

**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**

**OF**

**THE LAND USE COMMITTEE**

**FOR THE WEEK OF JUNE 20, 2011 - JUNE 24, 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>

## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, **16th Floor**, 250 Broadway, New York City, New York 10007, commencing at **9:30 a.m. on Tuesday, June 21, 2011:**

### **L.U. No. 405**

#### **OPM RESTAURANT & CLUB**

**BROOKLYN CB - 15**

**20115564 TCK**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of JVRS Group LLC, d/b/a OPM Restaurant & Club, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 3202 Emmons Avenue.

### **L.U. No. 406**

#### **PERCY'S TAVERN**

**MANHATTAN CB - 3**

**20115563 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Steelbar 180 Incorporated, d/b/a Percy's Tavern, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 210 Avenue A.

### **L.U. No. 414**

#### **LA ESQUINA**

**MANHATTAN CB - 2**

**20115455 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 114 Kenmare Associates, LLC, d/b/a La Esquina, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 114 Kenmare Street.

**L.U. No. 415**

**BETEL**

**MANHATTAN CB - 2**

**20105551 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of BMT Operations, LLC, d/b/a Betel, for a revocable consent to modify, maintain and operate an unenclosed sidewalk café located at 49 Grove Street.

**L.U. No. 416**

**DA SILVANO**

**MANHATTAN CB - 2**

**20115581 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Da Silvano Corp., for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 260 Sixth Avenue.

**L.U. No. 413**

**164<sup>TH</sup> STREET REZONING**

**QUEENS CB - 8**

**C 090347 ZMQ**

Application submitted by J & H Management Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, establishing within an existing R3-2 District a C1-2 District bounded by a line 150 feet southerly of 69<sup>th</sup> Avenue, a line midway between 164<sup>th</sup> Street and 165<sup>th</sup> Street, a line 290 feet southerly of 69<sup>th</sup> Avenue, and 164<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated January 24, 2011.

**L.U. No. 417**  
**SOLOW CENTER**

**QUEENS CB - 7**

**C 070210 ZMQ**

Application submitted by Mark E. Solow pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a:

1. changing from an M1-1 district to an R6 District property bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street; and
2. establishing within the proposed R6 District a C2-2 District bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street;

as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the conditions of CEQR Declaration E-269.

**L.U. NOS. 418 AND 419 ARE RELATED**

**L.U. No. 418**

**WOODROW PLAZA REZONING**

**STATEN ISLAND CB - 3**

**C 080482 ZMR**

Application submitted by Ottavio Savo and Leonello Savo & Woodrow Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33a, by establishing within an existing R3X District a C2-2 District bounded by a line 100 feet southerly of the former southerly street line of Spar Avenue, a line 440 feet easterly of Rossville Avenue, Woodrow Road and Rossville Avenue, as shown in a diagram (for illustrative purposes only) dated February 28, 2011, and subject to the conditions of CEQR Declaration E-275.

# L.U. No. 419

## WOODROW PLAZA TEXT AMENDMENT

### STATEN ISLAND CB - 3

### N 080483 ZRR

Application submitted by Ottavio Savo and Leonello Savo & Woodrow Plaza, 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 the Special South Richmond Development District (Article X, Chapter 7) Appendix A, relating to modification of designated open space boundaries.

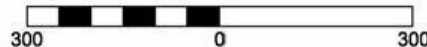


CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**CHANGE IN DESIGNATED OPEN SPACE**  
**ON THE SOUTH RICHMOND SPECIAL DISTRICT PLAN**

**35a**

BOROUGH OF  
STATEN ISLAND

SCALE IN FEET



NOTE:

..... The areas enclosed by the dotted lines is changed within the Special South Richmond Development District.



Indicates area of designated open space network.

**L.U. No. 420**  
**LINDEN BOULEVARD REZONING**

**QUEENS CB - 13**

**C 100342 ZMQ**

Application submitted by Jamaica Associates, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19a, by establishing within an existing R3-2 District a C1-3 District bounded by a line 100 feet northerly of Linden Boulevard, a line 80 feet easterly of 226th Street, Linden Boulevard, and 226th Street, as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and modified by the City Planning Commission on May 25, 2011 and subject to the conditions of CEQR Declaration E-270.

**L.U. NOS. 421, 422 AND 423 ARE RELATED**

**L.U. No. 421**  
**SUNNYSIDE/WOODSIDE REZONING**

**QUEENS CB - 2**

**C 110207 ZMQ**

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 Nos. 9b and 9d:

1. eliminating from within an existing R5 District a C1-2 District bounded by:
  - a. a line 150 feet northerly of Queens Boulevard, 41<sup>st</sup> Street, Queens Boulevard, 40<sup>th</sup> Street, a line 150 southerly of Queens Boulevard, and a line midway between 39<sup>th</sup> Place and 39<sup>th</sup> Street;
  - b. a line 150 feet northerly of 47<sup>th</sup> Avenue, 40<sup>th</sup> Street, 47<sup>th</sup> Avenue, and a line midway between 39<sup>th</sup> Place and 39<sup>th</sup> Street;
  - c. a line 150 northwesterly of Greenpoint Avenue, 42<sup>nd</sup> Street, Greenpoint Avenue, 43<sup>rd</sup> Street, 47<sup>th</sup> Avenue, a line 150 feet southeasterly of Greenpoint Avenue, 48<sup>th</sup> Avenue, and 41<sup>st</sup> Street;
  - d. a line 150 feet northerly of 48<sup>th</sup> Avenue, 44<sup>th</sup> Street, 48<sup>th</sup> Avenue, and 43<sup>rd</sup> Street; and
  - e. 47<sup>th</sup> Avenue, 48<sup>th</sup> Street, a line 150 feet southerly of 47<sup>th</sup> Avenue, and 47<sup>th</sup>

Street;

2. eliminating from within an existing R6 District a C1-2 District bounded by a line 150 feet northeasterly of 39<sup>th</sup> Avenue, a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, a line 150 feet northerly of Roosevelt Avenue, 63<sup>rd</sup> Street, a line 150 northeasterly of 39<sup>th</sup> Avenue, 65<sup>th</sup> Street, a line 150 feet southerly of Roosevelt Avenue, a line 150 feet southeasterly of 61<sup>st</sup> Street, Woodside Avenue, 60<sup>th</sup> Street, Roosevelt Avenue, 59<sup>th</sup> Street, a line 150 feet northwesterly of Roosevelt Avenue, the northeasterly boundary line of the Long Island Railroad right-of-way (Main Line), and 61<sup>st</sup> Street;
3. eliminating from within an existing R7-1 District a C1-2 District bounded by:
  - a. a line 150 feet northerly of Queens Boulevard, 44<sup>th</sup> Street, Queens Boulevard, and 41<sup>st</sup> Street; and
  - b. a line 150 feet northerly of 47<sup>th</sup> Avenue, 44<sup>th</sup> Street, 47<sup>th</sup> Avenue, and 43<sup>rd</sup> Street;
4. eliminating from within an existing R5 District a C2-2 District bounded by Queens Boulevard, 41<sup>st</sup> Street, a line 150 feet southerly of Queens Boulevard, and 40<sup>th</sup> Street;
5. eliminating from within an existing R6 District a C2-2 District bounded by:
  - a. a line 150 feet northerly of 43<sup>rd</sup> Avenue, 52<sup>nd</sup> Street, a line 150 feet northwesterly of Roosevelt Avenue, Skillman Avenue, 55<sup>th</sup> Street, Roosevelt Avenue, 43<sup>rd</sup> Avenue, 51<sup>st</sup> Street, Roosevelt Avenue, 50<sup>th</sup> Street, 43<sup>rd</sup> Avenue, and a line midway between 50<sup>th</sup> Street and 49<sup>th</sup> Street;
  - b. Woodside Avenue, 58<sup>th</sup> Street, a line 150 feet northeasterly of Woodside Avenue, 59<sup>th</sup> Street, Roosevelt Avenue, and 57<sup>th</sup> Street; and
  - c. a line 100 feet northerly of Roosevelt Avenue, 69<sup>th</sup> Street, 38<sup>th</sup> Avenue, a line 100 feet easterly of 69<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, 70<sup>th</sup> Street and its northerly centerline prolongation, a line 150 feet southerly of Roosevelt Avenue, 65<sup>th</sup> Place, and 65<sup>th</sup> Street;

6. eliminating from within an existing R7-1 District a C2-2 District bounded by:
  - a. Queens Boulevard, 44<sup>th</sup> Street, a line 150 feet southerly of Queens Boulevard, and 41<sup>st</sup> Street; and
  - b. 43<sup>rd</sup> Avenue, 50<sup>th</sup> Street, a line 100 feet northwesterly of Roosevelt Avenue, and a line midway between 50<sup>th</sup> Street and 49<sup>th</sup> Street;
7. changing from an R7-1 District to an R4 District property bounded by Skillman Avenue -L. Mumford Way, 48<sup>th</sup> Street, a line 190 feet southerly of 43<sup>rd</sup> Avenue, a line midway between 48<sup>th</sup> Street and 47<sup>th</sup> Street, a line 200 feet northerly of Queens Boulevard, and a line 72 feet westerly of 47<sup>th</sup> Street;
8. changing from a C4-2 District to an R4 District property bounded by a line 200 feet northerly of Queens Boulevard, a line midway between 47<sup>th</sup> Street and 48<sup>th</sup> Street, a line 96 feet northerly of Queens Boulevard, 47<sup>th</sup> Street, a line 45 feet northerly of Queens Boulevard, and a line 72 feet westerly of 47<sup>th</sup> Street;
9. changing from an M1-1 District to an R4 District property bounded by a line 100 feet northerly of 39<sup>th</sup> Avenue - Middleburg Avenue, 48<sup>th</sup> Street, 39<sup>th</sup> Avenue - Middleburg Avenue, and a line 200 feet westerly of 48<sup>th</sup> Street;
10. changing from an R4 District to an R4-1 District property bounded by the northerly boundary line of the Long Island Rail Road Railroad right-of-way (Main Line), a line 125 feet westerly of 54<sup>th</sup> Street, a line 100 feet northerly of 39<sup>th</sup> Avenue, 55<sup>th</sup> Street and its northerly centerline prolongation, the northeasterly boundary line of the Long Island Rail Road Railroad right-of-way (Main Line), 57<sup>th</sup> Street, a line 100 feet southerly of 39<sup>th</sup> Avenue, a line midway between 57<sup>th</sup> Street and 58<sup>th</sup> Street, a line 500 feet southerly of 39<sup>th</sup> Avenue, a line midway between 54<sup>th</sup> Street and 55<sup>th</sup> Street, and Woodside Avenue;
11. changing from an R6 District to an R4-1 District property bounded by:
  - a. 37<sup>th</sup> Avenue, 64<sup>th</sup> Street, a line 100 feet northerly of 39<sup>th</sup> Avenue, and a line midway between 62<sup>nd</sup> Street and 61<sup>st</sup> Street; and



- b. a line perpendicular to the easterly street line of 63<sup>rd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Roosevelt Avenue and the easterly street line of 63<sup>rd</sup> Street, a line midway between 63<sup>rd</sup> Street and 64<sup>th</sup> Street, a line 100 feet southerly of Roosevelt Avenue, a line 530 feet northerly of Woodside Avenue, 65<sup>th</sup> Place, a line 240 feet southerly of Roosevelt Avenue, 67<sup>th</sup> Street, a line 390 feet northerly of Woodside Avenue, a line midway between 65<sup>th</sup> Place and Burrough Place, a line 110 feet northerly of Woodside Avenue, 64<sup>th</sup> Street, Trimble Road, and 63<sup>rd</sup> Street;
12. changing from an R4 District to an R5B District property bounded by:
- a. a line 380 feet southerly of 39<sup>th</sup> Avenue-Middleburg Avenue, a line midway between 49<sup>th</sup> Street - Heiser Street and 50<sup>th</sup> Street, a line 100 feet southerly of 39<sup>th</sup> Avenue-Middleburg Avenue, 50<sup>th</sup> Street, a line 150 feet southerly of 39<sup>th</sup> Avenue- Middleburg Avenue, a line midway between 50<sup>th</sup> Street and 51<sup>st</sup> Street, a line 100 feet southerly of 39<sup>th</sup> Avenue - Middleburg Avenue, 51<sup>st</sup> Street, a line 250 feet northerly of Skillman Avenue, a line midway between 51<sup>st</sup> Street and 52<sup>nd</sup> Street, a line 320 feet northerly of Skillman Avenue, 52<sup>nd</sup> Street, a line 100 feet northerly of Skillman Avenue, and 49<sup>th</sup> Street; and
  - b. Barnett Avenue, a line 100 feet easterly of 52<sup>nd</sup> Street, a line 100 feet northerly of 39<sup>th</sup> Avenue, Woodside Avenue, a line midway between 54<sup>th</sup> Street and 55<sup>th</sup> Street, a line 500 feet southerly of 39<sup>th</sup> Avenue, a line midway between 57<sup>th</sup> Street and 58<sup>th</sup> Street, a line 100 feet southerly of 39<sup>th</sup> Avenue, the northeasterly boundary line of the Long Island Rail Road Railroad right-of-way (Main Line), a line 150 feet northerly of Roosevelt Avenue, a line 150 feet northerly of Woodside Avenue, 58<sup>th</sup> Street, Woodside Avenue, 57<sup>th</sup> Street, Roosevelt Avenue, Skillman Avenue, 54<sup>th</sup> Street, 39<sup>th</sup> Drive, 52<sup>nd</sup> Street, 39<sup>th</sup> Avenue, and 52<sup>nd</sup> Street;
13. changing from an R5 District to an R5B District property bounded by:
- a. Skillman Avenue, 40<sup>th</sup> Street, a line 200 feet northerly of 43<sup>rd</sup> Avenue, 39<sup>th</sup> Place, a line 125 feet southerly of 43<sup>rd</sup> Avenue, and a line midway between 39<sup>th</sup> Place and 39<sup>th</sup> Street;

- b. a line 100 feet southerly of Queens Boulevard, 50<sup>th</sup> Street, 47<sup>th</sup> Avenue, and 49<sup>th</sup> Street; and
  - c. a line 100 feet southerly of 37<sup>th</sup> Avenue, 61<sup>st</sup> Street, a line 100 feet northerly of Roosevelt Avenue, the northeasterly boundary line of the Long Island Rail Road Railroad right-of-way (Main Line), 58<sup>th</sup> Street, 38<sup>th</sup> Avenue, and a line midway between 57<sup>th</sup> Street and 58<sup>th</sup> Street;
14. changing from an R6 District to an R5B District property bounded by a line 150 feet northerly of Woodside Avenue, a line 150 feet northerly of Roosevelt Avenue, the northeasterly boundary line of the Long Island Rail Road Railroad right-of-way (Main Line), a line 100 feet northerly of Roosevelt Avenue, a line perpendicular to the easterly street line of 60<sup>th</sup> Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 60<sup>th</sup> Street and the northerly street line of Roosevelt Avenue, 60<sup>th</sup> Street, a line perpendicular to the westerly street line of 60<sup>th</sup> Street distant 100 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 60<sup>th</sup> Street and the northerly street line of Roosevelt Avenue, a line midway between 59<sup>th</sup> Street and 60<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, 59<sup>th</sup> Street, a line 100 feet northerly of Woodside Avenue, and 58<sup>th</sup> Street;
15. changing from an R7-1 District to an R5B District property bounded by Skillman Avenue-Lewis Mumford Way, a line 72 feet westerly of 47<sup>th</sup> Street, a line 100 feet southerly of Skillman Avenue - Lewis Mumford Way, and 43<sup>rd</sup> Street;
16. changing from an R4 District to an R5D District property bounded by:
- a. a line 175 feet northerly of Skillman Avenue, a line midway between 48<sup>th</sup> Street-Gosman Avenue and 49<sup>th</sup> Street - Heiser Street, Skillman Avenue, and 48<sup>th</sup> Street-Gosman Avenue; and
  - b. a line 100 feet northerly of Skillman Avenue, 52<sup>nd</sup> Street, Skillman Avenue, and a line midway between 50<sup>th</sup> Street and 51<sup>th</sup> Street;

