

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, June 8, 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, Nelson, Rivera, Monserrate, Sanders Jr. and Lanza

Absent, Martinez and Gentile

LU 0085-2004 **Uniform land use review procedure application no. C 040032 HAM, an Urban Development Action Area Designation, Project, and the disposition of such property located at 28 and 28A Bradhurst Avenue, Borough of Manhattan, Council District no. 7. 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 6/8, Hearing Transcript - Land Use - 6/10, Hearing Transcript - Land Use - 6/14, Hearing Transcript - Stated Meeting

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

Affirmative, 5 -

Nelson, Rivera, Monserrate, Sanders Jr. and Lanza

Absent, 2 -

Martinez and Gentile

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

Affirmative, 5 -

Nelson, Rivera, Monserrate, Sanders Jr. and Lanza

Absent, 2 -

Martinez and Gentile

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 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 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 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

Affirmative, 5 -

Nelson, Rivera, Monserrate, Sanders Jr. and Lanza

Absent, 2 -

Martinez and Gentile

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 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 0166-2004 **Application no. 20045542 HAX, an Urban Development Action Area Project, located at 1042 Clay Street, 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

Attachments: Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0167-2004 **Application no. 20045543 HAK, an Urban Development Action Area Project located at 875 Herkimer 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19

LU 0169-2004 **Application no. 20045545 HAK, an Urban Development Action Area 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.**

Attachments: 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 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 Project located at 230 Hull 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 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Attachments: 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 Project located at 40 Christopher Avenue and 279 Stone Avenue (aka 279 Mother Gaston Boulevard), 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**

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19

LU 0172-2004 **Application no. 20045548 HAK, an Urban Development Action Area Project located at 136 Bristol Street and 178 Amboy 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

Attachments: Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0173-2004 **Application no. 20045549 HAK, an Urban Development Action Area Project located at 444 Blake Avenue, 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.**

Attachments: 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0175-2004 **Application no. 20045551 HAK, an Urban Development Action Area Project located at 2101 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.**

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,
Hearing Transcript 7/19

LU 0176-2004 **Application no. 20045552 HAK, an Urban Development Action Area Project located at 223A Monroe 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.**

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,
Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8,
Hearing Transcript 7/19

LU 0177-2004 **Application no. 20045553 HAK, an Urban Development Action Area Project located at 377 MacDonough 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.**

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19

LU 0178-2004 **Application no. 20045554 HAK, an Urban Development Action Area Project, located on Euclid Avenue between Belmont and Pitkin Avenues, 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,
Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

Attachments: Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10,
Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0179-2004 **Application no. 20045555 HAM, an Urban Development Action Area Project located at 256 West 121st 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

LU 0187-2004 **Application no. 20045613 HAK, an Urban Development Action Area Project known as Hegemen/Shepherd/Berriman, 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

Attachments: Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0188-2004 **Application no. 20045614 HAK, an Urban Development Action Area Project known as Barbey/Hendrix, 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 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

Attachments: Hearing Transcript 6/8, Hearing Transcript 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

LU 0189-2004 **Application no. 20045616 HAM, an Urban Development Action Area Project located at 75 West 131st 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 and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19, Hearing Transcript 9/27

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19, Hearing Transcript 9/27

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY