

# 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:** Martinez, Nelson, Rivera and Lanza

**Absent:** Monserrate, Sanders Jr. and Gentile

LU 0145-2004

**Application no. 20045428 HAM, In Rem Action no. 42, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and pursuant to Section 577 of the Private Housing Finance Law and Section 696 of the General Municipal Law for related tax exemptions, in Community Board 8, Council District 4, Borough of Manhattan.**

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

**Attachments:** 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

LU 0090-2004

**Uniform land use review procedure application no. C 040218 HAX, an Urban Development Action Area Designation, Project, and the disposition of such property located on Melrose Avenue between East 157th and East 158th Streets, Borough of the Bronx, Council District no. 17. 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, Hearing Transcript - Stated Meeting 5/19, Hearing Transcript 5/11

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

**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.**

**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 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 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 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 0093-2004      **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**

**Attachments:**    Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24

**Attachments:**    Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24

LU 0094-2004      **Application no. 20045380 HAK, an Urban Development Action Area Project located at 2966 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, 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

**Affirmative:**    4 -

Martinez, Nelson, Rivera and Lanza

**Absent:**        3 -

Monserate, Sanders Jr. and Gentile

LU 0096-2004      **Application no. 20045382 HAM, an Urban Development Action Area Project, located at 747 St. Nicholas Avenue, 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.**

**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 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

LU 0101-2004      **Application no. 20045397 HAM, an Urban Development Action Area Project known as Arthur Ransome Houses, L.P., 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.**

**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 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 0121-2004      **Application no. 20045417 HAX, an Urban Development Action Area Project known as Bella Vista, L.P., located in Community Board 1, Council Districts no. 8 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.**

**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 0123-2004      **Application no. 20045419 HAK, an Urban Development Action Area Project known as Fountain Avenue B II, 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**

**Attachments:**    Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24

**Attachments:**    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.**

**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 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

LU 0126-2004      **Application no. 20045422 HAM, an Urban Development Action Area Project known as George Barbee, L.P., located in Community Board 9, 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.**

**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 0127-2004      **Application no. 20045423 HAM, an Urban Development Action Area Project known as the West 147th Street Apartments, L.P., located in Community Board 10, 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.**

**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 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.**

**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

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 7/21

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

LU 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.**

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

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

LU 0142-2004      **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

**Attachments:** 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