



COUNCIL OF THE CITY OF NEW YORK

**AGENDA
OF THE
LAND USE COMMITTEE
FOR THE MEETING OF JANUARY 28, 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>

L.U. No. 320
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.

(This item has been withdrawn)

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.

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.