

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, November 16, 2004

1:00 PM

Committee Room - City Hall

Subcommittee on Planning, Dispositions and Concessions

Miguel Martinez, Chair

*Members: Michael C. Nelson, Joel Rivera, Hiram Monserrate,
James Sanders, Jr., Vincent J. Gentile and Andrew J. Lanza*

Roll Call

Present, Martinez, Nelson, Rivera, Monserrate, Sanders Jr. and Lanza

Absent, Gentile

LU 0196-2004

Uniform land use review procedure application no. C 040442 HAX, an Urban Development Action Area Designation, Project, and the disposition of such property located within Site 44 of the Melrose Commons Urban Renewal Area, 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.

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0232-2004

Application no. 20055018 HAK, an Urban Development Action Area Project known as Hegeman/Essex/Shepherd, located in Community Board 5, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04

This Land Use Application was Laid Over by Subcommittee

LU 0258-2004 **Application no. 20055047 HAX, an Urban Development Action Area Project located at 2538 Grand Avenue, Council District no. 14, 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.**

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0259-2004 **Application no. 20055048 HAM, an Urban Development Action Area Project located at 201 East 120th 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0261-2004 **Application no. 20055050 HAQ, an Urban Development Action Area Project located at 27-27 Kearney Street, Council District no. 21, Borough of Queens. 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 - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

This Land Use Application was Laid Over by Subcommittee

LU 0262-2004

Application no. 20055051 HAK, an Urban Development Action Area Project known as the Newport/Vermont New Foundations, located in Community Boards 5 and 16, Council Districts no. 37 and 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 - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

This Land Use Application was Laid Over by Subcommittee

LU 0263-2004

Application no. 20055052 HAM, an Urban Development Action Area Project located at 2095 Madison Avenue, 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.

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0278-2004 **Application no. 20055060 HAM, an Urban Development Action Area Project located at 253 East 110th 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 and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0300-2004 **Application no. 20055079 HAX, an Urban Development Action Area Project located at 1412 Franklin Avenue and 1359 Webster Avenue, Council District no. 16, 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.**

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0301-2004 **Application no. 20055080 HAK, an Urban Development Action Area Project located at 5024 Church Avenue, Council District no. 45, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was Laid Over by Subcommittee

LU 0302-2004 **Application no. 20055081 HAK, an Urban Development Action Area Project located at 2324 Bedford Avenue, Council District no. 40, 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0303-2004 **Application no. 20055082 HAK, an Urban Development Action Area Project located at 1677 Prospect Place, 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 - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

This Land Use Application was Laid Over by Subcommittee

LU 0304-2004 **Application no. 20055083 HAK, an Urban Development Action Area Project located at 266 56th Street, Council District no. 38, 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0305-2004 **Application no. 20055084 HAK, an Urban Development Action Area Project located at 902 Utica Avenue, Council District no. 45, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was Laid Over by Subcommittee

LU 0306-2004 **Application no. 20055085 HAK, an Urban Development Action Area Project located at 2127 Gerritsen Avenue, Council District no. 46, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was Laid Over by Subcommittee

LU 0307-2004 **Application no. 20055086 HAM, an Urban Development Action Area Project located at 230 East 95th Street, Council District no. 4, 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 - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

This Land Use Application was Laid Over by Subcommittee

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

This Land Use Application was Laid Over by Subcommittee

LU 0309-2004

Application no. 20055088 HAM, an Urban Development Action Area Project located at 123 East 101st 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, and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0310-2004 **Application no. 20055089 HAM, an Urban Development Action Area Project located at 470 Convent Avenue, 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 - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

This Land Use Application was Laid Over by Subcommittee

LU 0311-2004 **Application no. 20055090 HAM, an Urban Development Action Area Project located at 536 West 163rd 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, and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0312-2004 **Application no. 20055091 HAM, an Urban Development Action Area Project located at 610 West 136th 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was Laid Over by Subcommittee

LU 0313-2004 **Application no. 20055092 HAQ, an Urban Development Action Area Project located at 144-34 Hillside Avenue, Council District no. 24, Borough of Queens. 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0314-2004 **Application no. 20055093 HAQ, an Urban Development Action Area Project located at 90-41 Desarc Road, Council District no. 32, Borough of Queens. 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0315-2004 **Application no. 20055094 HAR, an Urban Development Action Area Project located at 23 Clinton 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

LU 0316-2004 **Application no. 20055095 HAR, an Urban Development Action Area Project located at 348 Castleton 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16

A motion was made by that this Land Use Application be Approved by Subcommittee.

A motion was made by that this be .

Affirmative, 7 -

Martinez, Nelson, Rivera, Monserrate, Sanders Jr., Gentile and Lanza

LU 0337-2004 **Uniform land use review procedure application no. C 040490 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 159 Covert Street; 186, 189 and 190 Eldert Street; 567, 569 573 and 575 Central Avenue, 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.**

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

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

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was P-C Item Laid Over by Comm

LU 0338-2004

Uniform land use review procedure, application no. C 040491 HUK pursuant to §197-c and §197-d of the Charter of the City of New York and §505 of the General Municipal Law concerning the approval of an amendment to the Bushwick II Urban Renewal Plan, Borough of Brooklyn, Council District no. 37.

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

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

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

This Land Use Application was P-C Item Laid Over by Comm