

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, August 9, 2004

1:00 PM

Council Chambers - 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, Gentile and Lanza

Absent, Monserrate and Sanders Jr.

Other Council Members Attending: Perkins

LU 0108-2004 Uniform land use review procedure application no. C 040293 HAM, an Urban Development Action Area Designation, Project, and the disposition of such property located at 242-246 East 2nd Street and 227-231 East 3rd Street, Council District no. 2. 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 8/9, Hearing Transcript 8/10, Hearing Transcript - Stated Meeting 8/12

A motion was made by that this be . The motion passed by the following Rollcall vote

Affirmative, 5 -

Martinez, Nelson, Rivera, Gentile and Lanza

Absent, 2 -

Monserrate and Sanders Jr.

LU 0108-2004 Uniform land use review procedure application no. C 040293 HAM, an Urban Development Action Area Designation, Project, and the disposition of such property located at 242-246 East 2nd Street and 227-231 East 3rd Street, Council District no. 2. 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 8/9, Hearing Transcript 8/10, Hearing Transcript - Stated Meeting 8/12

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

LU 0234-2004 **Uniform land use review procedure, application no. C 020441 MMQ, pursuant to §197-c and §197-d of the New York City Charter, changes to the City Map, Borough of Queens, Council District no. 29. This application is subject to Council review and action only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called-up by a vote of the Council pursuant to §197-d(b)(3) of the Charter and §11.20 of the Rules of the Council.**

Attachments: Hearing Transcript 8/10, Hearing Transcript - Stated Meeting 8/12

Attachments: Hearing Transcript 8/10, Hearing Transcript - Stated Meeting 8/12

Laid Over Until August 10, 2004

LU 0232-2004 **Application no. 20055018 HAK, an Urban Development Action Area Project known as Hegeman/Essex/Shepherd, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04

LU 0231-2004 **Application no. 20055017 HAK, an Urban Development Action Area Project located at 136-140-146 Sunnyside Avenue aka 33 Hendrix 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 9/7, Hearing Transcript 9/8

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

LU 0230-2004 **Application no. 20055016 HAX, an Urban Development Action Area Project located Randall Avenue between Underhill and Bolton Avenues, Council District no. 18, 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 9/27

Attachments: Hearing Transcript 9/27

LU 0229-2004 **Uniform land use review procedure application no. C 040306 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 73-77 Wolcott Street and 84 Dikeman Street, Borough of Brooklyn, Council District no. 38. 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 8/9, Hearing Transcript 8/10, Hearing Transcript - Stated Meeting 8/12

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

LU 0226-2004 **Uniform land use review procedure application no. C 030331 MEM, pursuant to §197-c and §197-d of the New York City Charter concerning an amendment to the City Map located in Community Board 9, Borough of Manhattan, Council District no. 9. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called up by vote of the Council pursuant to §197-d(b)(3) of the Charter.**

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

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

Affirmative, 5 -

Martinez, Nelson, Rivera, Gentile and Lanza

Absent, 2 -

Monserrate and Sanders Jr.

LU 0223-2004 **Application no. 20045695 HAK, an Urban Development Action Area Project known as BK4, BK5A-5C, BK12 and BK13, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning - 7/19, Hearing Transcript - Land Use - 11/4

Attachments: Hearing Transcript - Planning - 7/19, Hearing Transcript - Land Use - 11/4

LU 0195-2004 **Application no. 20045653 HAK, an Urban Development Action Area Project known as Ashford/Cleveland Street, 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 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

LU 0194-2004 **Application no. 20045652 HAK, an Urban Development Action Area Project located at 1496 and 1498 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 and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

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

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

LU 0193-2004 **Application no. 20045651 HAK, an Urban Development Action Area Project known as Bristol Street/East New York Avenue, located in Community Board 16, 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 8/9, Hearing Transcript 8/10, Hearing Transcript 7/19, Hearing Transcript - Stated Meeting 8/12

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

LU 0192-2004 **Application no. 20045650 HAX, an Urban Development Action Area Project located at 599 Courtlandt Avenue, Council District no. 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

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

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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 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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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 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 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 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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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 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 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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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 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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote

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

A motion was made by that this Land Use Application be Approved by Subcommittee. The motion passed by the following Rollcall vote