

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



Meeting Minutes

Friday, October 20, 2006

11:00 AM

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, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent,

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0210-2006

Uniform land use review procedure application no. C 060293 MMR, pursuant to Sections 197-c and 197-d of the New York City Charter, changes to the City Map, Borough of Staten Island, Council District no. 49. 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 - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0211-2006

Zoning resolution amendment application no. N 060468 ZRR, pursuant to §§197-d and 200 of the New York City Charter, respecting the creation of the Special Stapleton Waterfront District

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0212-2006 **Uniform land use review procedure application no. C 060469 PPR, 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 1, Borough of Staten Island, Council District no. 49. 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 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0213-2006 **Uniform land use review procedure application no. C 060470 PPR, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of one city-owned property, located in Community Board 1, Borough of Staten Island, Council District no. 49. 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 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0214-2006 Uniform Land Use Review Procedure application no. C 060471 ZMR pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Sections no. 21c and 21d, Borough of Staten Island, Council District no. 49.

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0274-2006 Application no. 20075029 HKM (N 070045 HKM), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.379, LP-2199) by the Landmarks Preservation Commission of the American Telephone & Telegraph Company Building first floor interior, Council District no. 1.

Attachments: Hearing Transcript - Landmarks 10/3/06, Hearing Transcript - Landmarks 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Landmarks 10/3/06, Hearing Transcript - Landmarks 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0275-2006 Application no. 20075028 HKM (N 070044 HKM), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.379, LP-2194) by the Landmarks Preservation Commission of the American Telephone & Telegraph Company Building, Council District no. 1.

Attachments: Hearing Transcript - Landmarks 10/3/06, Hearing Transcript - Landmarks 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Landmarks 10/3/06, Hearing Transcript - Landmarks 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0290-2006 Zoning resolution amendment application no. C 060536 ZMR, pursuant to Sections 197-d and 201 of the New York City Charter, for an amendment of the Zoning Map, Section 21d.

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0291-2006 **Uniform land use review procedure application no. C 060305 ZSQ, pursuant to §197-c and §197-d of the New York City Charter concerning a special permit under the Zoning Resolution in the Borough of Queens, Council District no. 20 for a parking facilities. 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 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0292-2006 **Zoning resolution amendment application no. C 060303 ZMQ, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map.**

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0293-2006 **Application no. 20075014 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Salvatore's Corp., d/b/a Coppola's, to establish, maintain and operate an unenclosed sidewalk café located at 378 3rd Ave, between E. 27th and E. 28th Streets, Borough of Manhattan, Council District no. 2. 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(g) of the New York City Administrative Code.**

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0243-2006 **Application no. 20075030 HAX, an Urban Development Action Area Project located at 342 East 139th Street, Council District no. 17, Borough of the Bronx. 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 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0244-2006

Application no. 20075031 HAX, an Urban Development Action Area Project located at 975 Summit Avenue, Council District no. 17, Borough of the Bronx. 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 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0263-2006

Application no. 20075058 HAK, an Urban Development Action Area Project located at 1211 Myrtle Avenue, 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 General Municipal Law for an exemption from real property taxes.

Attachments: Hearing Transcript - Planning 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0264-2006

Application no. 20075059 HAK, an Urban Development Action Area Project located at 1279 DeKalb Avenue and 21 Cornelia 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 General Municipal Law for an exemption from real property taxes.

Attachments: Hearing Transcript - Planning 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0295-2006

Application no. 20075114 HAM, an Urban Development Action Area Project known as Site Manhattan C, located in Community Board 10, 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 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

LU 0296-2006

Application no. 20075115 HAM, an Urban Development Action Area Project known as Site Central Harlem II (2) located in Community Board 10, 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 10/17/06, Hearing Transcript - Land Use 10/20/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 10/17/06, Hearing Transcript - Land Use 10/20/06

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Seabrook, Sears, Vann and Oddo

Absent, 8 -

Baez, Clarke, Martinez, McMahon, Mendez, Palma, Rivera and Lanza

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY