

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, January 28, 2014

9:30 AM

250 Broadway - Committee Rm, 16th Fl.

Subcommittee on Zoning and Franchises

Mark S. Weprin, Chair

*Members: Daniel R. Garodnick, Jumaane D. Williams,
Donovan J. Richards, Antonio Reynoso, Ritchie J. Torres and Vincent M. Ignizio*

Roll Call

Present: Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Ignizio

Other Council Members Attending: Greenfield, Chin and Wills

T2014-0037

Application No. C 140093 ZSM submitted by Paco Lafayette, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) to modify Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to facilitate the development of a 7-story commercial building on a zoning lot with street frontages on two wide streets and, as of December 15, 2003, has not more than 40% of its lot area occupied by existing buildings, located at 300 Lafayette Street (Block 510, Lots 38, 39, and 40), Borough of Manhattan, Community District 2, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 7 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Ignizio

T2014-0038 **Application No. C 140095 ZSM submitted by Paco Lafayette, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on the cellar, ground floor, and second floor of a proposed 7-story commercial development, on property located at 300 Lafayette Street (Block 510, Lots 38, 39, and 40), Borough of Manhattan, Community District 2, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14

This Land Use Application was Hearing on P-C Item by Comm

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A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 7 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Ignizio

T2014-0039 **Application No. C 140096 ZSM submitted by Paco Lafayette, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail and office uses) below the floor level of the second story of a proposed 7-story commercial building on a zoning lot with street frontages on two wide streets and, as of December 15, 2003, has not more than 40% of its lot area occupied by existing buildings, located at 300 Lafayette Street (Block 510, Lots 38, 39, and 40), Borough of Manhattan, Community District 2, Council District 1. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.**

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 7 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Ignizio

T2014-0036

Application No. N 140092 ZRM submitted by Paco Lafayette LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712, concerning a special permit for developments in historic districts in M1-5A and M1-5B districts, Borough of Manhattan, Community District 2, Council District 1.

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Land Use Calendar - January 30, 2014, Hearing Transcript - Zoning 1-28-14

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 7 -

Weprin, Garodnick, Williams, Richards, Reynoso, Torres and Ignizio

T2014-0040

Application No. N 130232 ZRY submitted by 945 Realty Holdings, 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 III, Chapter 2 to amend Section 32-421 to permit commercial use on the second floors of buildings in C1 and C2 districts mapped within R9 & R10 districts and in C1-8, C1-9, C2-7, & C2-8 districts, Borough of Manhattan, Community District 6, Council Districts 4 and 5.

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14

This Land Use Application was Hearing on P-C Item by Comm

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This Land Use Application was P-C Item Laid Over by Comm

T2014-0041

Application No. C 070194 ZMQ submitted by Tserpes Holding LLC pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18d, changing from an R3-2 District to a C4-2 District and changing from an R3A District to a C4-2 District property located in Borough of Queens, Community Board 12, Council District 28.

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14

This Land Use Application was P-C Item Laid Over by Comm

T2014-0042

Application No. C 090033 MMQ submitted by Tserpes Holding LLC pursuant to Section 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 to eliminate, discontinue, and close a portion of North Conduit Avenue, including the extinguishment of an easement located north of the street, Borough of Queens, Community Board 12, Council District 28. 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 a vote of the Council pursuant to 197-d(b)(3) of the Charter.

Attachments: Land Use Calendar - Week of January 27, 2014 - January 31, 2014, Hearing Transcript - Zoning 1-28-14

This Land Use Application was Hearing on P-C Item by Comm

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This Land Use Application was P-C Item Laid Over by Comm