



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF  
THE LAND USE COMMITTEE  
FOR THE MEETING OF MARCH 16, 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, 16<sup>th</sup> Floor, New York City, New York 10007, commencing at **10:00 A.M. on Wednesday, March 16, 2011**, and will consider the following items and conduct such other business as may be necessary:

**PRECONSIDERED L.U. NO. \_\_\_\_  
29 MACDONOUGH STREET**

**BROOKLYN CB - 3**

**20115509 HAK**

Application submitted by the Department of Housing Preservation and Development pursuant to the New York Private Housing Finance Law for consent to a conveyance for property located at Block 1851/Lots 58 and 61, Council District 36, Borough of Brooklyn.

**L.U. No. 295  
2311 TIEBOUT AVENUE**

**BRONX CB - 5**

**C 110091 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 2311 Tiebout Avenue (Block 3146, Lot 67) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such an area;
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a seven-story building with approximately 20 dwelling units to be developed under HPD's Low Income Rental Program.

**L.U. NOS. 320, 321 AND 322 ARE RELATED**

**L.U. No. 320**

**COURTLANDT CRESCENT/MELROSE COMMONS**

**BRONX CB - 3**

**C 110114 HUX**

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the Second amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area.

**L.U. No. 321**

**COURTLANDT CRESCENT/MELROSE COMMONS**

**BRONX CB - 3**

**C 110115 ZMX**

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

1. changing from an R7-2 District to an R7A District property bounded by East 163rd Street, a line 100 feet northwesterly of Melrose Avenue, East 162nd Street, and Courtlandt Avenue;
2. changing from an R7-2 District to an R8 District property bounded by East 163rd Street, Melrose Avenue, East 162nd Street and a line 100 feet northwesterly of Melrose Avenue,
3. establishing within the proposed R8 District a C1-4 District bounded by East 163rd Street, Melrose Avenue, East 162nd Street, and a line 100 feet northwesterly of Melrose Avenue;

as shown on a diagram (for illustrative purpose only) dated October 25, 2010.

**L.U. No. 322**

**COURTLANDT CRESCENT/MELROSE COMMONS**

**BRONX CB - 3**

**C 110116 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 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) 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 10-story building with approximately 217 dwelling units and approximately 10,135 square feet of community facility space.

**L.U. No. 323**

**DANDANA**

**QUEENS CB - 1**

**20115336 TCQ**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Sympatoch Café Inc., d/b/a Dandana, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 42-21 Broadway.

**L.U. No. 324**

**SALVATOIRES OF SOHO**

**BRONX CB - 4**

**20115344 TCX**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Salvatores of Soho, Inc., d/b/a/ Salvatores of Soho, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 3738 Riverdale Avenue.

**L.U. No. 327**  
**PUBLIC HOUSE**

**MANHATTAN CB - 2**

**20105332 TCM**

Application pursuant to Section 20-225 of the Administrative Code of the City of New York, concerning the petition of Carabean LLC, d/b/a Public House, for a revocable consent to establish, maintain and operate an enclosed sidewalk café located at 133 Seventh Avenue South.

**L.U. No. 328**  
**MEKONG**

**MANHATTAN CB - 2**

**20115341 TCM**

Application pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of New Mekong Restaurant Corp., d/b/a Mekong, to continue to maintain and operate an unenclosed sidewalk café located at 16-18 King Street.

**L.U. No. 329**  
**LE MAGNIFIQUE**

**MANHATTAN CB - 8**

**20115128 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Le Magnifique, LLC, d/b/a Le Magnifique, to establish, maintain and operate an unenclosed sidewalk café located at 1022 Lexington Avenue.

**L.U. No. 330**  
**CAFÉ SELECT**

**MANHATTAN CB - 2**

**20115530 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 212 Lafayette Associates, LLC, d/b/a Café Select, to establish, maintain, and operate an unenclosed small sidewalk café located at 212 Lafayette Street.

**L.U. NOS. 331 AND 332 ARE RELATED**

**L.U. No. 331**

**WYTHE AVENUE REZONING**

**BROOKLYN CB - 1**

**C 070245 ZMK**

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

1. changing from an M3-1 District to an M1-4/R6A District property bounded by South 2<sup>nd</sup> Street, Wythe Avenue, South 3rd Street, and a line 210 feet northwesterly of Wythe Avenue; and
2. establishing a Special Mixed Use District (MX-8) bounded by South 2nd Street, Wythe Avenue, South 3rd Street, and a line 210 feet northwesterly of Wythe Avenue;

as shown on a diagram (for illustrative purposes only) dated September 13, 2010 and subject to the conditions of CEQR Declaration E-261.

**L.U. No. 332**

**WYTHE AVENUE TEXT AMENDMENT**

**BROOKLYN CB - 1**

**N 070246 ZRK**

Application submitted by JBJ LLC, Inc. 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) relating to the inclusionary housing program.

**L.U. No. 334**

**500 FIFTH AVENUE BUILDING**

**MANHATTAN CB - 5**

**20115317 HKM (N 110181 HKM)**

Designation (List No. 436/LP-2427) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the 500 Fifth Avenue Building, located at 500 Fifth Avenue (Tax Map Block 1258, Lot 34), as an historic landmark.

**L.U. No. 336**

**CONEY ISLAND THEATRE**

**BROOKLYN CB - 13**

**20115315 HKK (N 110183 HKK)**

Designation (List No. 436/LP-2408) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Coney Island Theatre, located at 1301 Surf Avenue (Tax Map Block 7064, Lot 16), as an historic landmark.

**L.U. No. 337**

**ROGERS, PEET AND COMPANY BUILDING**

**MANHATTAN CB - 1**

**20115316 HKM (N 110184 HKM)**

Designation (List No. 436/LP-2432) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Rogers, Peet and Company Building, located at 258 Broadway (Tax Map Block 134, Lot 25), as an historic landmark.

**L.U. No. 338**

**757-SEAT PRIMARY/INTERMEDIATE SCHOOL**

**QUEENS CB - 12**

**20115275 SCQ**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a 757-Seat Primary/Intermediate School Facility to be located generally at the southwest corner of Hillside Avenue and 164<sup>th</sup> Street (Block 9813, Lot 33), Borough of Queens, Community School District No. 28.

**L.U. No. 339**

**735-SEAT PRIMARY/INTERMEDIATE SCHOOL**

**BROOKLYN CB - 12**

**20115299 SCK**

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 735 Seat Primary/Intermediate School Facility to be located on property generally bounded by Coney Island Avenue to the east, Turner Place to the north, Hinckley Place to the south and dwellings fronting on East 8<sup>th</sup> Street to the west (Block 5342, Lots 6, 8, 10, 17, 19, 26, 28 and 30), Borough of Brooklyn, Community School District No. 22.