

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, October 25, 2012

10:00 AM

250 Broadway - Committee Rm, 16th Fl.

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, James Sanders, Jr.
James Vacca, Albert Vann, Brad S. Lander, Stephen T. Levin, Mark S. Weprin,
Jumaane D. Williams, Daniel J. Halloran III, Vincent M. Ignizio and Peter A. Koo*

Roll Call

Present:

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Vacca, Vann, Levin, Weprin, Williams, Ignizio and Koo

Absent:

Lander and Halloran III

LU 0708-2012

Application no. 20135026 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Juicerie LLC, d.b.a Juicerie, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 19 Kenmare Street, Borough of Manhattan, Community Board 2, Council District 1. 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 §20-226(e) of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

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

Affirmative: 20 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Vacca, Vann, Levin, Weprin, Williams, Ignizio and Koo

Absent: 2 -

Lander and Halloran III

LU 0710-2012 **Application No. N 120142 ZRM submitted by Jamestown Premier Chelsea Market, LP pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 8 (Special West Chelsea District), Borough of Manhattan Community Board 4, Council District 3.**

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, City Planning Approval Letter, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, City Planning Approval Letter, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

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

Affirmative: 17 -

Comrie Jr., Arroyo, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Palma, Reyna, Rivera, Vacca, Vann, Levin, Weprin, Williams, Ignizio and Koo

Negative: 1 -

Barron

Abstain: 2 -

Mendez and Sanders Jr.

Absent: 2 -

Lander and Halloran III

LU 0711-2012 Application No. C 120143 ZMM submitted by Jamestown Premier Chelsea Market, LP pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, by establishing a Special West Chelsea District (WCh) bounded by West 16th Street, Ninth Avenue, West 15th Street and Tenth Avenue, Borough of Manhattan, Community Board 4, Council District 3.

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, City Planning Approval Letter, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, City Planning Approval Letter, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

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

Affirmative: 17 -

Comrie Jr., Arroyo, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Palma, Reyna, Rivera, Vacca, Vann, Levin, Weprin, Williams, Ignizio and Koo

Negative: 1 -

Barron

Abstain: 2 -

Mendez and Sanders Jr.

Absent: 2 -

Lander and Halloran III

LU 0715-2012 Application No. C 120309 ZMM 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. 3b and 6a, Borough of Manhattan, Community Board 9, Council District 7.

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, City Planning Approval Letter, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, City Planning Approval Letter, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

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

Affirmative: 18 -

Comrie Jr., Arroyo, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Vacca, Vann, Levin, Weprin, Williams, Ignizio and Koo

Negative: 1 -

Barron

Abstain: 1 -

Sanders Jr.

Absent: 2 -

Lander and Halloran III

LU 0716-2012

Application No. N 120310 ZRM submitted by the Department of City Planning 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 II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), Article III, Chapter 3 (Bulk Regulations for Commercial and Community Facility Buildings in Commercial Districts), Article XII, Chapter 3 (Special Mixed Use Districts) for the purpose of establishing Special Mixed Use District 15, and Appendix F, relating to the application of the Inclusionary Housing Program to proposed R8A and R9X districts in Borough of Manhattan, Community Board 9, Council District 7.

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, City Planning Approval Letter, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 1, 2012 - October 5, 2012, Hearing Testimony - Zoning-10-03-2012, Hearing Transcript - Zoning 10-3-12, Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, City Planning Approval Letter, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

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

Affirmative: 18 -

Comrie Jr., Arroyo, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Vacca, Vann, Levin, Weprin, Williams, Ignizio and Koo

Negative: 1 -

Barron

Abstain: 1 -

Sanders Jr.

Absent: 2 -

Lander and Halloran III

LU 0722-2012

Application no. C 090002 ZSM submitted by 54 Greene Street Realty Corp. pursuant to Section 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-17D(1)(b) to allow Use Group 17D uses (Joint Living-Work Quarters for Artist) on the second and fourth floors; and Section 42-14D(2)(b) to allow Use Group 6 (retail uses) on portions of the ground floor and cellar, of a property located at 54 Greene Street, Borough of Manhattan, Community Board 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 October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

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

Affirmative: 20 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Vacca, Vann, Levin, Weprin, Williams, Ignizio and Koo

Absent: 2 -

Lander and Halloran III

LU 0723-2012

Application no. 20125755 TCQ, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of MCSR Restaurant Corp., d.b.a Bar 30 Lounge, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 34-19 30th Avenue, Borough of Queens, Community Board 1, Council District 22. 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 §20-226(e) of the New York City Administrative Code.

Attachments: Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of October 22, 2012 - October 26, 2012, Land Use Calendar - October 25, 2012, Hearing Transcript - Zoning 10-23-12, Hearing Testimony - Zoning 10-23-12, Hearing Transcript - Zoning 10-25-12, Hearing Transcript - Land Use 10-25-12

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

Affirmative: 20 -

Comrie Jr., Arroyo, Barron, Dickens, Garodnick, Gonzalez, Jackson, Lappin, Mendez, Palma, Reyna, Rivera, Sanders Jr., Vacca, Vann, Levin, Weprin, Williams, Ignizio and Koo

Absent: 2 -

Lander and Halloran III

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY