



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF  
THE LAND USE COMMITTEE  
FOR THE MEETING OF MARCH 11, 2010**

**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

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**L.U. No. 41  
THOR LOUNGE**

**MANHATTAN CB - 3**

**20105293 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of The Downtown LLC, d/b/a Thor Lounge, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 107 Rivington Street.

**L.U. No. 42  
EDWARDS**

**MANHATTAN CB - 1**

**20105319 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 136 West Broadway, Inc., d/b/a Edwards, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 136 West Broadway.

**L.U. No. 43  
POCO NYC**

**MANHATTAN CB - 3**

**20095496 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Becaf LLC, d/b/a Poco NYC, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 33 Avenue B.

**L.U. No. 44  
LOWER DENSITY GROWTH MANAGEMENT AREA**

**BRONX - CB 10**

**N 100134 ZRX**

Application submitted by the New York City 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, concerning Article II, Chapter 5 (Accessory Off-Street Parking and Loading Regulations) and Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), relating to off-street parking regulations in Community District 10.

**L.U. No. 45**

**PERRY AVENUE HISTORIC DISTRICT**

**BRONX CB - 7**

**20105275 HKX (N 100193 HKX)**

Designation (List No. 424/LP-2339) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Perry Avenue Historic District. The district boundaries are: property bounded by a line beginning at the intersection of the northwestern curblineline of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curblineline of Perry Avenue, northeasterly along said curblineline to the point of the beginning.

**L.U. No. 46**

**QDOBA MEXICAN GRILL**

**MANHATTAN CB - 4**

**20095377 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Q Chelsea, LLC, d/b/a Qdoba Mexican Grill, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 216 Eighth Avenue.

**L.U. No. 47**

**METRO TECH OFFICE SPACE**

**BROOKLYN CB - 2**

**20105401 PXX**

A Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 2 MetroTech Center (Block 148/Lot 7) (Department of Information Technology and Telecommunications).

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 requirement 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;
4. Approve the projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the project from real property taxes pursuant to Section 577 of the Private Housing Finance Law for L.U. No. 21.

<b>L.U. No.</b>	<b>Non-ULURP No.</b>	<b>Address</b>	<b>Block/Lot</b>	<b>Program</b>	<b>CB</b>	<b>Tax Exemption</b>
<b>21</b>	20105214 HAM	310-312 W. 122 <sup>nd</sup> Street Manhattan	1948/43, /44	Tenant Interim Lease	10	Section 577
<i>Laid over from meeting of Subcommittee on Planning, Dispositions and Concessions on December 1, 2009, December 15, 2009, January 26, 2010, February 8, 2010 and February 24, 2010.</i>						
<b>Pre.</b>	20105416 HAM	50 West 132 <sup>nd</sup> Street Manhattan	1729/52	HUD Multi- family Loan	10	