

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, October 6, 2004

9:30 AM

Committee Room - City Hall

Subcommittee on Zoning and Franchises

Tony Avella, Chair

*Members: Christine C. Quinn, Maria Baez, Eric N. Gioia,
Melinda R. Katz, Michael E. McMahon and Albert Vann*

Roll Call

Present, Avella, Quinn, Baez, Gioia, Katz, McMahon and Vann

Other Council Members Attending: Gonzalez

**LU 0218-2004 Uniform Land Use Review Procedure application no. 040492 ZMQ,
pursuant to §197-c and §197-d of the New York City Charter,
concerning changes to the zoning map, Borough of Queens,
Council District no. 24.**

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 -
Land Use

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 -
Land Use

**A motion was made by that this Land Use Application be Approved by
Subcommittee.**

**LU 0254-2004 Uniform Land Use Review Procedure application no. 010645 ZMK,
pursuant to §197-c and §197-d of the New York City Charter,
concerning changes to the zoning map, Borough of Brooklyn,
Council District no. 33.**

Attachments: Hearing Transcript 9/21, Hearing Transcript 10/5, Hearing Transcript 10/13,
Hearing Transcript 10/13 - Land Use

Attachments: Hearing Transcript 9/21, Hearing Transcript 10/5, Hearing Transcript 10/13,
Hearing Transcript 10/13 - Land Use

**LU 0255-2004 Uniform land use review procedure application no. 010646 ZSK,
pursuant to §197-c and §197-d of the Charter of the City of New
York concerning a special permit under the Zoning Resolution in
the Borough of Brooklyn, Council District no. 33 to allow mixed -
use building without regard to yard, court, and height and set-back
regulations. This application is subject to review and action by the
Land Use Committee only if appealed to the Council pursuant to
§197-d(b)(2) of the Charter or called-up by vote of the Council
pursuant to §197-d(b)(3) of the Charter.**

Attachments: Hearing Transcript 9/21, Hearing Transcript 10/5, Hearing Transcript 10/13,
Hearing Transcript 10/13 - Land Use

Attachments: Hearing Transcript 9/21, Hearing Transcript 10/5, Hearing Transcript 10/13,
Hearing Transcript 10/13 - Land Use

LU 0256-2004 Uniform land use review procedure application no. 010647 ZMK, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Brooklyn, Council District no. 33 to allow an attended public parking garage with a maximum capacity of 327 spaces and to allow floor space up to a height of 23 feet above curb level to be exempt from the definition of floor area. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to §197-d(b)(3) of the Charter.

Attachments: Hearing Transcript 9/21, Hearing Transcript 10/5, Hearing Transcript 10/13, Hearing Transcript 10/13 - Land Use

Attachments: Hearing Transcript 9/21, Hearing Transcript 10/5, Hearing Transcript 10/13, Hearing Transcript 10/13 - Land Use

LU 0257-2004 Uniform land use review procedure application no. 030492 ZSK, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Brooklyn, Council District no. 33 to allow a residential use on the 2nd floor, 3rd floor and 4th floor of an existing 4-story building . This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to §197-d(b)(3) of the Charter.

Attachments: Hearing Transcript 9/21, Hearing Transcript 10/5, Hearing Transcript 10/13, Hearing Transcript 10/13 - Land Use

Attachments: Hearing Transcript 9/21, Hearing Transcript 10/5, Hearing Transcript 10/13, Hearing Transcript 10/13 - Land Use

LU 0271-2004 Application no. 20055010 TCM pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Three Friends, LLC, to establish, maintain and operate an unenclosed sidewalk café located at 2418 Broadway, Borough of Manhattan, Council District no. 6. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and §20-226(g) of the New York City Administrative Code.

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 - Land Use

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 -
Land Use

A motion was made by that this Land Use Application be Approved by
Subcommittee.

LU 0272-2004 **Uniform land use review procedure application no. C 030412 MMK,**
pursuant to §197-c and §197-d of the New York City Charter
concerning an amendment to the City Map, Borough of Brooklyn,
Council District no. 38. This application is subject to review and
action by the Land Use Committee only if appealed to the Council
pursuant to §197-d(b)(2) of the Charter or called up by vote of the
Council pursuant to §197-d(b)(3) of the Charter.

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 -
Land Use

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 -
Land Use

A motion was made by that this Land Use Application be Approved by
Subcommittee.

LU 0273-2004 **Uniform Land Use Review Procedure application no. C 030413 ZMK**
pursuant to §197-c and §197-d of the New York City Charter,
concerning changes to the zoning map, Borough of Brooklyn,
Council District no. 38.

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 -
Land Use

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 -
Land Use

A motion was made by that this Land Use Application be Approved by
Subcommittee.

LU 0274-2004 **Uniform land use review procedure application no. C 030414 ZSK,**
pursuant to §197-c and §197-d of the Charter of the City of New
York concerning a special permit under the Zoning Resolution in
the Borough of Borough of Brooklyn, Council District no. 38 to
facilitate the development of a large retail establishments. This
application is subject to review and action by the Land Use
Committee only if appealed to the Council pursuant to §197-d(b)(2)
of the Charter or called up by vote of the Council pursuant to
§197-d(b)(3) of the Charter.

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 -
Land Use

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 - Land Use

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0275-2004 **Uniform land use review procedure application no. C 030415 ZSK, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Brooklyn, Council District no. 38 to modify the maximum building height requirements to facilitate a commercial building development. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called up by vote of the Council pursuant to §197-d(b)(3) of the Charter.**

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 - Land Use

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 - Land Use

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0276-2004 **Land use review procedure application no. N 030416 ZAK, pursuant to §62-722of the Zoning Resolution and §197-d of the Charter of the City of New York concerning an authorization to modify the waterfront public access and visual corridor requirements in the Borough of Brooklyn, Council District no. 38 to facilitate a commercial building development. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called up by vote of the Council pursuant to §197-d(b)(3) of the Charter.**

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 - Land Use

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 - Land Use

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0279-2004 **Zoning resolution amendment application no. N 040467 ZRM, pursuant to Sections 197-d and 201 of the New York City Charter, for an amendment to Section 42-451, relating to Article IV, Chapter 2, concerning sign regulations for theaters.**

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 - Land Use

Attachments: Hearing Transcript 10/5, Hearing Transcript 10/6, Hearing Transcript 10/6 - Land Use

A motion was made by that this Land Use Application be Approved by Subcommittee.

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Affirmative, 7 -

Avella, Quinn, Baez, Gioia, Katz, McMahon and Vann