



COUNCIL OF THE CITY OF NEW YORK

AGENDA

OF

THE LAND USE COMMITTEE

FOR THE MEETING OF SEPTEMBER 18, 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, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **10:00 A.M. on Wednesday, September 18, 2013**, and will consider the following items and conduct such other business as may be necessary:

L.U. No. 898

THE ORIGINAL HOMESTEAD RESTAURANT

MANHATTAN CB - 4

20135792 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of The Original Homestead Restaurant Inc., d/b/a The Original Homestead Restaurant, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 56 9th Avenue.

L.U. No. 899

CICCIO

MANHATTAN CB - 2

20135747 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of G Chew, LLC, d/b/a Ciccio, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 190 6th Avenue.

L.U. No. 900

THE JOHN DORY OYSTER BAR

MANHATTAN CB - 5

20135608 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Friedfield Breslin, LLC, d/b/a The John Dory Oyster Bar, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 1186 Broadway.

L.U. No. 901

FIVE GUYS BURGERS AND FRIES

MANHATTAN CB - 9

20135625 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of FGNY 2847 Broadway, LLC, d/b/a Five Guys Burgers and Fries, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 2847 Broadway.

L.U. NOS. 882 AND 883 ARE RELATED

L.U. No. 882

CROWN HEIGHTS WEST REZONING & TEXT AMENDMENT

BROOKLYN CB - 8

N 130212 ZRK

Application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts) in Portions of Community Districts 8 and 9, and concerning Appendix F (Inclusionary Housing Designated Areas).

L.U. No. 883

CROWN HEIGHTS WEST REZONING AND TEXT AMENDMENT

BROOKLYN CB - 8

C 130213 ZMK

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. 16c, 16d, 17a & 17b:

1. eliminating from within an existing R6 District a C1-3 District bounded by:
 - a. Dean Street, a line 100 feet southeasterly of Classon Avenue, Bergen Street, and a line 100 feet northwesterly of Classon Avenue;
 - b. Prospect Place, a line 150 feet southeasterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, and a line 150 feet northwesterly of Franklin Avenue;

- c. Pacific Avenue, a line 150 feet easterly of Nostrand Avenue, St. Marks Avenue, and a line 150 feet westerly of Nostrand Avenue; and
 - d. St. Johns Place, a line 150 feet easterly of Nostrand Avenue, Eastern Parkway, and a line 150 feet westerly of Nostrand Avenue;
 2. eliminating from within an existing R7-1 District a C1-3 District bounded by a line midway between Sterling Place and St. Johns Place, St. Francis Place and its northeasterly and southwesterly centerline prolongations, Eastern Parkway, and a line 150 feet northwesterly of Franklin Avenue;
 3. eliminating from within an existing R6 District a C2-3 District bounded by:
 - a. Dean Street, a line 150 feet southeasterly of Franklin Avenue, Prospect Place, and a line 150 feet northwesterly of Franklin Avenue;
 - b. a line midway between Dean Street and Bergen Street, a line 100 feet easterly of Rogers Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, Sterling Place, a line 150 feet northwesterly of Bedford Avenue, Bergen Street, and Rogers Avenue;
 - c. a line midway between Lincoln Place and Eastern Parkway, a line 150 feet easterly of Rogers Avenue, Eastern Parkway, and a line 150 feet westerly of Rogers Avenue; and
 - d. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 150 feet easterly of Nostrand Avenue, Pacific Street, a line 150 feet westerly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue;
 4. changing from an R6 District to an R5B District property bounded by:
 - a. a line midway between Prospect Place and Park Place, a line 100 feet northwesterly of Bedford Avenue, a line midway between Park Place and Sterling Place, a line 225 feet southeasterly of Franklin Avenue, Park Place, and a line 100 feet southeasterly of Franklin Avenue; and

- b. Sterling Place, a line 100 feet northwesterly of Bedford Avenue, St. Johns Place, the northeasterly centerline prolongation of St. Francis Place, a line midway between Sterling Place and St. Johns Place, and a line 100 feet southeasterly of Franklin Avenue;
5. changing from an R7-1 District to an R5B District property bounded by a line midway between Sterling Place and St. Johns Place, the northeasterly centerline prolongation of St. Francis Place, St. Johns Place, and a line 100 feet southeasterly of Franklin Avenue;
6. changing from a C4-3 District to an R6 District property bounded by St. Mark's Avenue, a line 150 feet easterly of Nostrand Avenue, St. Johns Place, and a line 100 feet easterly of Nostrand Avenue;
7. changing from an R6 District to an R6A District property bounded by:
 - a. Dean Street, a line 100 feet southeasterly of Classon Avenue, St. Mark's Avenue, the line the centerline of a Railroad right-of-way, a line midway between Prospect Place and Park Place, a line 175 feet southeasterly of Classon Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet northeasterly of Washington Avenue, Park Place, Grand Avenue, Prospect Place, a line 100 feet southeasterly of Grand Avenue, a line midway between Prospect Place and Park Place, a line 450 feet northwesterly of Classon Avenue, Park Place, a line 100 feet northwesterly of Classon Avenue, Prospect Place, a line 500 feet northwesterly of Classon Avenue, a line midway between St. Mark's Avenue and Prospect Place, a line 100 feet northwesterly of Classon Avenue, St. Mark's Avenue, a line 450 feet southeasterly of Grand Avenue, Bergen Street, and a line 100 feet northwesterly of Classon Avenue;
 - b. Lincoln Place, a line 100 feet northwesterly of Bedford Avenue, Eastern Parkway, the southwesterly centerline prolongation of St. Francis Place, Lincoln Place, a line 275 feet southeasterly of Franklin Avenue, a line midway between Eastern Parkway and Lincoln Place, and a line 235 feet northwesterly of Bedford Avenue;
 - c. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, St. Marks Avenue, a line 100 feet westerly of Nostrand Avenue, a line midway between Pacific Street and Dean Street, a line 100 feet northeasterly of Bedford Avenue, a line 100 feet easterly of Rogers Avenue, a line midway between St. Marks Avenue

and Prospect Place, a line 150 feet westerly of Nostrand Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, St. Johns Place, Bedford Avenue, Lincoln Place, a line 100 feet northwesterly of Bedford Avenue, Dean Street, a line 80 feet northwesterly of Franklin Avenue, Pacific Street, Bedford Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue; and

- d. St. Johns Place, a line 100 feet easterly of Nostrand Avenue, Eastern Parkway, a line 100 feet easterly of Rogers Avenue, a line midway between Lincoln Place and Eastern Parkway, and a line 100 feet westerly of Nostrand Avenue;

8. changing from an R7-1 District to an R6A District property bounded by:

- a. a line midway between St. Johns Place and Sterling Place, Classon Avenue, St. Johns Place, and a line 100 feet northeasterly of Washington Avenue; and
- b. Lincoln Place, the southwesterly centerline prolongation of St. Francis Place, Eastern Parkway, and a line 100 feet southeasterly of Franklin Avenue;

9. changing from a C4-3 District to an R6A District property bounded by St. Marks Avenue, a line 100 feet easterly of Nostrand Avenue, St. Johns Place, a line 100 feet westerly of Nostrand Avenue, a line midway between Sterling Place and St. Johns Place, a line 150 feet westerly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, and a line 100 feet westerly of Nostrand Avenue;

10. changing from an R6 District to an R6B District property bounded by:

- a. Bergen Street, a line 450 feet southeasterly of Grand Avenue, St. Marks Avenue, a line 100 feet northwesterly of Classon Avenue, a line midway between St. Marks Avenue and Prospect Place, a line 500 feet northwesterly of Classon Avenue, Prospect Place, a line 100 feet northwesterly of Classon Avenue, Park Place, a line 450 feet northwesterly of Classon Avenue, a line midway between Prospect Place and Park Place, a line 100 feet southeasterly of Grand Avenue, Prospect Place, and Grand Avenue;

b. a line midway between Prospect Place and Park Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, and a line 175 feet southeasterly of Classon Avenue;

c. Dean Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between Prospect Place and Park Place, and a line 100 feet southeasterly of Franklin Avenue;

d. Park Place, a line 225 feet southeasterly of Franklin Avenue, a line midway between Park Place and Sterling Place, a line 100 feet northwesterly of Bedford Avenue, Sterling Place, and a line 100 feet southeasterly of Franklin Avenue;

e. St. Johns Place, a line 100 feet northwesterly of Bedford Avenue, Lincoln Place, a line 235 feet northwesterly of Bedford Avenue, a line midway between Lincoln Place and Eastern Parkway, a line 275 feet southeasterly of Franklin Avenue, and St. Francis Place;

f. a line midway between Pacific Street and Dean Street, a line 100 feet westerly of Nostrand Avenue, St. Marks Avenue, a line 150 feet northwesterly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, a line 100 feet easterly of Rogers Avenue, and a line 100 feet northeasterly of Bedford Avenue; and

g. a line midway between Sterling Place and St. Johns Place, a line 150 feet westerly of Nostrand Avenue, St. Johns Place, a line 100 feet westerly of Nostrand Avenue, a line midway between Lincoln Place and Eastern Parkway, a line 100 feet easterly of Rogers Avenue, Eastern Parkway, a line 125 feet southeasterly of Bedford Avenue, St. Johns Place and Rogers Avenue;

11. changing from an R7-1 District to an R6B District property bounded by:

a. a line midway between Sterling Place and St. Johns Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between St. Johns Place and Lincoln Place, the line the centerline of a Railroad right-of-way, St. Johns Place, and a line 300 feet southeasterly of Classon Avenue; and

- b. St. Johns Place, St. Francis Place, Lincoln Place, and a line 100 feet southeasterly of Franklin Avenue;
- 12. changing from a C4-3 District to an R6B District property bounded by:
 - a. St. Marks Avenue, a line 100 feet westerly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, and a line 150 feet westerly of Nostrand Avenue; and
 - b. a line midway between Sterling Place and St. Johns Place, a line 100 feet westerly of Nostrand Avenue, St. Johns Place, and a line 150 feet westerly of Nostrand Avenue;
- 13. changing from an R6 District to an R7A District property bounded by Dean Street, a line 100 feet southeasterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Prospect Place and Park Place, the line the centerline of a Railroad right-of-way, St. Marks Avenue, a line 100 feet southeasterly of Classon Avenue, Bergen Street, and a line 150 feet northwesterly of Franklin Avenue;
- 14. changing from an R7-1 District to an R7A District property bounded by St. Johns Place, Classon Avenue, a line midway between Sterling Place, and St. Johns Place, a line 300 feet southeasterly of Classon Avenue, St. Johns Place, the line the centerline of a Railroad right-of-way, a line midway between St. Johns Place and Lincoln Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet southeasterly of Franklin Avenue, Eastern Parkway, and a line 100 feet northeasterly of Washington Avenue;
- 15. changing from an R6 District to an R7D District property bounded by St. Johns Place, a line 125 feet southeasterly of Bedford Avenue, Eastern Parkway, a line 100 feet southeasterly of Bedford Avenue, Lincoln Place, and Bedford Avenue;
- 16. changing from an C8-2 District to an R7D District property bounded by Lincoln Avenue, a line 100 feet southeasterly of Bedford Avenue, Eastern Parkway, and a line 100 feet northwesterly of Bedford Avenue;

