



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF
THE LAND USE COMMITTEE
FOR THE MEETING OF OCTOBER 4, 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>

**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 250 Broadway, 16th Floor**, New York City, New York 10007, commencing at **10:00 A.M. on Tuesday, October 4, 2011**, and will consider the following items and conduct such other business as may be necessary:

**L.U. No. 468
CAFÉ CONDESA**

MANHATTAN CB - 2

20115790 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 183 Condechi Associates, LLC, d/b/a Café Condesa, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 183 West 10th Street.

**L.U. No. 484
SD26**

MANHATTAN CB - 2

20115826 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of SDNY 19 Mad Park. LLC, d/b/a SD26, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 19 East 26 Street.

L.U. NOS. 485 THROUGH 490 ARE RELATED

L.U. No. 485

**CROTONA PARK EAST/WEST FARMS REZONING & TEXT AMENDMENT
BRONX CB - 3 and 6** **C 100310 ZMX**

Application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d.

L.U. No. 486

**CROTONA PARK EAST/WEST FARMS REZONING & TEXT AMENDMENT
BRONX CB - 3 N 100311 ZRX**

Application submitted by Industco Holdings 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 Appendix F (Inclusionary Housing designated areas) and related Sections pertaining to the establishment of Inclusionary Housing designated areas in Community Districts 3 and 6, and the modification of Section 74-743 (Special provisions for bulk modifications) regarding lot coverage calculations in large-scale general developments within the boundaries of Community District 3, in the Borough of the Bronx.

L.U. No. 487

**CROTONA PARK EAST/WEST FARMS REZONING & TEXT AMENDMENT
BRONX CB - 3 C 100312 ZSX**

Application submitted by Industco Holdings, LLC 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 of the Zoning Resolution.

L.U. No. 488

**CROTONA PARK EAST/WEST FARMS REZONING & TEXT AMENDMENT
BRONX CB - 3 C 100313 ZSX**

Application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745 of the Zoning Resolution to allow the distribution of required or permitted accessory off-street parking spaces without regard for zoning lot lines, in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 and 46 and Zoning Lot B, Block 3014, Lots 9, 15 and 45), in R7A/C2-4, R8X and R8X/C2-4 Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street.

L.U. No. 489

**CROTONA PARK EAST/WEST FARMS REZONING & TEXT AMENDMENT
BRONX CB - 3 C 110297 ZSX**

Application submitted by Industco Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 of the Zoning Resolution to allow residential and non-residential uses to be arranged within a building without regard for the use regulation set forth in Section 32-42 (Location within buildings), in connection with two proposed mixed use developments (Zoning Lot A, Block 3013, Lots 12, 29, 31, 35, 37 and 46 and Zoning Lot B, Block 3014, Lots 9, 15 and 45), in R7A/C2-4, R8X and R8X/C2-4 Districts, within a Large-Scale General Development bounded by Boone Avenue, East 173rd Street, West Farms Road, and a line approximately 331 feet southwesterly of East 172nd Street.

L.U. No. 490

**CROTONA PARK EAST/WEST FARMS REZONING & TEXT AMENDMENT
BRONX CB - 3 C 110234 HAX**

Application submitted by the 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 property located at 1525 West Farms Road (Block 3014, Lot 45) as an Urban Development Action Area; and
 - b) an 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 facilitate the disposition of the property to an adjacent leasehold owner for future development of affordable housing.

L.U. No. 491

WILLIAMSBRIDGE/BAYCHESTER REZONING

BRONX CB - 12

C 110384 ZMX

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. 1d, 2a, and 2b.

L.U. No. 493

PHILIP MICHAELS CHILD CARE CENTER

BRONX CB - 1

C 110260 PQX

Application submitted by the Administration of Children's Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for acquisition of property located at 629 Courtlandt Avenue (Block 2411, Lot 41), for continued use as a child care center.