly of Navy Street, Nassau Street, and Navy Street, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

L.U. No. 512

ADMIRAL'S ROW PLAZA

BROOKLYN CB - 2

N 110383 ZRK

Application submitted by the Brooklyn Navy Yard Development Corporation 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 VII, Chapter 4 (Special Permits by the City Planning Commission), relating to ownership requirements for Large Scale General Developments.

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 VII: Administration

* * *

Chapter 4: Special Permits by the City Planning Commission

* * *

Ownership

Except as otherwise provided in this Section, any #large-scale general development# for which application is made for a special permit in accordance with the provisions of Section 74-74 (Large-Scale General Development) shall be on a tract of land which at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. No special permit shall be granted unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#) of, or executed a binding sales contract for, all of the property comprising such tract.

When a #large-scale general development# is located within a designated urban renewal area, the City's urban renewal agency, or a person authorized by such agency, may apply for and be granted a special permit under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section. All parcels comprising such #large-scale general development# shall be within the designated urban renewal area and subject to the urban renewal controls set forth in the approved urban renewal plan.

When a #large-scale general development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation, or when the site of a proposed #large-scale general development# is owned by the federal government and is within Community District 2 in the borough of Brooklyn, a special permit may be applied for and granted under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section.

L.U. No. 513

ADMIRAL'S ROW PLAZA

BROOKLYN CB - 2

C 110375 ZSK

Application submitted by Brooklyn Navy Yard Development Corporation 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(a)(2) of the Zoning Resolution to allow the location of a proposed building without regard for the rear yard regulations of Section 43-20

(Yard Regulations) in connection with a proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street.

L.U. No. 514

ADMIRAL'S ROW PLAZA

BROOKLYN CB - 2

C 110376 ZSK

Application submitted by Brooklyn Navy Yard Development Corporation 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(c) of the Zoning Resolution to modify the sign regulations of Section 32-64 (Surface Area and Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs) in connection with a proposed commercial development, on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street.

L.U. No. 515

ADMIRAL'S ROW PLAZA

BROOKLYN CB - 2

C 110377 ZSK

Application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 44-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a large-scale general development, with a maximum capacity of 266 spaces in connection with a proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street.

L.U. No. 516
ADMIRAL'S ROW PLAZA

BROOKLYN CB - 2

C 110378 ZSK

Application submitted by Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area, in connection with the proposed commercial development on property located at 2 Wallabout Street (Block 2023, Lot 50), in an M1-4 District, within a Large-Scale General Development generally bounded by Navy Street, Nassau Street, a line 683 feet easterly of Navy Street and a line 420 feet northerly of Nassau Street.

L.U. No. 517
ADMIRAL'S ROW PLAZA

BROOKLYN CB - 2

C 110380 PQQ

Application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at the Brooklyn Navy Yard (Block 2023, lot 50).

L.U. No. 518
ADMIRAL'S ROW PLAZA

BROOKLYN CB - 2

C 110381 PPK

Application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the Brooklyn Navy Yard Development Corporation (BNYDC) of city-owned property located in the Brooklyn Navy Yard at 2 Wallabout Street, on the northeasterly corner of Navy and Nassau streets (Block 2023, Lots 50 and p/o Lot 1), Community District 2, subject to restrictions limiting development to the project that is the subject of a special permit for bulk modification to allow certain rear yard encroachments pursuant to ZR Section 74-743(a)(2), a special permit to provide a 266 space group parking facility pursuant to ZR Section 74-53, and a special permit to construct and occupy five retail buildings with no limitation on floor area per establishment pursuant to ZR Section 74-922, respectively.

L.U. NOS. 519 AND 520 ARE RELATED

L.U. No. 519

**SPECIAL 4TH AVE. ENHANCED COMMERCIAL DISTRICT
BROOKLYN CB - 2, 6 and 7 C 110386 ZMK**

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 16c & 16d, by establishing a Special Fourth Avenue Enhanced Commercial District (EC) bounded by a line midway between Atlantic Avenue and Pacific Street, 4th Avenue, Pacific Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, the northeasterly boundary line of James J. Byrne Memorial Park and Playground, a line 100 feet southeasterly of 4th Avenue, 24th Street, 4th Avenue, Prospect Avenue, a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, Douglass Street, and a line 100 feet northwesterly of 4th Avenue, as shown on a diagram (for illustrative purposes only) dated June 20, 2011.

L.U. No. 520

**SPECIAL 4TH AVE. ENHANCED COMMERCIAL DISTRICT
BROOKLYN CB - 2, 6 and 7 N 110387 ZRK**

Application submitted by the 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, relating to Article I, Chapters I, II and IV, and Article XIII, Chapter 2, to establish the Special Fourth Avenue Enhanced Commercial District.

Matter in underline 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

Article I: General Provisions

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12

Establishment of Districts

* * *

11-122

Districts established

* * *

Special Purpose Districts

Establishment of the Special 125th Street District

* * *

Establishment of the Special Fourth Avenue Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Fourth Avenue Enhanced Commercial District# is hereby established.

* * *

Chapter 2 - Construction of Language and Definitions

* * *

12-10

Definitions

* * *

Special 125th Street District

* * *

Special Fourth Avenue Enhanced Commercial District

The "Special Fourth Avenue Enhanced Commercial District" is a Special Purpose

District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2 apply.

* * *

Chapter 4 – Sidewalk Café Regulations

* * *

14-44

Special Zoning Districts Where Certain Sidewalk Cafes are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
<u>Fourth Avenue Enhanced Commercial District</u>	<u>No</u>	<u>Yes</u>
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Mixed Use District-8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District*	Yes	Yes
Sheepshead Bay District	No	Yes

* #Sidewalk cafes# are not allowed on Ocean Parkway

Article XIII: Special Purpose Districts

Chapter 2

Special Fourth Avenue Enhanced Commercial District

ALL TEXT IN ARTICLE XIII, CHAPTER 2 IS NEW

132-00

GENERAL PURPOSES

The #Special Fourth Avenue Enhanced Commercial District#, in the Borough of Brooklyn, established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to enhance the character of the area by ensuring that ground floor space within buildings is occupied by establishments that promote a lively and engaging pedestrian experience along Fourth Avenue;
- (b) to limit the number of curb cuts along Fourth Avenue in order to minimize conflicts between vehicles and pedestrians; and
- (c) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

132-01

Definitions

Ground floor level

For the purposes of this Chapter, “ground floor level” shall mean a #building’s# lowest #story# located within 30 feet of the Fourth Avenue #street wall# of the #building#.

132-10

GENERAL PROVISIONS

The provisions of this Chapter shall apply to all #buildings# with Fourth Avenue #street# frontage.

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

132-20

SPECIAL USE REGULATIONS

The special #use# regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue.

For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to certain #uses#, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.

The following shall be exempt from the #use# provisions of this Section:

- (a) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and
- (b) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

132-21

Special Ground Floor Level Use Requirements in Commercial Districts

In #Commercial Districts#, the following #use# provisions shall apply to the #ground floor level# of a #building#. In addition to these provisions, permitted #uses# shall comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), and 132-40 (SPECIAL PARKING REGULATIONS).

- (a) Mandatory #commercial uses# for a portion of the #ground floor level#

Mandatory #commercial use#₁₀ regulations shall apply to an area of a

#building's ground floor level# defined by an aggregate width equal to at least 50 percent of a #building's# Fourth Avenue #street wall# and a depth equal to at least 30 feet, as measured from the Fourth Avenue #street wall#. Such an area on the #ground floor level# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, or 9A.

(b) Remaining portion of #ground floor level#

The remaining portion of the #ground floor level# shall be occupied by any non-#residential use# permitted by the underlying district regulations, except that:

- (1) #residential# lobbies, and an associated vertical circulation core shall be permitted in such remaining area, provided that the #street wall# width of such lobbies shall not exceed 25 feet, as measured along the Fourth Avenue #street line#. In addition, the 30 foot depth requirement for #commercial uses# pursuant to paragraph (a) of this Section may be encroached upon where necessary to accommodate a vertical circulation core associated with such #residential# lobby; and
- (2) off-street parking spaces and entrances to such spaces shall comply with the provisions of Section 132-40 (SPECIAL PARKING REGULATIONS).

(c) Location of #ground floor level#

The finished floor of the #ground floor level# shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent Fourth Avenue public sidewalk.

132-22

Special Ground Floor Level Use Requirements in Residence Districts

In #Residence Districts#, all #uses# permitted by the underlying district regulations are permitted on the #ground floor level#, provided such #uses# comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), where applicable, and 132-40 (SPECIAL PARKING REGULATIONS).

132-30

SPECIAL TRANSPARENCY REGULATIONS

The special transparency regulations of this Section shall apply to the Fourth

Avenue street walls of developments and to portions of buildings enlarged on the ground floor level, where such ground floor level fronts upon Fourth Avenue. For buildings fronting along multiple streets, the required percentage of ground floor level street wall allocated to transparent materials, as set forth in this Section, shall apply only to the portion of the building's ground floor level fronting upon Fourth Avenue.

The following shall be exempt from the transparency provisions of this Section:

- (a) buildings located in Residence Districts where the ground floor level of such buildings contains dwelling units or rooming units; and
- (b) buildings located in Commercial Districts on a zoning lot with a width of less than 20 feet, as measured along the Fourth Avenue street line, provided such zoning lot existed on (date of adoption); and
- (c) any community facility building used exclusively for either a school or a house of worship.

132-31

Special Ground Floor Level Transparency Requirements

The ground floor level street wall shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such ground floor level street wall between a height of two feet, and 12 feet, or the height of the ground floor ceiling, whichever is higher as measured from the adjoining sidewalk. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than two feet, six inches above the level of the adjoining sidewalk, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers. In addition, the maximum width of a portion of the ground floor level street wall without transparency shall not exceed ten feet.

However, where an entrance to an off-street parking facility is permitted on Fourth Avenue in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements), the transparency requirements of this Section shall not apply to the portion of the ground floor level street wall occupied by such entrance.

132-40

SPECIAL PARKING REGULATIONS

The provisions of this Section shall apply to all #buildings# with Fourth Avenue #street# frontage.

132-41

Special Location of Parking Spaces Requirements

All off-street parking spaces shall be located within a #completely enclosed building#.

Enclosed, off-street parking spaces shall be permitted on the ground floor of a #building# only where they are located beyond 30 feet of such #building's# Fourth Avenue #street wall#. Entrances to such spaces along Fourth Avenue shall be permitted only where a curb cut is allowed in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements).

132-42

Special Curb Cut Requirements

For #zoning lots# with frontage along Fourth Avenue and another #street#, curb cuts accessing off-street parking spaces shall not be permitted along Fourth Avenue.

Curb cuts accessing off-street parking spaces shall be permitted on Fourth Avenue only where such curb cut is located on a #zoning lot# that:

- (a) is an #interior lot# fronting along Fourth Avenue;
- (b) existed on (date of adoption);
- (c) has a width of at least 60 feet, as measured along the Fourth Avenue #street line#;
and
- (d) has a #lot area# of at least 5,700 square feet.

