

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, July 22, 2003

10:00 AM

Council Chambers - City Hall

## Committee on Land Use

*Melinda R. Katz, Chair*

*Members: Bill Perkins, Michael C. Nelson, Christine C. Quinn,  
Joel Rivera, Tony Avella, Maria Baez, Charles Barron, Leroy G. Comrie,  
Simcha Felder, Eric N. Gioia, G. Oliver Koppell, Miguel Martinez,  
Michael E. McMahon, Hiram Monserrate, Albert Vann and Andrew J. Lanza*

## Roll Call

**Present,**

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent,**

Baez, McMahon, Monserrate and Lanza

LU 0478-2003

**Application no. 20045022 HHX, pursuant to Sections 7385(6) and 7387(4) of the Consolidated Laws of New York, at the request of the New York City Health and Hospital Corporation, respecting the surrender of a parcel of land and buildings located Borough of the Bronx, Council District no.13.**

**Affirmative, 13 -**

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent, 4 -**

Baez, McMahon, Monserrate and Lanza

LU 0479-2003

**N 20045035 OSY, Citywide relating to proposed changes to various sections of the zoning resolution pertaining to Community Facilities.**

**Affirmative, 12 -**

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Gioia, Koppell, Martinez and Vann

**Abstain, 1 -**

Felder

**Absent, 4 -**

Baez, McMahon, Monserrate and Lanza

T2003-1318

**Uniform land use review procedure application no. 030326 ZSX, 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 Bronx, Council District no. 11 to allow an unattended parking garage with a maximum capacity of 172 spaces. 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.**

**Affirmative, 13 -**

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent, 4 -**

Baez, McMahon, Monserrate and Lanza

**T2003-1319**      **Uniform land use review procedure application no. 030327 ZSX, 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 Bronx, Council District no. 11 to allow a group parking facility accessory to uses in a large-scale community facility development with a maximum capacity of 1374 spaces and to allow 206 spaces to be located on the roof of a proposed parking facility. 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.**

**Affirmative,** 13 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent,** 4 -

Baez, McMahon, Monserrate and Lanza

**Int 0466-2003**      **A Local Law to amend the New York city charter in relation to authorizing the department of transportation to extend the expiration date of any franchise to operate and maintain bus shelters.**

**Affirmative,** 13 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent,** 4 -

Baez, McMahon, Monserrate and Lanza

**Enactment No:** 2003/057

**LU 0226-2002**      **Resolution authorizing the Department of Transportation to grant nonexclusive franchises for the installation, operation, and maintenance of coordinated franchise structures. (20035026 GFY)**

**Attachments:** Hearing Transcript 10/29

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**LU 0394-2003**      **Uniform Land Use Review Procedure application no. 020124 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. 31.**

**LU 0397-2003** Uniform land use review procedure application no. C 030295 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 744, 746, 750, 752 and 756 Rockaway Avenue, Borough of Brooklyn, Council District no. 42. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.

**LU 0427-2003** Uniform Land Use Review Procedure application no. 030325 ZMX, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Bronx, Council District no. 11.

**LU 0428-2003** Uniform land use review procedure application no. 030326 ZSX, 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 Bronx, Council District no. 11 to allow an unattended parking garage with a maximum capacity of 172 spaces. 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.

**Affirmative,** 13 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent,** 4 -

Baez, McMahon, Monserrate and Lanza

**LU 0429-2003** Uniform land use review procedure application no. 030327 ZSX, 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 Bronx, Council District no. 11 to allow a group parking facility accessory to uses in a large-scale community facility development with a maximum capacity of 1374 spaces and to allow 206 spaces to be located on the roof of a proposed parking facility. 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.

**Affirmative,** 13 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent,** 4 -

Baez, McMahon, Monserrate and Lanza

**Int 0502-2003      A Local Law to amend the administrative code of the city of New York, in relation to the regulation of outdoor advertising and repealing sections 5, 6, 7 and 8 of local law 14 for the year 2001 in relation thereto.**

**LU 0448-2003      Uniform Land Use Review Procedure application no. 030237 ZMM, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Manhattan, Council District no. 1.**

**Affirmative,** 13 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent,** 4 -

Baez, McMahon, Monserrate and Lanza

**LU 0449-2003      Zoning resolution amendment application no. 030236 ZRY, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Citywide, relating: to Special Mixed Use District #6.**

**Affirmative,** 13 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent,** 4 -

Baez, McMahon, Monserrate and Lanza

**LU 0466-2003      Application no. 20035259 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Mr. G Restaurant Corp., d/b/a Positano Italian Restaurant, to establish, maintain and operate an unenclosed sidewalk café located at 122 Mulberry Street, Borough of Manhattan, Council District no. 1. 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.**

- LU 0467-2003**      **Application no. 20035260 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Buona Notte, Inc., to establish, maintain and operate an unenclosed sidewalk café located at 120 Mulberry Street, Borough of Manhattan, Council District no. 1. 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.**
- LU 0468-2003**      **Application no. 20035261 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Fratelli Restaurant, Inc., to establish, maintain and operate an unenclosed sidewalk café located at 115 Mulberry Street, Borough of Manhattan, Council District no. 1. 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.**
- LU 0470-2003**      **Application no. 20035271 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of ANH Corporation, to establish, maintain and operate an unenclosed sidewalk café located at 363 Third Avenue, Borough of Manhattan, Council District no. 2. 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.**
- LU 0388-2003**      **Application no. 20035181 HAM, an Urban Development Action Area Project, located in Community Boards 9, 10 and 11; Council Districts no. 7, 8 and 9; Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development, and pursuant to Sections 577 of the Private Housing Finance Law and 696 of the General Municipal Law for exemptions from real property taxes.**

**LU 0461-2003      Application no. 20035251 HAX, an Urban Development Action Area Project located at 2241 Webster Avenue, Council District no. 15, Borough of the Bronx. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.**

**Affirmative,** 13 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez and Vann

**Absent,** 4 -

Baez, McMahon, Monserrate and Lanza

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY