

# The New York City Council

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



## Meeting Minutes

**Monday, December 6, 1999**

**10:30 AM**

**Committee Room - City Hall**

### **Committee on Land Use**

*June M. Eisland, Chair*

*Members: Mary Pinkett , Archie W. Spigner , Herbert E. Berman,  
Sheldon S. Leffler , Noach Dear, Jerome X. O'Donovan,  
Priscilla A. Wooten, Walter L. McCaffrey, Martin Malave-Dilan,  
Lawrence A. Warden, Guillermo Linares , John D. Sabini,  
A. Gifford Miller, Adolfo Carrion, Jr., Bill Perkins and Michael J. Abel*

## Roll Call

**Present,**

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,**

Pinkett, Dear and Wooten

LU 0542-1999

**Uniform land use review procedure application no. 980473 ZSX pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Bronx, Council District No. 16 to allow modification of height and setback regulations and allowable community facility floor area ratio. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.**

LU 0531-1999

**Landmarks Preservation Commission designation no. DL - 309, LP - 1966, pursuant to Section 3020 of the New York City Charter, concerning the designation of the Bennet-Farrell-Feldmann House, located at 119 95th Street, Borough of Brooklyn, Council District no. 43, as a landmark. (Non-ULURP no. 20005030 HKK).**

LU 0532-1999

**Uniform land use review procedure application no. C 2000012 ZSR pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Staten Island, Council District no. 49 to allow a stadium with a capacity in excess of 2500 seats pursuant to Section 74-41. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.**

- LU 0533-1999** Uniform land use review procedure application no. C 2000013 ZSR pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Staten Island, Council District no. 49 to permit a public parking lot with a maximum or capacity of 1040 spaces. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.
- LU 0534-1999** Uniform land use review procedure application no. C 2000014 ZSR pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Staten Island, Council District No. 49 to permit development over a railroad or transit right of way or yard. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.
- LU 0535-1999** Uniform land use review procedure application no. C2000016 ZSR pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Staten Island, Council District no. 49 to allow the modification of Sections 62-736, 62-351(b)(4), and 62-422. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.
- LU 0536-1999** Uniform Land Use Review Procedure application no. C 2000017 ZMR pursuant to Sections 197-c and 197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 49.

- LU 0538-1999** Uniform Land Use Review Procedure application no. C 200019 PPR pursuant to Sections 197-c and 197-d of the New York City Charter concerning the disposition of one (1) city-owned property for a Sports Stadium, located west of the St. George Ferry Terminal and north of Richmond Terrace, Borough of Staten Island, in Council District No. 49. This application is subject to review and action by the Land Use Committee only if appealed to the Council Pursuant to Section 197-d(b)(2) of the Charter or called up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.
- LU 0539-1999** Uniform Land Use Review Procedure application no. 980469 ZMX pursuant to Sections 197-c and 197-d of the New York City Charter, concerning changes to the zoning map, Borough of Bronx, Council District no. 16.
- LU 0540-1999** Uniform Land Use Review Procedure, application no. 980470 MMX, pursuant to Sections 197-c and 197-d of the New York City Charter, changes to the City Map, Borough of Bronx, Council District no. 16. This application is subject to Council review and action only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to Section 197-d(b)(3) of the Charter and Section 11.20 of the Rules of the Council.
- LU 0541-1999** Uniform land use review procedure application no. 980472 ZSX pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Bronx, Council District no. 16 to allow unattended accessory parking garage with a maximum capacity of 320 spaces in portions of the cellar and subcellar. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.

- LU 0543-1999** Uniform land use review procedure application no. 980467 PCX pursuant to Sections 197-c and 197-d of the New York City Charter, concerning the site selection and acquisition of real property generally bounded by East 161st and 163rd St and Sherman and Morris Avenues, Borough of Bronx, Council District no. 16, for use as a criminal court facility. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197-d(b)(3) of the Charter.
- LU 0544-1999** Uniform land use review procedure application no. C 980468 PPX pursuant to Sections 197-c and 197-d of the New York City Charter concerning the disposition for the Bronx Criminal Court Facility located at Sherman Avenue and Morris Avenue and East 161st Street and 162nd Street, Borough of Bronx, in Council District No. 16. This application is subject to review and action by the Land Use Committee only if appealed to the Council Pursuant to Section 197-d(b)(2) of the Charter or called up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.
- LU 0575-1999** Uniform land use review procedure application no. C 000018 PCR pursuant to Sections 197-c and 197-d of the New York City Charter, concerning the site selection and acquisition of real property located north of Richmond Terrace and west of the St. George Ferry Terminal, Borough of Staten Island, Council District no. 49, to facilitate the constructino of a stadium. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) fo the Charter or called-up by vote of the Council pursuant to Section 197-d(b)(3) of the Charter.
- LU 0597-1999** The submission of a site plan by the New York City School Construction Authority, pursuant to §1732 of the New York State Public Authorities Law, for a school, Kingsborough High School for the Sciences and Family College, to be located at Kingsboro Community College Campus, Borough of Brooklyn, Council District no. 48. (Non-ULURP no. 20005075 SCK)

- LU 0598-1999      Zoning resolution amendment application no. N 990687 ZRR, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Staten Island, Council District no. 33, relating: to modify certain provisions of the Special Hillside Preservation District.
- LU 0599-1999      Zoning resolution amendment application no. N 980572 ZRY, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Citywide relating to an amendment to the Zoning Resolution relating to Sections 74-746 and Section 74-747, developments under and over mapped streets in General Large Scale Developments.
- LU 0600-1999      Uniform land use review procedure application no. C 000020 PQQ, pursuant to §197-c and §197-d of the New York City Charter, concerning the acquisition of real property located in Community Board 1, Borough of Queens, Council District no. 26, to expand studio and production facilities. 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.
- LU 0601-1999      Uniform land use review procedure application no. C 000021 PPQ, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of city-owned properties, located in Community Board 1, Borough of Queens, in Council District no. 26. 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.
- LU 0602-1999      Application no. 20005104 HAX, an Urban Development Action Area Project, located at 1650 Topping Avenue, Council District no. 14, 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 577 of the Private Housing Finance Law for a partial tax exemption.

- LU 0604-1999**      **Application no. 20005106 HAX, an Urban Development Action Area Project, located at 820 and 830 East 170th 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.**
- LU 0606-1999**      **Application no. 20005108 HAK, an Urban Development Action Area Project, located at 228 Vernon Avenue, Council District no. 34, 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.**
- LU 0609-1999**      **Application no. 20005111 HAK an Urban Development Action Area Project, located at 11 Troutman Street, Council District no. 34, 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.**
- LU 0610-1999**      **A proposal by the Department of General Services, pursuant to §195 of the New York City Charter, for the acquisition of office space located at 808/810 East 16th Street, Borough of Brooklyn, Council District no. 44, for use by Brooklyn Community Board #14. (Non-ULURP no. 20005093 P XK)**
- LU 0612-1999**      **Application no. 20005113 HAM an Urban Development Action Area Project, 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.**
- Affirmative, 14 -**  
Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Sabini, Miller, Carrion, Perkins and Abel
- Absent, 3 -**  
Pinkett, Dear and Wooten
- Affirmative, 14 -**  
Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Sabini, Miller, Carrion, Perkins and Abel
- Absent, 3 -**  
Pinkett, Dear and Wooten
-

**LU 0531-1999** Landmarks Preservation Commission designation no. DL - 309, LP - 1966, pursuant to Section 3020 of the New York City Charter, concerning the designation of the Bennet-Farrell-Feldmann House, located at 119 95th Street, Borough of Brooklyn, Council District no. 43, as a landmark. (Non-ULURP no. 20005030 HKK).

**LU 0532-1999** Uniform land use review procedure application no. C 2000012 ZSR pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Staten Island, Council District no. 49 to allow a stadium with a capacity in excess of 2500 seats pursuant to Section 74-41. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.

**Affirmative,** 13 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Miller, Carrion, Perkins and Abel

**Negative,** 1 -

Sabini

**Absent,** 3 -

Pinkett, Dear and Wooten

**LU 0533-1999** Uniform land use review procedure application no. C 2000013 ZSR pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Staten Island, Council District no. 49 to permit a public parking lot with a maximum or capacity of 1040 spaces. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.

**Affirmative,** 13 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Miller, Carrion, Perkins and Abel

**Negative,** 1 -

Sabini

**Absent,** 3 -

Pinkett, Dear and Wooten



**LU 0534-1999**      **Uniform land use review procedure application no. C 2000014 ZSR pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Staten Island, Council District No. 49 to permit development over a railroad or transit right of way or yard. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.**

**Affirmative,** 13 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Miller, Carrion, Perkins and Abel

**Negative,** 1 -

Sabini

**Absent,** 3 -

Pinkett, Dear and Wooten

**LU 0535-1999**      **Uniform land use review procedure application no. C2000016 ZSR pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Staten Island, Council District no. 49 to allow the modification of Sections 62-736, 62-351(b)(4), and 62-422. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.**

**Affirmative,** 13 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Miller, Carrion, Perkins and Abel

**Negative,** 1 -

Sabini

**Absent,** 3 -

Pinkett, Dear and Wooten

**LU 0536-1999**      **Uniform Land Use Review Procedure application no. C 2000017 ZMR pursuant to Sections 197-c and 197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 49.**

**Affirmative,** 13 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Miller, Carrion, Perkins and Abel

**Negative,** 1 -  
Sabini

**Absent,** 3 -  
Pinkett, Dear and Wooten

**LU 0538-1999**      **Uniform Land Use Review Procedure application no. C 200019 PPR pursuant to Sections 197-c and 197-d of the New York City Charter concerning the disposition of one (1) city-owned property for a Sports Stadium, located west of the St. George Ferry Terminal and north of Richmond Terrace, Borough of Staten Island, in Council District No. 49. This application is subject to review and action by the Land Use Committee only if appealed to the Council Pursuant to Section 197-d(b)(2) of the Charter or called up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.**

**Affirmative,** 13 -  
Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Miller, Carrion, Perkins and Abel

**Negative,** 1 -  
Sabini

**Absent,** 3 -  
Pinkett, Dear and Wooten

**LU 0542-1999**      **Uniform land use review procedure application no. 980473 ZSX pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Bronx, Council District No. 16 to allow modification of height and setback regulations and allowable community facility floor area ratio. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.**

**Affirmative,** 14 -  
Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,** 3 -  
Pinkett, Dear and Wooten

**LU 0539-1999**      **Uniform Land Use Review Procedure application no. 980469 ZMX pursuant to Sections 197-c and 197-d of the New York City Charter, concerning changes to the zoning map, Borough of Bronx, Council District no. 16.**

- LU 0540-1999** Uniform Land Use Review Procedure, application no. 980470 MMX, pursuant to Sections 197-c and 197-d of the New York City Charter, changes to the City Map, Borough of Bronx, Council District no. 16. This application is subject to Council review and action only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called up by a vote of the Council pursuant to Section 197-d(b)(3) of the Charter and Section 11.20 of the Rules of the Council.
- LU 0541-1999** Uniform land use review procedure application no. 980472 ZSX pursuant to Sections 197-c and 197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of Bronx, Council District no. 16 to allow unattended accessory parking garage with a maximum capacity of 320 spaces in portions of the cellar and subcellar. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.
- LU 0543-1999** Uniform land use review procedure application no. 980467 PCX pursuant to Sections 197-c and 197-d of the New York City Charter, concerning the site selection and acquisition of real property generally bounded by East 161st and 163rd St and Sherman and Morris Avenues, Borough of Bronx, Council District no. 16, for use as a criminal court facility. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) of the Charter or called-up by vote of the Council pursuant to Section 197-d(b)(3) of the Charter.
- LU 0544-1999** Uniform land use review procedure application no. C 980468 PPX pursuant to Sections 197-c and 197-d of the New York City Charter concerning the disposition for the Bronx Criminal Court Facility located at Sherman Avenue and Morris Avenue and East 161st Street and 162nd Street, Borough of Bronx, in Council District No. 16. This application is subject to review and action by the Land Use Committee only if appealed to the Council Pursuant to Section 197-d(b)(2) of the Charter or called up by vote of the Council pursuant to Section 197d(b)(3) of the Charter.