17. establishing within a proposed R6A District a C2-4 District bounded by:
 - a. Prospect Place, Classon Avenue, Park Place, and a line 100 feet northwesterly of Classon Avenue;
 - b. Bergen Street, Bedford Avenue, a line midway between Dean Street and Bergen Street, a line 100 feet easterly of Rogers Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, Sterling Place, and a line 100 feet northwesterly of Bedford Avenue; and
 - c. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, a line midway between Pacific Street and Dean Street, Nostrand Avenue, Dean Street, a line 100 feet easterly of Nostrand Avenue, Eastern Parkway, a line 100 feet westerly of Nostrand Avenue, Dean Street, a line 50 feet westerly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue;
18. establishing within a proposed R7A District a C2-4 District bounded by Dean Street, a line 100 feet southeasterly of Franklin Avenue, Eastern Parkway, a line 100 feet northwesterly of Franklin Avenue, Bergen Street, and a line 150 feet northwesterly of Franklin Avenue; and
19. establishing within a proposed R7D District a C2-4 District bounded by Lincoln Place, a line 125 feet southeasterly of Bedford Avenue, Eastern Parkway, and a line 100 feet northwesterly of Bedford Avenue;

as shown in a diagram (for illustrative purposes only) dated March 18, 2013, and subject to the conditions of CEQR Declaration E-302.

L.U. No. 910

NEW YORK PUBLIC LIBRARY-SEWARD PARK BRANCH

MANHATTAN CB - 3

20145012 HKM (N 140006 HKM)

Designation (List No. 465/LP-2531) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the New York Public Library, Seward Park Branch, located at 192 East Broadway (a/k/a 192-194 East Broadway) (Block 311, Lot 31), as an historic landmark.

L.U. No. 911
ST. LOUIS HOTEL

MANHATTAN CB - 5 **20145013 HKM (N 140012 HKM)**

Designation (List No. 465/LP-2533) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the St. Louis Hotel (now Hotel Grand Union), located at 34 East 32nd Street (a/k/a 34-36 East 32nd Street) (Block 861, Lot 52), as an historic landmark.

L.U. No. 912
140 BROADWAY/MARINE MIDLAND BANK

MANHATTAN CB - 1 **20145014 HKM (N 140008 HKM)**

Designation (List No. 465/LP-2530) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of 140 Broadway, originally the Marine Midland Bank Building (a/k/a 71-89 Cedar Street, 54-74 Liberty Street, 27-39 Nassau Street) (Block 48, Lot 1), as an historic landmark.

L.U. No. 913
CHURCH OF ST. PAUL THE APOSTLE

MANHATTAN CB - 7 **20145015 HKM (N 140010 HKM)**

Designation (List No. 465A/LP-2260A) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Amendment to Church of St. Paul the Apostle, located at 8 Columbus Avenue (a/k/a 8-10 Columbus Avenue, 120 West 60th Street) (Block 1131, Lot 31), as an historic landmark.

L.U. No. 914
BEAUMONT APARTMENTS

MANHATTAN CB - 9 **20145016 HKM (N 140009 HKM)**

Designation (List No. 465/LP-2545) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Beaumont Apartments, located at 730 Riverside Drive (a/k/a 730-734 Riverside Drive and 621-625 West 150th Street) (Block 2097, Lot 14), as an historic landmark.

L.U. No. 915

CATHERINA LIPSIUS HOUSE

BROOKLYN CB - 4

20145017 HKK (N 140011 HKK)

Designation (List No. 465/LP-2549) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Catherina Lipsius House (a/k/a Dr. Frederick A. Cook House), located at 670 Bushwick Avenue (a/k/a 670-674 Bushwick Avenue, 676 Bushwick Avenue and 931 Willoughby Avenue), (Block 3194, Lot 31), as an historic landmark.

L.U. No. 916

FOREST PARK CAROUSEL

QUEENS CB - 5, 6, 9

20145018 HKQ (N 140003 HKQ)

Designation (List No. 465/LP-2528) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the Forest Park Carousel, within Forest Park, located at 83-98 Woodhaven Boulevard (Block 3866, Lot 70), as an historic landmark.

L.U. No. 917

JAMAICA HIGH SCHOOL

QUEENS CB - 12

20145019 HKQ (N 140004 HKQ)

Designation (List No. 465/LP-2538) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of Jamaica High School (now Jamaica Learning Center), located at 162-02 Hillside Avenue (a/k/a 88-20 163rd Street) (Block 9768, Lot 22), as an historic landmark.