

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Friday, October 7, 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, Erik Martin Dilan, Miguel Martinez, Michael E.  
McMahon,  
Hiram Monserrate, James Sanders, Jr., Larry B. Seabrook, Albert Vann, Vincent J.  
Gentile,  
Annabel Palma, Andrew J. Lanza and James Oddo*

## Roll Call

**Present,**

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,**

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

## LU 0550-2005

**The submission of a site plan by the New York City School Construction Authority, pursuant to §1732 of the New York State Public Authorities Law, for a school, 650 seat Primary/Intermediate School Facility , to be located at southwest corner of Jamaica Avenue & Richmond Street, Borough of Brooklyn, Council District no. 37. (Non-ULURP no. 20065023 SCK)**

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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

## LU 0544-2005

**Uniform Land Use Review Procedure application no. 050453 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 nos. 49,50,51.**

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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

## LU 0545-2005

**Uniform Land Use Review Procedure application no. 050454 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 nos. 49,50,51.**

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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0546-2005 Uniform Land Use Review Procedure application no. 050455 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 nos. 49,50,51.**

**Attachments:** Hearing Transcript - Stated Meeting 10/11/05

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Transcript - Stated Meeting 10/11/05

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0548-2005 Uniform Land Use Review Procedure application no. 050442 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. 13.**

**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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0554-2005**      **Uniform land use review procedure application no. C 050527 HAX, an Urban Development Action Area Designation, Project, and the disposition of such property located at 871 and 875 East 179th Street, Borough of the Bronx, Council District no. 15. 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.**

**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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0572-2005**      **Uniform Land Use Review Procedure application no. 060006 ZMM, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Manhattan, Council District no. 3.**

**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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0579-2005**      **Uniform Land Use Review Procedure application no. 030370 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. 15.**

**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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0584-2005**

**Application no. 20055640 TCQ, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of LCN Café Corp. (Theater Café), to establish, maintain and operate an unenclosed sidewalk café located at 106-03 Metropolitan Avenue, Borough of Queens, Council District no. 29. 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.**

**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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0602-2005**

**Application no. 20065071 HAX, a Project located at 801 Neill Avenue, Council District no. 11, Borough of the Bronx. This matter is subject to Council review and action pursuant to the Private Housing Finance 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.**

**This Land Use Application was Hearing Held by Committee**

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

**Affirmative,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0603-2005      Uniform Land Use Review Procedure application no. 050393 ZMK, 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. 47.**

**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, 14 -**

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent, 9 -**

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0609-2005      Uniform Land Use Review Procedure application no. 050480 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. 11.**

**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, 14 -**

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent, 9 -**

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0560-2005      Application no. 20065052 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.**

**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, 14 -**

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma

**LU 0580-2005**

**Application no. 20065057 HAX, an Urban Development Action Area Project located at 81 West 172nd Street, 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.**

**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,** 14 -

Katz, Nelson, Quinn, Avella, Barron, Comrie Jr., Malave-Dilan, Felder, Koppell, McMahon, Seabrook, Gentile, Lanza and Oddo

**Absent,** 9 -

Perkins, Rivera, Baez, Gioia, Martinez, Monserrate, Sanders Jr., Vann and Palma