

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, May 10, 2012

9:30 AM

Continuation of the May 8, 2012 - Recessed Meeting

250 Broadway - Committee Rm, 14th Fl.

### **Subcommittee on Zoning and Franchises**

*Mark S. Weprin, Chair*

*Members: Leroy G. Comrie, Jr., Daniel R. Garodnick, Robert Jackson,  
Jessica S. Lappin, Diana Reyna, Joel Rivera, Larry B. Seabrook,  
James Vacca, Albert Vann and Vincent M. Ignizio*

Continuation of the May 8, 2012 - Recessed Meeting

Roll Call

**Present:** Weprin, Comrie Jr., Garodnick, Jackson, Lappin, Reyna, Rivera, Seabrook,  
Vacca, Vann and Ignizio

*Other Council Members Attending: Fidler, Koo and Williams*

LU 0595-2012

**Application no. C 120108 ZMK submitted by NYC Department of Small Business Services pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos.29a and 29c, Council District 46.**

**Attachments:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

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

**Affirmative:** 10 -

Weprin, Comrie Jr., Garodnick, Lappin, Reyna, Rivera, Seabrook, Vacca, Vann and Ignizio

LU 0596-2012

**Application no. C 070512 MMK submitted by the Department of Small Business Services pursuant to Sections 1302, 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map, Borough of Brooklyn, Community District 18, Council District no. 46. 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:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

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

**Affirmative:** 10 -

Weprin, Comrie Jr., Garodnick, Lappin, Reyna, Rivera, Seabrook, Vacca, Vann and Ignizio

LU 0597-2012

**Application no. C 120111 PPK submitted by the NYC Department of Small Business Services (DSBS), pursuant to Section 197-c of the New York City Charter, for Disposition to the New York City Economic Development Corporation (EDC) of city-owned property located at 2875 Flatbush Avenue (Block 8591, p/o Lot 125, and p/o Lot 175), which includes the disposition of an easement over p/o Lot 100 and a restriction prohibiting Use Group 16 on Block 8591, p/o Lot 100 and p/o Lot 125, Borough Brooklyn, Community District 18, Council District 46. 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:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

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

**Affirmative:** 10 -

Weprin, Comrie Jr., Garodnick, Lappin, Reyna, Rivera, Seabrook, Vacca, Vann and Ignizio

**LU 0598-2012**      **Application no. N 120109 ZAK submitted by NYC Department of Small Business Services for the grant of an authorization pursuant to Section 62-822(a)(1) of the Zoning Resolution to modify the location requirements of Sections 62-511(Location of Visual corridors) and 62-56(Requirement's for Upland Connections) and the minimum dimension requirements of Section 62-53 (Requirements for Shore Public Walkways); in connection with a proposed waterfront zoning lot subdivision, on property bounded by Mill Basin, Four Sparrow Marsh Park, and Flatbush Avenue (Block 8591, Lots 125, 175, 980 and p/o Lot 100) in a C3 and C8-1 Districts, Borough of Brooklyn, Community District 18, Council District 46. 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:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

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

**Affirmative:** 10 -

Weprin, Comrie Jr., Garodnick, Lappin, Reyna, Rivera, Seabrook, Vacca, Vann and Ignizio

**LU 0599-2012**      **Application no. C 090466 ZMQ submitted by ADC Builders & Developers pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 19a, Council District 27.**

**Attachments:** Land Use Calendar - Week of April 23, 2012 - April 27, 2012, Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Transcript - Zoning 4-24-12, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of April 23, 2012 - April 27, 2012, Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Transcript - Zoning 4-24-12, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

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

**Affirmative:** 11 -

Weprin, Comrie Jr., Garodnick, Jackson, Lappin, Reyna, Rivera, Seabrook, Vacca, Vann and Ignizio

LU 0602-2012

**Application no. 20125364 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Serafina Meatpacking LLC., d.b.a. Serafina, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 7 Ninth Avenue, Borough of Manhattan, Council District 3. 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:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - May 10, 2012, Hearing Testimony - Zoning 5/8/12, Committee Report, Resolution, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

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

**Affirmative:** 11 -

Weprin, Comrie Jr., Garodnick, Jackson, Lappin, Reyna, Rivera, Seabrook, Vacca, Vann and Ignizio

LU 0603-2012

**Application no. 20125338 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Vida Café Inc. d.b.a. Mamajuana Cafe, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 247 Dyckman Street, Borough of Manhattan, Council District 7. 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:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - Week of May 21, 2012 - May 25, 2012, Land Use Calendar - May 24, 2012, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Land Use Calendar - Week of May 7, 2012 - May 11, 2012, Reconvening of Zoning Subcommittee Meeting 5-10-2012, Land Use Calendar - Week of May 21, 2012 - May 25, 2012, Land Use Calendar - May 24, 2012, Hearing Transcript - Zoning 5-8-12, Hearing Transcript - Zoning 5-10-12

**This Land Use Application was Laid Over by Subcommittee**