

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Monday, July 19, 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, Sanders Jr., Gentile and Lanza

**Absent,** Rivera and Monserrate

**LU 0091-2004**      **Uniform land use review procedure application no. C 040203 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 433-439 De Witt Avenue, 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 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Attachments:** Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Affirmative,** 5 -

Martinez, Nelson, Sanders Jr., Gentile and Lanza

**Absent,** 2 -

Rivera and Monserrate

**LU 0105-2004**      **Uniform land use review procedure, application no. C 040269 HUM 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 Bradhurst Urban Renewal Plan, Borough of Manhattan, Council District no. 7.**

**Attachments:** Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Attachments:** Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Affirmative,** 5 -

Martinez, Nelson, Sanders Jr., Gentile and Lanza

**Absent,** 2 -

Rivera and Monserrate

**LU 0106-2004**      **Uniform Land Use Review Procedure application no. C 040270 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. 7.**

**Attachments:** Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Attachments:** Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Affirmative,** 5 -  
Martinez, Nelson, Sanders Jr., Gentile and Lanza

**Absent,** 2 -  
Rivera and Monserrate

**LU 0107-2004**      **Uniform land use review procedure application no. C 040271 HAM, an Urban Development Action Area Designation, Project, and the disposition of such property located in Community Board 10, Council District no. 7. 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 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Attachments:** Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Affirmative,** 5 -  
Martinez, Nelson, Sanders Jr., Gentile and Lanza

**Absent,** 2 -  
Rivera and Monserrate

**LU 0129-2004**      **Uniform land use review procedure application no. C 040274 HAX, an Urban Development Action Area Designation, Project, and the disposition of such property located at 3377 White Plains Road, Borough of the Bronx, Council District no. 12. 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 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Attachments:** Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Affirmative,** 5 -  
Martinez, Nelson, Sanders Jr., Gentile and Lanza

**Absent,** 2 -  
Rivera and Monserrate

**LU 0100-2004**      **Application no. 20045396 HAK, an Urban Development Action Area Project known as ACORN Housing 3 Associates, L.P., located in Community Board 5, 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.**

**Attachments:**    Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Attachments:**    Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Affirmative,**    5 -

Martinez, Nelson, Sanders Jr., Gentile and Lanza

**Absent,**        2 -

Rivera and Monserrate

**LU 0102-2004**      **Application no. 20045398 HAM, an Urban Development Action Area Project known as Central Harlem Bradhurst, L.P., located in Community Board 10, Council Districts no. 7 and 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 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Attachments:**    Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**LU 0125-2004**      **Application no. 20045421 HAM, an Urban Development Action Area Project known as WHGA Renaissance Apartments, L.P., located in Community Boards 9 and 10, Council Districts no. 7 and 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 4/19, Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:**    Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12



**Attachments:** Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,  
Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0167-2004      **Application no. 20045543 HAK, an Urban Development Action Area Project located at 875 Herkimer 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 6/8, Hearing Transcript 7/19

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 7/19

LU 0169-2004      **Application no. 20045545 HAK, an Urban Development Action Area Project located at 102 Malcolm X Boulevard (aka 102 Reid 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 696 of the General Municipal Law for an exemption from real property taxes.**

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,  
Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,  
Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0170-2004      **Application no. 20045546 HAK, an Urban Development Action Area Project located at 230 Hull Street, Council District no. 37, 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 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,  
Hearing Transcript 7/19

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,  
Hearing Transcript 7/19

LU 0171-2004      **Application no.20045547 HAK , an Urban Development Action Area Project located at 40 Christopher Avenue and 279 Stone Avenue (aka 279 Mother Gaston Boulevard), Council District no. 37, 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 6/8, Hearing Transcript 7/19

Attachments:    Hearing Transcript 6/8, Hearing Transcript 7/19

LU 0172-2004      **Application no. 20045548 HAK, an Urban Development Action Area Project located at 136 Bristol Street and 178 Amboy 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.**

Attachments:    Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

Attachments:    Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0173-2004      **Application no. 20045549 HAK, an Urban Development Action Area Project located at 444 Blake Avenue, 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.**

Attachments:    Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

Attachments:    Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0175-2004      **Application no. 20045551 HAK, an Urban Development Action Area Project located at 2101 Fulton Street, Council District no. 37, 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 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,  
Hearing Transcript 7/19

LU 0176-2004      **Application no. 20045552 HAK, an Urban Development Action Area Project located at 223A Monroe 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.**

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,  
Hearing Transcript 7/19

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,  
Hearing Transcript 7/19

LU 0177-2004      **Application no. 20045553 HAK, an Urban Development Action Area Project located at 377 MacDonough 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.**

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 7/19

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 7/19

LU 0178-2004      **Application no. 20045554 HAK, an Urban Development Action Area Project, located on Euclid Avenue between Belmont and Pitkin Avenues, Council District no. 37, 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,  
Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:** Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,  
Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12



**LU 0179-2004**      **Application no. 20045555 HAM, an Urban Development Action Area Project located at 256 West 121st 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 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

**Attachments:**    Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

**LU 0187-2004**      **Application no. 20045613 HAK, an Urban Development Action Area Project known as Hegemen/Shepherd/Berriman, 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:**    Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**LU 0188-2004**      **Application no. 20045614 HAK, an Urban Development Action Area Project known as Barbey/Hendrix, 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:**    Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0189-2004      **Application no. 20045616 HAM, an Urban Development Action Area Project located at 75 West 131st 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 6/8, Hearing Transcript 7/19, Hearing Transcript 9/27

**Attachments:**    Hearing Transcript 6/8, Hearing Transcript 7/19, Hearing Transcript 9/27

LU 0192-2004      **Application no. 20045650 HAX, an Urban Development Action Area Project located at 599 Courtlandt 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 696 of the General Municipal Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:**    Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0193-2004      **Application no. 20045651 HAK, an Urban Development Action Area Project known as Bristol Street/East New York Avenue, located in Community Board 16, 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 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:**    Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0194-2004      **Application no. 20045652 HAK, an Urban Development Action Area Project located at 1496 and 1498 Blake Avenue, 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 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:**    Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0195-2004      **Application no. 20045653 HAK, an Urban Development Action Area Project known as Ashford/Cleveland Street, 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 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

**Attachments:**    Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0223-2004      **Application no. 20045695 HAK, an Urban Development Action Area Project known as BK4, BK5A-5C, BK12 and BK13, located in Community Board 5, 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 - Planning - 7/19, Hearing Transcript - Land Use - 11/4

**Attachments:**    Hearing Transcript - Planning - 7/19, Hearing Transcript - Land Use - 11/4

LU 0206-2004      **Application no. N 040352 HAX, an Urban Development Action Area Designation and Project located 2339 Prospect Avenue, Borough of the Bronx, Council District no. 15 This matter is subject to Council Review and action pursuant to §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

**Attachments:**    Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Attachments:**    Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

**Affirmative,**    5 -

Martinez, Nelson, Sanders Jr., Gentile and Lanza

**Absent,**        2 -

Rivera and Monserrate

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY