



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF
THE LAND USE COMMITTEE
FOR THE MEETING OF SEPTEMBER 19, 2011**

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 Monday, September 19, 2011**, and will consider the following items and conduct such other business as may be necessary:

**L.U. No. 449
MEZZOGIORNO ASSOC.**

MANHATTAN CB - 2

20115607 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Mezzogiorno Associates, d/b/a Mezzogiorno Assoc., for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 195 Spring Street.

**L.U. No. 456
BOERUM HILL REZONING**

BROOKLYN CB - 2

C 110252 ZMK

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c.

L.U. No. 465
ROCKAWAY FIREHOUSE

QUEENS CB - 14

C 110272 HAQ

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 58-03 Rockaway Beach Boulevard (Block 15926 Lot 44, p/o Lot 100 and p/o Lot 200) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of a portion of such property (Block 15926, p/o Lot 100 and p/o Lot 200) to a developer to be selected by HPD;

to facilitate the rehabilitation of an existing two-story building for community facility use and accessory outdoor activity space.

L.U. NOS. 469 - 474 ARE RELATED

L.U. No. 469
BROOKLYN BAY CENTER

BROOKLYN CB - 11

C 110047 ZMK

Application submitted by Thor Shore Parkway Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 28a and 28c, changing from an M3-1 District to an M1-1 District property bounded by Leif Ericson Drive, a line 210 feet northwesterly of Bay 38th Street and its southwesterly prolongation, the U.S. Pierhead Line, and a line 525 feet northwesterly of Bay 38th Street and its southwesterly prolongation, as shown on a diagram (for illustrative purposes only) dated March 14, 2011 and subject to the conditions of CEQR declaration E-280.

L.U. No. 470

BROOKLYN BAY CENTER

BROOKLYN CB - 11

C 110048 ZSK

Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment within a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

L.U. No. 471

BROOKLYN BAY CENTER

BROOKLYN CB - 11

C 110049 ZSK

Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-341 (Developments on land and platforms), in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

L.U. No. 472

BROOKLYN BAY CENTER

BROOKLYN CB - 11

C 110050 ZSK

Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the height requirements of Section 42-543 (Height of signs), in connection with a proposed commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

L.U. No. 473

BROOKLYN BAY CENTER

BROOKLYN CB - 11

C 110051 ZSK

Application submitted by Thor Shore Parkway Developers, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 690 spaces within a proposed 3-story parking garage and to permit some of such spaces to be located on the roof of such public parking garage, in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

L.U. No. 474

BROOKLYN BAY CENTER

BROOKLYN CB - 11

N 110052 ZAK

Application submitted by Thor Shore Parkway Developers, LLC, for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the design and area requirements of Section 62-56 (Requirements for Upland Connections); in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway, (Block 6491, Lots 207, 292, and 8900), in an M1-1 District, within a Large-Scale General Development.

L.U. NOS. 475 - 477 ARE RELATED

L.U. No. 475

M1-6D/WEST 28TH STREET REZONING

CITYWIDE

N 110285 ZRY

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 to create a new zoning district, M1-6D, and to modify related Sections pertaining to the establishment of the new district; and to modify Appendix F to facilitate a new Inclusionary Housing designated area.

L.U. No. 476

M1-6D/WEST 28TH STREET REZONING

MANHATTAN CB - 5

C 100063 ZMM

Application submitted by 249 W 28th Street Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of Zoning Map Section No. 8d, by changing an M1-5 District to an M1-6D District property bounded by West 30th Street, a line 100 feet westerly of Fashion Avenue (7th Avenue), West 28th Street and a line 100 feet easterly of Eight Avenue, as shown on a diagram (for illustrative purposes only), dated April 25, 2011, and subject to the conditions of CEQR Declaration E-276.

L.U. No. 477

M1-6D/WEST 28TH STREET REZONING

MANHATTAN CB - 5

C 100064 ZSM

Application submitted by 249 W 28th Street Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended Public Parking Garage with a maximum capacity of 325 spaces on portions of the ground floor, cellar level and sub-cellar level of a proposed mixed-use development on property located at 241-251 West 28th Street a.k.a. 240-250 West 29th Street (Block 778, Lots 13, 16, 18 & 66), in an M1-6D District.

L.U. No. 478

WALLABOUT HISTORIC DISTRICT

BROOKLYN CB - 2

20125021 HKK (N 120022 HKK)

Designation (List No. 445/LP-2445) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Wallabout Historic District, as an historic landmark.

L.U. No. 479

CROWN HEIGHTS NORTH II HISTORIC DISTRICT

BROOKLYN CB - 8

20125004 HKK (N 120007 HKK)

Designation (List No. 444/LP- 2361) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Crown Heights North II Historic District, as an historic district.

L.U. No. 480

FISK-HARKNESS HOUSE

MANHATTAN CB - 5

20125001 HKM (N 120006 HKM)

Designation (List No. 444/LP-2406) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Fisk-Harkness House, located at 12 East 53rd Street (Block 1288, Lot 63), as an historic landmark.

L.U. No. 481

154 WEST 14TH STREET BUILDING

MANHATTAN CB - 2

20125003 HKM (N 120004 HKM)

Designation (List No. 444/LP-2419) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 154 West 14th Street Building, (Block 609 , Lot 7), as an historic landmark.

L.U. No. 482

HARDENBROOK SOMARINDYCK HOUSE

MANHATTAN CB - 2

20125002 HKM (N 120005 HKM)

Designation (List No. 444/LP-2439) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Hardenbrook Somarindyck House, located at 135 Bowery (Block 423, Lot 4), as an historic landmark.

L.U. NOS. 387 AND 388

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 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 projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law; and
5. Approve exemption of the projects from real property taxes pursuant to Section 696 of the General Municipal Law.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
387	20115746 HAK	1413 Pitkin Avenue Brooklyn	1475/78	Asset Control Area	16	Section 696
388	20115747 HAK	1690 St. Marks Avenue Brooklyn	1461/12	Asset Control Area	16	Section 696