



**COUNCIL OF THE CITY OF NEW YORK**

**AGENDA  
OF  
THE LAND USE COMMITTEE  
FOR THE MEETING OF MARCH 7, 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>

**AGENDA  
OF THE  
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 Thursday, March 7, 2013**, and will consider the following items and conduct such other business as may be necessary:

**L.U. NOS. 757 AND 758 ARE RELATED**

**L.U. No. 757**

**SPECIAL HUDSON SQUARE DISTRICT REZONING**

**MANHATTAN CB - 2**

**C 120380 ZMM**

Application submitted by The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12a:

1. changing from an M1-5B District to an M1-6 District property bounded by the former centerline of the Avenue of the Americas and its southerly prolongation, Canal Street, and the Avenue of the Americas and its southerly centerline prolongation; and
2. establishing a Special Hudson Square District bounded by West Houston Street, a line 100 feet easterly of Varick Street, Vandam Street, Avenue of the Americas, Spring Street, Avenue of the Americas and its southerly centerline prolongation, Canal Street, Hudson Street, Spring Street, and Greenwich Street;

as shown on a diagram (for illustrative purposes only) dated August 20, 2012, and subject to the conditions of CEQR Declaration E-288.

**L.U. No. 758**

**SPECIAL HUDSON SQUARE DISTRICT TEXT AMENDMENT**

**MANHATTAN CB - 2**

**C 120381 (A) ZRM**

Application submitted by The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to add Article VIII Chapter 8, establishing the Special Hudson Square District in Community District 2, Borough of Manhattan and to modify related Sections.

**L.U. No. 759**

**SEA VIEW HOSPITAL REHABILITATION CENTER AND HOME**

**STATEN ISLAND CB - 02**

**20135318 HHR**

Application submitted by the New York City Health and Hospitals Corporation pursuant to §7385(6) of its Enabling Act requesting the approval of the leasing of a parcel of land consisting of approximately 65,340 square feet on a portion of the Sea View Hospital Rehabilitation Center and Home campus located at 460 Brielle Avenue (Block 955, Lot 1) to Meals on Wheels of Staten Island, Inc., for the development and operation of a facility housing kitchen, office, and storage functions and parking.

**L.U. No. 761**

**SEA TRAVELERS MARINA**

**BROOKLYN CB - 18**

**20135320 PNK**

Application pursuant to §1301 (2)(f) of the New York City Charter concerning the proposed second amendment to a maritime lease agreement between the City of New York Department of Small Business Services, as landlord, and Sea Travelers Realty, Inc. d/b/a Sea Travelers Marina, as tenant, for certain City-owned upland area and lands underwater located at 2875 Flatbush Avenue (Block 8591, parts of Lot 125 and 175), in the Mill Basin area of Brooklyn, Community Board 18, Council District 46.

**L.U. No. 762**  
**CAFÉ AMERICAIA**

**MANHATTAN CB - 5**

**20135250 TCM**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of On 54<sup>th</sup> LLC, d/b/a Café Americaia, for a revocable consent to establish, maintain and operate an unenclosed small sidewalk café located at 230 West 54<sup>th</sup> Street.

**L.U. No. 763**  
**HEAVY WOODS**

**BROOKLYN CB - 4**

**20135222 TCK**

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Heavy Woods LLC, d/b/a Heavy Woods, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 50 Wyckoff Avenue.

**L.U. No. 765**  
**FLUSHING MEADOWS EAST**

**QUEENS CB - 7**

**C 070352 ZMQ**

Application submitted by Avery Fowler Owners pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 10b:

1. changing from an M1-1 District to a C2-6A District property bounded by Avery Avenue, College Point Boulevard, Fowler Avenue, and the southerly centerline prolongation of Haight Street; and
2. changing from an M1-2 District to a C2-6A District property bounded by Avery Avenue, the southerly centerline prolongation of Haight Street, Fowler Avenue, and 131st Street;

as shown on a diagram (for illustrative purposes only), dated October 15, 2012, and subject to the conditions of CEQR Declaration E-290.

**L.U. No. 773**  
**27 ALBANY AVENUE**

**BROOKLYN CB - 03**

**20135344 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for the proposed modification of a previously approved Plan and Project to change from rehabilitation to new construction and deleting 27 Albany Avenue (Block 1859, Lot 1) from the Plan and Project pursuant to Section 115 of the Private Housing Finance Law, Community District 3, Council District 36.

**L.U. No. 774**

Proposal 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 area 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 project as an Urban Development Action Area Project 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:

<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>774</b>	20135345 HAM	272 Manhattan Avenue Manhattan	1846/31	Multifamily Preservation Loan	10	Section 696

