



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF  
THE LAND USE COMMITTEE  
FOR THE MEETING OF JUNE 3, 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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## **LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the 16<sup>th</sup> Floor Hearing Room, 250 Broadway, New York City, New York 10007, commencing at **10:00 a.m. on Thursday, June 3, 2010**, and will consider the following items and conduct such other business as may be necessary:

### **L.U. No. 99**

#### **MESA COYOACAN**

**BROOKLYN CB - 1**

**20105445 TCK**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Tres De Mexico, LLC, d/b/a Mesa Coyoacan, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 372 Graham Avenue.

### **L.U. No. 100**

#### **BRASSERIE ANTHEENEE**

**MANHATTAN CB - 4**

**20105458 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 300 West 46<sup>th</sup> St. Corp. d/b/a Brasserie Athenee, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 300 West 46<sup>th</sup> Street.

### **L.U. No. 107**

#### **PROVIDENCE HOUSE II**

**BROOKLYN CB - 3**

**C 100155 HAK**

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 277, 275 and 273 Kosciuszko Street (Block 1781, Lots 60-62) 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 a six-story building, tentatively known as Providence House II, with approximately 45 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

**L.U. No. 108**

**PROVIDENCE HOUSE II**

**BROOKLYN CB - 3**

**C 100156 ZSK**

Application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio) to apply to a proposed 6-story community facility with sleeping accommodations, on property located at 273- 277 Kosciusko Street (Block 1781, Lots 60, 61, & 62), in an R6 District.

**L.U. No. 109**

**CROTONA TERRACE REZONING**

**BRONX CB - 3**

**C 080157 ZMX**

Application submitted by CBC Associates and the South Bronx Overall Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. changing from a C8-3 District to an R7-1 District property bounded by East 176<sup>th</sup> Street, Boston Road, East 175<sup>th</sup> Street, and Southern Boulevard; and
2. establishing within the proposed R7-1 District a C2-4 District bounded by East 176<sup>th</sup> Street, Boston Road, East 175<sup>th</sup> Street, and Southern Boulevard;

as shown on a diagram (for illustrative purposes only) dated January 4, 2010 and subject to the conditions of CEQR Declaration E- 243.

**L.U. No. 110**

**THE REFORMED CHURCH ON STATEN ISLAND**

**STATEN ISLAND CB - 1****20105516 HKR (N 100278 HKR)**

Designation (List No. 427/LP-2384) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Reformed Church on Staten Island Sunday School Building and Cemetery, located at 54 Port Richmond Avenue (Block 1073, Lot 75), as a historic landmark.

**L.U. No. 111****JOSEPH B. AND JOSEPHINE H. BISSELL HOUSE****MANHATTAN CB - 5****20105517 HKM (N 100281 HKM)**

Designation (List No. 427/LP-2340) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Joseph B. and Josephine H. Bissell House, located at 46 West 55<sup>th</sup> Street (Block 1270, Lot 60), as a historic landmark.

**L.U. No. 112****THE BRILL BUILDING****MANHATTAN CB - 5****20105518 HKM (N 100280 HKM)**

Designation (List No. 427/LP-2387) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Brill Building, located at 1619 Broadway (Block 1021, Lot 19), as a historic landmark.

**L.U. No. 113****THE UPPER EAST SIDE HISTORIC DISTRICT EXTENSION****MANHATTAN CB - 8****20105558 HKM (N 100282 HKM)**

Designation (List No. 427, LP-2373) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Upper East Side Historic District Extension, as a historic district.

## L.U. NOS. 83, 85, AND 104

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 projects from real property taxes pursuant to Section 577 of the Private Housing Finance Law for L.U. Nos. 83 and 85; and pursuant to Section 696 of the General Municipal Law for L.U. No. 104.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
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<b>83</b>	20105554 HAX	2023 Belmont Avenue Bronx	3080/p/o 4	Tenant Interim Lease	06	Section 577
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*Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on May 4, 2010 and May 17, 2010.*

<b>85</b>	20105556 HAM	30 West 119 <sup>th</sup> Street Manhattan	1717/49	Tenant Interim Lease	10	Section 577
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*Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on May 4, 2010 and May 17, 2010.*

<b>104</b>	20105622 HAX	1434-8 Morris Avenue Bronx	2786/12, /13	Low Income Rental	04	Section 696
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*Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on May 17, 2010.*

**PRECONSIDERED L.U. No. \_\_\_\_**

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 disposition 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. Approve the designation of the disposition area as an Urban Development Action Area pursuant to Section 693 of the General Municipal Law; and
3. Approve the project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law.

<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>Pre.</b>	20105712 HAK	441 De Witt Avenue 437 De Witt Avenue 435 De Witt Avenue 433 De Witt Avenue Brooklyn	4318/31 4318/32 4318/33 4318/34	NYS Office of Mental Health Supportive Housing	05	