



COUNCIL OF THE CITY OF NEW YORK

AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF FEBRUARY 25, 2015

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 Wednesday, February 25, 2015**, and will consider the following items and conduct such other business as may be necessary:

L.U. No. 170

HUDSON YARDS SLIVER TEXT AMENDMENT

MANHATTAN CB - 4

N 150083 ZRM

Application submitted by D Solnick Design & Development 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 IX, Chapter 3 (Special Hudson Yards District).

L.U. No. 171

HAWTHORNE COURT APARTMENTS

QUEENS CB - 11

20155265 HKQ (N 150176 HKQ)

The proposed designation (List No. 476, LP-2461) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the Hawthorne Court Apartments located at 215-37 to 215-43 43rd Avenue and 42-22 to 42-38 216th Street (Tax Map Block 6306, Lot 15), as an historic landmark.

L.U. No. 172

McCoy

MANHATTAN CB - 2

20155146 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of PPF Holdings LLC, d/b/a McCoy, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 89 MacDougal Street.

L.U. No. 173
102 GREENE STREET

MANHATTAN CB - 2

C 140353 ZSM

Application submitted by 102 Greene Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. Section 43-17 - to allow the enlargement of an existing 3-story building containing joint living-work quarters for artists (JLWQA); and
2. Section 42-10 - to allow residential use (U.G. 2 use) on portions of the ground floor, 2nd - 3rd floors and within the proposed 4th - 5th floors and duplex penthouse levels;

on property located at 102 Greene Street (Block 499, Lot 6), in an M1-5A District, within the SoHo Cast-Iron Historic District.

L.U. No. 175
HAMILTON'S PATIO

BROOKLYN CB - 7

C 150076 ZMK

Application submitted by Lula Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C2-4 District bounded by Fort Hamilton Parkway, a line perpendicular to the southeasterly street line of Fort Hamilton Parkway distant 25 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and easterly street line of East 4th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, and a line perpendicular to the southeasterly line of Fort Hamilton Parkway distant 30 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and westerly street line of East 4th Street, as shown on a diagram (for illustrative purposes only) dated September 29, 2014.

L.U. No. 176

5402 FORT HAMILTON PARKWAY

BROOKLYN CB - 12

C 140288 ZMK

Application submitted by Fort Hamilton, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 22a and 22c:

1. changing from an R5 District to an R6 District property bounded by a line 100 feet northwesterly of Fort Hamilton Parkway, 53rd Street, Fort Hamilton Parkway, and a line 120 feet southwesterly of 54th Street; and
2. establishing within the proposed R6 district a C1-3 District bounded by a line 100 feet northwesterly of Fort Hamilton Parkway, 54th Street, Fort Hamilton Parkway, and a line 120 feet southwesterly of 54th Street;

as shown on a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-341.

L.U. No. 177

CENTRAL RIDGEWOOD HISTORIC DISTRICT

QUEENS CB - 5

20155270 HKQ (N 150202 HKQ)

The proposed designation by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Central Ridgewood Historic District [List No. 477, LP-2448].

L.U. No. 178

CHESTER COURT HISTORIC DISTRICT

BROOKLYN CB - 9

20155273 HKK (N 150204 HKK)

The proposed designation by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Chester Court Historic District [List No. 478, LP-2567].