

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



Meeting Minutes

Monday, June 5, 2006

10:00 AM

Council Committee Room - City Hall

Committee on Land Use

Melinda R. Katz, Chair

*Members: Maria Del Carmen Arroyo, Tony Avella, Maria Baez, Charles Barron,
Yvette D. Clarke, Leroy G. Comrie, Inez E. Dickens, Erik Martin Dilan, Simcha Felder,
Daniel R. Garodnick, Eric N. Gioia, Robert Jackson, Jessica S. Lappin, John C. Liu,
Miguel Martinez, Michael E. McMahon, Rosie Mendez, Annabel Palma, Joel Rivera,
Larry B. Seabrook, Helen Sears, Albert Vann, Andrew J. Lanza and James Oddo*

Roll Call

Present,

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent,

Barron, Liu, Martinez, Palma and Rivera

Other Council Members Attending: Koppell

LU 0123-2006

Application no. 20065362 HKR, pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.371, LP-2189) by the Landmarks Preservation Commission of the 1 Pendleton Place House located 1 Pendleton Place, Council District no.49, Borough of Staten Island.

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, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0155-2006

Uniform land use review procedure application no. C 030425 MMX pursuant to Sections 197-c and 197-d of the New York City Charter, changes to the City Map, Borough of the Bronx, Council District no. 11.

Attachments: Hearing Transcript - Planning 6/1/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0157-2006 Uniform land use review procedure application no. C 050371 PQQ, pursuant to §197-c and §197-d of the New York City Charter concerning the acquisition of property located at 783 Knickerbocker Avenue, Borough of Brooklyn, Council District no. 37. 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.

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, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0161-2006 Uniform land use review procedure application no. C 020517 ZSK, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Brooklyn, Council District no. 33 to facilitate a commercial development. 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 - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

**LU 0162-2006 Uniform Land Use Review Procedure application no. 20020518
ZMK pursuant to §197-c and §197-d of the New York City Charter,
concerning changes to the zoning map, Section No. 12d, Borough
of Brooklyn, Council District no. 33.**

Attachments: Hearing Transcript - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder,
Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears,
Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

**LU 0169-2006 Zoning resolution amendment application no. N 060254 ZRM,
pursuant to Sections 197-d and 201 of the New York City Charter,
for an amendment relating to Section 74-75 concerning special
permits to facilitate Educational Construction Fund Projects.**

Attachments: Hearing Transcript - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder,
Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears,
Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0170-2006 **Uniform land use review procedure application no. C 060255 ZSM, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under Sections 74-75 of the Zoning Resolution in the Borough of Manhattan, Council District no. 5 to facilitate the development of a mixed-use building and public school. 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 - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0171-2006 **Zoning resolution amendment application no. N 060413 ZRK, pursuant to Sections 197-d and 201 of the New York City Charter, for an amendment relating to Article II, Chapter 3 and Article VI, Chapter 2 to apply the Inclusionary Housing Program to R7-3 Districts in Community Board 1, Borough of Brooklyn.**

Attachments: Hearing Transcript - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 6/1/06, Hearing Transcript - Zoning 6/13/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0049-2006 **Application no. 20065168 HAK, an Urban Development Action Area Project located at 195 Hopkinson Avenue, 790 MacDonough Street and 2160 Dean Street, Council District no. 41, 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.**

Attachments: Hearing Transcript - Planning 6/1/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 6/1/06

This Land Use Application was Laid Over by Committee

LU 0109-2006 **Application no. 20065338 HAK, an Urban Development Action Area Project located at 291 Berriman Street, Council District no. 42, 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 6/1/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0110-2006 **Application no. 20065339 HAK, an Urban Development Action Area Project, located at 297 Legion Street, Council District no. 42, 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 6/1/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0133-2006

Application no. 20065404 HAM, an Urban Development Action Area Project located at 557 West 183rd Street, Council District no. 10, 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.

Attachments: Hearing Transcript - Planning 6/1/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0173-2006

Application no. 20065501 HAM, an Urban Development Action Area Project, located at 27 West 84th Street, Council District no. 6, 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.

Attachments: Hearing Transcript - Planning 6/1/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0174-2006

Application no. 20065396 HAK, In Rem Action no. 49, 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, 5, 8, 9, 16 and 17, Borough of Brooklyn.

Attachments: Hearing Transcript - Planning 6/1/06

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

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0175-2006

Application no. 20065408 HAK, In Rem Action no. 49, 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, 5, 8 and 16, Borough of Brooklyn.

Attachments: Hearing Transcript - Planning 6/1/06

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

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0176-2006

Application no. 20065409 HAR, In Rem Action no. 48, 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, Borough of Staten Island.

Attachments: Hearing Transcript - Planning 6/1/06

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

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera

LU 0177-2006

Application no. 20065518 HAM, an Urban Development Action Area Project, located at 254 East 125th Street, Council District no. 8, 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.

Attachments: Hearing Transcript - Planning 6/1/06

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

Attachments: Hearing Transcript - Planning 6/1/06

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

Affirmative, 20 -

Katz, Arroyo, Avella, Baez, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Seabrook, Sears, Vann, Lanza and Oddo

Absent, 5 -

Barron, Liu, Martinez, Palma and Rivera