

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, March 20, 2013**

**9:45 AM**

**Council Chambers - City Hall**

### **Committee on Land Use**

*Leroy G. Comrie, Jr., Chair*

*Members: Maria del Carmen Arroyo, Charles Barron, Inez E. Dickens,  
Daniel R. Garodnick, Sara M. Gonzalez, Robert Jackson, Jessica S. Lappin,  
Rosie Mendez, Annabel Palma, Diana Reyna, Joel Rivera, Albert Vann,  
Brad S. Lander, Stephen T. Levin, Mark S. Weprin, Jumaane D. Williams,  
Daniel J. Halloran III, Vincent M. Ignizio, Peter A. Koo and Ruben Wills*

## Roll Call

**Present:**

Comrie Jr., Arroyo, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Halloran III, Ignizio, Koo and Wills

**Absent:**

Barron, Dickens, Palma and Lander

LU 0766-2013

**Application No. C 130052 ZMM submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 12b and 12d, changing from a C2-8 District to a C4-6 District property bounded by South Street, Brooklyn Bridge, the U.S. Pierhead Line, and a line 1250 feet easterly of the southerly prolongation of the westerly street line of Old Slip (westerly portion) Borough of Manhattan, Community Board 1, Council District 1.**

**Attachments:** Land Use Calendar - Week of March 4, 2013 - March 8, 2013, Reconvening of Zoning Subcommittee Meeting 3-7-2013, Hearing Testimony - Zoning 03-05-13, Reconvening of Zoning Subcommittee Meeting 3-13-12, Land Use Calendar - Week of March 11, 2013 - March 15, 2013, Land Use Calendar - March 18, 2013, Additional Hearings Added - March 20, 2013, Land Use Calendar - Week of March 18, 2013 - March 22, 2013, Land Use Calendar - March 20, 2013, Hearing Transcript - Zoning 3-5-13, Hearing Testimony - Zoning 03-14-13, Committee Report, Resolution, Hearing Transcript - Zoning 3-13-13, Hearing Transcript - Zoning 3-20-13, Hearing Transcript - Land Use 3-20-13

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

**Attachments:** Land Use Calendar - Week of March 4, 2013 - March 8, 2013, Reconvening of Zoning Subcommittee Meeting 3-7-2013, Hearing Testimony - Zoning 03-05-13, Reconvening of Zoning Subcommittee Meeting 3-13-12, Land Use Calendar - Week of March 11, 2013 - March 15, 2013, Land Use Calendar - March 18, 2013, Additional Hearings Added - March 20, 2013, Land Use Calendar - Week of March 18, 2013 - March 22, 2013, Land Use Calendar - March 20, 2013, Hearing Transcript - Zoning 3-5-13, Hearing Testimony - Zoning 03-14-13, Committee Report, Resolution, Hearing Transcript - Zoning 3-13-13, Hearing Transcript - Zoning 3-20-13, Hearing Transcript - Land Use 3-20-13

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative:** 17 -

Comrie Jr., Arroyo, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Halloran III, Ignizio, Koo and Wills

**Absent:** 4 -

Barron, Dickens, Palma and Lander

LU 0767-2013

**Application No. N 130080 ZRM submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution, Article IX Chapter I, Special Lower Manhattan District, related hours of operation for waterfront public access areas associated with the South Street Seaport/Pier 17 redevelopment proposal, Borough of Manhattan, Community Board 1, Council District 1.**

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**Affirmative:** 17 -

Comrie Jr., Arroyo, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Halloran III, Ignizio, Koo and Wills

**Absent:** 4 -

Barron, Dickens, Palma and Lander

**LU 0768-2013      Application No. C 130053 ZSM submitted by South Street Seaport Limited Partnership pursuant to Sections 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 the yard requirements of Section 62-332 (Rear yards and waterfront yards), in connection with a proposed commercial development on property located at Pier 17, within a Large-Scale General Development, in a C4-6 District, within the Special Lower Manhattan District (South Street Seaport Subdistrict), Borough of Manhattan, Community Board 1, 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 March 4, 2013 - March 8, 2013, Reconvening of Zoning Subcommittee Meeting 3-7-2013, Hearing Testimony - Zoning 03-05-13, Reconvening of Zoning Subcommittee Meeting 3-13-12, Land Use Calendar - Week of March 11, 2013 - March 15, 2013, Land Use Calendar - March 18, 2013, Additional Hearings Added - March 20, 2013, Land Use Calendar - Week of March 18, 2013 - March 22, 2013, Land Use Calendar - March 20, 2013, Hearing Transcript - Zoning 3-5-13, Hearing Testimony - Zoning 03-14-13, Committee Report, Resolution, Hearing Transcript - Zoning 3-13-13, Hearing Transcript - Zoning 3-20-13, Hearing Transcript - Land Use 3-20-13

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Comrie Jr., Arroyo, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Reyna, Rivera, Vann, Levin, Weprin, Williams, Halloran III, Ignizio, Koo and Wills

**Absent:** 4 -

Barron, Dickens, Palma and Lander

**LU 0769-2013 Applications No. C 130054 ZSM submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the surface area of signs requirements of Section 32-64 (Surface Area and Illumination Provisions), and the height of signs and roof sign requirements of Section 32-65 (Permitted Projections or Height of Signs), in connection with a proposed commercial development on property located at Pier 17, within a Large-Scale General Development, in a C4-6 District, within the Special Lower Manhattan District (South Street Seaport Subdistrict), Borough of Manhattan, Community Board 1, 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 March 4, 2013 - March 8, 2013, Reconvening of Zoning Subcommittee Meeting 3-7-2013, Hearing Testimony - Zoning 03-05-13, Reconvening of Zoning Subcommittee Meeting 3-13-12, Land Use Calendar - Week of March 11, 2013 - March 15, 2013, Land Use Calendar - March 18, 2013, Additional Hearings Added - March 20, 2013, Land Use Calendar - Week of March 18, 2013 - March 22, 2013, Land Use Calendar - March 20, 2013, Hearing Transcript - Zoning 3-5-13, Hearing Testimony - Zoning 03-14-13, Committee Report, Resolution, Hearing Transcript - Zoning 3-13-13, Hearing Transcript - Zoning 3-20-13, Hearing Transcript - Land Use 3-20-13

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**Absent:** 4 -

Barron, Dickens, Palma and Lander

**LU 0770-2013 Application No. C 130055 ZSM submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-834 of the Zoning Resolution to modify the use regulations of Section 62-241 (Uses on existing piers and platforms) and the height and setback requirements of Section 62-342 (Developments on piers), in connection with a proposed commercial development on property located at Pier 17, within a Large-Scale General Development, in a C4-6 District, within the Special Lower Manhattan District (South Street Seaport Subdistrict) Borough of Manhattan, Community Board 1, 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 March 4, 2013 - March 8, 2013, Reconvening of Zoning Subcommittee Meeting 3-7-2013, Hearing Testimony - Zoning 03-05-13, Reconvening of Zoning Subcommittee Meeting 3-13-12, Land Use Calendar - Week of March 11, 2013 - March 15, 2013, Land Use Calendar - March 18, 2013, Additional Hearings Added - March 20, 2013, Land Use Calendar - Week of March 18, 2013 - March 22, 2013, Land Use Calendar - March 20, 2013, Hearing Transcript - Zoning 3-5-13, Hearing Testimony - Zoning 03-14-13, Committee Report, Resolution, Hearing Transcript - Zoning 3-13-13, Hearing Transcript - Zoning 3-20-13, Hearing Transcript - Land Use 3-20-13

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**Absent:** 4 -

Barron, Dickens, Palma and Lander

**LU 0771-2013      Application No. N 130056 ZAM submitted by South Street Seaport Limited Partnership for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), in connection with a proposed commercial development on property located at Pier 17, within a Large-Scale General Development, in a C4-6 District, within the Special Lower Manhattan District (South Street Seaport Subdistrict) Borough of Manhattan, Community Board 1, Council District 1. This application is subject to review and action by the Land Use Committee only if called up by a vote of the Council pursuant to Section 62-822(a) of the New York City Zoning Resolution.**

**Attachments:** Land Use Calendar - Week of March 4, 2013 - March 8, 2013, Reconvening of Zoning Subcommittee Meeting 3-7-2013, Hearing Testimony - Zoning 03-05-13, Reconvening of Zoning Subcommittee Meeting 3-13-12, Land Use Calendar - Week of March 11, 2013 - March 15, 2013, Land Use Calendar - March 18, 2013, Additional Hearings Added - March 20, 2013, Land Use Calendar - Week of March 18, 2013 - March 22, 2013, Land Use Calendar - March 20, 2013, Hearing Transcript - Zoning 3-5-13, Hearing Testimony - Zoning 03-14-13, Committee Report, Resolution, Hearing Transcript - Zoning 3-13-13, Hearing Transcript - Zoning 3-20-13, Hearing Transcript - Land Use 3-20-13

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**Absent:** 4 -

Barron, Dickens, Palma and Lander

LU 0772-2013

**Application No. C 130059 PPM submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property to the South Street Seaport Limited Partnership, located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), Borough of Manhattan, Community Board 1, 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.**

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