

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, February 23, 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, Monserrate and Lanza

Absent, Rivera, Sanders Jr. and Gentile

LU 0069-2004 **Uniform land use review procedure application no. C 040060 HAX, an Urban Development Action Area Designation, Project, and the disposition of such property located at 1271-1285 Merriam Avenue, Borough of the Bronx, Council District no. 16. 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 - Stated Meeting

Attachments: Hearing Transcript - Stated Meeting

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

LU 0038-2004 **Application no. 20045313 HAK, an Urban Development Action Area Project located at 5717 5th Avenue, 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 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

LU 0039-2004 **Application no. 20045317 HAK, an Urban Development Action Area Project located at 101 East 56th 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 - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0040-2004 **Application no. 20045319 HAK, an Urban Development Action Area Project located at 360 East 98th 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 - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0041-2004 **Application no. 20045320 HAK, an Urban Development Action Area Project, located at 470 Washington Avenue, Council District no. 35, 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, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0042-2004 **Application no. 20045323 HAK, an Urban Development Action Area Project located at 90 Rutland Road, 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 - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0043-2004 **Application no. 20045324 HAK, an Urban Development Action Area Project, located at 2006 Bergen 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 - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting,
Hearing Transcript

LU 0044-2004 **Application no. 20045325 HAK, an Urban Development Action Area Project known as Round I, ENY Site B, 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 - Stated Meeting

Attachments: Hearing Transcript - Stated Meeting

Affirmative, 4 -
Martinez, Nelson, Monserrate and Lanza

Absent, 3 -
Rivera, Sanders Jr. and Gentile

LU 0045-2004 **Application no. 20045326 HAK, an Urban Development Action Area Project known as BK11A, BK11B, and BK11C; 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, Hearing Transcript - Stated Meeting,
Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting,
Hearing Transcript

LU 0046-2004 **Application no. 20045327 HAK, an Urban Development Action Area Project known as Oceanhill South amendment, 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 - Stated Meeting

Attachments: Hearing Transcript - Stated Meeting

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

LU 0047-2004

Application no. 20045328 HAM, an Urban Development Action Area Project located at 2119 8th 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, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0048-2004

Application no. 20045331 HAQ, an Urban Development Action Area Project, located at 38-60 98th 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.

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0049-2004

Application no. 20045345 HAK, an Urban Development Action Area Project known as Marion Somers Plaza, located in Community Board 16, Council Districts no. 37 and 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0050-2004 **Application no. 20045346 HAK, an Urban Development Action Area Project known as Bed-Stuy Estates, located in Community Board 3, Council Districts no. 34, 36 and 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 - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0051-2004 **Application no. 20045347 HAX, an Urban Development Action Area Project known as Promesa HomeFirst, located in Community Board 4, Council Districts no. 16 and 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 - Stated Meeting

Attachments: Hearing Transcript - Stated Meeting

Affirmative, 4 -
Martinez, Nelson, Monserrate and Lanza

Absent, 3 -
Rivera, Sanders Jr. and Gentile

LU 0052-2004 **Application no. 20045348 HAX, an Urban Development Action Area Project known as Ambar HDFC, located in Community Boards 1, 9, and 12, Council Districts no. 8, 12, 16 and 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0053-2004 **Application no. 20045349 HAM, an Urban Development Action Area Project known as Countee Cullen HDFC, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0054-2004 **Application no. 20045350 HAM, an Urban Development Action Area Project known as Marcus Garvey Park Homes, 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 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29

Attachments: Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29

LU 0055-2004 **Application no. 20045352 HAK, an Urban Development Action Area Project known as PACC Community Homes, located in Community Board 3, 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 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29

Attachments: Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29

LU 0056-2004 **Application no. 20045353 HAK, an Urban Development Action Area Project known as Brooklyn West, located in Community Boards 7 and 12, Council Districts no. 38 and 39, 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 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

LU 0057-2004 **Application no. 20045354 HAM, an Urban Development Action Area Project known as West Harlem Renaissance Homes II, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

Attachments: Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

LU 0058-2004 **Application no. 20045355 HAM, an Urban Development Action Area Project known as Harlem Village Homes II, 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 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

Attachments: Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

LU 0059-2004 **Application no. 20045356 HAM, an Urban Development Action Area Project, located at 72 West 88th Street, Council District no. 6, 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 - Stated Meeting

Attachments: Hearing Transcript - Stated Meeting

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

LU 0061-2004 **Application no. 20045367 HAX, an Urban Development Action Area Project known as the Boston Road South Amendment, located in Community Board 3, Council Districts no. 16 and 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0062-2004 **Application no. 20045368 HAX, an Urban Development Action Area Project known as Sites 4A and 4B, located in Community Board 3, 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 - Stated Meeting

Attachments: Hearing Transcript - Stated Meeting

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -
Rivera, Sanders Jr. and Gentile

LU 0063-2004 **Application no. 20045369 HAX, an Urban Development Action Area Project known as Mott Haven Sites 1, 2A, 2B and 3, located in Community Board 1, 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 - Stated Meeting

Attachments: Hearing Transcript - Stated Meeting

Affirmative, 4 -
Martinez, Nelson, Monserrate and Lanza

Absent, 3 -
Rivera, Sanders Jr. and Gentile

LU 0064-2004 **Application no. 20045370 HAX, an Urban Development Action Area Project known as Bronx Site 5, located in Community Board 3, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

LU 0065-2004 **Application no. 20045371 HAM, an Urban Development Action Area Project located at 6-10 East 1st Street, Council District no. 1, 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 - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting

LU 0066-2004 **Application no. 20045372 HAM, an Urban Development Action Area Project located at 235 West 116th 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.**

Attachments: Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting

LU 0067-2004 **Application no. 20045373 HAQ, an Urban Development Action Area Project known as Water's Edge Phase 2, located in Community Board 14, Council District no. 31, 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 - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0068-2004 **Application no. 20045374 HAQ, an Urban Development Action Area Project known as Round II Sites 2, 3, 4A and 4C, located in Community Boards 10 and 12, Council District no. 28, 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 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting

LU 0070-2004 **Uniform land use review procedure application no. C 040114 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 344-348 Bergen Street, Borough of Brooklyn, Council District no. 33. 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 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

LU 0071-2004 **Application no. 20045255 HAM, an Urban Development Action Area Project located 3810 Broadway, 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 - Stated Meeting

Attachments: Hearing Transcript - Stated Meeting

LU 0072-2004 **Application no. 20045281 HAK, an Urban Development Action Area Project, located at 285-291 Hinsdale Street, 591 and 597 Logan Street, 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, Hearing Transcript - Stated Meeting, Hearing Transcript

Attachments: Hearing Transcript - Land Use, Hearing Transcript - Stated Meeting, Hearing Transcript

LU 0073-2004 **Application no. 20045310 HAX, an Urban Development Action Area Project known as Bronx Park South Trafalgar Amendment, located in Community Board 6, Council District no. 15, 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 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

LU 0074-2004 **Application no. 20045278 HAX, an Urban Development Action Area Project located at 1117 Noble Avenue, Council District no. 18, 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 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting

Attachments: Hearing Transcript 3/2, Hearing Transcript 3/4, Hearing Transcript - Stated Meeting