



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF  
THE LAND USE COMMITTEE  
FOR THE MEETING OF NOVEMBER 15, 2010**

**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, 16<sup>th</sup> Floor, New York City, New York 10007, commencing at **10:00 A.M. on Monday, November 15, 2010**, and will consider the following items and conduct such other business as may be necessary:

**PRECONSIDERED L.U. NO.  
70 EAST 127<sup>TH</sup> STREET**

**MANHATTAN CB - 11**

**20115224 HAM**

In Rem Action No. 38: Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located at 70 East 127<sup>th</sup> Street (Block 1751, Lot 44) and related tax exemptions pursuant to §696 of the general municipal law and §577 of the private housing finance law.

**PRECONSIDERED L.U. NO.  
423 FOREST AVENUE**

**STATEN ISLAND CB - 1**

**20115225 HAR**

In Rem Action No. 38: Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to §11-412.1 of the Administrative Code of the City of New York and Article 16 of the General Municipal Law for the transfer and disposition of property located at 423 Forest Avenue (Block 132, Lot 3) and related tax exemptions pursuant to §696 of the general municipal law and §577 of the private housing finance law.

**L.U. NOS. 146 AND 147 ARE RELATED**

**L.U. No. 146**

**PROVIDENCE HOUSE 1**

**BROOKLYN CB - 9**

**C 100325 ZSK**

Application submitted by the 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 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio) to apply to a proposed 6-story non-profit institution with sleeping accommodations, on property located at 329 Lincoln Road (Block 1329, Lot 59), in an R6 District.

**L.U. No. 147**

**PROVIDENCE HOUSE 1**

**BROOKLYN CB - 9**

**C 100326 HAK**

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 329 Lincoln Road (Block 1329, Lot 59) 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 a developer to be selected by HPD;

to facilitate development of a 6-story building, tentatively known as Providence House I, with approximately 26 units to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

**L.U. No. 240**  
**CHOW BAR AND GRILL**

**MANHATTAN CB - 2**

**20105755 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Happy Walking Boys Corp., d/b/a Chow Bar and Grill, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 184 West 10<sup>th</sup> Street.

**L.U. No. 241**  
**MARACAS MEXICAN GRILL**

**MANHATTAN CB - 2**

**20105693 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Maracas Greenwich Avenue Partners, LLC, d/b/a Maracas Mexican Grill, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 33 Greenwich Avenue.

**L.U. No. 242**  
**CHRIST CHURCH COMPLEX**

**STATEN ISLAND CB - 1**

**20115152 HKR (N 110045 HKR)**

Designation (List No. 432/LP-2383) by the Landmarks Preservation Commission pursuant to Section 3020 of the City Charter regarding the landmark designation of the Christ Church Complex, located at 76 Franklin Avenue a.k.a. 72-76 Franklin Avenue and 96 Franklin Avenue (Tax Map Block 66, Lots 158 and 178), as a historic landmark.

**L.U. No. 243**  
**HEADQUARTERS TROOP, 51<sup>ST</sup> CAVALRY BRIGADE ARMORY**

**STATEN ISLAND CB - 1**

**20115153 HKR (N 110046 HKR)**

Designation (List No. 432/LP-2369) by the Landmarks Preservation Commission pursuant to Section 3020 of the City Charter regarding the landmark designation of the Headquarters Troop, 51<sup>st</sup> Cavalry Brigade Armory located at 321 Manor Road (Tax Map Block 332, lot 4 in part), as a historic landmark.

**L.U. No. 244**  
**CAFFE BUON GUSTO**

**MANHATTAN CB - 3**

**20105436 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ave B Buon Gusto Corp., d/b/a Caffe Buon Gusto, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 76 Avenue B.

**L.U. No. 246**  
**PIG 'N' WHISTLE**

**MANHATTAN CB - 5**

**20115138 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of JPD Restaurant, LLC, d/b/a Pig and Whistle, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 202 West 36<sup>th</sup> Street.

**L.U. Nos. 208 and 247**

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 requirement 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 projects from real property taxes pursuant to Section 696 of the General Municipal Law for L.U. Nos. 208 and 247.

<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>208</b>	20115156 HAK	760 Jefferson Avenue Brooklyn	1657/44	Asset Control Area	03	Section 696
<b>247</b>	20115272 HAQ	164-14 104 <sup>th</sup> Road Queens	10162/22	Asset Control Area	12	Section 696