



COUNCIL OF THE CITY OF NEW YORK

AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF SEPTEMBER 8, 2016

DAVID G. GREENFIELD, *Chair*, Land Use Committee

DONOVAN J. RICHARDS, *Chair*, Subcommittee on Zoning and Franchises

PETER KOO, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

INEZ DICKENS, *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 **Committee Room, City Hall**, New York City, New York 10007, commencing at **11:00 A.M. on Thursday, September 8, 2016**, to consider all items reported out of the Subcommittees at the meetings held on Wednesday, September 7, 2016, and conduct such other business as may be necessary.

**L.U. No. 435
WINE 34**

MANHATTAN - CB 6

20165639 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of VER34 LLC, d/b/a Wine 34, for a new revocable consent to establish, maintain and operate a small unenclosed sidewalk café located at 127 East 34th Street.

**L.U. No. 436
DUKE OF MONTROSE**

BROOKLYN - CB 6

20165477 TCK

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Duke of Montrose, Inc., d/b/a Duke of Montrose, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 47 5th Avenue.

**L.U. No. 459
LA PINTA MEXICAN CUISINE**

MANHATTAN - CB 12

20165602 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of La Fiesta 95, Inc., d/b/a/ La Pinta Mexican Cuisine, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 711 West 181st Street.

L.U. No. 460

POLPETTE

MANHATTAN - CB 7

20175006 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Nicky Meatballs, Inc., d/b/a Polpette, for the renewal of a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 483 Amsterdam Avenue.

L.U. No. 461

HARU

MANHATTAN - CB 4

20165652 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Haru Chelsea Corp., d/b/a Haru, for a new revocable consent to establish, maintain and operate a small unenclosed sidewalk café located at 176 8th Avenue.

L.U. No. 462

BENVA BAKERY

MANHATTAN - CB 7

20165487 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Benva Bakery, LLC, d/b/a Benva Bakery, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 440 Amsterdam Avenue.

L.U. No. 463

BILLS BAR & BURGER

MANHATTAN - CB 2

20165650 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Bill's 22 Ninth Avenue, LLC, d/b/a Bills Bar & Burger, for a new revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 22 9th Avenue.

PRECONSIDERED L.U.

1775 GRAND CONCOURSE TEXT AMENDMENT

BRONX - CB 5

N 160179 ZRX

Application submitted by 1775 Grand Concourse, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Article XII, Chapter 2 (Special Grand Concourse Preservation District) and Appendix A to permit indirectly illuminated signs on the Grand Concourse street frontage of specified Commercial Infill Sites in the Borough of the Bronx, Community District 5.

L.U. No. 432

EAST HOUSTON STREET REZONING

MANHATTAN - CD 3

C 160137 ZMM

Application submitted by SMBRO Rivington, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c:

1. eliminating from an existing R8A District, a C1-5 District bounded by East Houston Street, a line midway between Clinton Avenue and Attorney Street, a line 100 feet southerly of East Houston Street, and a line midway between Suffolk Street and Clinton Street; and
2. establishing within an existing R8A District, a C2-5 District bounded by East Houston Street, a line midway between Clinton Avenue and Attorney Street, a line 100 feet southerly of East Houston Street, and Norfolk Street.

L.U. No. 437

625 WEST 57TH STREET

MANHATTAN - CB 4

N 160069 ZRM

Application submitted by Durst Pyramid LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the provisions of Article IX, Chapter 6 (Special Clinton District), Borough of Manhattan.

38TH STREET AND 31ST AVENUE REZONING

QUEENS - CB 1

C 150135 ZMQ

Application submitted by 30-70 Astoria, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an R5B District to an R6B District property bounded by a line 140 feet northwesterly of 38th Street, a line 420 feet northeasterly of 31st Avenue, a line midway between 37th Street and 38th Street, and a line 100 feet northeasterly of 31st Avenue.

L.U. No. 440

CHURCH OF ST. JOSEPH OF THE HOLY FAMILY

MANHATTAN - CB 9

20175028 HKM (N 170007 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0303] pursuant to Section 3020 of the New York City Charter of the landmark designation of the Church of St. Joseph of the Holy Family located at 401-403 West 125th Street (aka 401-403 Dr. Martin Luther King Jr. Boulevard, 140-148 Morningside Avenue) (Block 1966, Lot 67 in part), as an historic landmark.

L.U. No. 441

ST. PAUL ROMAN CATHOLIC CHURCH

MANHATTAN - CB 11

20175029 HKM (N 170008 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0291] pursuant to Section 3020 of the New York City Charter of the landmark designation of St. Paul Roman Catholic Church located at Block 1645, Lot 7 in part, as an historic landmark.

L.U. No. 442

(FORMER) FIREHOUSE, ENGINE COMPANY 29

MANHATTAN - CB 1

20175034 HKM (N 170009 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-2564] pursuant to Section 3020 of the New York City Charter of the landmark designation of the (Former) Firehouse, Engine Company 29, located at 160 Chambers Street (Block 137, Lot 25), as an historic landmark.

L.U. No. 443

315 BROADWAY BUILDING

MANHATTAN - CB 1

20175027 HKM (N 170010 HKM)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-1756] pursuant to Section 3020 of the New York City Charter of the landmark designation of the 315 Broadway Building, located at 315 Broadway (Block 151, Lot 29), as an historic landmark.

L.U. No. 444

GEORGE WILLIAM AND ANNA CURTIS HOUSE

STATEN ISLAND - CB 1

20175030 HKR (N 170011 HKR)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0339] pursuant to Section 3020 of the New York City Charter of the landmark designation of George William and Anna Curtis House, located at 234 Bard Avenue (Block 138, Lot 166), as an historic landmark.

L.U. No. 445

ST. JOHN'S PROTESTANT EPISCOPAL CHURCH RECTORY

STATEN ISLAND - CB 1

20175031 HKR (N 170012 HKR)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0375] pursuant to Section 3020 of the New York City Charter of the landmark designation of St. John's Protestant Episcopal Church Rectory, located at 1333 Bay Street (aka 1333-1337 Bay Street) (Block 2832, Lot 12), as an historic landmark.

L.U. No. 446

92 HARRISON STREET HOUSE

STATEN ISLAND - CB 1

20175032 HKR (N 170013 HKR)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-1218] pursuant to Section 3020 of the New York City Charter of the landmark designation of the 92 Harrison Street House, located at 92 Harrison Street (Block 531, Lot 1), as an historic landmark.

L.U. No. 447

PRINCE'S BAY LIGHTHOUSE COMPLEX

STATEN ISLAND - CB 3

20175033 HKR (N 170014 HKR)

The proposed designation by the Landmarks Preservation Commission [DL-488/LP-0392] pursuant to Section 3020 of the New York City Charter of the landmark designation of Prince's Bay Lighthouse Complex, located at 6204 Hylan Boulevard (Block 7644, Lot 100 in part), as an historic landmark.

L.U. NOS. 448, 449, 450, 451, AND 452 ARE RELATED

L.U. No. 448

LA CENTRAL

BRONX - CB 1

C 160267 ZMX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from an M1-1 District to a C6-2 District property bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue, the centerline of a Rail Road Right-Of-Way, and the northwesterly prolongation of the northerly street line of former 150th Street; and
2. changing from a C4-4 District to a C6-2 District property bounded by Bergen Avenue, the northwesterly prolongation of the northerly street line of former 150th Street, the centerline of a Rail Road Right-Of-Way, and a line 90 feet northeasterly of East 149th Street.

L.U. No. 449

LA CENTRAL

BRONX - CB 1

N 160269 ZRX

Application submitted by the NYC Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area, Borough of the Bronx.

L.U. No. 450
LA CENTRAL

BRONX - CB 1

C 160268 HAX

Application submitted by the New York City 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 properties located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26, and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) as an Urban Development Action Area; and
 - b) 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 five mixed-use buildings containing approximately 831 affordable dwelling units, 160 supportive housing units, commercial space and community facility space in Community District 1.

L.U. No. 451
LA CENTRAL

BRONX - CB 1

C 160270 ZSX

Application submitted by the New York City 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 74-743(a)(1) to allow the distribution of required open space without regard to zoning lot lines; and Section 74-743(a)(2) to allow the location of buildings without regard to applicable yard requirements of Sections 23-47 and 35-50 and height and setback regulations of Sections 23-62, 23-64, and 33-43; in connection with a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149th Street (Block 2294, Lot 32, Block 2361, Lots 1, 25, 26, & 50, Block 2263, Lot 1), in a C6-2 District, within a Large-Scale General Development, in Community District 1.

L.U. No. 452
LA CENTRAL

BRONX - CB 1

C 160271 ZSX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-422 (Location of floors occupied by commercial uses) to allow Use Group 10 (television studio offices) on portions of the 2nd floor of the proposed building (Building B) on Parcel A, in connection with a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149th Street (Block 2294, Lot 32, Block 2361, Lots 1, 25, 26, & 50, and Block 2263, Lot 1), in a C6-2 District, within a Large-Scale General Development in Community District 1.