



The New York City Council

City Hall
New York, NY 10007

Committee Green Sheet

Committee on Land Use

David G. Greenfield, Chair

*Members: Annabel Palma, Maria del Carmen Arroyo, Inez E. Dickens,
Daniel R. Garodnick, Darlene Mealy, Rosie Mendez, Ydanis A. Rodriguez, Peter A. Koo,
Brad S. Lander, Stephen T. Levin, Mark S. Weprin, Jumaane D. Williams,
Donovan J. Richards, Inez D. Barron, Andrew Cohen, Ben Kallos, Antonio Reynoso,
Ritchie J. Torres, Mark Treyger, Vincent M. Ignizio, Vincent J. Gentile and Ruben Wills*

Thursday, April 24, 2014

11:00 AM

Committee Room - City Hall

LU 0028-2014

Application No. C 140132 ZSK submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-743(a)(1) to modify floor area distribution and lot coverage regulations, and Section 74-743(a)(2) to modify rear yards, waterfront yards, permitted obstructions and height and setback requirements in connection with a proposed mixed use development on property in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0029-2014

Application No. C 140133 ZSK submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-744(b) to allow residential and non-residential uses to be arranged within a building without regard to regulations of Section 32-42 (Location within Buildings), in connection with a proposed mixed use development on property in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of

Brooklyn, Community District 1, Council District 33. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0030-2014

Application No. C 140134 ZSK submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-745(a) to allow distribution of accessory off-street parking spaces without regard for zoning lot lines, in connection with a proposed mixed use development in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0031-2014

Application No. C 140135 ZSK submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for a special permit pursuant Zoning Resolution Section 74-745(b) (as proposed in Application No. N 140131 ZRK) to waive certain loading berth requirements for certain retail or service uses where no single establishment exceeds 8,500 square feet for a zoning lot in connection with a proposed mixed use development, in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

- LU 0032-2014** Application No. C 140131 ZRK submitted by Two Trees Management, LLC pursuant to pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution concerning Section 62-352 (Inclusionary Housing) and Section 74-745 (Location of accessory parking spaces and loading births) relating to the inclusionary housing program and loading requirements within large scale general developments in the Borough of Brooklyn, Community District 1, Council District 33.
- LU 0033-2014** Application No. C 140136 ZAK submitted by Two Trees Management, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) in connection with a proposed mixed use development in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development, Borough of Brooklyn, Community District 1, Council District 33. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.
- LU 0036-2014** Application No. 20145287 HKK (N 140254 HKK) pursuant to §3020 of the Charter of the City of New York, concerning the designation by the Landmarks Preservation Commission of the 4th (Now 88th) Police Precinct House at 298 Classon Avenue (Block 1933, Lot 121) (Designation List 471/LP-2562), Borough of Brooklyn, Community District 2, Council District 35, as a historic landmark.
- LU 0039-2014** Application no. 20145305 TCM, pursuant to §20-226 of the

Administrative Code of the City of New York, concerning the petition of Seven A Café Inc., for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 109 Avenue A, in the Borough of Manhattan, Community District 3, Council District 2. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and §20-226(e) of the New York City Administrative Code.

LU 0040-2014 Application no. 20145306 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Mama Bar LLC, d/b/a Mama Bar, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 32 Avenue B, in the Borough of Manhattan, Community District 3, Council District 2. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and §20-226(e) of the New York City Administrative Code.

LU 0041-2014 Application No. C 130336 ZMM submitted by 606 W. 57 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing M1-5 and M2-3 districts to a C4-7 district, in the Borough of Manhattan, Community District 4, Council District 6.

LU 0042-2014 Application No. C 130339 ZSM submitted by 606 W. 57 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45, 13-451 and 13-454 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 500 spaces, on portions of the ground floor, P1, P2, and P3 levels of a proposed mixed use development on property located at 606

West 57th Street, (Block 1104, Lots 31, 40, 44 and 55), in a C4-7 District, within the Special Clinton District, Borough of Manhattan, Community District 4, Council District 6. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0043-2014 Application No. C 130337 ZRM submitted by 606 W. 57 LLC c/o TF Cornerstone Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution relating to Article IX, Chapter 6 (Special Clinton District), and Appendix F concerning regulation in Northern Subarea C1 and Inclusionary Housing designated areas in the Borough of Manhattan, Community District 4, Council District 6.

LU 0044-2014 Application no. 20145387 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of 132 4th Avenue Restaurant LLC, d/b/a The Fourth, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 132 4th Avenue, in the Borough of Manhattan, Community District 2, Council District 2. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and §20-226(e) of the New York City Administrative Code.

LU 0045-2014 Application No. C 140155 ZMK submitted by PFNY LLC pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23c, to eliminate a C1-3 district and establish a C2-3 overlay district in an existing R5D district, in Canarsie section of the Borough of Brooklyn, Community Board 18, Council District 42.

LU 0046-2014 Application No. C 110106 ZMR submitted by Zahra Marina

and Hashem Araj pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20d, establish a C1-2 overlay district within existing R3X and R3-1 Districts, in the Bulls Head section of the Borough of Staten Island, Community Board 2, Council District 50.

LU 0047-2014 Application No. N 140191 ZRM submitted by BOP West 31st Street 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 Article IX, Chapter 3 (Special Hudson Yards District) in the Borough of Manhattan, Community District 4, Council District 3.

LU 0048-2014 Application No. C 140167 ZSM submitted by Kissling Realty Advisors pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of an existing six-story building located at 59-61 Thompson Street, Borough of Manhattan, Community District 2, Council District 3. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to 197-d(b)(3) of the Charter.

LU 0051-2014 Application No. 20145391 HHK submitted by the New York Health and Hospitals Corporation (HHC) pursuant to §7385(6) of the HHC Enabling Act requesting approval of a proposed lease by HHC to CAMBA Housing Ventures, Inc., of the “G Building” of Kings County Hospital Center Campus located at 560 Winthrop Street, Borough of Brooklyn, Community District 9, Council District 40.

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY

