The New York City Council

City Hall New York, NY 10007



Meeting Minutes

Tuesday, May 11, 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: Marti	nez, Nelson, Rivera and Lanza
	Absent: Mons	errate, Sanders Jr. and Gentile
LU 0145-2004	submitted Housing P of the Adn Law for th Section 57 the Genera	n no. 20045428 HAM, In Rem Action no. 42, Application by the Department of Finance and the Department of Preservation and Development, pursuant to Section 412 ninistrative Code and Article 16 of the General Municipal e transfer and disposition of property and pursuant to 77 of the Private Housing Finance Law and Section 696 of al Municipal Law for related tax exemptions, in ty Board 8, Council District 4, Borough of Manhattan.
	<u>Attachments:</u>	Hearing Transcript, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
	<u>Attachments:</u>	Hearing Transcript, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
Af	firmative: 4 -	Martinez, Nelson, Rivera and Lanza
	Absent: 3 -	Monserrate, Sanders Jr. and Gentile
LU 0090-2004	an Urban I dispositio East 157th District no pursuant t	and use review procedure application no. C 040218 HAX, Development Action Area Designation, Project, and the n of such property located on Melrose Avenue between a and East 158th Streets, Borough of the Bronx, Council b. 17. This matter is subject to Council Review and action to §197-c and §197-d of the New York City Charter and of the General Municipal Law. Hearing Transcript, Hearing Transcript - Stated Meeting 5/19, Hearing
	<u>Allachillenis:</u>	Transcript 5/11

<u>Attachments:</u> Hearing Transcript, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

LU 0140-2004	Action Are Communit This matte Article 16 d	n no. 20045456 HAM, an amended Urban Development a Project known West 117th Street, located in y Board 10, Council District no. 9, Borough of Manhattan. r 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 0057-2004	Project kno Communit Borough o and action Law, at the Preservatio	n no. 20045354 HAM, an Urban Development Action Area own as West Harlem Renaissance Homes II, 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, and pursuant to Section 696 of the unicipal Law for an exemption 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 5/19, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11
LU 0058-2004	Project kno Board 10, 0 is subject New York 0 City Depar pursuant to	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 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 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 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.	
	<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 loc Borough o and action Law, at the	n 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 pursuant to Article 16 of the New York General Municipal e request of the New York City Department of Housing on and Development.
	Attachments:	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land
	<u>Automiento.</u>	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 know Communit Queens. T pursuant t the reques Preservation	n no. 20045374 HAQ, an Urban Development Action Area own as Round II Sites 2, 3, 4A and 4C, located in y Boards 10 and 12, Council District no. 28, Borough of This matter is subject to Council review and action o Article 16 of the New York General Municipal Law, at at 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 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 loc 767 Marcy This matte Article 16 o the New Yo Developme	n no. 20045379 HAK, an Urban Development Action Area cated at 165A Stuyvesant Avenue, 366 Quincy Street and Avenue, Council District no. 36, Borough of Brooklyn. r 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, and pursuant to Section 696 of the General Municipal exemption from real property taxes
	Attachments:	Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing
	Attachmonto.	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	n no. 20045380 HAK, an Urban Development Action Area ated at 2966 Fulton Street, Council District no. 37, f 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
Aff	irmative: 4 -	Martinez, Nelson, Rivera and Lanza
	Absent: 3 -	Monserrate, Sanders Jr. and Gentile
LU 0096-2004	Project, loo Borough o and action Law, at the	n no. 20045382 HAM, an Urban Development Action Area cated at 747 St. Nicholas Avenue, Council District no. 7, 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 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 y Board 5, Council Districts no. 37 and 42, Borough of This matter is subject to Council review and action o Article 16 of the New York General Municipal Law, at at of the New York City Department of Housing on 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 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 y Board 10, Council District no. 9, Borough of Manhattan. r 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 - Stated Meeting 5/19, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, 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 Preservati	n no. 20045398 HAM, an Urban Development Action Area own as Central Harlem Bradhurst, L.P., located in y Board 10, Council Districts no. 7 and 9, Borough of . This matter is subject to Council review and action o Article 16 of the New York General Municipal Law, at at of the New York City Department of Housing on and Development.
	<u>Attachments:</u> Attachments:	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21 Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,
	Allachiments:	Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

LU 0121-2004	Project kn Council D subject to New York	n no. 20045417 HAX, an Urban Development Action Area own as Bella Vista, L.P., located in Community Board 1, istricts no. 8 and 17, Borough of the Bronx. This matter is 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 0123-2004	Project kn	n no. 20045419 HAK, an Urban Development Action Area own as Fountain Avenue B II, located in Community	
		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 - 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	••	n no. 20045420 HAK, an Urban Development Action Area	
	-	own as St. Marks and Troy, located in Community Board	
		Districts no. 35 and 36, Borough of Brooklyn. This	
		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	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 kno 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 tment of Housing Preservation and Development. Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11 Hearing Transcript 5/13, Hearing Transcript 4/19, Hearing Transcript -
LU 0127-2004	Project kno Communit This matte Article 16 d	Stated Meeting 5/19, Hearing Transcript 5/11 n no. 20045423 HAM, an Urban Development Action Area own as the West 147th Street Apartments, L.P., located in y Board 10, Council District no. 7, Borough of Manhattan. r 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 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
- LU 0141-2004 Application no. 20045500 HAM, an Urban Development Action Area Project located at 250 Manhattan 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.
 - <u>Attachments:</u> Hearing Transcript, Hearing Transcript Stated Meeting 5/19, Hearing Transcript 5/11
 - <u>Attachments:</u> Hearing Transcript, Hearing Transcript Stated Meeting 5/19, Hearing Transcript 5/11

LU 0142-2004	Project loo Borough o and action Law, at the	Application no. 20045501 HAM, an Urban Development Action Area Project located at 208 East 122nd Street, Council District no. 11, 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, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11		

<u>Attachments:</u> Hearing Transcript, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

Affirmative: 4 -

Martinez, Nelson, Rivera and Lanza

Absent: 3 -

Monserrate, Sanders Jr. and Gentile

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY