



COUNCIL OF THE CITY OF NEW YORK

CALENDAR

OF

THE LAND USE COMMITTEE

FOR THE WEEK OF MARCH 11, 2013 - MARCH 15, 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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **9:30 a.m. on Thursday, March 14, 2013**:

L.U. NOS. 766, 767, 768, 769, 770, 771 AND 772 ARE RELATED

L.U. No. 766

SOUTH STREET SEAPORT-PIER 17

MANHATTAN CB - 1

C 130052 ZMM

Application submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 12b and 12d, changing from a C2-8 District to a C4-6 District property bounded by South Street, Brooklyn Bridge, the U.S. Pierhead Line, and a line 1250 feet easterly of the southerly prolongation of the westerly street line of Old Slip (westerly portion), as shown on a diagram (for illustrative purposes only) dated September 4, 2012.

L.U. No. 767

SOUTH STREET SEAPORT-PIER 17

MANHATTAN CB - 1

N 130080 ZRM

Application submitted by the NYC Department of Small Business Services (SBS), 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 IX Chapter I, Special Lower Manhattan District, Section 91-664 related to the allowable hours of operation for waterfront public access areas associated with the South Street Seaport/Pier 17 redevelopment proposal, generally located at 95 South Street.

Matter in underline is new, to be added;

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

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

* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE IX: SPECIAL PURPOSE DISTRICTS

Chapter 1: Special Lower Manhattan District

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91-60

REGULATIONS FOR THE SOUTH STREET SEAPORT

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91-66

Modification of Use and Bulk Regulations

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91-664

Modification of hours of operation for waterfront public access areas

For any #zoning lot # which was the subject of application N 130058 ZCM, the hours of operation set forth in paragraph (a) of Section 62-71 (Operational Requirements) may be extended to allow public access up to 24 hours per day, and the provisions of paragraph (a)(3) of Section 62-654 (Signage) shall be modified to require any such extended hours of public access, as may change over time, to be included on the required signage. The provisions of paragraph (a)(4) of Section 62-654 shall not apply where 24 hour access is allowed. The provisions of paragraph (b) of Section 62-71 requiring rules of conduct for the #waterfront public access area# to be established with the Department of Parks and Recreation, and other provisions of this Chapter requiring a maintenance and operation agreement pursuant to Section 62-74 (Requirements for Recordation), shall not apply so long as a legal instrument acceptable to the Chairperson, in all other respects consistent with the provisions of Section 62-74, has been executed and recorded, setting forth rules of conduct and maintenance and operations requirements.

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SOUTH STREET SEAPORT-PIER 17

MANHATTAN CB - 1

C 130053 ZSM

Application submitted by South Street Seaport Limited Partnership 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(a)(2) of the Zoning Resolution to modify the yard requirements of Section 62-332 (Rear yards and waterfront yards), in connection with a

proposed commercial development on property located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), within a Large-Scale General Development, in a C4-6 District, within the Special Lower Manhattan District (South Street Seaport Subdistrict).

L.U. No. 769

SOUTH STREET SEAPORT-PIER 17

MANHATTAN CB - 1

C 130054 ZSM

Application submitted by South Street Seaport Limited Partnership 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(c) of the Zoning Resolution to modify the surface area of signs requirements of Section 32-64 (Surface Area and Illumination Provisions), and the height of signs and roof sign requirements of Section 32-65 (Permitted Projections or Height of Signs), in connection with a proposed commercial development on property located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), within a Large-Scale General Development, in a C4-6 District, within the Special Lower Manhattan District (South Street Seaport Subdistrict).

L.U. No. 770

SOUTH STREET SEAPORT-PIER 17

MANHATTAN CB - 1

C 130055 ZSM

Application submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-834 of the Zoning Resolution to modify the use regulations of

Section 62-241 (Uses on existing piers and platforms) and the height and setback

requirements of Section 62-342 (Developments on piers), in connection with a proposed commercial development on property located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), within a Large-Scale General Development, in a C4-6 District, within the Special Lower Manhattan District (South Street Seaport Subdistrict).

L.U. No. 771

SOUTH STREET SEAPORT-PIER 17

MANHATTAN CB - 1

N 130056 ZAM

Application submitted by South Street Seaport Limited Partnership for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), in connection with a proposed commercial development on property located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), within a Large-Scale General Development, in a C4-6 District, within the Special Lower Manhattan District (South Street Seaport Subdistrict).

L.U. No. 772

SOUTH STREET SEAPORT-PIER 17

MANHATTAN CB - 1

C 130059 PPM

Application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property to the South Street Seaport Limited Partnership, located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), restricted to commercial and community facility uses permitted pursuant to zoning.

L.U. No. 777
VELLA WINE BAR

MANHATTAN CB - 8

20135309 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Ambiance Wine LLC, d/b/a Vella Wine Bar, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 1480 2nd Avenue.

L.U. No. 778
SLICE THE PERFECT FOOD

MANHATTAN CB - 2

20135312 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Slice West Village, Ltd., d/b/a Slice The Perfect Food, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 535 Hudson Street.

L.U. No. 779
BONE LICK PARK

MANHATTAN CB - 2

20135267 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Summit of the World Inc., d/b/a Bone Lick Park, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 75 Greenwich Avenue.

L.U. No. 780
AGAVE

MANHATTAN CB - 2

20135381 TCM

Application pursuant to Section 20-225 of the Administrative Code of the City of New York, concerning the petition of Four Green Fields, LLC, d/b/a Agave, for a revocable consent to establish, maintain and operate an enclosed sidewalk café located at 140 Seventh Avenue South.

**L.U. No. 781
YO-BURGER**

BRONX CB - 8

20135275 TCX

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Yo-Burger Inc., d/b/a Yo-Burger, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 3720-3726 Riverdale Avenue.

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Thursday, March 14, 2013** in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, **has been DEFERRED.**

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, 250 Broadway, 16th Floor**, New York City, New York 10007, commencing at **1:00 p.m. on Thursday, March 14, 2013**:

L.U. Nos. 741, 775 and 776

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 projects from real property taxes pursuant to Section 696 of the General Municipal Law for L.U. Nos. 741 and 775; and pursuant to Section 577 of the Private Housing Finance Law for L.U. No. 776:

L.U. No.	Non-ULURP No.	Address	Block/Lot	Program	CB	Tax Exemption
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741	20135198 HAM	2110 Amsterdam Avenue 2185 Amsterdam Avenue Manhattan	2121/37 2112/14	Multifamily Preservation Loan	12	Section 696
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Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on December 4, 2012, December 17, 2012, January 15, 2013, January 29, 2013, February 14, 2013 and March 5, 2013.

775	20135346 HAM	511 West 149 th Street 524 West 150 th Street 455 Convent Avenue 457 Convent Avenue Manhattan	2081/124 2081/142 2064/47 2064/46	Neighborhood Homes	09	Section 696
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Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on February 14, 2013 and March 5, 2013.

776	20135347 HAM	232-34 West 149 th Street 304 West 152 nd Street 2797 8 th Avenue 2472 7 th Avenue Manhattan	2034/52 2046/41 2045/74 2029/35	Multifamily Preservation Loan	10	Section 577
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Laid over from the meeting of the Subcommittee on Planning, Dispositions and Concessions on February 14, 2013 and March 5, 2013.



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 Monday, March 18, 2013**, and will consider all items reported out of the Subcommittees at the meetings held on Thursday, March 14, 2013, and conduct such other business as may be necessary.