

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, April 21, 2004

11:00 AM

Council Chambers - City Hall

Committee on Land Use

Melinda R. Katz, Chair

*Members: Bill Perkins, Michael C. Nelson, Christine C. Quinn, Joel Rivera,
Tony Avella, Maria Baez, Charles Barron, Leroy G. Comrie, Simcha Felder,
Eric N. Gioia, G. Oliver Koppell, Miguel Martinez, Michael E. McMahon,
Hiram Monserrate, James Sanders, Jr., Albert Vann, Vincent J. Gentile,
Annabel Palma, Andrew J. Lanza and James Oddo*

Roll Call

Present:

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo

LU 0033-2004 Uniform Land Use Review Procedure application no. 030293 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 51.

Attachments: Hearing Transcript 3/22, Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript 4/21, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript 3/22, Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript 4/21, Hearing Transcript - Land Use 4/21

Affirmative: 21 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo

LU 0080-2004 Zoning resolution amendment application no. N 040197 ZRY, pursuant to Sections 197-d and 201 of the New York City Charter, relating to Sections 12-10 (Definitions) and 14-00 (Sidewalk Café Regulations).

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript - Land Use 4/21

Affirmative: 21 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo

LU 0089-2004 Uniform land use review procedure application no. C 040164 HAM, an Urban Development Action Area Designation, Project, and the disposition of such property located at 260-262 West 153rd Street, Borough of Manhattan, Council District no. 9. 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0109-2004 **Uniform land use review procedure application no. C 040121 PPM, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of two city-owned properties, 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 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript 4/19, Hearing Transcript - Stated Meeting 5/5, Hearing Transcript - Land Use 4/21

Affirmative: 21 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo

LU 0110-2004 **Uniform land use review procedure application no. C 040128 PPK, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of three city-owned properties, located in Community Board 15, Borough of Brooklyn, Council District no. 48. 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0111-2004 **Uniform land use review procedure application no. C 040129 ZSK, pursuant to §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 Brooklyn, Council District no. 48 to facilitate the development of unattended public parking garage. 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0112-2004 **Uniform land use review procedure application no. C 040191 PPQ, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of city-owned properties locates at JFK and LGA, in Community Boards 2, 3, 7, 10, 12, 13 and 14, Borough of Queens, Council Districts no. 21 and 31. 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0113-2004 **Landmarks Preservation Commission designation no. DL - 348, LP - 2135, pursuant to §3020 of the New York City Charter, concerning the amendment of the previously designated Williamsburg Houses, located at Block 3024 Lot 1, Borough of Brooklyn, Council District no. 34, as a landmark. (Non-ULURP no. 20045383 HKK).**

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0117-2004 **Application no. N 040220 HAK, an Urban Development Action Area Designation and Project located at 147 Nostrand Avenue and 147 Vernon Avenue, Borough of Brooklyn Council District no. 36. 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 Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

- LU 0119-2004** **Application no. 20045413 RRK, pursuant to Section 91 of the Railroad Law, at the request of the Department of Small Business Services, respecting change of railroad grade and alignments located in the Borough of Brooklyn, Council District no.38.**
- Attachments:** Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
- Attachments:** Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
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- LU 0130-2004** **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, P.S. 260 generally located at 99-02 through 99-20 Roosevelt Avenue in Corona, Borough of Queens, Council District no.21 (Non-ULURP no. 20035224 SCQ)**
- Attachments:** Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
- Attachments:** Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
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- LU 0135-2004** **Landmarks Preservation Commission designation no. DL - 350, LP - 2139, pursuant to §3020 of the New York City Charter, concerning the designation of the Thomson Meter Company Building (later New York Eskimo Pie Corporation Building), located at 110 Bridge Street (a.k.a. 158-166 York Street), Borough of Brooklyn, Council District no. 35, as a landmark. (Non-ULURP no. 20045384).**
- Attachments:** Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
- Attachments:** Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21
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- Affirmative:** 21 -
Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo

LU 0049-2004 **Application no. 20045345 HAK, an Urban Development Action Area Project known as Marion Somers Plaza, located in Community Board 16, Council Districts no. 37 and 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0052-2004 **Application no. 20045348 HAX, an Urban Development Action Area Project known as Ambar HDFC, located in Community Boards 1, 9, and 12, Council Districts no. 8, 12, 16 and 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0053-2004 **Application no. 20045349 HAM, an Urban Development Action Area Project known as Countee Cullen HDFC, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0061-2004 **Application no. 20045367 HAX, an Urban Development Action Area Project known as the Boston Road South Amendment, located in Community Board 3, Council Districts no. 16 and 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 - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0120-2004 **Application no. 20045416 HAX, an Urban Development Action Area Project located at 987 Summit 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.**

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

LU 0122-2004 **Application no. 20045418 HAX, an Urban Development Action Area Project known as Cauldwell Avenue Associates, L.P., located in Community Board 1, 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 Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Attachments: Hearing Transcript - Stated Meeting 4/21, Hearing Transcript 4/19, Hearing Transcript - Land Use 4/21

Affirmative: 21 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo