



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF
THE LAND USE COMMITTEE
FOR THE MEETING OF MAY 24, 2012**

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, 250 Broadway, 16th Floor**, New York City, New York 10007, commencing at **10:00 A.M. on Thursday, May 24, 2012**, and will consider the following items and conduct such other business as may be necessary:

**L.U. No. 603
MAMAJUANA CAFÉ**

MANHATTAN CB - 12

20125338 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Vida Café Inc., d/b/a Mamajuana Café, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 247 Dyckman Street.

L.U. NOS. 604 AND 605 ARE RELATED

**L.U. No. 604
EASTERN RAIL YARD TEXT AMENDMENT**

MANHATTAN CB - 4

N 120176 ZRM

Application submitted by ERY Tenant LLC 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. 605
HIGH LINE TEXT AMENDMENT**

MANHATTAN CB - 4

N 120171 ZRM

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 IX, Chapter 3 (Special Hudson Yards District).

L.U. No. 606

SPECIAL TRIBECA TEXT AMENDMENT

MANHATTAN CB - 1

N 120166 ZRM

Application submitted by Laight Street Project Owner, 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 the extension of a variance approved by the Board of Standards and Appeals concerning the modification of bulk regulations in the Special Tribeca Mixed Use District.

L.U. NOS. 608 AND 609 ARE RELATED

L.U. No. 608

CROSSROADS PLAZA

BRONX CB - 1

C 120164 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 500/539 Union Avenue (Block 2582, Lots 47, 64 and 65) 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, a thirteen-story building and a fifteen-story building with a total of approximately 428 dwelling units, 20,910 square feet of community facility space, 36,770 square feet of commercial space and 155 accessory parking spaces.

L.U. No. 609
CROSSROADS PLAZA

BRONX CB - 1

C 120165 ZMX

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, changing from an R7-2 District to an R8X District property bounded by East 149th Street, Prospect Avenue, Southern Boulevard, East 147th Street, and Union Avenue and its southerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated January 23, 2012.

L.U. No. 610

Proposal 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 area 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;
4. Approve the project 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 pursuant to Section 696 of the General Municipal Law:

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
610	20125592 HAM	63-65 West 137 th Street 132 West 133 rd Street 125 West 133 rd Street 123 West 133 rd Street 119 West 133 rd Street 235-37 West 116 th Street 231 West 121 st Street 229 West 121 st Street Manhattan	1735/8 1917/45 1918/20 1918/21 1918/23 1922/13 1927/15 1927/16	Multifamily Preservation Loan	10	Section 696

