

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, August 11, 2015

9:30 AM

250 Broadway - Committee Rm, 16th Fl.

Subcommittee on Zoning and Franchises

Donovan J. Richards, Chair

*Members: Daniel R. Garodnick, Jumaane D. Williams,
Antonio Reynoso, Ritchie J. Torres,
Vincent J. Gentile and Ruben Wills*

Roll Call

Present: Richards, Garodnick, Williams, Reynoso and Torres

Absent: Wills

Medical: Gentile

Other Council Members Attending: Mendez, Greenfield and Johnson

LU 0257-2015

Application No. 20155525 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 411 Restaurant Corp. d/b/a Tonic, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 411 Third Avenue, Borough of Manhattan, Community Board 6, Council District 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 Section 20-226 of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of August 10, 2015 - August 14, 2015, Land Use Calendar - August 12, 2015, August 13, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 8-11-15

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of August 10, 2015 - August 14, 2015, Land Use Calendar - August 12, 2015, August 13, 2015 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 8-11-15

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

Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile

LU 0258-2015

Application No. 20155693 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Third Avenue Café, LLC d/b/a Banc Café, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 431 Third Avenue, Borough of Manhattan, Community Board 6, Council District 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 Section 20-226 of the New York City Administrative Code.

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

Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile

LU 0259-2015

Application No. 20155689 TCM pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Jonilu, LLC d/b/a La Villetta, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 398 East 52nd Street, Borough of Manhattan, Community Board 6, Council District 4. 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 Section 20-226 of the New York City Administrative Code.

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

Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile

LU 0260-2015

Application No. N 150287 ZRX submitted by the West Side Federation for Senior and Supportive Housing pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article VII, Chapter 4, to amend Section 74-745 to create a new special permit to allow for the City Planning Commission to waive or reduce parking requirements for non-profit residences for the elderly, Borough of the Bronx, Community Board 1, Council District 8.

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

Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile

LU 0261-2015

Application No. C 150288 ZMX submitted by the West Side Federation for Senior and Supportive Housing pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 6a, changing an R6 District to an R7-2 District, establishing within an existing R6 District a C1-4 District, establishing within a proposed R7-2 District a C1-4 District, and establishing within a proposed R7-2 District a C2-4 District, on property generally bounded by Third Avenue, 139th Street, Alexander Avenue, and 138th Street, Borough of the Bronx, Community Board 1, Council District 8.

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

Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile

LU 0262-2015

Application No. C 150289 ZSX submitted by the West Side Federation for Senior and Supportive Housing pursuant to Section 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify height and setback requirements, yard requirements, distance between building requirements, and court requirements, in connection with a proposed mixed use development on property located at 285 East 138th Street (Block 2314, Lot 1), Borough of the Bronx, Community Board 1, Council District 8. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

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Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile

LU 0263-2015

Application No. C 150344 ZSX submitted by the West Side Federation for Senior and Supportive Housing pursuant to Section 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-745(c) of the Zoning Resolution to waive the number of required accessory off-street parking spaces, in connection with a proposed mixed use development on property located at 285 East 138th Street (Block 2314, Lot 1), Borough of the Bronx, Community Board 1, Council District 8. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

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Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile

LU 0264-2015

Application No. C 150203 MMM submitted by West Village Residences, LLC and the New York City Department of Parks and Recreation, pursuant to Section 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the establishment of a park within the area bounded by Seventh Avenue, Greenwich Avenue, and West 12th Street, and the modification of block dimensions and legal grades necessitated thereby, including authorization for any acquisition or disposition of real property related, Borough of Manhattan, Community Board 2, Council District 3. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Charter Section 197-d(b)(2) or called up by vote of the Council pursuant to Charter Section 197-d(b)(3).

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

Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile

LU 0265-2015

Application No. N 150267 ZRM submitted by West Village Residences, LLC and the New York City Department of Parks and Recreation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article VII, Chapter 4, to allow for open space being developed within the West Village Residences Large Scale General Development to be mapped as a park and conveyed to the City of New York, Borough of Manhattan, Community Board 2, Council District 3.

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Absent: 1 - Wills

Medical: 1 - Gentile

LU 0266-2015

Application No. N 150141 ZRQ submitted by Bright Horizons Children's Center, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article XI, Chapter 7, to change the ground floor use provisions in Section 117-03, Appendix C and related sections of the Special Long Island City Mixed Use District to allow community facility uses on the ground floor of buildings fronting on Queens Plaza, Borough of Queens, Community Boards 1 and 2, Council District 26.

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Affirmative: 5 - Richards, Garodnick, Williams, Reynoso and Torres

Absent: 1 - Wills

Medical: 1 - Gentile