



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF APRIL 27, 2015**

DAVID G. GREENFIELD, *Chair*, Land Use Committee

MARK WEPRIN, *Chair*, Subcommittee on Zoning and Franchises

PETER KOO, *Chair*, Subcommittee on Landmarks, Public Siting
and Maritime Uses

INEZ DICKENS, *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 **Committee Room, City Hall, New York City, New York 10007**, commencing at **11:00 A.M. on Monday, April 27, 2015**, and will consider the following items and conduct such other business as may be necessary:

**L.U. No. 205
STAIRWELLS TEXT AMENDMENT**

CITYWIDE

N 150167 ZRY

Application submitted by the New York City Department of City Planning pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, pertaining to exempting floor space occupied by additional safety measures that are required by the 2014 New York City Building Code from counting towards zoning floor area.

**L.U. No. 208
MONTE-CARLO NYC**

MANHATTAN CB - 8

20155354 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Pacap, LLC, d/b/a Monte-Carlo NYC, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 181 East 78th Street.

L.U. NOS. 212 AND 213 ARE RELATED

**L.U. No. 212
NEW ROADS PLAZA**

BRONX CB - 3

N 150196 HAX

Application submitted by the New York City 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 986-996 Washington Avenue and 489-493 East 164th Street (Block 2369, Lot 1, 2, 3, 4, 5, 53, 54, 90 and 153), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate development of a eight-story building for use as a non-profit institution with sleeping accommodations containing approximately 94 units of supportive and affordable housing.

**L.U. No. 213
NEW ROADS PLAZA**

BRONX CB - 3

C 150197 ZSX

Application submitted by the New York City Department of Housing Preservation and Development and South Bronx Overall Economic Development Organization 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 modify the requirements

of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed 8-story building on property located at 986-996 Washington Avenue a.k.a. 489-493 East 164th Street (Block 2369, Lots 1, 2, 3, 4, 5, 53, 54, 90 and 153), in an M1-1/ R7-2 District, with a Special Mixed Use District (MX-7), Borough of the Bronx, Community District 3.

L.U. NOS. 214 AND 215 ARE RELATED

**L.U. No. 214
1561 WALTON AVENUE**

BRONX CB - 4

C 150175 HAX

Application submitted by the New York City 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 1561 Walton Avenue (Block 2845, Lot 47), 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 property (Block 2845, Lot 47) to a developer to be selected by HPD;

to facilitate development of a nine to eleven-story residential building with approximately 60 units (55,113 square feet) of rental housing affordable to low-income and homeless individuals or families.

**L.U. No. 215
1561 WALTON AVENUE**

BRONX CB - 4

C 150174 PQX

Application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City charter, for the acquisition of property located at 1561 Walton Avenue (Block 2845, Lot 47), to facilitate the development of a nine to eleven-story residential development with approximately 60 dwelling units of rental housing affordable to low-income and homeless individuals or families and community facility space.

