

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, December 2, 2003

10:00 AM

Council Chambers - 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, Miguel Martinez,
Michael E. McMahon, Hiram Monserrate, Albert Vann and Andrew J. Lanza*

Roll Call

Present:

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Comrie Jr., Felder, Gioia, Martinez, McMahon, Vann and Lanza

Absent:

Barron, Koppell and Monserrate

Other Council Members Attending: Gerson

LU 0545-2003

Uniform Land Use Review Procedure application no. 020538 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Brooklyn, Council District no. 49.

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

LU 0546-2003

Uniform Land Use Review Procedure application no. 020420 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 50.

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

LU 0548-2003

Uniform Land Use Review Procedure application no. 020285 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 49.

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

LU 0549-2003

Uniform Land Use Review Procedure application no. 030001 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 49.

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

- LU 0550-2003** **Uniform Land Use Review Procedure application no. 030022 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 49 and 50.**
- Attachments:** Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3
- Attachments:** Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

- LU 0552-2003** **Uniform Land Use Review Procedure application no. 020636 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 50 and 51.**
- Attachments:** Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3
- Attachments:** Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

- LU 0582-2003** **Zoning resolution amendment application no. 040087 ZRR, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Staten Island, Council District no. 49, relating: to modify provisions of Z.R. Section 119-211 concerning lot coverage on Tier II and steep slope sites.**
- Attachments:** Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3
- Attachments:** Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

- LU 0583-2003** **Zoning resolution amendment application no. 030489 ZRM, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Manhattan, Council District no. 1, relating: modification of use regulations on certain zoning lots located in M1-5A and M1-5B districts.**
- Attachments:** Hearing Transcript 12/1, Hearing Transcript 12/2, Hearing Transcript, Stated Meeting - Hearing Transcript 12/15
- Attachments:** Hearing Transcript 12/1, Hearing Transcript 12/2, Hearing Transcript, Stated Meeting - Hearing Transcript 12/15

Affirmative: 14 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Comrie Jr., Felder, Gioia, Martinez, McMahon, Vann and Lanza

Absent: 3 -
Barron, Koppell and Monserrate

LU 0584-2003 **Uniform land use review procedure application no. 030490 ZSM, 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 Manhattan, Council District no. 1 to allow retail use (Use Group 6) and/or Residential use (Use Group 2) on the ground floor, cellar and to allow residential use on the 2nd through 14th floors of a proposed 14 story building. 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 12/1, Hearing Transcript 12/2, Hearing Transcript, Stated Meeting - Hearing Transcript 12/15

Attachments: Hearing Transcript 12/1, Hearing Transcript 12/2, Hearing Transcript, Stated Meeting - Hearing Transcript 12/15

Affirmative: 14 -
Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Comrie Jr., Felder, Gioia, Martinez, McMahon, Vann and Lanza

Absent: 3 -
Barron, Koppell and Monserrate

LU 0587-2003 **Uniform land use review procedure application no. C 030308 PPK, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of two city-owned properties, located in Community Board 17, Borough of Brooklyn, Council Districts no. 41 and 45. 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, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

LU 0588-2003 **Uniform land use review procedure application no. C 030011 MMK pursuant to Sections 197-c and 197-d of the New York City Charter, changes to the City Map, Borough of Brooklyn, Council District no. 42. This matter is subject to Council Review and action 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 and Section 11.20 of the Rules of the Council.**

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

LU 0520-2003 **Application no. 20045128 HAM, an Urban Development Action Area Project, located at 558-60 West 148th 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 an exemption from real property taxes.**

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

LU 0521-2003 **Application no. 20045129 HAM, an Urban Development Action Area Project, located at 602-04 West 140th 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 an exemption from real property taxes.**

Attachments: Hearing Transcript, Hearing Transcript, Hearing Transcript - Stated Meeting 12/3

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Affirmative: 14 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Comrie Jr., Felder, Gioia, Martinez, McMahon, Vann and Lanza

Absent: 3 -

Barron, Koppell and Monserrate

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY