

# The New York City Council

*New York City Council  
City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, February 10, 2009

9:45 AM

Continuation of the February 9, 2009 Recessed Meeting

Committee Room - City Hall

### **Subcommittee on Planning, Dispositions and Concessions**

*Daniel R. Garodnick, Chair*

*Members: Maria Baez, Inez E. Dickens,  
Sara M. Gonzalez and Vincent M. Ignizio*

Roll Call

**Present,** Garodnick, Dickens, Gonzalez and Ignizio

**Absent,** Baez

*Other Council Members Attending: Palma and Sears*

LU 0984-2009

**Application no. 20095295 HAX, an Urban Development Action Area Project located at 463 East 159th Street, 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.**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Testimony - Planning 3/4/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Land Use 3/9/09

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Testimony - Planning 3/4/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Land Use 3/9/09

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0985-2009

**Application no. 20095296 HAK, an Urban Development Action Area Project located at 1073 Utica Avenue, Council District no. 45 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 Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Land Use 2/24/09, Project Summary

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Land Use 2/24/09, Project Summary

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0986-2009      **Application no. 20095297 HAM, an Urban Development Action Area Project located at 308 East 120th Street, Council District no. 8, 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 577 of the Private Housing Finance Law for a partial tax exemption**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Planning 3/18/09, Hearing Testimony - Planning 3/31/09, Hearing Transcript - Planning 3/31/09, Hearing Transcript - Planning 4/20/09, Hearing Transcript - Land Use 4/21/09, Hearing Testimony - Planning 4/20/09

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Planning 3/18/09, Hearing Testimony - Planning 3/31/09, Hearing Transcript - Planning 3/31/09, Hearing Transcript - Planning 4/20/09, Hearing Transcript - Land Use 4/21/09, Hearing Testimony - Planning 4/20/09

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0981-2009      **Application no. 20095298 HAM, an Urban Development Action Area Project located at 94 Hester 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, and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.**

**Affirmative,** 4 -

Garodnick, Dickens, Gonzalez and Ignizio

**Absent,** 1 -

Baez

**LU 0980-2009**      **Application no. 20095293 HAX an amended Urban Development Action Area Project located at 842-850 Jennings 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.**

**Attachments:**    Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:**    Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.**

**Affirmative,**    4 -

Garodnick, Dickens, Gonzalez and Ignizio

**Absent,**        1 -

Baez

**LU 0988-2009**      **Application no. 20095301 HAK, an amendment to a Project located at 176 South Eighth Street, Council District no. 34, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Section 577 of the Private Housing Finance Law, at the request of the New York City Department of Housing Preservation and Development.**

**Attachments:**    Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Land Use 2/24/09

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:**    Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Land Use 2/24/09

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0989-2009      **Application no. 20095302 HAK, an amendment to a Project located at 586A Morgan Street, Council District no. 33, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Section 577 of the Private Housing Finance Law, at the request of the New York City Department of Housing Preservation and Development.**

**Attachments:**    Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Land Use 2/24/09

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:**    Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Land Use 2/24/09

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0851-2008      **Application no. 20095009 HAK submitted by the New York City Department of Housing Preservation and Development for Council approval, pursuant to Article 11 of the Private Housing Finance Law, for a modification to a previously approved Urban Development Action Area Project and related tax exemption located at 295 Jefferson Street (Block 3166/Lot 52), Council District No. 4, Borough of Brooklyn.**

**Attachments:**    Hearing Transcript - Planning 7/21/08, Hearing Testimony - Planning 9/2/08, Hearing Transcript - Planning 9/2/08, Hearing Transcript - Planning 9/16/08, Press Advisory, Hearing Transcript - Planning 10/7/08, Hearing Transcript - Planning 10/17/08, Hearing Testimony - Planning 10/17/08, Hearing Transcript - Planning 10/20/08, Hearing Transcript - Planning 11/17/08, Hearing Transcript - Planning 11/19/08, Hearing Testimony - Planning 12/2/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Testimony - Planning 12/15/08, Hearing Testimony - Planning 1/26/09, Hearing Transcript - Planning 1/26/09, Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Land Use 2/24/09

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Transcript - Planning 7/21/08, Hearing Testimony - Planning 9/2/08, Hearing Transcript - Planning 9/2/08, Hearing Transcript - Planning 9/16/08, Press Advisory, Hearing Transcript - Planning 10/7/08, Hearing Transcript - Planning 10/17/08, Hearing Testimony - Planning 10/17/08, Hearing Transcript - Planning 10/20/08, Hearing Transcript - Planning 11/17/08, Hearing Transcript - Planning 11/19/08, Hearing Testimony - Planning 12/2/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Testimony - Planning 12/15/08, Hearing Testimony - Planning 1/26/09, Hearing Transcript - Planning 1/26/09, Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Land Use 2/24/09

**This Land Use Application was Laid Over by Subcommittee**

LU 0976-2009

**Application no. N 090144 HAM, an Urban Development Action Area Designation and Project, located at 203 West 146th Street, Borough of Manhattan, Council District no. 7. This matter is subject to Council Review and action pursuant to §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative,** 4 -

Garodnick, Dickens, Gonzalez and Ignizio

**Absent,** 1 -

Baez

LU 0894-2008

**Application no. 20095106 HAK, an Urban Development Action Area Project located at 1216 Pacific 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:** Press Advisory, Hearing Transcript - Planning 10/7/08, Hearing Transcript - Planning 10/17/08, Hearing Transcript - Planning 10/20/08, Hearing Transcript - Planning 11/17/08, Hearing Transcript - Planning 11/19/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Transcript - Planning 1/26/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Press Advisory, Hearing Transcript - Planning 10/7/08, Hearing Transcript - Planning 10/17/08, Hearing Transcript - Planning 10/20/08, Hearing Transcript - Planning 11/17/08, Hearing Transcript - Planning 11/19/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Transcript - Planning 1/26/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative,** 4 -

Garodnick, Dickens, Gonzalez and Ignizio

**Absent,** 1 -

Baez

LU 0895-2008

**Application no. 20095107 HAK, an Urban Development Action Area Project located at 476 Linden Boulevard, Council District no. 40, 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:** Press Advisory, Hearing Transcript - Planning 10/7/08, Hearing Transcript - Planning 10/17/08, Hearing Transcript - Planning 10/20/08, Hearing Transcript - Planning 11/17/08, Hearing Transcript - Planning 11/19/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Transcript - Planning 1/26/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Press Advisory, Hearing Transcript - Planning 10/7/08, Hearing Transcript - Planning 10/17/08, Hearing Transcript - Planning 10/20/08, Hearing Transcript - Planning 11/17/08, Hearing Transcript - Planning 11/19/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Transcript - Planning 1/26/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative,** 4 -

Garodnick, Dickens, Gonzalez and Ignizio

**Absent,** 1 -

Baez



LU 0896-2008

**Application no. 20095108 HAQ, an Urban Development Action Area Project located at 142-05 Rockaway Boulevard, 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.**

**Attachments:** Press Advisory, Hearing Transcript - Planning 10/7/08, Hearing Transcript - Planning 10/17/08, Hearing Transcript - Planning 10/20/08, Hearing Transcript - Planning 11/17/08, Hearing Transcript - Planning 11/19/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Transcript - Planning 1/26/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Press Advisory, Hearing Transcript - Planning 10/7/08, Hearing Transcript - Planning 10/17/08, Hearing Transcript - Planning 10/20/08, Hearing Transcript - Planning 11/17/08, Hearing Transcript - Planning 11/19/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Transcript - Planning 1/26/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Transcript - Land Use 2/10/09

**A motion was made that this Land Use Application be Filed by Subcommittee approved by Roll Call.**

**Affirmative,** 4 -

Garodnick, Dickens, Gonzalez and Ignizio

**Absent,** 1 -

Baez

LU 0938-2008      **Application no. 20095197 HAQ, an Urban Development Action Area Project located at 111-17 103rd Avenue, Council District no. 32, 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.**

**Attachments:** Hearing Testimony - Planning 12/2/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Testimony - Planning 12/15/08, Hearing Testimony - Planning 1/26/09, Hearing Transcript - Planning 1/26/09, Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Planning 3/18/09, Hearing Testimony - Planning 3/31/09, Hearing Transcript - Planning 3/31/09

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Testimony - Planning 12/2/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Testimony - Planning 12/15/08, Hearing Testimony - Planning 1/26/09, Hearing Transcript - Planning 1/26/09, Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Planning 3/18/09, Hearing Testimony - Planning 3/31/09, Hearing Transcript - Planning 3/31/09

**This Land Use Application was Laid Over by Subcommittee**

LU 0940-2008      **Application no. 20095199 HAM, an Urban Development Action Area Project located at 1801-05 7th 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, and pursuant to Section 577 of the Private Housing Finance Law for a partial tax exemption.**

**Attachments:** Hearing Testimony - Planning 12/2/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Testimony - Planning 12/15/08, Hearing Testimony - Planning 1/26/09, Hearing Transcript - Planning 1/26/09, Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Planning 3/18/09, Hearing Testimony - Planning 3/31/09, Hearing Transcript - Planning 3/31/09

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Testimony - Planning 12/2/08, Hearing Transcript - Planning 12/2/08, Hearing Transcript - Planning 12/15/08, Hearing Transcript - Planning 12/18/08, Hearing Testimony - Planning 12/15/08, Hearing Testimony - Planning 1/26/09, Hearing Transcript - Planning 1/26/09, Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Planning 3/18/09, Hearing Testimony - Planning 3/31/09, Hearing Transcript - Planning 3/31/09

**This Land Use Application was Laid Over by Subcommittee**

LU 0974-2009

**Application no. 20095235 HAM, an amended Urban Development Action Area Project known as the Bradhurst Cluster, 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 a tax exemption.**

**Attachments:** Hearing Testimony - Planning 1/26/09, Hearing Transcript - Planning 1/26/09, Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Planning 3/18/09, Hearing Testimony - Planning 3/31/09, Hearing Transcript - Planning 3/31/09, Hearing Transcript - Planning 4/20/09, Hearing Transcript - Land Use 4/21/09, Hearing Testimony - Planning 4/20/09

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Hearing Testimony - Planning 1/26/09, Hearing Transcript - Planning 1/26/09, Hearing Testimony - Planning 2/9/09, Hearing Transcript - Planning 2/9/09, Hearing Transcript - Planning 2/10/09, Hearing Testimony - Planning 2/23/09, Hearing Transcript - Planning 2/23/09, Hearing Transcript - Planning 3/4/09, Hearing Transcript - Planning 3/18/09, Hearing Testimony - Planning 3/31/09, Hearing Transcript - Planning 3/31/09, Hearing Transcript - Planning 4/20/09, Hearing Transcript - Land Use 4/21/09, Hearing Testimony - Planning 4/20/09

**This Land Use Application was Laid Over by Subcommittee**