**LU 0575-1999**      **Uniform land use review procedure application no. C 000018 PCR pursuant to Sections 197-c and 197-d of the New York City Charter, concerning the site selection and acquisition of real property located north of Richmond Terrace and west of the St. George Ferry Terminal, Borough of Staten Island, Council District no. 49, to facilitate the constructino of a stadium. This application is subject to review and action by the Land Use Committee only if appealed to the Council pursuant to Section 197-d(b)(2) fo the Charter or called-up by vote of the Council pursuant to Section 197-d(b)(3) of the Charter.**

**Affirmative,** 13 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Miller, Carrion, Perkins and Abel

**Negative,** 1 -

Sabini

**Absent,** 3 -

Pinkett, Dear and Wooten

**LU 0597-1999**      **The submission of a site plan by the New York City School Construction Authority, pursuant to §1732 of the New York State Public Authorities Law, for a school, Kingsborough High School for the Sciences and Family College, to be located at Kingsboro Community College Campus, Borough of Brooklyn, Council District no. 48. (Non-ULURP no. 20005075 SCK)**

**Affirmative,** 14 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,** 3 -

Pinkett, Dear and Wooten

**LU 0598-1999**      **Zoning resolution amendment application no. N 990687 ZRR, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Staten Island, Council District no. 33, relating: to modify certain provisions of the Special Hillside Preservation District.**

- LU 0599-1999**      **Zoning resolution amendment application no. N 980572 ZRY, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Citywide relating to an amendment to the Zoning Resolution relating to Sections 74-746 and Section 74-747, developments under and over mapped streets in General Large Scale Developments.**
- LU 0600-1999**      **Uniform land use review procedure application no. C 000020 PQQ, pursuant to §197-c and §197-d of the New York City Charter, concerning the acquisition of real property located in Community Board 1, Borough of Queens, Council District no. 26, to expand studio and production facilities. 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.**
- LU 0601-1999**      **Uniform land use review procedure application no. C 000021 PPQ, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of city-owned properties, located in Community Board 1, Borough of Queens, in Council District no. 26. 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.**
- LU 0602-1999**      **Application no. 20005104 HAX, an Urban Development Action Area Project, located at 1650 Topping Avenue, Council District no. 14, 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 577 of the Private Housing Finance Law for a partial tax exemption.**

**Affirmative,** 14 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,** 3 -

Pinkett, Dear and Wooten

**LU 0604-1999**      **Application no. 20005106 HAX, an Urban Development Action Area Project, located at 820 and 830 East 170th 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.**

**LU 0610-1999**      **A proposal by the Department of General Services, pursuant to §195 of the New York City Charter, for the acquisition of office space located at 808/810 East 16th Street, Borough of Brooklyn, Council District no. 44, for use by Brooklyn Community Board #14. (Non-ULURP no. 20005093 PXX)**

**Affirmative,** 13 -

Eisland, Spigner, Berman, Leffler, O'Donovan, McCaffrey, Malave-Dilan, Warden, Linares, Sabini, Miller, Carrion and Perkins

**Abstain,** 1 -

Abel

**Absent,** 3 -

Pinkett, Dear and Wooten