L.U. No. 521
LIFE QUALITY MOTORS

BROOKLYN CB - 7

M 830094(B) ZMK

Application submitted by 8902 Foster Avenue, LLC for a modification to Restrictive Declaration D-86, which was approved as part of a Zoning Map Amendment (C 830094 ZMK), involving:

1. eliminating the restriction on Use Group 16B (automotive service establishments) uses only on Block 5807, Lot 40, with a prohibition on automotive paint spraying;
2. allowing open accessory parking on the zoning lot; and
3. updating the plan attached as Exhibit D, governing tree replacement, to reflect the proposed conditions;

on property bounded by 2nd Avenue, 63rd Street, 3rd Avenue and 64th Street (Block 5807, Lots 1 and 40), in a C8-1 District.



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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 a.m. on Wednesday, November 16, 2011:**

L.U. No. 522
P.S./I.S. 437, BROOKLYN

BROOKLYN CB - 7

20115470 SCK

Application pursuant to Section 1731 of the New York City School Construction Authority Act, concerning the proposed site selection for a new, approximately 750-Seat Primary/Intermediate School Facility bounded by Kermit Place to the north, Caton Avenue to the south, East 8th Street to the east and East 7th Street to the west (Block 5321, Lots 44, 64 and 73), Borough of Brooklyn, Community School District No. 15.

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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 p.m. on Wednesday, November 16, 2011:**

PRECONSIDERED L.U. NO.

RICHMOND GARDENS

STATEN ISLAND CB - 1

20125186 HAR

Application submitted by the Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for an exemption from real property taxes, a termination of the prior exemption and the voluntary dissolution of the current owner for property located at Block 44/Lot1, Block 45/Lot 1, Block 46/Lot 1, Block 47/Lot 62, Block 48/Lot 29, Block 49/Lot 1 and Block 52/Lot 133, Council District 49, Borough of Staten Island.

PRECONSIDERED L.U. NO.

FAIRWAY GARDENS

STATEN ISLAND CB - 1

20125187 HAR

Application submitted by the Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for an exemption from real property taxes for property located at Block 2869/Lots 1, 23 and 65, Council District 49, Borough of Staten Island.

L.U. No. 447

EL RIO RESIDENCE

BRONX CB - 6

C 110365 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 East 179th Street (Block 3140, part of Lot 32), 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 to a developer to be selected by HPD;

to facilitate development of an eight-story building with approximately 65 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

L.U. No. 448
BRONX RIVER ART CENTER

BRONX CB - 6

C 110366 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 consisting of a portion of the former sidewalk of demapped Bronx Street located adjacent to the west side of 1087 East Tremont Avenue (Block 3141, Lot 1) 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 to a developer to be selected by HPD;

to provide egress for emergency access purposes to the existing Bronx River Arts Center.

In Rem Action no. 48, 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 for the conveyance of property and related tax exemption pursuant to §577 of the Private Housing Finance Law.

L.U. No. 498**THIRD PARTY TRANSFER**

In Rem Actions no. 48 and no. 49, 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 and related tax exemptions pursuant to §696 of the General Municipal Law and §577 of the Private Housing Finance Law.

L.U. NOS. 467 AND 499

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; and
4. Approve the projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law.

5. Approve an exemption of the projects from real property taxes pursuant to Section 696 of the General Municipal Law for L.U. No. 467 and Section 577 of the Private Housing Finance Law for L.U. No. 499.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
467	20125065 HAK	386 Miller Avenue 2406 Pacific Street Brooklyn	3742/41 1444/15	Asset Control Area	05 16	Section 696
<i>Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on September 19, 2011, October 3, 2011 and October 27, 2011</i>						
499	20125161 HAK	106 Hopkinson Ave. 237 Sumpter Street 220 McDougal Street 2019 Fulton Street 728 Madison Street 766 Herkimer Street 516 Crescent Street Brooklyn	1520/41 1520/69 1533/35 1537/1 1647/19 1708/37 4234/23	Neighborhood Stabilization	03 16 05	Section 577
<i>Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on October 27, 2011.</i>						

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, November 17, 2011**, and will consider all items reported out of the Subcommittees at the meetings held on Wednesday, November 16, 2011, and conduct such other business as may be necessary.