



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR**  
**OF**  
**THE LAND USE COMMITTEE**  
**FOR THE WEEK OF MAY 13, 2013 - MAY 17, 2013**

**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, 14<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 a.m. on Monday, May 13, 2013:**

### **L.U. No. 802**

#### **SPECIAL LONG ISLAND CITY TEXT AMENDMENT**

**QUEENS CB's - 1 and 2**

**N 130134 ZRQ**

Application submitted by the New York City 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 Article I, Chapter 4 and Article XI, Chapter 7, to modify certain provisions related to sidewalk cafés and to height and setback provisions of the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District.

Matter Underlined is new, to be added;

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

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

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

\* \* \*

### **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 39th Place to 48th Street  
~~Skillman Avenue - from 45th Street to a line 100 feet east of 46th Street, south side only~~

~~Skillman Avenue - from 48th Street to 52nd Street.~~

Skillman Avenue from 45<sup>th</sup> Street to a line 100 feet east of 51st Street, including that portion within the Special Planned Community Preservation District (Sunnyside Gardens).

North side of Jackson Avenue from 44th Drive to the prolongation of Dutch Kills Street

Queens Plaza North from 23rd Street to Northern Boulevard

Queens Plaza South from 23rd Street to Jackson Avenue

\* \* \*

## 14-44

### Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

\* \* \*

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Forest Hills District <sup>1</sup>	No	Yes
Downtown Jamaica District	No	Yes
<u>Long Island City Mixed Use District<sup>2</sup></u>	<u>No</u>	<u>Yes</u>
Southern Hunters Point District	No	Yes
Willetts Point District	No	Yes

<sup>1</sup> #Sidewalk cafes# are not allowed on Austin Street

<sup>2</sup> See Appendix A in Article XI, Chapter 7

\* \* \*

## **Article XI - Special Purpose Districts**

### **Chapter 7**

### **Special Long Island City Mixed Use District**

\* \* \*

#### **117-03**

#### **District Plan and Maps**

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C:

Appendix A ~~Map of the #Special Long Island City Mixed Use District# and Subdistricts~~ Plan Map, Including Permitted #Sidewalk Cafe# Locations

Appendix B Court Square Subdistrict Plan Map and Description of Improvements

Appendix C Queens Plaza Subdistrict Plan Maps:

Map 1 - Designated Districts within the Queens Plaza Subdistrict

Map 2 - Ground Floor Use and Frontage

Map 3 - Sidewalk Widening, Street Wall Location and Ground Floor Use.

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

\* \* \*

**117-05**

**Permitted Sidewalk Cafe Locations**

#Unenclosed sidewalk cafes#, including #small sidewalk cafes#, shall be permitted in the #Special Long Island City Mixed Use District# only on the #streets# indicated on the map in Appendix A (Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations) of this Chapter, subject to all other applicable regulations of Article I, Chapter 4.

\* \* \*

**117-532**

**Setback regulations for buildings that exceed the maximum base height**

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.

<u>Area</u>	<u>Minimum Base Height*</u>	<u>Maximum Base Height</u>
A-1	60	---
A-2	60	150
B	100	150
C*	60	100

~~\* except that there shall be no minimum base height for #buildings or other structures# on those #blocks# in Area C adjacent to a #narrow street# along which there is an elevated structure.~~

\* for #buildings or other structures# on Davis Street located 75 feet or more from Jackson Avenue, the minimum base height shall be 40 feet.

\* \* \*

## 117-56

### Special Permit for Bulk Modifications on Blocks 86/72 and 403

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area# located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) in Appendix C of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height), provided that:

- (a) a public open area of not less than 20,000 square feet and a #public parking garage# containing no fewer than 250 spaces shall be included on the #zoning lot#, and further provided the Commission finds that:
  - (1) the public open area is designed so that it provides recreational opportunities for the community;
  - (2) the portion of the #development# or #enlargement# adjacent to the public open area shall be either a retail #use#, other #use# or treatment that complements the open area;
  - (3) such modification of the #street wall# requirements is necessary to accommodate the public open area or the #public parking garage# and will result in a better site plan;
  - (4) the #public parking garage# is located and designed in such a way so that it shall not adversely affect the quality of the design, access to, or use of the public open area; and
  - (5) where the Commission permits parking on the roof of such #public parking garage#, such roof parking shall be so located as not to impair the essential character or future use or development of adjacent areas.

Design elements of the open area including lighting, paving, seating, #signs# and planting areas shall be specified in the application. The provisions of Section 37-751 (Public space signage systems) and 37-77 (Maintenance) shall apply.

- (b) The #public parking garage# shall be subject to the following conditions:
- (1) the floor space on one or more #stories# of the #public parking garage#, up to a height of 23 feet above #curb level# shall be exempt from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS);
  - (2) the entrances and exits shall be located so that they will not be hazardous to traffic safety nor likely to unduly inhibit pedestrian movement; and
  - (3) at the vehicular entrances, a minimum of 12 reservoir spaces shall be provided and the total number of reservoir spaces shall be equivalent to five percent of any spaces in excess of 250, up to a maximum of 50 reservoir spaces.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for sanitation and security, which may include conditions for lighting and landscaping or limitations on the manner and/or hours of operation.

Any building on Block 86/72 for which an application for a special permit for #bulk# modifications has been filed with the Department of City Planning, pursuant to this Section, prior to (effective date of this amendment), may be started or continued pursuant to the regulations in effect at the time of such application and, if such application is granted by the City Planning Commission and the City Council, may be #developed# or #enlarged# pursuant to the terms of such permit, including minor modifications thereto and, to the extent not modified under the terms of such permit, in accordance with the regulations in effect at the time of such application.

\* \* \*

**L.U. NOS. 803 AND 804 ARE RELATED**

**L.U. No. 803**

**580 GERARD AVENUE REZONING**

**BRONX CB - 4**

**C 130064 ZMX**

Application submitted by NR Property 2 LLC 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 M1-2 District to an R7A District property bounded by a line 360 feet northerly of East 150th Street, a line midway between Gerard Avenue and Walton Avenue, East 150th Street, and Gerard Avenue; and
2. establishing within a proposed R7A District a C2-4 District a line 360 feet northerly of East 150th Street, a line midway between Gerard Avenue and Walton Avenue, East 150th Street, and Gerard Avenue; and

as shown on a diagram (for illustrative purposes only) dated November 13, 2012 and subject to the CEQR Declaration E-292.

**L.U. No. 804**

**580 GERARD AVENUE REZONING**

**BRONX CB - 4**

**N 130065 ZRX**

Application submitted by NR Property 2 LLC pursuant to Section 201 of the New York City Charter for the amendment of the Zoning Resolution of the City of New York, concerning Appendix F (Inclusionary Housing Designated Areas) in Community District 4.