17. changing from an R5 District to an R5D District property bounded by:
  - a. a line 100 feet southerly of Queens Boulevard, a line midway between 41<sup>st</sup> Street and 40<sup>th</sup> Street, 47<sup>th</sup> Avenue, 41<sup>st</sup> Street, a line 200 feet southerly of 47<sup>th</sup> Avenue, 40<sup>th</sup> Street, 47<sup>th</sup> Avenue, and a line midway between 39<sup>th</sup> Place and 39<sup>th</sup> Street; and
  - b. a line 100 feet southeasterly of Greenpoint Avenue, 44<sup>th</sup> Street, 48<sup>th</sup> Avenue, and 43<sup>rd</sup> Street;
  
18. changing from an R6 District to an R5D District property bounded by:
  - a. Skillman Avenue, the southerly centerline prolongation of 54<sup>th</sup> Street, a line 100 feet northwesterly of Roosevelt Avenue, 52<sup>nd</sup> Street, a line 65 feet northerly of 43<sup>rd</sup> Avenue, a line 100 feet westerly of 52<sup>nd</sup> Street, a line 100 feet southerly of Skillman Avenue, and a line 100 feet easterly of 51<sup>st</sup> Street;
  - b. 37<sup>th</sup> Avenue, a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, a line 100 feet northerly of 39<sup>th</sup> Avenue, 64<sup>th</sup> Street, 37<sup>th</sup> Avenue, the northeasterly boundary line of the New York Conn. Rail Road Railroad right-of-way, a line 100 feet northerly of Roosevelt Avenue, 65<sup>th</sup> Street, a line 100 feet northerly of 39<sup>th</sup> Avenue, a line midway between 64<sup>th</sup> Street and 65<sup>th</sup> Street, 39<sup>th</sup> Avenue, 64<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, and 61<sup>st</sup> Street; and
  - c. a line 100 feet southerly of Roosevelt Avenue, the northeasterly boundary line of the New York Conn. Rail Road Railroad right-of-way, Woodside Avenue, 64<sup>th</sup> Street, a line 110 feet northerly of Woodside Avenue, a line midway between 65<sup>th</sup> Place and Burrough Place, a line 390 feet northerly of Woodside Avenue, 67<sup>th</sup> Street, a line 240 feet southerly of Roosevelt Avenue, 65<sup>th</sup> Place, and a line 530 feet northerly of Woodside Avenue;
  
19. changing from an R7-1 District to an R5D District property bounded by:
  - a. Skillman Avenue, a line midway between 49<sup>th</sup> Street and 50<sup>th</sup> Street, 43<sup>rd</sup> Avenue, and 48<sup>th</sup> Street; and

- b. a line 100 feet northerly of Skillman Avenue, 54<sup>th</sup> Street, Skillman Avenue, and 52<sup>nd</sup> Street;
20. changing from an R5 District to an R6A District property bounded by:
  - a. a line 100 feet southerly of Queens Boulevard, 41<sup>st</sup> Street, 47<sup>th</sup> Avenue, and a line midway between 41<sup>st</sup> Street and 40<sup>th</sup> Street; and
  - b. 47<sup>th</sup> Avenue, 48<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, 49<sup>th</sup> Street, a line 300 feet southerly of 47<sup>th</sup> Avenue, 48<sup>th</sup> Street, a line 100 feet southerly of 47<sup>th</sup> Avenue, 44<sup>th</sup> Street, a line 100 feet southeasterly of Greenpoint Avenue, 43<sup>rd</sup> Street, 48<sup>th</sup> Avenue, 40<sup>th</sup> Street, a line 200 feet southerly of 47<sup>th</sup> Avenue, and 41<sup>st</sup> Street;
21. changing from an R7-1 District to an R6A District property bounded by a line 100 feet southerly of Queens Boulevard, 44<sup>th</sup> Street, 47<sup>th</sup> Avenue, and 41<sup>st</sup> Street;
22. changing from a C4-2 District to an R6A District property bounded by a line 100 feet southerly of Queens Boulevard, Greenpoint Avenue, 48<sup>th</sup> Street, 47<sup>th</sup> Avenue, and 44<sup>th</sup> Street;
23. changing from an M1-1 District to an R6A District property bounded by Barnett Avenue, a line 200 feet westerly of 48<sup>th</sup> Street, and 39<sup>th</sup> Avenue - Middleburg Avenue;
24. changing from an R4 District to an R7A District property bounded by a line 175 feet northerly of Skillman Avenue, 49<sup>th</sup> Street - Heiser Street, a line 100 feet northerly of Skillman Avenue, a line midway between 50<sup>th</sup> Street and 51<sup>st</sup> Street, Skillman Avenue, and a line midway between 48<sup>th</sup> Street - Gosman Avenue and 49<sup>th</sup> Street - Heiser Street;
25. changing from an R5 District to an R7A District property bounded by Skillman Avenue, 41<sup>st</sup> Street, a line 100 feet northerly of Queens Boulevard, a line midway between 39<sup>th</sup> Place and 39<sup>th</sup> Street, a line 125 feet southerly of 43<sup>rd</sup> Avenue, 39<sup>th</sup> Place, a line 200 feet northerly of 43<sup>rd</sup> Avenue, and 40<sup>th</sup> Street;
26. changing from an R6 District to an R7A District property bounded by Skillman Avenue, a line 100 feet easterly of 51<sup>st</sup> Street, a line 100 feet southerly of Skillman Avenue, a line 100 feet westerly of 52<sup>nd</sup> Street, 43<sup>rd</sup> Avenue, a line midway between 49<sup>th</sup> Street and 50<sup>th</sup> Street, a line 100 feet southerly of Skillman Avenue, and 51<sup>st</sup> Street;
27. changing from an R7-1 District to an<sub>11</sub>R7A District property bounded by:

- a. Skillman Avenue, 43<sup>rd</sup> Street, a line 100 feet southerly of Skillman Avenue-Lewis Mumford Way, a line 72 feet westerly of 47<sup>th</sup> Street, a line 200 feet northerly of Queens Boulevard, 44<sup>th</sup> Street, a line 100 feet northerly of Queens Boulevard, and 41<sup>st</sup> Street;
  - b. 43<sup>rd</sup> Avenue, 50<sup>th</sup> Street, a line 100 feet northwesterly of Roosevelt Avenue, a line 100 feet northerly of Queens Boulevard, 48<sup>th</sup> Street, a line 200 feet northerly of Queens Boulevard, a line midway between 47<sup>th</sup> Street and 48<sup>th</sup> Street, a line 190 feet southerly of 43<sup>rd</sup> Avenue, and 48<sup>th</sup> Street; and
  - c. Skillman Avenue, 51<sup>st</sup> Street, a line 100 feet southerly of Skillman Avenue, and a line midway between 49<sup>th</sup> Street and 50<sup>th</sup> Street;
28. changing from a C4-2 District to an R7A District property bounded by:
- a. a line 200 feet northerly of Queens Boulevard, a line 72 feet westerly of 47<sup>th</sup> Street, a line 100 feet northerly of Queens Boulevard, and 44<sup>th</sup> Street; and
  - b. a line 200 feet northerly of Queens Boulevard, 48<sup>th</sup> Street, a line 100 feet northerly of Queens Boulevard, and a line midway between 47<sup>th</sup> Street and 48<sup>th</sup> Street;
29. changing from an R5 District to an R7X District property bounded by a line 100 feet northerly of Queens Boulevard, 41<sup>st</sup> Street, a line 100 feet southerly of Queens Boulevard, and a line midway between 39<sup>th</sup> Place and 39<sup>th</sup> Street;
30. changing from an R7-1 District to an R7X District property bounded by a line 100 feet northerly of Queens Boulevard, 44<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, and 41<sup>st</sup> Street;
31. changing from a C4-2 District to a C4-5X District property bounded by a line 100 feet northerly of Queens Boulevard, a line 72 feet westerly of 47<sup>th</sup> Street, a line 45 feet northerly of Queens Boulevard, 47<sup>th</sup> Street, a line 96 feet northerly of Queens Boulevard, a line midway between 47<sup>th</sup> Street and 48<sup>th</sup> Street, a line 100 feet northerly of Queens Boulevard, 48<sup>th</sup> Street, Greenpoint Avenue, a line 100 feet southerly of Queens Boulevard, and 44<sup>th</sup> Street;
32. changing from a C8-1 District to a C4-5X District property bounded by

Queens Boulevard, 50<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, and 48<sup>th</sup> Street;

33. establishing within an existing R4 District a C1-3 District bounded by 39<sup>th</sup> Avenue -Middleburg Avenue, 51<sup>st</sup> Street, a line 100 feet southerly of 39<sup>th</sup> Avenue - Middleburg Avenue, and a line midway between 51<sup>st</sup> Street and 50<sup>th</sup> Street;
34. establishing within a proposed R5D District a C1-3 District bounded by:
  - a. a line 100 feet northerly of 47<sup>th</sup> Avenue, 40<sup>th</sup> Street, 47<sup>th</sup> Avenue, and a line midway between 39<sup>th</sup> Place and 39<sup>th</sup> Street;
  - b. a line 100 feet northerly of 48<sup>th</sup> Avenue, a line midway between 43<sup>rd</sup> Street and 44<sup>th</sup> Street, 48<sup>th</sup> Avenue, and 43<sup>rd</sup> Street;
  - c. a line 100 feet northerly of Skillman Avenue, a line midway between 51<sup>st</sup> Street and 52<sup>nd</sup> Street, Skillman Avenue, and a line midway between 50<sup>th</sup> Street and 51<sup>st</sup> Street;
  - d. a line 100 feet northerly of 39<sup>th</sup> Avenue, a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, 39<sup>th</sup> Avenue, and 61<sup>st</sup> Street;
  - e. a line 100 feet northerly of 39<sup>th</sup> Avenue, 64<sup>th</sup> Street, 39<sup>th</sup> Avenue, and 63<sup>rd</sup> Street;
  - f. a line 100 feet northerly of Woodside Avenue, 68<sup>th</sup> Street, Woodside Avenue, 67<sup>th</sup> Street; and
  - g. a line 100 feet northerly of Woodside Avenue, 70<sup>th</sup> Street, Woodside Avenue, and 69<sup>th</sup> Street;
35. establishing within an existing R6 District a C1-3 District bounded by the northeasterly boundary line of the Long Island Rail Road Railroad right-of-way (Main Line), Woodside Avenue, and the southerly centerline prolongation of 62<sup>nd</sup> Street;

36. establishing within a proposed R6A District a C1-3 District bounded by:
- a. a line 100 feet northerly of 47<sup>th</sup> Avenue, 43<sup>rd</sup> Street, 47<sup>th</sup> Avenue, and 42<sup>nd</sup> Street; and
  - b. a line 170 feet northerly of 47<sup>th</sup> Avenue, a line midway between 47<sup>th</sup> Street and 48<sup>th</sup> Street, a line 100 feet northerly of 47<sup>th</sup> Avenue, 48<sup>th</sup> Street, a line 100 feet southerly of 47<sup>th</sup> Avenue, 47<sup>th</sup> Street, 47<sup>th</sup> Avenue, 46<sup>th</sup> Street, a line 100 feet northerly of 47<sup>th</sup> Street, and a line midway between 46<sup>th</sup> Street and 47<sup>th</sup> Street;
37. establishing within a proposed R7A District a C1-3 District bounded by:
- a. a line 100 feet northerly of 43<sup>rd</sup> Avenue, a line midway between 44<sup>th</sup> Street and 45<sup>th</sup> Street, a line 100 feet southerly of 43<sup>rd</sup> Avenue, 44<sup>th</sup> Street, a line 50 feet southerly of 43<sup>rd</sup> Avenue, 43<sup>rd</sup> Street, a line 150 feet southerly of 43<sup>rd</sup> Avenue, 42<sup>nd</sup> Street, a line 100 feet southerly of 43<sup>rd</sup> Avenue, 41<sup>st</sup> Street, 43<sup>rd</sup> Avenue, and 44<sup>th</sup> Street;
  - b. 43<sup>rd</sup> Avenue, 46<sup>th</sup> Street, a line 100 feet southerly of 43<sup>rd</sup> Avenue, and 45<sup>th</sup> Street;
  - c. a line 100 feet northerly of Skillman Avenue, 49<sup>th</sup> Street, Skillman Avenue, and a line midway between 48<sup>th</sup> Street - Gosman Avenue and 49<sup>th</sup> Street - Heiser Street; and
  - d. a line 100 feet northerly of Skillman Avenue, a line midway between 51<sup>st</sup> Street and 50<sup>th</sup> Street, Skillman Avenue, and 50<sup>th</sup> Street;
38. establishing within a proposed R5B District a C1-4 District bounded by a line 125 feet northerly of Woodside Avenue, 59<sup>th</sup> Street, a line 100 feet northerly of Woodside Avenue, and a line midway between 59<sup>th</sup> Street and 58<sup>th</sup> Street;
39. establishing within a proposed R5D District a C1-4 District bounded by:
- a. a line 75 feet northerly of 43<sup>rd</sup> Avenue, 49<sup>th</sup> Street, a line 100 feet northerly of 43<sup>rd</sup> Avenue, a line midway between 50<sup>th</sup> Street and 49<sup>th</sup> Street, 43<sup>rd</sup> Avenue, and a line midway between 49<sup>th</sup> Street and 48<sup>th</sup> Street;

- b. 39<sup>th</sup> Avenue, a line midway between 61<sup>st</sup> Street and 62<sup>nd</sup> Street, 280 feet southerly of 39<sup>th</sup> Avenue, 62<sup>nd</sup> Street, a line 100 feet northerly of Roosevelt Avenue, and 61<sup>st</sup> Street;
  - c. 39<sup>th</sup> Avenue, 64<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, and a line midway between 63<sup>rd</sup> Street and 62<sup>nd</sup> Street; and
  - d. 38<sup>th</sup> Avenue, a line 100 feet easterly of 69<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, and 69<sup>th</sup> Street;
40. establishing within an existing R6 District a C1-4 District bounded by:
- a. 43<sup>rd</sup> Avenue, 51<sup>st</sup> Street, Roosevelt Avenue, and 50<sup>th</sup> Street;
  - b. a line 65 feet northerly of 43<sup>rd</sup> Avenue, 52<sup>nd</sup> Street, a line 100 feet northwesterly of Greenpoint Avenue, the southerly centerline prolongation of 54<sup>th</sup> Street, Skillman Avenue, 55<sup>th</sup> Street, Roosevelt Avenue, 43<sup>rd</sup> Avenue, and a line 100 feet westerly of 52<sup>nd</sup> Street; and
  - c. Woodside Avenue, 58<sup>th</sup> Street, a line 100 feet northerly of Woodside Avenue, 59<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, a line midway between 59<sup>th</sup> Street and 60<sup>th</sup> Street, a line perpendicular to the westerly street line of 60<sup>th</sup> Street distant 100 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Roosevelt Avenue and the westerly street line of 60<sup>th</sup> Street, 60<sup>th</sup> Street, a line perpendicular to the easterly street line of 60<sup>th</sup> Street distant 150 feet distant northerly (as measured along the street line) from the point of intersection of the northerly street line of Roosevelt Avenue and the easterly street line of 60<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, 64<sup>th</sup> Street, 39<sup>th</sup> Avenue, a line midway between 64<sup>th</sup> Street and 65<sup>th</sup> Street, a line 100 feet northerly of 39<sup>th</sup> Avenue, 65<sup>th</sup> Street, a line 100 feet northerly of Roosevelt Avenue, 70<sup>th</sup> Street and its northerly prolongation, a line 100 feet southerly of Roosevelt Avenue, a line midway between 64<sup>th</sup> Street and 63<sup>rd</sup> Street, a line perpendicular to the easterly street line of 63<sup>rd</sup> Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Roosevelt Avenue and the easterly street line of 63<sup>rd</sup> Street, 63<sup>rd</sup> Street, a line 100 feet southerly of Roosevelt Avenue, a line 150 feet westerly of 61<sup>st</sup> Street, Woodside Avenue, Roosevelt Avenue, and 57<sup>th</sup> Street;



41. establishing within a proposed R6A District a C1-4 District bounded by a line 145 feet northerly of 48<sup>th</sup> Avenue, 41<sup>st</sup> Street, a line perpendicular to the easterly street line of 41<sup>st</sup> Street distant 125 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 41<sup>st</sup> Street and the northwesterly street line of Greenpoint Avenue, a line midway between 41<sup>st</sup> Street and 42<sup>nd</sup> Street, a line perpendicular to the westerly street line of 42<sup>nd</sup> Street distant 105 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of 42<sup>nd</sup> Street and the northwesterly street line of Greenpoint Avenue, 42<sup>nd</sup> Street, Greenpoint Avenue, 43<sup>rd</sup> Street, a line 100 feet northerly of 47<sup>th</sup> Avenue, a line 100 feet northwesterly of Greenpoint Avenue, a line midway between 44<sup>th</sup> Street and 45<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, 45<sup>th</sup> Street, a line 100 feet northwesterly of Greenpoint Avenue, a line midway between 45<sup>th</sup> Street and 46<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, Greenpoint Avenue, 48<sup>th</sup> Street, a line 150 feet southeasterly of Greenpoint Avenue, a line midway between 47<sup>th</sup> Street and 48<sup>th</sup> Street, a line perpendicular to the easterly street line of 47<sup>th</sup> Street distant 190 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 47<sup>th</sup> Street and the southeasterly street line of Greenpoint Avenue, 47<sup>th</sup> Street, a line perpendicular to the easterly street line of 46<sup>th</sup> Street distant 75 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 46<sup>th</sup> Street and the southeasterly street line of Greenpoint Avenue, 46<sup>th</sup> Street, 47<sup>th</sup> Avenue, 45<sup>th</sup> Street, a line 100 feet southerly of 47<sup>th</sup> Avenue, 44<sup>th</sup> Street, a line 100 feet southeasterly from Greenpoint Avenue, 43<sup>rd</sup> Street, a line perpendicular to the westerly street line of 43<sup>rd</sup> Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 43<sup>rd</sup> Street and the southeasterly street line of Greenpoint Avenue, a line midway between 43<sup>rd</sup> Street and 42<sup>nd</sup> Street, a line perpendicular to the easterly street line of 42<sup>nd</sup> Street distant 75 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 42<sup>nd</sup> Street and the southeasterly street line of Greenpoint Avenue, 42<sup>nd</sup> Street, 48<sup>th</sup> Avenue, and a line midway between 41<sup>st</sup> Street and 40<sup>th</sup> Street;
42. establishing within a proposed R7A District a C1-4 District bounded by:
  - a. a line 100 feet northerly of 43<sup>rd</sup> Avenue, 50<sup>th</sup> Street, a line 100 feet northwesterly of Roosevelt Avenue, a line midway between 50<sup>th</sup> Street and 49<sup>th</sup> Street, a line 75 feet southerly of 43<sup>rd</sup> Avenue, 49<sup>th</sup> Street, 43<sup>rd</sup> Avenue, and a line midway between 49<sup>th</sup> Street and 50<sup>th</sup> Street; and

- b. a line 65 feet northerly of 43<sup>rd</sup> Avenue, a line 100 feet westerly of 52<sup>nd</sup> Street, 43<sup>rd</sup> Avenue, and 51<sup>st</sup> Street; and
43. establishing within a proposed R7X District a C1-4 District bounded by a line 100 feet northerly of Queens Boulevard, 44<sup>th</sup> Street, a line 100 feet southerly of Queens Boulevard, and a line midway between 39<sup>th</sup> Place and 39<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated February 28, 2011 and subject to the conditions of CEQR Declaration E-272.

## **L.U. NO. 422**

### **SUNNYSIDE/WOODSIDE REZONING**

**QUEENS CB - 2**

**N 110208 ZRQ**

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 Appendix F (Inclusionary Housing Designated Areas), relating to the extension of the Inclusionary Housing Program to proposed R7X and C4-5X districts.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

## **APPENDIX F**

### **Inclusionary Housing Designated Areas**

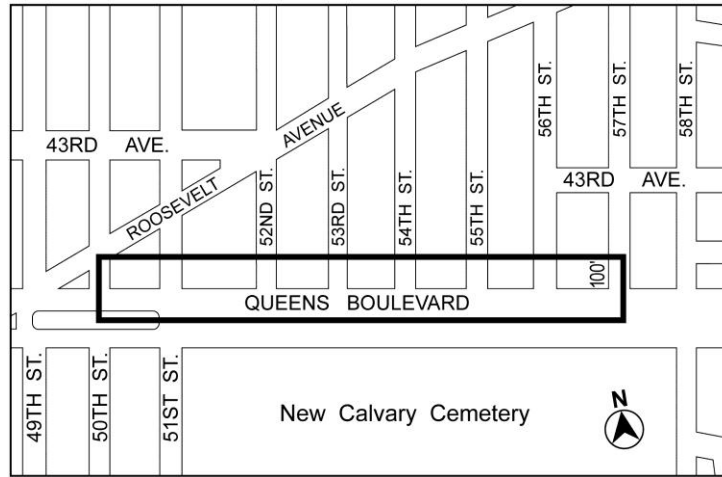
\* \* \*

#### **Queens**

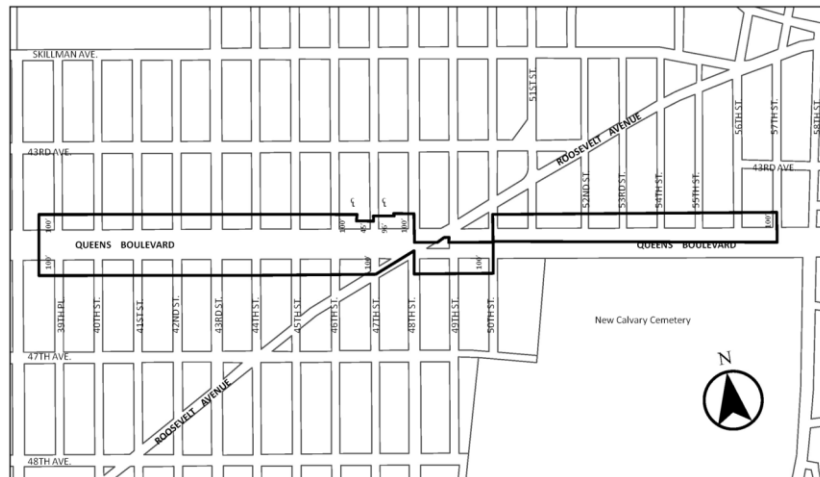
Queens Community District 2

In the R7X Districts within the areas shown on the following Maps 1 and 2:

Map 1 – *(Existing map 1 to be deleted)*



Map1 – *( NEW Map 1, Showing the Extension of the Existing Inclusionary Housing District )*



Portion of Community District 2, Queens

\* \* \*

**L.U. No. 423**

**SUNNYSIDE/WOODSIDE REZONING**

**QUEENS CB - 2**

**N 110209 ZRQ**

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 1, Chapter 4 (Sidewalk Café Regulations), relating to the types of sidewalk cafés permitted along portions of Skillman Avenue and Queens Boulevard located in Community District 2, Queens.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution (1/10/80)

**Article 1 – General Provisions**

\* \* \*

**Chapter 4**

**Sidewalk Cafe Regulations**

\* \* \*

**14-41**

**Locations Where Certain Sidewalk Cafes Are Not Permitted**

No #enclosed# or #unenclosed sidewalk cafes# shall be permitted on any of the following #streets#, portions of #streets# and areas, except that #small sidewalk cafes# may be permitted pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

\* \* \*

Queens:

82nd Street - from 34th Avenue to 41st Avenue

Austin Street - from Yellowstone Boulevard to Ascan Avenue

Junction Boulevard - from Northern Boulevard to 41st Avenue

Roosevelt Avenue - from Union Street to Prince Street.

Skillman Avenue- from 43<sup>rd</sup> Street to 56<sup>th</sup> Street

## **14-42**

### **Locations Where Enclosed Sidewalk Cafes Are Not Permitted**

\* \* \*

## **14-43**

### **Locations Where Only Small Sidewalk Cafes Are Permitted**

#Small sidewalk cafes# may be located wherever #sidewalk cafes# are permitted, pursuant to Section 14-011 (Sidewalk cafe locations). In addition, only #small sidewalk cafes# shall be allowed on the following #streets#, subject to the underlying zoning.

\* \* \*

Queens:

Queens Boulevard-from a line 100 feet west of 39<sup>th</sup> Place to 48<sup>th</sup> Street

Skillman Avenue- from 45<sup>th</sup> Street to a line 100 feet east of 46<sup>th</sup> Street, south side

only Skillman Avenue- from 48<sup>th</sup> Street to 52<sup>nd</sup> Street

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\* #Small sidewalk cafes# are not allowed on 14<sup>th</sup> Street

\*\* #Small sidewalk cafes# are not allowed on 86<sup>th</sup> Street within the #Special Madison Avenue District.

\* \* \*



## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, **16th Floor**, 250 Broadway, New York City, New York 10007, commencing at **11:00 a.m. on Tuesday, June 21, 2011:**

### **PRECONSIDERED L.U. No.**

### **P.S. 316, QUEENS**

**QUEENS CB - 09**

**20115507 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 416-Seat Primary School Facility to be located generally at the northeast and northwest corners of 90<sup>th</sup> Street and 101<sup>st</sup> Avenue, Ozone Park (Tax Block 9064, Tax Lots 31 and 35; Tax Block 9063, Tax Lot 27), Borough of Queens, Community School District No. 27.



## SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, **16th Floor**, 250 Broadway, New York City, New York 10007, commencing at **1:00 p.m. on Tuesday, June 21, 2011:**

### 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
<b>387</b>	20115746 HAK	1413 Pitkin Avenue Brooklyn	1475/78	Asset Control Area	16	Section 696

*Laid over from the meetings of the Subcommittee on Planning, Dispositions and Concessions on May 24, 2011 and June 2, 2011.*

<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>388</b>	20115747 HAK	1690 St. Marks Avenue Brooklyn	1461/12	Asset Control Area	16	Section 696
<i>Laid over from the meetings of the Subcommittee on Planning, Dispositions and Concessions on May 24, 2011 and June 2, 2011.</i>						



## **LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the Council Committee Room, **16th Floor**, 250 Broadway, New York City, New York 10007, commencing at **10:00 A.M. on Thursday, June 23, 2011**, and will consider all items reported out of the Subcommittees at the meetings held on Tuesday, June 21, 2011, and conduct such other business as may be necessary.