



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF
THE LAND USE COMMITTEE
FOR THE MEETING OF APRIL 8, 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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**PRECONSIDERED L.U. NO.
TERRIFIC TENEMENTS**

MANHATTAN CB - 4

20105425 HAM

Application submitted by the Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for approval to the Prior Exemption and consent to the voluntary dissolution of a redevelopment company for property located at Block 1076/Lot 15 and Block 1058/Lot 16, Council District 3, Borough of Manhattan.

**L.U. No. 50
LE BASKET**

MANHATTAN CB - 2

20105189 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Le Basket Inc., d/b/a Le Basket, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 683 Broadway.

L.U. NOS. 51, 52 AND 53 ARE RELATED

**L.U. No. 51
ROSE PLAZA ON THE RIVER**

**BROOKLYN CB - 1
ZMK**

C 080339

Application submitted by Rose Plaza on River LLC pursuant to sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M3-1 District to an R7-3 District property bounded by a line 850 feet southerly of the westerly centerline prolongation of Broadway, Kent Avenue, Division Avenue, a U.S. Pierhead and Bulkhead Line, and a U.S. Pierhead Line; and
2. establishing within the proposed R7-3 District a C2-4 District bounded by a line 850 feet southerly of the westerly centerline prolongation of Broadway, Kent Avenue, Division Avenue, a U.S. Pierhead and Bulkhead Line, a line 100 feet northeasterly of Division Avenue, and a line 100 feet westerly of Kent Avenue;

as shown on a diagram (for illustrative purposes only), dated November 2,

2009.

L.U. No. 52

ROSE PLAZA ON THE RIVER

BROOKLYN CB - 1

C 080340 ZSK

Application submitted by Rose Plaza on the River LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-736 of the Zoning Resolution to modify the requirements of former Section 62-34 (Height and Setback Regulations on Waterfront Blocks) to facilitate the construction of a mixed use development on property located at 470-490 Kent Avenue (Block 2134, Lots 1, and p/o 150), in R7-3 and R7-3/C2-4 Districts.

L.U. No. 53

ROSE PLAZA ON THE RIVER

BROOKLYN CB - 1

N 100056 ZRK

Application submitted by Rose Plaza on the River 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 Appendix F (INCLUSIONARY HOUSING DESIGNATED AREAS), inclusive, relating to the extension of the Inclusionary Housing Program to proposed R7-3 districts.

L.U. No. 54

SPECIAL COLLEGE POINT DISTRICT

QUEENS CB - 7

N 100124 ZRQ

Application submitted by Skanska USA Civil Northeast Inc. 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 XII, Special Purpose Districts, Chapter 6 (Special College Point District), relating to Section 126-233 (b) (Special provisions along district boundaries).

L.U. No. 55

GRYMES HILL/SUNNYSIDE

STATEN ISLAND CB - 1

C 100120 ZMR

Application submitted by Clove Lakes Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21b:

1. changing from an R3-1 District to an R2 District property bounded by:
 - a. Waldron Avenue, a line 150 feet northeasterly of Clove Road, Victory Boulevard, and Clove Road; and
 - b. a line 140 feet southeasterly of Victory Boulevard, a line 100 feet northeasterly of Clove Road, a line midway between Victory Boulevard and Glenwood Avenue, a line 150 feet northeasterly of Clove Road, Dudley Avenue, and Clove Road;
2. changing from an R3X District to an R2 District property bounded by a southeasterly boundary line of Silver Lake Park and its southwesterly prolongation, a line 230 feet northeasterly of Melrose Avenue and its northwesterly prolongation, Waldron Avenue, a line 270 feet northeasterly of Melrose Avenue, a line midway between Victory Boulevard and Waldron Avenue, Cheshire Place, Victory Boulevard, a line 420 feet northeasterly of Grand Avenue, a line midway between Victory Boulevard and Glenwood Avenue, Highland Avenue, Arlo Road, a line 100 feet easterly of Highland Avenue, Howard Avenue, Highland Avenue, a line 95 feet northwesterly of Sunnyside Terrace and its northeasterly prolongation, a line 95 feet northeasterly of Clove Road, a line 60 feet southeasterly of Van Courtlandt Avenue, Clove Road, Dudley Avenue, a line 150 feet northeasterly of Clove Road, a line midway between Victory Boulevard and Glenwood Avenue, a line 100 feet southwesterly of Grand Avenue, Glenwood Avenue, Grand Avenue, Victory Boulevard, a line 150 feet northeasterly of Clove Road, Waldron Avenue, Clove Road, a line perpendicular to the northeasterly street line of Clove Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clove Road and the northwesterly street line of Beverly Avenue, a line 400 feet northeasterly of Clove Road, a line 75 feet southeasterly of Cheshire Place, a line 145 feet northeasterly of Clove Road, Cheshire Place, and Clove Road;

3. changing from an R3X District to an R3-2 District property bounded by Cheshire Place, a line 145 feet northeasterly of Clove Road, a line 75 feet southeasterly of Cheshire Place, a line 400 feet northeasterly of Clove Road, a line perpendicular to the northeasterly street line of Clove Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clove Road and the northwesterly street line of Beverly Avenue, and Clove Road; and 2 C 100120 ZMR
4. establishing a Special Hillside Preservation District (HS) bounded by Victory Boulevard, Highland Avenue, Howard Avenue, and Clove Road;

as shown on a diagram (for illustrative purposes only) dated November 30, 2009.

L.U. No. 56

HUDSON YARDS PARKING

MANHATTAN CB's - 4 and 5

N 100119 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, concerning Article IX, Chapter 3 (Special Hudson Yards District).

L.U. No. 57

RESIDENTIAL STREETSCAPES PRESERVATION

CITYWIDE

N 100139 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, relating to Articles I, II, III, VII and XII and other related Sections concerning front yard planting, parking location and curb cut regulations for residential uses.

L.U. No. 59
311 BROADWAY BUILDING
MANHATTAN CB - 1 **20105350 HKM (N 100223 HKM)**

Designation (List No. 425/LP No. 2343) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 311 Broadway Building, located at 311 Broadway (Block 151, Lot 31), as an historic landmark.

L.U. No. 61
RIDGEWOOD THEATER BUILDING
QUEENS CB - 5 **20105352 HKQ (N 100222 HKQ)**

Designation (List No. 425/LP No. 2325) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Ridgewood Theater Building, located at 55-27 Myrtle Avenue (Block 3451, part of Lot 7), as an historic landmark.

L.U. No. 62
PUBLIC SCHOOL 66Q
QUEENS CB - 9 **20105351 HKQ (N 100221 HKQ)**

Designation (List No. 425/LP No. 2317) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Public School 66, located at 85-11 102nd Street (Block 9183, Lot 1), as an historic landmark.

L.U. No. 63
MARY AND DAVID BURGHER HOUSE
STATEN ISLAND CB - 1 **20105353 HKR (N 100225 HKR)**

Designation (List No. 425/LP No. 2367) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Mary and David Burgher House located at 63 William Street (Block 514, Lot 30), as an historic landmark.

L.U. No. 66

EAST HARLEM VETERANS INITIATIVE

MANHATTAN CB - 11

20105424 HAM

Application submitted by the Department of Housing Preservation and Development for an Urban Development Action Area Designation and Project, located at 98-108 East 118th Street, Council District 8, Borough of Manhattan.

L.U. No. 40

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 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 project as Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law for L.U. No. 40.

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
40	20105364 HAK	917 Gates Avenue Brooklyn	1632/66	Asset Control Area	03	Section 696
<i>Laid over from meeting of Subcommittee on Planning, Dispositions and Concessions on February 24, 2010 and March 9, 2010.</i>						

A local law to amend the New York City Charter in relation to authorizing the

Department of Transportation to extend the expiration date of the operating authority of certain unsubsidized private bus services.

NOTE: The Subcommittee on Zoning and Franchises will reconvene tomorrow, April 8, 2010 at 9:45 a.m. in the 16th Floor Hearing Room, 250 Broadway.