

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, February 10, 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, Miguel Martinez, Michael E. McMahon,
Hiram Monserrate, James Sanders, Jr., Albert Vann, Vincent J. Gentile,
Annabel Palma, Andrew J. Lanza and James Oddo*

Roll Call

Present,

Katz, Perkins, Nelson, Quinn, Avella, Baez, Comrie Jr., Felder, McMahon, Monserrate, Vann, Gentile and Palma

Excused,

Barron

Absent,

Rivera, Gioia, Koppell, Martinez, Sanders Jr., Lanza and Oddo

LU 0377-2005

Uniform Land Use Review Procedure application no. 000189 ZMX, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Bronx, Council District no. 10.

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Zoning - 2/10/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Zoning - 2/10/05

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

Affirmative, 13 -

Katz, Perkins, Nelson, Quinn, Avella, Baez, Comrie Jr., Felder, McMahon, Monserrate, Vann, Gentile and Palma

Excused, 1 -

Barron

Absent, 7 -

Rivera, Gioia, Koppell, Martinez, Sanders Jr., Lanza and Oddo

LU 0378-2005

Uniform land use review procedure application no. 040123 ZSX, 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 Bronx, Council District no. 10 to allow a large retail establishment with no limitation of floor area (UG 6 and UG 10). 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 - 1/26/05, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Zoning - 2/10/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Zoning - 2/10/05

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

Affirmative, 13 -

Katz, Perkins, Nelson, Quinn, Avella, Baez, Comrie Jr., Felder, McMahon, Monserrate, Vann, Gentile and Palma

Excused, 1 -

Barron

Absent, 7 -

Rivera, Gioia, Koppell, Martinez, Sanders Jr., Lanza and Oddo

LU 0380-2005 **Uniform land use review procedure application no. C 050160 HAK, an Urban Development Action Area Designation and Project, located within Site 22 of the Marcus Garvey Urban Renewal Area, and the disposition of such property, Borough of Brooklyn, Council District no. 42. 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.**

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05

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

LU 0308-2004 **Application no. 20055087 HAM, an Urban Development Action Area Project located at 118 West 123rd 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0351-2004 **Application no. 20055109 HAK, an Urban Development Action Area Project, located at 2087 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 and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0352-2004 **Application no. 20055110 HAM, an Urban Development Action Area Project, located at 220 West 123rd Street, 215 West 131st Street, 262 West 132nd Street and 45 West 130th 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 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0386-2005 **Application no. 20055157 HAK, an Urban Development Action Area Project located at 79 Decatur Street, Council District no. 36, 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0387-2005 **Application no. 20055158 HAK, an Urban Development Action Area Project located at 838 Park Place, Council District no. 36, 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0388-2005 **Application no. 20055159 HAK, an Urban Development Action Area Project located at 842 Park Place, Council District no. 36, 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0389-2005 **Application no. 20055160 HAK, an Urban Development Action Area Project located at 848 Park Place, Council District no. 36, 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0390-2005 **Application no. 20055161 HAK, an Urban Development Action Area Project located at 1312 Pacific Street, Council District no. 36, 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0391-2005 **Application no. 20055163 HAK, an Urban Development Action Area Project located at 1387 Dean Street, Council District no. 36, 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

LU 0392-2005 **Application no. 20055164 HAK, an Urban Development Action Area Project located at 2116 Bay Avenue, Council District no. 48, 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.**

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

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

A motion was made that these files be approved by consent vote.

Affirmative, 13 -

Katz, Perkins, Nelson, Quinn, Avella, Baez, Comrie Jr., Felder, McMahon, Monserrate, Vann, Gentile and Palma

Excused, 1 -

Barron

Absent, 7 -

Rivera, Gioia, Koppell, Martinez, Sanders Jr., Lanza and Oddo