## **The New York City Council**

City Hall New York, NY 10007



**Meeting Minutes** 

Thursday, May 20, 2004

1:00 PM

## **Committtee 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: Nelso  | n, Monserrate, Sanders Jr., Gentile and Lanza  |  |
|              | Absent: Martinez and Rivera   |  |  |
|              | Other Council   | Members Attending: Comrie  |  |
| LU 0065-2004 | Application no. 20045371 HAM, an Urban Development Action Area<br>Project located at 6-10 East 1st Street, Council District no. 1,<br>Borough of Manhattan. This matter is subject to Council review<br>and action pursuant to Article 16 of the New York General Municipa<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development.   |  |  |
|              | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land<br>Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -<br>Stated Meeting |  |
|              | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land<br>Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -<br>Stated Meeting |  |
| LU 0066-2004 | Application no. 20045372 HAM, an Urban Development Action Area<br>Project located at 235 West 116th Street, Council District no. 9,<br>Borough of Manhattan. This matter is subject to Council review<br>and action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development.   |  |  |
|              | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land<br>Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -<br>Stated Meeting |  |
|              | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land<br>Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -<br>Stated Meeting |  |
| LU 0068-2004 | Application no. 20045374 HAQ, an Urban Development Action Area<br>Project known as Round II Sites 2, 3, 4A and 4C, located in<br>Community Boards 10 and 12, Council District no. 28, Borough of<br>Queens. This matter is subject to Council review and action<br>pursuant to Article 16 of the New York General Municipal Law, at<br>the request of the New York City Department of Housing<br>Preservation and Development, and pursuant to Section 696 of the<br>General Municipal Law for an exemption from real property taxes. |  |  |
|              | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land<br>Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -<br>Stated Meeting |  |

|  | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land<br>Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -<br>Stated Meeting   |
|--|---|--|
| LU 0093-2004   | Project loo<br>767 Marcy<br>This matte<br>Article 16<br>the New Y<br>Developm | on no. 20045379 HAK, an Urban Development Action Area<br>cated at 165A Stuyvesant Avenue, 366 Quincy Street and<br>Avenue, Council District no. 36, Borough of Brooklyn.<br>er is subject to Council review and action pursuant to<br>of the New York General Municipal Law, at the request of<br>fork City Department of Housing Preservation and<br>ent, and pursuant to Section 696 of the General Municipal<br>nexemption from real property taxes<br>Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing<br>Transcript 5/20, Hearing Transcript - Stated Meeting 6/7, Hearing<br>Transcript 5/20, Hearing Transcript - Stated Meeting 6/7, Hearing<br>Transcript 5/20, Hearing Transcript - Land Use 5/24 |
| Af   | firmative: 5 -  | Nelson, Monserrate, Sanders Jr., Gentile and Lanza   |
|  | Absent: 2 -   | Martinez and Rivera  |
| LU 0100-2004 Application no. 20045396 HAK, an Urban Development Action Area<br>Project known as ACORN Housing 3 Associates, L.P., located in<br>Community Board 5, Council Districts no. 37 and 42, Borough of<br>Brooklyn. This matter is subject to Council review and action<br>pursuant to Article 16 of the New York General Municipal Law, at<br>the request of the New York City Department of Housing<br>Preservation and Development. |   |  |
|  | <u>Attachments:</u><br>Attachments:   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21<br>Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,  |
|  | Attacimients.   | Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21  |
| LU 0102-2004   | Project kn<br>Communit<br>Manhattar<br>pursuant t<br>the reques<br>Preservati | on no. 20045398 HAM, an Urban Development Action Area<br>nown as Central Harlem Bradhurst, L.P., located in<br>ty Board 10, Council Districts no. 7 and 9, Borough of<br>n. This matter is subject to Council review and action<br>to Article 16 of the New York General Municipal Law, at<br>st of the New York City Department of Housing<br>ion and Development.  |
|  | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,<br>Hearing Transcript 7/19. Hearing Transcript - Stated Meeting 7/21   |

Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21

| <u>Attachm</u>   |  | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21  |
|--|--|---|
| Proje<br>Board<br>is sub<br>New `<br>City I<br>pursu   | ct kno<br>d 5, Co<br>oject to<br>York G<br>Depart<br>iant to | no. 20045419 HAK, an Urban Development Action Area<br>win as Fountain Avenue B II, located in Community<br>buncil District no. 37, Borough of Brooklyn. This matter<br>o Council review and action pursuant to Article 16 of the<br>General Municipal Law, at the request of the New York<br>ment of Housing Preservation and Development, and<br>o Section 696 of the General Municipal Law for an<br>from real property taxes |
| <u>Attachm</u>   |  | Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24   |
| <u>Attachm</u>   |  | Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24   |
| Affirmative:   |  | Nelson, Monserrate, Sanders Jr., Gentile and Lanza  |
| Absent:  |  | Martinez and Rivera   |
| LU 0124-2004 Application no. 20045420 HAK, an Urban Development Action Area<br>Project known as St. Marks and Troy, located in Community Board<br>8, Council Districts no. 35 and 36, Borough of Brooklyn. This<br>matter is subject to Council review and action pursuant to Article 16<br>of the New York General Municipal Law, at the request of the New<br>York City Department of Housing Preservation and Development.                          |  |   |
| <u>Attachm</u>   |  | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land<br>Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -<br>Stated Meeting  |
| <u>Attachm</u>   |  | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript - Land<br>Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript -<br>Stated Meeting  |
| LU 0125-2004 Application no. 20045421 HAM, an Urban Development Action Area<br>Project known as WHGA Renaissance Apartments, L.P., located in<br>Community Boards 9 and 10, Council Districts no. 7 and 9,<br>Borough of Manhattan. This matter is subject to Council review<br>and action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development. |  |   |
| Attachm  |  | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 8/9,<br>Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript -<br>Stated Meeting 8/12   |

| itions and Concessions |   |   |  |
|------------------------|---|---|--|
|                        | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 8/9,<br>Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript -<br>Stated Meeting 8/12   |  |
| LU 0138-2004           | Project kn<br>District no<br>Council re<br>General M<br>Departmen<br>pursuant f   | Application no. 20045454 HAK, an Urban Development Action Area<br>Project known as Site BK 3, located in Community Board 5, Council<br>District no. 37, Borough of Brooklyn. This matter is subject to<br>Council review and action pursuant to Article 16 of the New York<br>General Municipal Law, at the request of the New York City<br>Department of Housing Preservation and Development, and<br>pursuant to Section 696 of the General Municipal Law for an<br>exemption from real property taxes. |  |
|                        | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 8/9,<br>Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript -<br>Stated Meeting 8/12   |  |
|                        | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 8/9,<br>Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript -<br>Stated Meeting 8/12   |  |
| LU 0139-2004           | Application no. 20045455 HAK, an Urban Development Action Area<br>Project known as Site 10, located in Community Board 5, Council<br>District no. 42, Borough of Brooklyn. This matter is subject to<br>Council review and action pursuant to Article 16 of the New York<br>General Municipal Law, at the request of the New York City<br>Department of Housing Preservation and Development, and<br>pursuant to Section 696 of the General Municipal Law for an<br>exemption from real property taxes. |   |  |
|                        | <u>Attachments:</u>   | Hearing Transcript 4/19, Hearing Transcript 6/8, Hearing Transcript 7/20,<br>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,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 7/21  |  |
| LU 0166-2004           | Application no. 20045542 HAX, an Urban Development Action Area<br>Project, located at 1042 Clay Street, Council District no. 16,<br>Borough of the Bronx. This matter is subject to Council review and<br>action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development, and pursuant to Section 696 of the<br>General Municipal Law for an exemption from real property taxes.                     |   |  |
|                        | <u>Attachments:</u>   | Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12   |  |
|                        | <u>Attachments:</u>   | Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12   |  |

| LU 0167-2004  | Project loc<br>Borough o<br>action purs<br>Law, at the<br>Preservatio | Application no. 20045543 HAK, an Urban Development Action Area<br>Project located at 875 Herkimer Street, Council District no. 41,<br>Borough of Brooklyn. This matter is subject to Council review and<br>action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development, and pursuant to Section 696 of the<br>General Municipal Law for an exemption from real property taxes. |  |
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|   | Attachments:  | Hearing Transcript 6/8, Hearing Transcript 7/19  |  |
| •   | <u>Attachments:</u>   | Hearing Transcript 6/8, Hearing Transcript 7/19  |  |
| LU 0168-2004 Application no. 20045544 HAK, an Urban Development Action Area<br>Project located at 486 Greene Avenue, Council District no. 36,<br>Borough of Brooklyn. This matter is subject to Council review and<br>action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development, and pursuant to Section 696 of the<br>General Municipal Law for an exemption from real property taxes. |   |  |  |
|   | <u>Attachments:</u>   | Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24   |  |
|   | <u>Attachments:</u>   | Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24   |  |
| Affir   | mative: 5 -   |  |  |
|   |   | Nelson, Monserrate, Sanders Jr., Gentile and Lanza   |  |
|   | Absent: 2 -   | Martinez and Rivera  |  |
| LU 0169-2004  | Project loc   | n no. 20045545 HAK, an Urban Development Action Area<br>ated at 102 Malcolm X Boulevard (aka 102 Reid Street),<br>strict no. 36. Borough of Brooklyn . This matter is subject  |  |

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.

<u>Attachments:</u> 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 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<br>Project located at 230 Hull Street, Council District no. 37, Borough<br>of Brooklyn. This matter is subject to Council review and action<br>pursuant to Article 16 of the New York General Municipal Law, at<br>the request of the New York City Department of Housing<br>Preservation and Development, and pursuant to Section 696 of the<br>General Municipal Law for an exemption from real property taxes.                               |  |  |
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|              | <u>Attachments:</u>  | Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,<br>Hearing Transcript 7/19   |  |
|              | <u>Attachments:</u>  | 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<br>Project located at 40 Christopher Avenue and 279 Stone Avenue<br>(aka 279 Mother Gaston Boulevard), Council District no. 37,<br>Borough of Brooklyn. This matter is subject to Council review and<br>action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development<br><u>Attachments:</u> Hearing Transcript 6/8, Hearing Transcript 7/19 |  |  |
|              | <u>Attachments:</u><br><u>Attachments:</u>   | Hearing Transcript 6/8, Hearing Transcript 7/19  |  |
| LU 0172-2004 | Application no. 20045548 HAK, an Urban Development Action Area<br>Project located at 136 Bristol Street and 178 Amboy Street, Council<br>District no. 41, Borough of Brooklyn. This matter is subject to<br>Council review and action pursuant to Article 16 of the New York<br>General Municipal Law, at the request of the New York City<br>Department of Housing Preservation and Development.  |  |  |
|              | <u>Attachments:</u>  | Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12  |  |
|              | <u>Attachments:</u>  | Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12  |  |
| LU 0173-2004 | Project loc<br>Borough o<br>action pur<br>Law, at the<br>Preservati  | n no. 20045549 HAK, an Urban Development Action Area<br>cated at 444 Blake Avenue, Council District no. 42,<br>of Brooklyn. This matter is subject to Council review and<br>suant to Article 16 of the New York General Municipal<br>e request of the New York City Department of Housing<br>on and Development. |  |

ents: 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12   |  |
|---|---|--|
| Project loc<br>Borough o<br>action pur<br>Law, at the<br>Preservation   | n no. 20045550 HAK, an Urban Development Action Area<br>cated at 123 Cornelia Street, Council District no. 34,<br>of Brooklyn. This matter is subject to Council review and<br>suant to Article 16 of the New York General Municipal<br>e request of the New York City Department of Housing<br>on and Development, and pursuant to Section 696 of the<br>unicipal Law for an exemption from real property taxes. |  |
| <u>Attachments:</u>   | Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24  |  |
| <u>Attachments:</u>   | Hearing Transcript - Stated Meeting 6/7, Hearing Transcript 5/20, Hearing Transcript - Land Use 5/24  |  |
| Affirmative: 5 -  | Nelson, Monserrate, Sanders Jr., Gentile and Lanza  |  |
| Absent: 2 -   | Martinez and Rivera   |  |
| LU 0175-2004 Application no. 20045551 HAK, an Urban Development Action Area<br>Project located at 2101 Fulton Street, Council District no. 37,<br>Borough of Brooklyn. This matter is subject to Council review and<br>action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development. |   |  |
| <u>Attachments:</u>   | Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,<br>Hearing Transcript 7/19  |  |
| <u>Attachments:</u>   | Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,<br>Hearing Transcript 7/19  |  |
| Project loc<br>Borough o<br>action pur<br>Law, at the   | n no. 20045552 HAK, an Urban Development Action Area<br>cated at 223A Monroe Street, Council District no. 36,<br>of Brooklyn. This matter is subject to Council review and<br>suant to Article 16 of the New York General Municipal<br>e request of the New York City Department of Housing<br>on and Development.<br>Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,                     |  |
|   | Hearing Transcript 7/19   |  |

Hearing Transcript 7/19

| LU 0177-2004 | Application no. 20045553 HAK, an Urban Development Action Area<br>Project located at 377 MacDonough Street, Council District no 36,<br>Borough of Brooklyn. This matter is subject to Council review and<br>action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development.   |   |  |
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|              | <u>Attachments:</u>  | Hearing Transcript 6/8, Hearing Transcript 7/19   |  |
|              | <u>Attachments:</u>  | Hearing Transcript 6/8, Hearing Transcript 7/19   |  |
| LU 0178-2004 | Project, loo<br>Avenues, (<br>is subject<br>New York<br>City Depar<br>pursuant t   | Application no. 20045554 HAK, an Urban Development Action Area<br>Project, located on Euclid Avenue between Belmont and Pitkin<br>Avenues, Council District no. 37, Borough of Brooklyn. This matter<br>is subject to Council review and action pursuant to Article 16 of the<br>New York General Municipal Law, at the request of the New York<br>City Department of Housing Preservation and Development, and<br>pursuant to Section 696 of the General Municipal Law for an<br>exemption from real property taxes. |  |
|              | <u>Attachments:</u>  | Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12   |  |
|              | <u>Attachments:</u>  | Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,<br>Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12   |  |
| LU 0179-2004 | Application no. 20045555 HAM, an Urban Development Action Area<br>Project located at 256 West 121st Street, Council District no. 9,<br>Borough of Manhattan. This matter is subject to Council review<br>and action pursuant to Article 16 of the New York General Municipal<br>Law, at the request of the New York City Department of Housing<br>Preservation and Development, and pursuant to Section 696 of the<br>General Municipal Law for an exemption from real property taxes. |   |  |
|              | Attachments:   | Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,   |  |
|              | <u>, attaonmento.</u>  | Hearing Transcript 0/0, Tearing Transcript 9/7, Tearing Transcript 9/0,<br>Hearing Transcript 7/19  |  |
|              | <u>Attachments:</u>  | Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,<br>Hearing Transcript 7/19  |  |

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY