

The New York City Council

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



Meeting Minutes

Friday, February 16, 2007

10:00 AM

Committee Room - City Hall

Committee on Land Use

Melinda R. Katz, Chair

*Members: Maria Del Carmen Arroyo, Tony Avella, Maria Baez, Charles Barron,
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 and James Oddo*

Roll Call

Present,

Katz, Arroyo, Avella, Barron, Comrie Jr., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent,

Baez, Dickens, Martinez, Palma, Seabrook and Vann

LU 0368-2007

Uniform land use review application no. N 060103 ZRY, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Article VII, Chapter 4 concerning special permits by the City Planning Commission for Large Scale Development.

Attachments: Hearing Transcript - Zoning 1/30/07, Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 1/30/07, Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent, 6 -

Baez, Dickens, Martinez, Palma, Seabrook and Vann

LU 0369-2007

Uniform land use review procedure application no. N 060104 ZMM, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 8c, changing an M1-6 District to a C4-7 District and changing an M1-6 District to a C6-2 District.

Attachments: Hearing Transcript - Zoning 1/30/07, Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 1/30/07, Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent, 6 -

Baez, Dickens, Martinez, Palma, Seabrook and Vann

LU 0370-2007

Uniform land use review procedure application no. C 060105 ZSM, pursuant to Sections 197-c and 201 of the Charter of the City of New York concerning a special permit pursuant to Section 74-743 of the Zoning Resolution in the Borough of Manhattan, Council District no. 6, to allow Large Scale Development for properties. 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 1/30/07, Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 1/30/07, Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent, 6 -

Baez, Dickens, Martinez, Palma, Seabrook and Vann

LU 0371-2007

Uniform land use review procedure application no. C 060106 ZSM, pursuant to Sections 197-c and 201 of the Charter of the City of New York concerning a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution in the Borough of Manhattan, Council District no. 6, for a public parking garage with 281 spaces. 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 1/30/07, Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 1/30/07, Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent, 6 -

Baez, Dickens, Martinez, Palma, Seabrook and Vann

LU 0380-2007

Uniform land use review application no. C 070119 ZMQ, pursuant to §197-c and §201 of the New York City Charter, for an amendment of the Zoning Map, Section Nos. 10b, 10d, and 14a in the Borough of Queens, Council District no. 20.

Attachments: Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 2/13/07, Hearing Transcript - Zoning 2/16/07, Hearing Transcript - Land Use 2/16/07, Hearing Transcript - Stated Meeting 2/28/07

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

Affirmative, 17 -

Katz, Arroyo, Avella, Barron, Comrie Jr., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent, 6 -

Baez, Dickens, Martinez, Palma, Seabrook and Vann

LU 0319-2006

Application no. 20075123 HAQ, an Urban Development Action Area Project known as Queens Site 1, located in Community Board 7, Council District no. 91, 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 - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Planning 12/4/06, Hearing Transcript - Planning 12/14/06, Hearing Transcript - Planning 1/8/07, Hearing Transcript - Planning 2/13/07, Hearing Transcript - Land Use 2/16/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Planning 12/4/06, Hearing Transcript - Planning 12/14/06, Hearing Transcript - Planning 1/8/07, Hearing Transcript - Planning 2/13/07, Hearing Transcript - Land Use 2/16/07

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., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent, 6 -

Baez, Dickens, Martinez, Palma, Seabrook and Vann

LU 0322-2006

Application no. 20075128 HAK, an Urban Development Action Area Project located at 11 Troutman Street and 194 Eldert Street, Council District no. 34, 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 - Planning 11/20/06, Hearing Transcript - Planning 12/4/06, Hearing Transcript - Planning 12/14/06, Hearing Transcript - Planning 1/8/07, Hearing Transcript - Planning 2/13/07, Hearing Transcript - Land Use 2/16/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 11/20/06, Hearing Transcript - Planning 12/4/06, Hearing Transcript - Planning 12/14/06, Hearing Transcript - Planning 1/8/07, Hearing Transcript - Planning 2/13/07, Hearing Transcript - Land Use 2/16/07

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., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent, 6 -

Baez, Dickens, Martinez, Palma, Seabrook and Vann

LU 0356-2006 **Application no. 20075162 HAM, an Urban Development Action Area Project located at 525 West 134th 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 a partial tax exemption.**

Attachments: Hearing Transcript - Planning 2/13/07, Hearing Transcript - Planning 12/14/06, Hearing Transcript - Planning 1/8/07, Hearing Transcript - Land Use 2/16/07

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 2/13/07, Hearing Transcript - Planning 12/14/06, Hearing Transcript - Planning 1/8/07, Hearing Transcript - Land Use 2/16/07

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., Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Rivera, Sears and Oddo

Absent, 6 -

Baez, Dickens, Martinez, Palma, Seabrook and Vann