**APPENDIX F**

**Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this

Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

\* \* \*



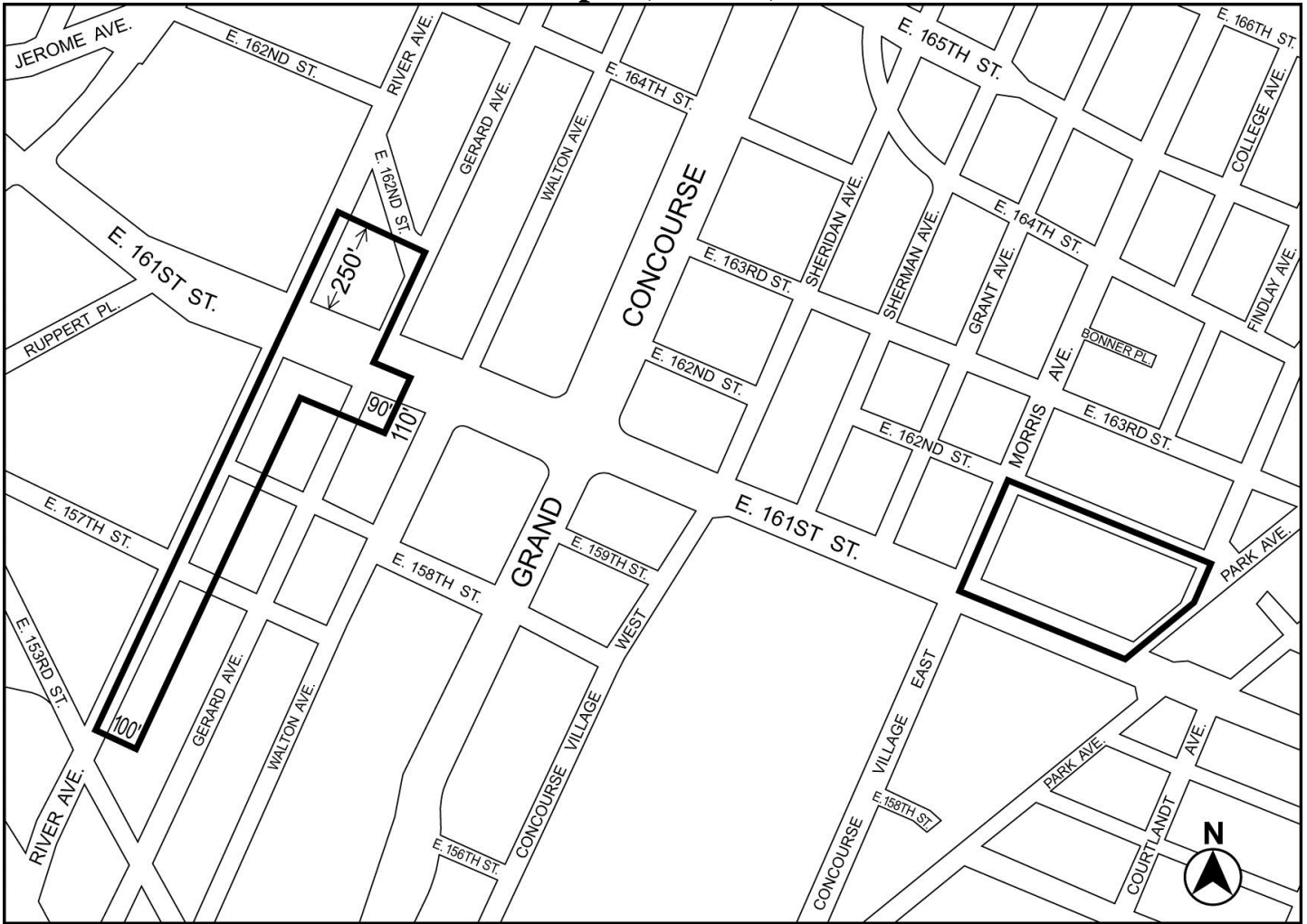
# The Bronx, Community District 4

In the R7A, R8A and R9D Districts within the areas shown on the following Map 1:

\* \* \*

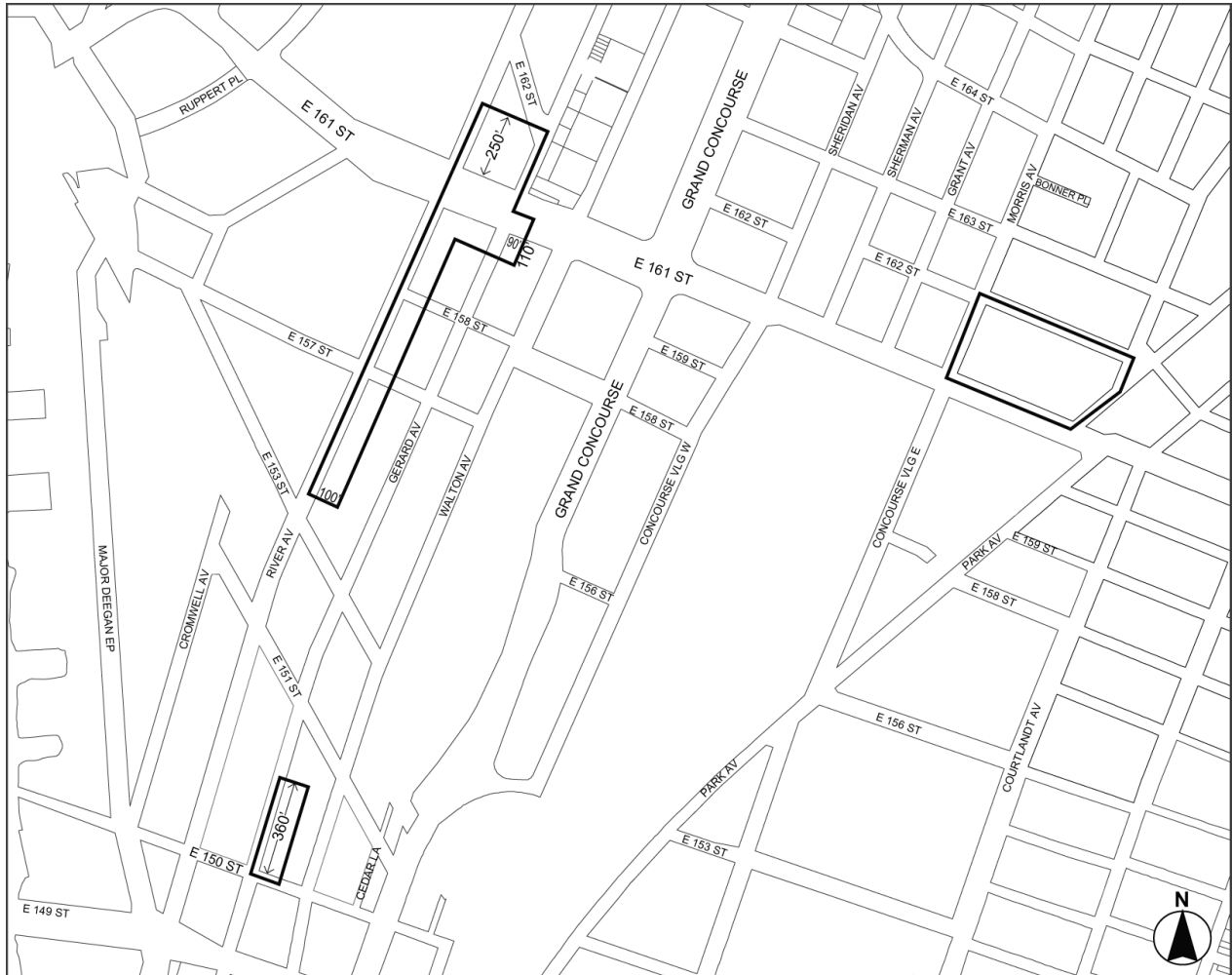
## EXISTING (TO BE DELETED)

Map 1 (9/30/09)



Portion of Community District 4, The Bronx

**PROPOSED  
(TO REPLACE EXISTING)  
Map 1 (x/xx/xx)**



Portion of Community District 4, The Bronx

**L.U. No. 820**  
**BEN & JACK'S STEAKHOUSE**  
**MANHATTAN CB - 5** **20135404 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of HPA Restaurant, LLC, d/b/a Ben & Jack's Steakhouse, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 255 Fifth Avenue.

**L.U. No. 821**  
**TELECOMMUNICATIONS AUTHORIZING RESOLUTION**  
**CITYWIDE** **20135563 GFY**

Resolution authorizing franchises for telecommunications services.

By City Council Members Comrie and Weprin (at the request of the Mayor)

WHEREAS, by Executive Order 25, dated August 23, 1995, the Mayor has designated the Department of Information Technology and Telecommunications as the responsible agency for the granting of telecommunications franchises; and

WHEREAS, pursuant to Section 363 of the Charter (the "Charter") of the City of New York ("the City"), the Commissioner of the Department of Information Technology and Telecommunications has made the initial determination of the need for franchises for telecommunications services; and

WHEREAS, the Mayor has submitted to the Council a proposed authorizing resolution for such franchises pursuant to Section 363 of the Charter; and

WHEREAS, the Council has determined that the granting of such franchises will promote the public interest, enhance the health, welfare and safety of the public and stimulate commerce by assuring the widespread availability of telecommunications services;

The Council hereby resolves that:

- A. The Council authorizes the Department of Information Technology and Telecommunications to grant non-exclusive franchises for the installation of

cable, wire or optical fiber and associated equipment on over and under the inalienable property of the City (including through pipes, conduits, sewers and similar improvements thereto) to be used in providing one or more telecommunications services (as that term is defined in Section C. of this resolution) in the City.

- B. For purposes of this resolution, “inalienable property of the City” shall mean the property designated as inalienable in Section 383 of the Charter.
- C. The public services to be provided under such franchises shall be one or more “telecommunications services”, defined for purposes of this resolution as the transmission of voice, data, information service and/or video signals, or any other form of wire communications or radio communications (as such terms are defined in subsections (40) and (59) of Section 3 of the federal Communications Act of 1934, as amended, or successor provisions thereto) but for purposes of this resolution “telecommunications services” shall not include any of the following: (i) “cable television services” as defined in the authorizing resolution adopted by the Council on May 15, 2012 as Resolution No. 1334, or any successor resolution thereto; (ii) “mobile telecommunications services” as defined in the authorizing resolution adopted by the Council on August 25, 2010 as Resolution No. 191 or any successor resolution thereto; and (iii) “public pay telephones” as defined in the authorizing resolution adopted by the Council on December 21, 2009 as Resolution No. 2309 or any successor resolution thereto.
- D. All franchises granted pursuant to this resolution shall require the approval of the Franchise and Concession Review Committee and the separate and additional approval of the Mayor.
- E. The authorization to grant franchises pursuant to this resolution shall expire on the fifth anniversary of the date on which this resolution was adopted by the Council (the “Expiration Date”). No franchises shall be approved pursuant to this resolution by the Department of Information Technology and Telecommunications, the Franchise and Concession Review Committee, or the Mayor pursuant to this resolution after the Expiration Date.
- F. Prior to the grant of any such franchise, a Request for Proposals (“RFP”) or other solicitation shall be issued by the Department of Information Technology and Telecommunications. Prior to issuing any such RFP or other solicitation, all necessary environmental and land use review shall be conducted in accordance

with City Environmental Quality Review (“CEQR”) and Section 197-c of the Charter. The criteria to be used by the Department of Information Technology and Telecommunications to evaluate response to such RFPs or other solicitations shall include, but not be limited to, the following to the extent permitted by law:

- (1) The adequacy of the proposed compensation to be paid to the City, and
- (2) The ability of the applicant(s) to maintain the property of the City in good condition throughout the term of the franchise and in a manner consistent with the City’s management of the public rights-of-way.

In no event, however, shall the Department of Information Technology and Telecommunications include any criteria in any such RFP or other solicitation which the City would be preempted, pursuant to federal law, from thus including: and in no event shall the Department of Information Technology and Telecommunications apply any criteria to be included in any such RFP or other solicitation in a manner which the City would be preempted, pursuant to federal law, from thus applying.

G. Any franchise granted pursuant to this authorizing resolution shall be by written agreement which shall include, but not be limited to, the following terms and conditions to the extent permitted by law (provided however, that no term or condition, whether or not listed hereinafter, shall be included in a written franchise agreement if the City is preempted, by federal law, from including such a term or condition in such agreement, and provided that no term or condition, whether or not listed hereinafter, shall be included in a written agreement in a form or manner which the City is preempted by federal law from using with respect to such agreement):

- (1) the term of the franchise, including options to renew if any, shall not exceed fifteen (15) years;
- (2) the compensation to be paid to the City shall be adequate and may include the provision of facilities or services to the City or both;
- (3) the franchise may be terminated or cancelled in the event of the franchisee’s failure to comply with the material terms and conditions of the agreement;

- (4) a security fund shall be established to ensure the performance of the franchisee's obligations under the agreement;
- (5) the City shall have the right to inspect the facilities of the franchisee located on the inalienable property of the City and to order the relocation of such facilities at the direction of the Department of Information Technology and Telecommunications;
- (6) there shall be adequate insurance and indemnification requirements to protect the interests of the public and the City;
- (7) all franchisees shall be required to maintain complete and accurate books of account and records for purposes of reviewing and/or enforcing compliance with the franchise agreement;
- (8) there shall be provisions to ensure quality workmanship and construction methods in the use of the inalienable property;
- (9) there shall be provisions that include the agreements required pursuant to paragraph 6 of subdivision (h) of Section 363 of the Charter relating to collective bargaining and other matters;
- (10) there shall be provisions requiring the franchisee to comply with City laws, regulations and policies related to, but not limited to, employment purchasing and investigations;
- (11) there shall be provisions to ensure adequate oversight of the franchisee's performance of its franchise obligations;
- (12) there shall be provisions to restrict the assignment or other transfer of the franchise without the prior written consent of the city and provisions to restrict changes in control of the franchisee without the prior written consent of the City;
- (13) there shall be remedies to protect the City's interest in the event of the franchisee's failure to comply with the terms and conditions of the agreement;

- (14) all franchisees shall have been subject, prior to the commencement of the franchise term, to review under the City's Vendor Information Exchange System ("VENDEX") or any successor system;
  - (15) all franchisees shall include provisions incorporating the MacBride Principles;
  - (16) there shall be provisions preserving the right of the City to perform public works or public improvements in and around those areas subject to the franchise;
  - (17) there shall be provisions requiring the franchisee to protect the property of the city, and the delivery of public services through, along or across such property, from damage or interruption of operation, as a result of the construction, operation, maintenance, repair and/or removal of franchisee's facilities in the inalienable property of the City; and
  - (18) there shall be provisions designed to minimize the extent to which the public use of the street of the City are disrupted in connection with the construction, installation, use operation, maintenance and/or removal of franchisee's facilities in the inalienable property.
- H. The Department of Information Technology and Telecommunications shall file with the Council the following documents:
- (1) within fifteen (15) days of issuance, a copy of each RFP or other solicitation issued pursuant to this resolution;
  - (2) within (15) days of approval by the Mayor, a copy of the agreement for each franchise granted pursuant to this resolution; and
  - (3) on or before July 1 of each year, a report detailing the revenues received by the City from each franchise granted pursuant to this resolution during the preceding calendar year.
- I. If any clause, sentence, paragraph, section or part of this resolution shall for any reason be adjudged by a court of competent jurisdiction to be invalid, such

judgment shall not affect, impair or invalidate the remainder of this resolution or

the application thereof but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered.

**L.U. No. 822**  
**WILLIAMSBURG CAFÉ**

**BROOKLYN CB - 1**

**20135399 TCK**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ahshi Global, Inc., d/b/a Williamsburg Café, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 623 Grand Street.



**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 matters in the **Council Committee Room, 14<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 a.m. on Monday, May 13, 2013:**

**L.U. No. 805**  
**FIREHOUSE ENGINE COMPANY 268**

**QUEENS CB - 14**

**20135414 HKQ (N 130202 HKQ)**

Designation (List 462/LP-2527) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Firehouse, Engine Company 268, Hook & Ladder Company 137, located at 259 Beach 116th Street (Tax Map Block 16212, Lot 14), as an historic landmark.



**L.U. No. 806**  
**FIREHOUSE ENGINE COMPANY 46**  
**BRONX CB - 6** **20135410 HKX (N 130198 HKX)**

Designation (List No. 462/LP-2523) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Firehouse, Engine Company 46, Hook & Ladder Company 17, located at 451-453 East 176<sup>th</sup> Street (Block 2909, Lot 40), as an historic landmark.

**L.U. No. 807**  
**FIREHOUSE ENGINE COMPANY 73**  
**BRONX CB - 1** **20135411 HKX (N 130199 HKX)**

Designation (List No. 462/LP-2524) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Firehouse, Engine Company 73, Hook & Ladder Company 42, located at 655-659 and 661 Prospect Avenue, East 152<sup>nd</sup> Street (Block 2675, Lot 33), as an historic landmark.

**L.U. No. 808**  
**FIREHOUSE ENGINE COMPANY 28**  
**BROOKLYN CB - 7** **20135412 HKK (N 130200 HKK)**

Designation (List No. 462/LP-2525) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Firehouse, Engine Company 28 (now Engine Company 228), located at 436 39<sup>th</sup> Street (Block 709, Lot 19), as an historic landmark.

**L.U. No. 809**

**FIREHOUSE ENGINE COMPANY 40**

**BROOKLYN CB - 7**

**20135413 HKK (N 130201 HKK)**

Designation (List 462/LP-2526) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Firehouse, Engine Company 40, Hook & Ladder Company 21 (now Engine Company 240/Battalion 48), located at 1307-1309 Prospect Avenue (Block 5285, Lot 21), as an historic landmark.



**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, 14<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 p.m. on Monday, May 13, 2013:**

**L.U. No. 810**

**847 FOX STREET**

**BRONX CB - 2**

**20135524 HAX**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 847 Fox Street, Borough of Bronx, Community Board 2, Council District 17, pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

**L.U. No. 811**  
**THE HEIGHTS - 150<sup>TH</sup> STREET**

**MANHATTAN CB - 9** **20135527 HAM**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 1772 Amsterdam Avenue and 801-05 St. Nicholas Avenue, Borough of Manhattan, Community Board 9, Council District 7, pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

**L.U. No. 812**  
**748 BECK STREET**

**BRONX CB - 2** **20135525 HAX**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 748 Beck Street, Borough of Bronx, Community Board 2, Council District 17, pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

**L.U. No. 813**  
**508 WEST 134<sup>TH</sup> STREET**

**MANHATTAN CB - 9** **20135530 HAM**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 508 West 134<sup>th</sup> Street, Borough of Manhattan, Community Board 9, Council District 7, pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

**L.U. No. 814**  
**244-246 ELIZABETH STREET**  
**MANHATTAN CB - 2** **20135529 HAM**

Application submitted by the New York City Department of Housing Preservation and Development (HPD) for approval of an Urban Development Action Area Project and related tax exemption for property located at 244-246 Elizabeth Street, Borough of Manhattan, Community Board 2, Council District 1, pursuant to Article 16 of the New York General Municipal Law and Section 577 of the Private Housing Finance Law.

**L.U. No. 818**  
**TPT-TBX904 (CRESTON HEIGHTS)**  
**BRONX CB - 7** **20135521 HAX**

Application submitted by the New York City Department of Housing Preservation and Development ("HPD"), for an exemption of real property taxes pursuant to Section 577 of the Private Housing Finance Law for property located at 2600 Briggs Avenue (Block 3293, Lot 39), Borough of the Bronx, Community Board 7, Council District 15.

**L.U. Nos. 815, 816 and 817**

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 Projects are 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 an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law for L.U. No. 817:

<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>815</b>	20135532 HAR	176 Dewey Avenue Staten Island	4630/1	Tenant Ownership	03	
<b>816</b>	20135531 HAQ	142-05 Rockaway Boulevard Queens	12036/99	Asset Sales	12	
<b>817</b>	20135526 HAK	201 Mother Gaston Boulevard 203 Mother Gaston Boulevard 205 Mother Gaston Boulevard 2396 Dean Street Brooklyn	1450/10 1450/9 1450/8 1450/11	New Foundations	16	Section 696

## **LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 16<sup>th</sup> Floor, 250 Broadway**, New York City, New York 10007, commencing at **10:00 A.M. on Tuesday, May 14, 2013**, and will consider all items reported out of the Subcommittees at the meetings held on Monday, May 13, 2013, and conduct such other business as may be necessary.