

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, May 19, 2005

10:00 AM

Committee Room - City Hall

Committee on Land Use

Melinda R. Katz, Chair

*Members: Bill Perkins, Michael C. Nelson, Christine C. Quinn, Joel Rivera,
Tony Avella, Maria Baez, Charles Barron, Leroy G. Comrie, Simcha Felder,
Eric N. Gioia, G. Oliver Koppell, Erik Martin Dilan, Miguel Martinez, Michael E.
McMahon,
Hiram Monserrate, James Sanders, Jr., Larry B. Seabrook, Albert Vann, Vincent J.
Gentile,
Annabel Palma, Andrew J. Lanza and James Oddo*

Roll Call

Present,

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent,

Perkins, Palma and Lanza

Other Council Members Attending: Vallone, Gallagher, Jackson, Brewer, Fidler and Lopez.

LU 0474-2005

Application no. 20055448 HAQ, In Rem Action no. 51, submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code for the transfer and a related tax exemption for property located in Community Board 12, Council District no. 28, Borough of Queens

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

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0475-2005

Application no. 20055449 HAQ, In Rem Action no. 51, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 3 and 14, Council Districts no. 21 and 31, Borough of Queens.

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

This Land Use Application was P-C Item Approved by Committee with Companion Resolution

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0483-2005 **Application no. 20055450 HAQ, In Rem Action no. 51, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 3, 12 and 14, Council Districts no. 21, 27 and 31, Borough of Queens**

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

This Land Use Application was Laid Over by Committee

LU 0476-2005 **Application no. 20055451 HAM, In Rem Action no. 45, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 3, 7, 9, 11 and 12, Council Districts no. 1, 7, 8, 9 and 10, Borough of Manhattan**

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

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Ododo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0477-2005 **Application no. 20055452 HAX, In Rem Action no. 47, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 4, Council District no. 16, Borough of the Bronx.**

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

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Ododo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0478-2005 **Application no. 20055453 HAR, In Rem Action no. 47, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 1, Council District no. 49, Borough of Staten Island**

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

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0479-2005 **Application no. 20055454 HAR, In Rem Action no. 47, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 1, Council District no. 49, Borough of Staten Island.**

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

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0480-2005 **Application no. 20055455 HAX In Rem Action no. 47, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 1, 3, 4, 6 and 12, Council Districts no. 12, 14, 15, 16, 17, Borough of the Bronx.**

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

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0481-2005 **The submission of a site plan by the New York City School Construction Authority, pursuant to §1732 of the New York State Public Authorities Law, for a school, Sunset Park High School, to be located at the northwest corner of 35th Street and 4th Avenue, Borough of Brooklyn, Council District no. 38. (Non-ULURP no. 20045452 SCK)**

Attachments: Hearing Transcript - Landmarks 5/17/05

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

Attachments: Hearing Transcript - Landmarks 5/17/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0482-2005 **The submission of a site plan by the New York City School Construction Authority, pursuant to §1732 of the New York State Public Authorities Law, for a school, Intermediate and High School, to be located at West side of Essex Drive south of Richmond Hill Road, Borough of Staten Island, Council District no.52. (Non-ULURP no. 20055201 SCR)**

Attachments: Hearing Transcript - Landmarks 5/17/05

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

Attachments: Hearing Transcript - Landmarks 5/17/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Ododo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0383-2005 **Uniform land use review procedure application no. C 050214 HAX, an Urban Development Action Area Designation and Project, located on Sites 1, p/o 3 and 28 within the Melrose Commons Urban Renewal Area, and the disposition of such property, Borough of the Bronx, Council District no. 17. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

This Land Use Application was Hearing Held by Committee

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Ododo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0405-2005 **Uniform land use review procedure application no. C 050228 HAX, an Urban Development Action Area Designation and Project, located at 15 East Clarke Place, and the disposition of such property, Borough of the Bronx, Council District no. 14. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

This Land Use Application was Hearing Held by Committee

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Ododo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0411-2005 **Uniform land use review procedure application no. C 050258 HAX, an Urban Development Action Area Designation and Project, located at 2342, 2346, 2350 and 2354 Webster Avenue, and the disposition of the city-owned property, Borough of the Bronx, Council District no. 15. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

This Land Use Application was Hearing Held by Committee

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Ododo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0430-2005 **Uniform land use review procedure application no. C 050304 HAK, an Urban Development Action Area Designation and Project tentatively known as Cypress Plaza, located in Community Board 5, and the disposition of property, Borough of Brooklyn, Council District no. 37. This matter is subject to Council Review and action pursuant to §197-c and §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

This Land Use Application was Hearing Held by Committee

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0466-2005 Landmarks Preservation Commission designation no. DL – 359, LP – 2169, pursuant to §3020 of the New York City Charter, concerning the designation of the Offerman Building, located at 503-13 Fulton Street and 234-48 Duffield Street, Borough of Brooklyn, Council District no. 33, as a landmark. (Non-ULURP no. 20055435 HKK).

Attachments: Hearing Transcript - Landmarks 5/17/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Landmarks 5/17/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0467-2005 Landmarks Preservation Commission designation no. DL 359– LP – 2170, pursuant to §3020 of the New York City Charter, concerning the designation of the A.I. Nam and Son Department Store located at 450-458 Fulton Street, Borough of Brooklyn, Council District no. 33, as a landmark. (Non-ULURP no. 20055436 HKK).

Attachments: Hearing Transcript - Landmarks 5/17/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Landmarks 5/17/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0435-2005 **Application no. 20055425 HAK, an Urban Development Action Area Project located at 173, 171, 169, 165, 239, 237, 235, 233 and 231 Skillman Street, Council District no. 34, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0452-2005 **Application no. 20055493 HAM, an Urban Development Action Area Project located at 36 Attorney Street, Council District no. 1, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0453-2005 **Application no. 20055494 HAM, an Urban Development Action Area Project located at 42 West 138th Street, Council District no. 9, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0456-2005 **Application no. 20055497 HAM, an Urban Development Action Area Project located at 504 West 135th Street, Council District no. 7, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Oddo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0457-2005 **Application no. 20055498 HAR, an Urban Development Action Area Project located at 401 Jewett Avenue, Council District no. 49, Borough of Staten Island. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Ododo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

LU 0473-2005 **Application no. 20055541 HAK, an Urban Development Action Area Project located at 942 Kent Avenue, Council District no. 35, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article 16 of the New York General Municipal Law, at the request of the New York City Department of Housing Preservation and Development and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

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

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

Affirmative, 19 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Ododo and Seabrook

Absent, 4 -

Perkins, Palma, Lanza and Malave-Dilan

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY