The New York City Council

City Hall New York, NY 10007



Meeting Minutes

Tuesday, April 27, 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: Martin	nez, Nelson, Rivera, Monserrate, Gentile and Lanza
	Absent: Sand	ers Jr.
	Other Council	Members Attending: Perkins
LU 0140-2004	Application no. 20045456 HAM, an amended Urban Development Action Area Project known West 117th Street, 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.	
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
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	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29
LU 0055-2004	Project kn Board 3, C is subject New York City Depar pursuant t	n no. 20045352 HAK, an Urban Development Action Area own as PACC Community Homes, located in Community council District no. 36, Borough of Brooklyn. This matter to Council review and action pursuant to Article 16 of the General Municipal Law, at the request of the New York rtment of Housing Preservation and Development, and to Section 696 of the General Municipal Law for an a from real property taxes. Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing

Hearing Transcript 4/19, Hearing Transcript - Stated I Transcript 4/27, Hearing Transcript - Land Use 4/29

	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29	
LU 0057-2004	Project kn Communit Borough c and action Law, at the Preservati	n no. 20045354 HAM, an Urban Development Action Area own as West Harlem Renaissance Homes II, located in by Boards 9 and 10, Council Districts no. 7 and 9, of Manhattan. This matter is subject to Council review a pursuant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development, and pursuant to Section 696 of the unicipal Law for an exemption from real property taxes.	
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11	
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11	
LU 0058-2004	Project kn Board 10, is subject New York City Depar pursuant t	n no. 20045355 HAM, an Urban Development Action Area own as Harlem Village Homes II, located in Community Council District no. 9, Borough of Manhattan. This matter to Council review and action pursuant to Article 16 of the General Municipal Law, at the request of the New York rtment of Housing Preservation and Development, and to Section 696 of the General Municipal Law for an from real property taxes Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11	
LU 0065-2004	Project loo Borough c and action Law, at the	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	
		on and Development.	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting	
	<u>Attachments:</u>	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	Project loo Borough o and actior Law, at th	on no. 20045372 HAM, an Urban Development Action Area cated at 235 West 116th Street, Council District no. 9, of Manhattan. This matter is subject to Council review n pursuant to Article 16 of the New York General Municipal e request of the New York City Department of Housing ion and Development.	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting	
	<u>Attachments:</u>	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 0068-2004	Project kn Communi Queens. pursuant the reques	on no. 20045374 HAQ, an Urban Development Action Area nown as Round II Sites 2, 3, 4A and 4C, located in ty Boards 10 and 12, Council District no. 28, Borough of This matter is subject to Council review and action to Article 16 of the New York General Municipal Law, at st of the New York City Department of Housing ion and Development, and pursuant to Section 696 of the	
		lunicipal Law for an exemption from real property taxes.	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting	
	<u>Attachments:</u>	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 0093-2004	Project log 767 Marcy This matte Article 16 the New Y Developm Law for ar	Application no. 20045379 HAK, an Urban Development Action Area Project located at 165A Stuyvesant Avenue, 366 Quincy Street and 767 Marcy Avenue, 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	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24	

LU 0094-2004	Project loc Borough o action pur Law, at the Preservation	n no. 20045380 HAK, an Urban Development Action Area cated at 2966 Fulton Street, Council District no. 37, of Brooklyn. This matter is subject to Council review and suant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development, and pursuant to Section 696 of the unicipal Law for an exemption from real property taxes.
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
LU 0095-2004	Project loc Street and Borough o action pure Law, at the Preservatio	n no. 20045381 HAK, an Urban Development Action Area cated at 252 4th Avenue, 384 Bergen Street, 426 54th 713 3rd Avenue, Council Districts no. 33, 38 and 39, of Brooklyn. This matter is subject to Council review and suant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development, and pursuant to Section 696 of the unicipal Law for an exemption from real property taxes Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29
LU 0096-2004 Application no. 20045382 HAM, an Urban Development Action Project, located at 747 St. Nicholas Avenue, Council District n Borough of Manhattan. This matter is subject to Council revie and action pursuant to Article 16 of the New York General Mu Law, at the request of the New York City Department of Housi Preservation and Development.		cated at 747 St. Nicholas Avenue, Council District no. 7, of Manhattan. This matter is subject to Council review pursuant to Article 16 of the New York General Municipal e request of the New York City Department of Housing
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

LU 0100-2004	Project kn Communit Brooklyn. pursuant t the reques	n no. 20045396 HAK, an Urban Development Action Area own as ACORN Housing 3 Associates, L.P., located in by Board 5, Council Districts no. 37 and 42, Borough of This matter is subject to Council review and action to Article 16 of the New York General Municipal Law, at at of the New York City Department of Housing on and Development. Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,	
		Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21	
LU 0101-2004	Project kn Communit This matte Article 16	n no. 20045397 HAM, an Urban Development Action Area own as Arthur Ransome Houses, L.P., located in ry Board 10, Council District no. 9, Borough of Manhattan. er is subject to Council review and action pursuant to of the New York General Municipal Law, at the request of ork City Department of Housing Preservation and ent. Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript -	
	<u>Attachments:</u>	Stated Meeting 5/19, Hearing Transcript 5/11 Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11	
LU 0102-2004	Project kn Communit Manhattan pursuant t the reques	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.	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21	

LU 0123-2004	Project kno Board 5, C is subject New York City Depar pursuant t	n no. 20045419 HAK, an Urban Development Action Area own as Fountain Avenue B II, located in Community ouncil District no. 37, Borough of Brooklyn. This matter to Council review and action pursuant to Article 16 of the General Municipal Law, at the request of the New York tment of Housing Preservation and Development, and o Section 696 of the General Municipal Law for an from real property taxes
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24
LU 0124-2004	Application no. 20045420 HAK, an Urban Development Action Area Project known as St. Marks and Troy, located in Community Board 8, Council Districts no. 35 and 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.	
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting
	<u>Attachments:</u>	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 0125-2004	Project kno Communit Borough o and action Law, at the Preservatio	n no. 20045421 HAM, an Urban Development Action Area own as WHGA Renaissance Apartments, L.P., located in y Boards 9 and 10, Council Districts no. 7 and 9, f Manhattan. This matter is subject to Council review pursuant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development.
	<u>Attachments:</u>	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
	<u>Attachments:</u>	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

LU 0126-2004	Project kn Board 9, C is subject New York	n no. 20045422 HAM, an Urban Development Action Area own as George Barbee, L.P., located in Community ouncil District no. 7, Borough of Manhattan. This matter to Council review and action pursuant to Article 16 of the General Municipal Law, at the request of the New York rtment of Housing Preservation and Development.
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
LU 0127-2004	Project kn Communit This matte Article 16	n no. 20045423 HAM, an Urban Development Action Area own as the West 147th Street Apartments, L.P., located in by Board 10, Council District no. 7, Borough of Manhattan. For is subject to Council review and action pursuant to of the New York General Municipal Law, at the request of ork City Department of Housing Preservation and ent.
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
	<u>Attachments:</u>	Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
LU 0128-2004	Project, lo Borough c and action Law, at the	n no. 20045424 HAM, an Urban Development Action Area cated at 355 West 30th Street, Council District no. 3, of Manhattan. This matter is subject to Council review a pursuant to Article 16 of the New York General Municipal ce request of the New York City Department of Housing on and Development.
	Attachments:	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing
		Transcript 4/27, Hearing Transcript - Land Use 4/29
	<u>Attachments:</u>	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript 4/27, Hearing Transcript - Land Use 4/29
A	ffirmative: 6 -	Martinez, Nelson, Rivera, Monserrate, Gentile and Lanza
	Absent: 1 -	Sanders Jr.

LU 0138-2004	Application no. 20045454 HAK, an Urban Development Action Area
	Project known as Site BK 3, located in Community Board 5, 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.

- <u>Attachments:</u> 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
- <u>Attachments:</u> 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
- LU 0139-2004 Application no. 20045455 HAK, an Urban Development Action Area Project known as Site 10, 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 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,
Hearing Transcript 7/19, Hearing Transcript Stated Meeting 7/21Attachments:Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,
Hearing Transcript 7/19, Hearing Transcript Stated Meeting 7/21

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY