



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
LAND USE COMMITTEE
FOR THE WEEK OF JANUARY 25, 2016 - JANUARY 29, 2016**

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

DONOVAN J. RICHARDS, *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>

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 Tuesday, January 26, 2016:**

L.U. No. 320

*This item was laid over by the Subcommittee on
Zoning and Franchises on January 12, 2016*

POCO NYC

MANHATTAN - CB 3

20165210 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Becaf, LLC, d/b/a Poco NYC, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 33 Avenue B.

RES. NO. 935

*Hearing was held on this item on January 12, 2016,
and laid over by the Subcommittee on Zoning and Franchises*

CITYWIDE

20165265 GFY

Proposed authorizing resolution submitted by the Mayor pursuant to Section 363 of the Charter for the granting of franchises for installation of telecommunications equipment and facilities on, over and under the inalienable property of the City in connection with the provision of mobile telecommunications services.

L.U. NOS. 327 AND 328 ARE RELATED

L.U. No. 327

321-323 CANAL STREET

MANHATTAN - CB 2

C 150384 ZSM

Application submitted by the 321 New Canal, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of:

1. Section 42-14(D)(2)(b) - to allow retail uses (Use Group 6 uses) on portions of the ground floor and the cellar;
2. Section 42-10 to allow residential uses (Use Group 2 uses) on portions of the ground floor, and on the 2nd - 4th floor;

of an existing four-story building on property located at 321 Canal Street (Block 230, Lot 5), in an M1-5B Zoning District, within the SoHo Cast-Iron Historic District.

L.U. No. 328

321-323 CANAL STREET

MANHATTAN - CB 2

C 150385 ZSM

Application submitted by the 323 Equities, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of:

1. Section 42-14(D)(2)(b) - to allow retail uses (Use Group 6 uses) on portions of the ground floor and the cellar; and
2. Section 42-10 to allow residential uses (Use Group 2 uses) on portions of the ground floor, and on the 2nd - 4th floors;

of an existing four-story building on property located at 323 Canal Street (Block 230, Lot 6), in an M1-5B Zoning District, within the SoHo Cast-Iron Historic District.

L.U. NOS. 329, 330 AND 331 ARE RELATED

L.U. No. 329

150 WOOSTER STREET

MANHATTAN - CB 2

N 150416 ZRM

Application submitted by 150 Wooster LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712, concerning a special permit for developments in historic districts within M1-5A and M1-5B districts.

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 remains in the Zoning Resolution

Article VII

Chapter 4

Special Permits by the City Planning Commission

* * *

74-712

Developments in Historic Districts

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

- (a) In M1-5A and M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, ~~has not more than 20 percent of the lot area occupied by existing #buildings#, or has #street# frontages on two or more #wide streets# and~~ or has not more than 40 percent of the #lot area# occupied by existing #buildings#, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Section 32-15 (Use Group 6), provided:

* * *

(b) In all districts, the Commission may modify #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, the Commission may make such modifications for #zoning lots# where not more than ~~20~~ 40 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission finds that such #bulk# modifications: ~~comply with the findings set forth below.~~

~~In addition, in M1-5A and M1-5B Districts, the Commission may also modify #bulk# regulations, except #floor area ratio regulations#, for development on a #zoning lot# that has street frontages on two or more #wide streets# and that, as of December 15, 2003, has more than 20 percent but not more than 40 percent of the #lot area# occupied by existing #buildings#, provided the #development# contains no #residences# and the Commission finds that such #bulk# modifications:~~

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L.U. No. 330

150 WOOSTER STREET

MANHATTAN - CB 2

C 150417 ZSM

Application submitted by 150 Wooster LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Sections 42-00 and 42-12(D)(2)(a) to allow Use Group 2 uses on portions of the cellar, ground floor, and the 2nd – 8th floors and penthouse, and Use Group 6 uses (retail uses) on portions of the cellar and ground floor of a proposed 8-story and penthouse mixed-use building on a zoning lot that, as of December 15, 2003, has not more than 40% of its lot area occupied by existing buildings, located at 150 Wooster Street (Block 514, Lots 7 and 9), in an M1-5A District, within the SoHo Cast-Iron Historic District.

L.U. No. 331
150 WOOSTER STREET

MANHATTAN - CB 2

C 150418 ZSM

Application submitted by 150 Wooster LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify the height and setback requirements of Section 43-43 and the permitted obstruction requirements of Section 43-23, to facilitate the development of an 8-story and penthouse mixed-use building on a zoning lot where not more than 40% of the lot area is occupied by existing buildings as of December 15, 2003, located at 150 Wooster Street (Block 514, Lots 7 and 9), in an M1-5A District, within the SoHo Cast-Iron Historic District.



SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES

The Subcommittee on Landmarks, Public Siting and Maritime Uses public hearing scheduled for **Tuesday, January 26, 2016, in the Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **11:00 A.M.** has been **DEFERRED**.

SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS

The Subcommittee on Planning, Dispositions and Concessions public hearing scheduled for **Tuesday, January 26, 2016, in the Council Committee Room, 16th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M.** has been **DEFERRED**.

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 Thursday, January 28, 2016**, to consider all items reported out of the Subcommittee at the meeting held on Tuesday, January 26, 2016 and conduct such other business as may be necessary.