

# The New York City Council

*New York City Council  
City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, March 20, 2008

9:45 AM

Continuation of March 19, 2008 Recessed Meeting

250 Broadway - Hearing Room, 14th Fl.

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

*Tony Avella, Chair*

*Members: Simcha Felder, Eric N. Gioia, Robert Jackson,  
Melinda R. Katz, Michael E. McMahon, Joel Rivera, Larry B. Seabrook,  
Helen Sears, Kendall Stewart and Albert Vann*

Roll Call

**Present,** Avella, Felder, Gioia, Jackson, Katz, Rivera, Seabrook, Sears, Stewart and Vann

**Absent,** McMahon

*Other Council Members Attending: Reyna and Dilan*

LU 0688-2008

**Uniform land use review procedure application no. C 050192 ZMK submitted by 70 Wyckoff Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 13b, changing from an M1-1 District to an R6 District and establishing a C2-4 District within an R6 District..**

**Attachments:** Hearing Transcript - Zoning 3/4/08, Hearing Testimony - Zoning 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08, Hearing Transcript - Zoning 3/20/08, Hearing Transcript - Land Use 3/20/08

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

**Attachments:** Hearing Transcript - Zoning 3/4/08, Hearing Testimony - Zoning 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08, Hearing Transcript - Zoning 3/20/08, Hearing Transcript - Land Use 3/20/08

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

**Affirmative,** 6 -

Avella, Felder, Katz, Seabrook, Sears and Vann

**Absent,** 1 -

McMahon

LU 0689-2008

**Uniform land use review procedure application no. C 060228 ZMQ submitted by Scaldafiore Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No 9c, changing from an R5 District to an R6A District property bounded by 21st Avenue, a line 175 feet northwesterly of 31st Street, a line 100 feet southwesterly of 20th Avenue, and 31st Street.**

**Attachments:** Hearing Transcript - Zoning 3/4/08, Hearing Testimony - Zoning 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08, Hearing Transcript - Zoning 3/20/08, Hearing Transcript - Land Use 3/20/08

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

**Attachments:** Hearing Transcript - Zoning 3/4/08, Hearing Testimony - Zoning 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08, Hearing Transcript - Zoning 3/20/08, Hearing Transcript - Land Use 3/20/08

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

**Affirmative,** 9 -

Avella, Felder, Jackson, Katz, Rivera, Seabrook, Sears, Stewart and Vann

**Absent,** 1 -

McMahon

LU 0699-2008

**Application no. N 080149 ZRY submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Section 12-10 (Definitions) of the Zoning Resolution of the City of New York, modifying regulations pertaining to floor area calculations for stairwells of residential buildings taller than 125 feet.**

**Attachments:** Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08, Hearing Transcript - Zoning 3/20/08, Hearing Testimony - Zoning 4/1/08, Hearing Transcript - Zoning 4/1/08, Hearing Transcript - Land Use 4/3/08

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

**Attachments:** Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08, Hearing Transcript - Zoning 3/20/08, Hearing Testimony - Zoning 4/1/08, Hearing Transcript - Zoning 4/1/08, Hearing Transcript - Land Use 4/3/08

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

LU 0700-2008

**Application no. 080213 ZMK submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c, 12d, and 13b.**

**Attachments:** Press Release, Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08, Hearing Transcript - Zoning 3/20/08, Hearing Transcript - Land Use 3/20/08, Hearing Transcript - Stated Meeting 3/26/08

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

**Attachments:** Press Release, Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08, Hearing Transcript - Zoning 3/20/08, Hearing Transcript - Land Use 3/20/08, Hearing Transcript - Stated Meeting 3/26/08

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative,** 8 -

Avella, Felder, Jackson, Katz, Rivera, Seabrook, Sears and Vann

**Abstain,** 1 -

Stewart

Absent, 1 -  
McMahon

LU 0701-2008

**Application no. 080202 ZMR submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 20d and 21b.**

**Attachments:** Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08,  
Hearing Transcript - Zoning 3/20/08, Hearing Testimony - Zoning 4/1/08,  
Hearing Transcript - Zoning 4/1/08, Hearing Transcript - Land Use 4/3/08

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

**Attachments:** Hearing Transcript - Zoning 3/19/08, Hearing Testimony - Zoning 3/19/08,  
Hearing Transcript - Zoning 3/20/08, Hearing Testimony - Zoning 4/1/08,  
Hearing Transcript - Zoning 4/1/08, Hearing Transcript - Land Use 4/3/08

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