

The New York City Council

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



Meeting Minutes

Monday, February 25, 2008

3:00 PM

**Jointly with the Subcommittee on Planning, Dispositions and
Concessions
Council Chambers - City Hall**

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, McMahon, Sears and Stewart

Absent, Rivera, Seabrook and Vann

Other Council Members Attending: Mendez, Lappin and Brewer

LU 0667-2008

Application no. N 060273 NPM, pursuant to Section 197-a and Section 197-d of the New York City Charter concerning The Manhattan Community Board 6 197-a Plan for the Eastern Section of Community District 6 in Council Districts no. 4 and 5.

Attachments: Hearing Testimony 2/25/08, Hearing Transcript - Planning & Zoning 2/25/08, Hearing Transcript - Planning 3/4/08, Hearing Transcript - Planning 3/12/08, Hearing Transcript - Land Use 3/12/08, Hearing Transcript - Stated Meeting 3/12/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Testimony 2/25/08, Hearing Transcript - Planning & Zoning 2/25/08, Hearing Transcript - Planning 3/4/08, Hearing Transcript - Planning 3/12/08, Hearing Transcript - Land Use 3/12/08, Hearing Transcript - Stated Meeting 3/12/08

This Land Use Application was Laid Over by Subcommittee

LU 0623-2007

Uniform Land Use Review Procedure application no. C 070522 ZMM, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section 8d, changing from a M1-5 District to a C4-6 District and an M3-2 District to a C4-6 District.

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Laid Over by Subcommittee

LU 0680-2008 **Uniform Land Use Review Procedure application no. C 070530 (A) ZRM, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, Section 12-10, Section 23-144, Section 23-15, Section 23-922, Section, 24-161, Section 35-31 and Section 74-743.**

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Laid Over by Subcommittee

LU 0681-2008 **Application no. C 070523 (A) ZSM, pursuant to §197-c and §201 of the Charter of the City of New York and proposed modification pursuant to Section 2-06 (c) (1) of the Uniform land Use Procedure, in the Borough of Manhattan, Council District no. 4, for the grant of a special permit to Sections 74-743 (a) (2) and 74-743 (a) (6) (ii) of the Zoning Resolution in connection with a proposed mixed use development on property located at 616 First Avenue (Block 967, Lots 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 vote of the Council pursuant to §197-d (b)(3) of the Charter.**

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Laid Over by Subcommittee

LU 0682-2008 **Application no. C 070525 ZSM, pursuant to §197-c and §201 of the Charter of the City of New York for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution in the Borough of Manhattan, Council District no. 4 to allow an attended public parking garage with a maximum capacity of 294 spaces located at 616 First Avenue (Block 967, Lot 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 vote of the Council pursuant to §197-d (b)(3) of the Charter.**

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Laid Over by Subcommittee

LU 0683-2008 **Uniform Land Use Review Procedure application no. C 070529 ZMM, submitted by 685, 700, 708 First Realty Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 8d.**

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Land Use 3/12/08, Hearing Transcript - Stated Meeting 3/12/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Land Use 3/12/08, Hearing Transcript - Stated Meeting 3/12/08

This Land Use Application was Laid Over by Subcommittee

LU 0684-2008 **Application no. C 070531 (A) ZSM, pursuant to §197-c and §201 of the Charter of the City of New York for the grant of a special permit to Sections 74-743 (a) (1) and 74-743 (a) (2) and 74-743 (a) (5) (i) of the Zoning Resolution in the Borough of Manhattan, Council District no. 4, in connection with a proposed mixed use development on property located at 685, 700 and 708 First Avenue (Block 945, Lots 23 and 33, Block 970, Lots 1 and 2). 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 vote of the Council pursuant to §197-d (b)(3) of the Charter.**

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Land Use 3/12/08, Hearing Transcript - Stated Meeting 3/12/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Land Use 3/12/08, Hearing Transcript - Stated Meeting 3/12/08

This Land Use Application was Laid Over by Subcommittee

LU 0685-2008 **Application no. C 070533 ZSM, pursuant to §197-c and §201 of the Charter of the City of New York for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution in the Borough of Manhattan, Council District no. 4, to allow an attended accessory parking garage with a maximum capacity of 499 spaces located at 700 and 708 First Avenue (Block 907, Lots 1 and 2). 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 vote of the Council pursuant to §197-d (b)(3) of the Charter.**

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Stated Meeting 3/12/08, Hearing Transcript - Land Use 3/12/08

This Land Use Application was Laid Over by Subcommittee

LU 0686-2008

Application no. C 070534 ZSM, pursuant to §197-c and §201 of the Charter of the City of New York for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution in the Borough of Manhattan, Council District no. 4 to allow an attended public parking garage with a maximum capacity of 651 spaces located at 700 and 708 First Avenue (Block 907, Lots 1 and 2). 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 vote of the Council pursuant to §197-d (b)(3) of the Charter.

Attachments: Hearing Transcript - Planning & Zoning 2/25/08, Hearing Testimony 2/25/08, Hearing Transcript - Zoning 3/4/08, Hearing Testimony 3/4/08, Hearing Transcript - Zoning 3/12/08, Hearing Transcript - Land Use 3/12/08, Hearing Transcript - Stated Meeting 3/12/08

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