

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, December 14, 2004**

**10:00 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, Vann, Gentile, Palma, Lanza and Oddo

**Absent,**

Sanders Jr.

LU 0358-2004

**Application no. 20055115 HAX, a Project located at 198-204 Brown Place and 205-211 Brook Avenue, Council District no. 8, Borough of the Bronx. This matter is subject to Council review and action pursuant to the New York Private Housing Finance Law, at the request of the New York City Department of Housing Preservation and Development**

**Attachments:** Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:** Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

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

**Affirmative, 20 -**

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

**Absent, 1 -**

Sanders Jr.

LU 0359-2004

**Application no. 20055116 HAX, a Project located at 350 St. Ann's Avenue, Council District no. 17, Borough of the Bronx. This matter is subject to Council review and action pursuant to the New York Private Housing Finance Law, at the request of the New York City Department of Housing Preservation and Development.**

**Attachments:** Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:** Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

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

**Affirmative, 20 -**

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

Absent, 1 -  
Sanders Jr.

**LU 0131-2004**      **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, Midwood High School Science Annex, generally located at Bedford Avenue between Glenwood and Campus Roads, Borough of Brooklyn, Council District no.45 (Non-ULURP no. 20025252 SCK)**

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Landmarks - 12/13/04, Hearing Transcript - Landmarks - 12/14/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Landmarks - 12/13/04, Hearing Transcript - Landmarks - 12/14/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative, 20 -**  
Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Vann, Gentile, Palma, Lanza and Oddo

Absent, 1 -  
Sanders Jr.

**LU 0252-2004**      **Uniform Land Use Review Procedure application no. 020523 ZMQ, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Queens, Council District no. 19.**

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Zoning - 12/13/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Zoning - 12/13/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative, 20 -**  
Katz, Perkins, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Vann, Gentile, Palma, Lanza and Oddo

Absent, 1 -  
Sanders Jr.

**LU 0253-2004**      **Uniform land use review procedure application no. C 050032 HAM, an Urban Development Action Area Designation and Project located at 2081, 2083, 2085, 2087, 2089, 2091 Madison Avenue; 43, 45/47, 49 East 131st Street and 46 East 132nd Street, and the disposition of such property except 2081 Madison Avenue, 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 12/15/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative,** 20 -

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

**Absent,** 1 -

Sanders Jr.

**LU 0295-2004**      **Uniform Land Use Review Procedure application no. C 050060 ZMX pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of the Bronx, Council District no. 17.**

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative,** 20 -

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

**Absent,** 1 -

Sanders Jr.

**LU 0296-2004**      **Uniform land use review procedure application no. C 050061 HAX, an Urban Development Action Area Designation and Project, on Site C within the Melrose Urban Renewal Area, and the disposition of such property, Borough of the Bronx, Council District no. 17. 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 12/15/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative,**    20 -

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

**Absent,**        1 -

Sanders Jr.

**LU 0297-2004**      **Uniform land use review procedure, application no. C 050062 HUX pursuant to §197-c and §197-d of the Charter of the City of New York and §505 of the General Municipal Law concerning the approval of an amendment to the Melrose Urban Renewal Plan, Borough of the Bronx, Council District no. 17.**

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative,**    20 -

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

**Absent,**        1 -

Sanders Jr.

**LU 0354-2004**      **Uniform land use review procedure application no. C 040495 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 Manhattan, Council District no. 2 to facilitate the development of a mixed use building. 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 12/15/04, Hearing Transcript - Zoning - 12/13/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Zoning - 12/13/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative,**    20 -

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

**Absent,**        1 -

Sanders Jr.

**LU 0355-2004**      **Uniform Land Use Review Procedure application no. C 040496 ZMM pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Manhattan, Council District no. 2.**

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Zoning - 12/13/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Zoning - 12/13/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative,**    20 -

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

**Absent,**        1 -

Sanders Jr.

**LU 0356-2004      Zoning resolution amendment application no. N 040497 ZRY,  
pursuant to Sections 197-d and 201 of the New York City Charter,  
relating to Section 74-721(a)**

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript 12/13/04,  
Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript 12/13/04,  
Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee  
with Companion Resolution approved by Roll Call.**

**Affirmative, 20 -**

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

**Absent, 1 -**

Sanders Jr.

**LU 0261-2004      Application no. 20055050 HAQ, an Urban Development Action Area  
Project located at 27-27 Kearney Street, Council District no. 21,  
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 - Stated Meeting 12/15/04, Hearing Transcript - Planning  
- 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript -  
Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

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

**Attachments:**    Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Planning  
- 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript -  
Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee  
with Companion Resolution approved by Roll Call.**

**Affirmative, 20 -**

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

**Absent, 1 -**

Sanders Jr.

**LU 0262-2004**      **Application no. 20055051 HAK, an Urban Development Action Area Project known as the Newport/Vermont New Foundations, located in Community Boards 5 and 16, 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 - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

*Proposed LU 262-A*

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

**LU 0262-2004**      **Application no. 20055051 HAK, an Urban Development Action Area Project known as the Newport/Vermont New Foundations, located in Community Boards 5 and 16, 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 - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative,**    20 -

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

**Absent,**        1 -

Sanders Jr.