



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF
THE LAND USE COMMITTEE
FOR THE MEETING OF JUNE 6, 2013**

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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **10:00 A.M. on Thursday, June 6, 2013**, and will consider the following items and conduct such other business as may be necessary:

**L.U. No. 811
THE HEIGHTS - 150TH STREET**

MANHATTAN CB - 9

20135527 HAM

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 1772 Amsterdam Avenue and 801-05 St. Nicholas Avenue, Borough of Manhattan, Community Board 9, Council District 7, pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

**L.U. No. 813
508 WEST 134TH STREET**

MANHATTAN CB - 9

20135530 HAM

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 508 West 134th Street, Borough of Manhattan, Community Board 9, Council District 7, pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

L.U. No. 827
ROSEMARY'S

MANHATTAN CB - 2

20135374 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 18 Greenwich Avenue LLC, d/b/a Rosemary's, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 18 Greenwich Avenue.

L.U. No. 828
RYU

MANHATTAN CB - 2

20135408 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Le Gans Restaurant, Inc., d/b/a RYU, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 46 Gansevoort Street.

L.U. NOS. 829, 830 AND 831 ARE RELATED

L.U. No. 829
BAM SOUTH

BROOKLYN CB - 2

C 130116 ZMK

Application submitted by 22 Lafayette LLC and NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c, by changing from a C6-1 District to a C6-2 District property bounded by Lafayette Avenue, Ashland Place, Hanson Place, and Flatbush Avenue, as shown on a diagram (for illustrative purposes only) dated November 26, 2012.

L.U. No. 830
BAM SOUTH

BROOKLYN CB - 2

N 130117 ZRK

Application submitted by 22 Lafayette LLC and the New York City Economic Development Corporation pursuant to Sections 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article X Chapter 1 (Special Downtown Brooklyn District), to allow special permits for use and bulk modifications for cultural uses in certain C6-2 districts.

L.U. No. 831
BAM SOUTH

BROOKLYN CB - 2

C 130118 ZSK

Application submitted by 22 Lafayette LLC and NYC Economic 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 101-81 of the Zoning Resolution:

1. to permit the maximum community floor area requirements of Section 33-123 (Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts) to be increased from 6.5 to 7.0;
2. to modify the street wall location requirements of Section 101-41 (Special Street Wall Location Regulations):
3. to modify the height and setback regulations of 23-632 (Front setbacks in districts where front yards are not required) and;
4. to modify the sign regulations of Section 32-64 (Surface Area and Illumination Provisions), Section 32-65 (Permitted Projection or Height of Signs) and Section 32-68 (Permitted Signs on Residential or Mixed Buildings);

in connection with a proposed 32-story mixed use development, on property located at 113 Flatbush Avenue (Block 2110, Lots 3 and 103), in a C6-2 District, within the Special Downtown Brooklyn District.

L.U. No. 832
2713-2715 KNAPP STREET

BROOKLYN CB - 15

M 840631(B) ZMK

Application submitted by Metro Storage NY, LLC for modification to Restrictive Declaration D-100 pursuant to Section 7.01 of the Restrictive Declaration, to cancel said Restrictive Declaration to facilitate the construction of an as-of-right 4-story self-storage facility (UG 16 use) with accessory parking, on property located at 2713-2735 Knapp Street (Block 8839, Lots 11, 14 & 53; Block 8840, Lots 70, 84 & p/o Lot 77; Block 8841, Lot 8900; and a portion of demapped Plumb 1st Street).

L.U. No. 836
44&X-HELLS KITCHEN

MANHATTAN CB - 4

20135454 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 10th Avenue Group, Inc., d/b/a 44&X-Hells Kitchen, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 622 Tenth Avenue.

L.U. No. 837
WATER STREET POPS TEXT AMENDMENT

MANHATTAN CB - 1

N 130206 (A) ZRM

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 IX, Chapter I (Special Lower Manhattan District) concerning privately owned public spaces within Community District 1, Borough of Manhattan.

L.U. No. 838
28TH AVENUE REZONING

QUEENS CB - 1

C 110398 ZMQ

Application submitted by Vlacich, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, establishing within an existing R5 District a C1-2 District bounded by a line 150 feet northeasterly of 28th Avenue, 43rd Street, 28th Avenue, and 42nd Street, as shown in a diagram (for illustrative purposes only) dated January 22, 2013.

L.U. No. 839
EAST TREMONT PORTFOLIO

BRONX CB - 06

20135674 HAX

Application submitted by the New York City Department of Housing Preservation and Development for a tax exemption pursuant to Section 577 of the Private Housing Finance Law for properties located at 442 East 176 Street (Block 2908, Lot 15), 446 East 176 Street (Block 2908, Lot 17), 440 East Tremont Avenue (Block 2909, Lot 12), 1842 Washington Avenue (Block 2917, Lot 6), 1991 Bathgate Avenue (Block 3044, Lot 29), and 2028 Washington Avenue (Block 3046, Lot 3), in Council District 15.

L.U. No. 840
1775 HOUSES

MANHATTAN CB - 11

20135675 HAM

Application submitted by the New York City Department of Housing Preservation and Development for termination of an existing tax exemption and granting of a new tax exemption for properties located at 1845 Park Avenue (Block 1775, Lot 3) and 107 East 126 Street (Block 1775, Lot 6), in Council District 9, pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

L.U. No. 841
AK HOUSES

MANHATTAN CB - 11

20135676 HAM

Application submitted by the New York City Department of Housing Preservation and Development for termination of existing tax exemption and granting of a new a tax exemption for property located at 112 East 128 Street (Block 1775, Lot 165) and 102 East 128 Street (Block 1775, Lot 168), Council District 9. This matter is subject to Council review and action at the request of HPD and pursuant to Sections 123(4), 125 and 577 of the Private Housing Finance Law.

L.U. No. 843

PRC SHAKESPEARE AVENUE

BRONX CB's 3 and 5

20135678 HAX

Application submitted by the New York City Department of Housing Preservation and Development for the termination of an existing tax exemption and the granting of a new tax exemption for properties located at 1604 Jesup Avenue (Block 2872, Lot 252), 1595 Macombs Road (Block 2872, Lot 358), 1601 Macombs Road (Block 2872, Lot 365), 1551 Shakespeare Avenue (Block 2873, Lot 103), 1685 Hoe Avenue (Block 2983, Lot 38), 1662 Vyse Avenue (Block 2997, Lot 1), 1668 Vyse Avenue (Block 2997, Lot 5), 1680 Vyse Avenue (Block 2997, Lot 9), 1690 Vyse Avenue (Block 2997, Lot 13), 1698 Vyse Avenue (Block 2997, Lot 17), 1717 Bryant Avenue (Block 2997, Lot 26), 1685 Bryant Avenue (Block 2997, Lot 39), in Council Districts 15 and 16, pursuant to Sections 123(4), 125 and 577 of the Private Housing Finance Law.

