

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Monday, July 25, 2005**

**9:30 AM**

**Committee Room - City Hall**

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

*Tony Avella, Chair*

*Members: Christine C. Quinn, Maria Baez, Martin Malave-Dilan, Eric N. Gioia,  
Melinda R. Katz, Michael E. McMahon, Larry B. Seabrook and Albert Vann*

Roll Call

**Present,** Avella, Quinn, Katz and McMahon

**Absent,** Baez, Gioia, Vann and Seabrook

*Other Council Members Attending: Palma*

**LU 0415-2005      Uniform Land Use Review Procedure application no. 010703 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. 18.**

**Attachments:**    Hearing Transcript - Land Use 7/26/05

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

**Attachments:**    Hearing Transcript - Land Use 7/26/05

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

**Affirmative,**    5 -

Avella, Quinn, Katz, McMahon and Malave-Dilan

**Absent,**        4 -

Baez, Gioia, Vann and Seabrook

**LU 0416-2005      Uniform Land Use Review Procedure application no. 050277 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. 19 and 20.**

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Land Use 7/26/05

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

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Land Use 7/26/05

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

**Affirmative,**    5 -

Avella, Quinn, Katz, McMahon and Malave-Dilan

**Absent,**        4 -

Baez, Gioia, Vann and Seabrook

LU 0460-2005      **Uniform Land Use Review Procedure application no. 050014 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 51.**

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Zoning 7/26/05,  
Hearing Transcript - Land Use 7/26/05

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

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Zoning 7/26/05,  
Hearing Transcript - Land Use 7/26/05

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

LU 0461-2005      **Uniform Land Use Review Procedure application no. 050143 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 51.**

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Zoning 7/26/05,  
Hearing Transcript - Land Use 7/26/05

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

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Zoning 7/26/05,  
Hearing Transcript - Land Use 7/26/05

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

LU 0510-2005      **Uniform Land Use Review Procedure application no. 050015 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 51.**

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Zoning 7/26/05,  
Hearing Transcript - Land Use 7/26/05

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

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Zoning 7/26/05,  
Hearing Transcript - Land Use 7/26/05

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

LU 0512-2005      **Application no. 20055633 TCQ pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of YNLC Café Corp., d/b/a Avenue Café, to establish, maintain and operate an unenclosed sidewalk café located at 35-27 30th Avenue, Borough of Queens, Council District no. 22. 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 - Zoning 7/25/05

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

**Attachments:**    Hearing Transcript - Zoning 7/25/05

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

**Affirmative, 5 -**

Avella, Quinn, Katz, McMahon and Malave-Dilan

**Absent, 4 -**

Baez, Gioia, Vann and Seabrook

LU 0513-2005      **Application no. 20055545 TCM pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of PM Operating Group LLC, to establish, maintain and operate an unenclosed sidewalk café located at 50 Gansevoort Street, Borough of Manhattan, Council District no. 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:**    Hearing Transcript - Zoning 7/25/05

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

**Attachments:**    Hearing Transcript - Zoning 7/25/05

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

**Affirmative, 5 -**

Avella, Quinn, Katz, McMahon and Malave-Dilan

**Absent, 4 -**

Baez, Gioia, Vann and Seabrook

LU 0514-2005      **Application no. 20055515 TCM, pursuant to §20-22(6) of the Administrative Code of the City of New York, concerning the petition of 71 Wine Bar Operating Corp., d/b/a 71 Wine Bar Cafe Operating Corp., to establish, maintain and operate an small sidewalk café located 237 Columbus Avenue, 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 §20-22(6)(g) of the New York City Administrative Code.**

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Land Use 7/26/05

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

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Land Use 7/26/05

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

**Affirmative, 5 -**

Avella, Quinn, Katz, McMahon and Malave-Dilan

**Absent, 4 -**

Baez, Gioia, Vann and Seabrook

LU 0515-2005      **Uniform Land Use Review Procedure application no. 050289 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. 13.**

**Attachments:**    Hearing Transcript - Zoning 7/25/05

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

**Attachments:**    Hearing Transcript - Zoning 7/25/05

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

**Affirmative, 5 -**

Avella, Quinn, Katz, McMahon and Malave-Dilan

**Absent, 4 -**

Baez, Gioia, Vann and Seabrook

LU 0516-2005      **Uniform Land Use Review Procedure application no. 050400 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.27**

**Attachments:**    Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Land Use 7/26/05

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

**Attachments:** Hearing Transcript - Zoning 7/25/05, Hearing Transcript - Land Use 7/26/05

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

**Affirmative,** 5 -

Avella, Quinn, Katz, McMahon and Malave-Dilan

**Absent,** 4 -

Baez, Gioia, Vann and Seabrook

LU 0517-2005

**Zoning resolution amendment application no. 20050401 ZRY, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Citywide, relating to: Article 1, Chapter 2 (Construction of Language and Definitions) and Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residential Districts)**

**Attachments:** Hearing Transcript - Zoning 7/25/05

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

**Attachments:** Hearing Transcript - Zoning 7/25/05

**This Land Use Application was Approved by Subcommittee**

**Affirmative,** 5 -

Avella, Quinn, Katz, McMahon and Malave-Dilan

**Absent,** 4 -

Baez, Gioia, Vann and Seabrook