

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, June 16, 2005

10:00 AM

Committee Room - 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, Erik Martin Dilan, Miguel Martinez, Michael E.  
McMahon,  
Hiram Monserrate, James Sanders, Jr., Larry B. Seabrook, Albert Vann, Vincent J.  
Gentile,  
Annabel Palma, Andrew J. Lanza and James Oddo*

## Roll Call

**Present,**

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,**

Perkins, Baez, McMahon, Monserrate, Gentile and Palma

LU 0406-2005

**Uniform land use review procedure application no. C 050232 HAM, an Urban Development Action Area Designation and Project, located at 239, 247 and 249 West 115th Street, and the disposition of such property, 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 - Land Use 6/16/05

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

**Attachments:** Hearing Transcript - Land Use 6/16/05

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

**Affirmative,** 15 -

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,** 7 -

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

LU 0413-2005

**Uniform land use review procedure application no. C 050267 HAK, an Urban Development Action Area Designation and Project, located in the area bounded by Alabama Avenue and Malta Street between Hegeman and New Lots Avenues, and the disposition of such property, Borough of Brooklyn, Council District no. 42. 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 - Land Use 6/16/05

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

**Attachments:** Hearing Transcript - Land Use 6/16/05

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

**Affirmative,** 15 -

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,** 7 -

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0414-2005**

**Uniform land use review procedure application no. C 050286 HAM, an Urban Development Action Area Designation and Project, located on Manhattan Avenue between West 119th and West 120th Streets, portions of West 119th and West 120th Streets, and the disposition of such property, 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 - Land Use 6/16/05

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

**Attachments:** Hearing Transcript - Land Use 6/16/05

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

**Affirmative,** 15 -

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,** 7 -

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0463-2005**

**Zoning resolution amendment application no. 050297 ZRM, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Manhattan, Council District no. 3, relating: illuminated signs on landmark lots within the 5th Avenue Subdistrict.**

**Attachments:** Hearing Transcript - Zoning 6/15/05

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

**Attachments:** Hearing Transcript - Zoning 6/15/05

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

**Affirmative,** 15 -

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,** 7 -

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0483-2005      Application no. 20055450 HAQ, In Rem Action no. 51, Application submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 11-412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 3, 12 and 14, Council Districts no. 21, 27 and 31, Borough of Queens**

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

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

**Affirmative, 15 -**

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent, 7 -**

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0496-2005      Zoning resolution amendment application no. N 050169 ZRM, pursuant to Sections 197-d and 201 of the New York City Charter, relating to Article VIII, Section 2 (Special Lincoln Square District), concerning permitted signage.**

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

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

**Affirmative, 15 -**

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent, 7 -**

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0497-2005      Uniform land use review procedure application no. C 050098 MMM, pursuant to §197-c and §197-d of the New York City Charter concerning an amendment to the City Map, Borough of Manhattan, Council District no. 6. 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 - Land Use 6/16/05

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

**Attachments:** Hearing Transcript - Land Use 6/16/05

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

**Affirmative,** 15 -

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,** 7 -

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0498-2005**      **Uniform land use review procedure application no. C 050170 GFM, pursuant to §197-c and §197-d of the New York City Charter concerning a revocable consent to construct and maintain kiosks on the south side of West 65th Street between Amsterdam Avenue and Broadway, Borough of Manhattan, Council District no. 6. 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.**

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

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

**Affirmative,** 15 -

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,** 7 -

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0499-2005**      **Uniform land use review procedure application no. C 050219 PQM, pursuant to §197-c and §197-d of the New York City Charter concerning the acquisition of easements, located south of West 66th Street between Amsterdam Avenue and Broadway, Borough of Manhattan, Council District no. 6. 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.**

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

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

**Affirmative,** 15 -

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,** 7 -

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0500-2005**      **Application no. 20055499 TCX, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition Rambling House Inc., to establish, maintain and operate an unenclosed sidewalk café located at 4292 Katonah Avenue, Borough of the Bronx, Council District no. 11. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and §20-226(g) of the New York City Administrative Code.**

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

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

**Affirmative, 15 -**

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent, 7 -**

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0504-2005**      **Landmarks Preservation Commission designation no. DL – 360, LP – 2162, pursuant to §3020 of the New York City Charter, concerning the designation of the Germania Bank Building, located at 190 Bowery (aka 1-3 Spring Street) , Borough of Manhattan, Council District no. 1, as a landmark. (Non-ULURP no. 20055504 HKM).**

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

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

**Affirmative, 15 -**

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent, 7 -**

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan

**LU 0508-2005**      **Zoning resolution amendment application no. 050117 ZRM, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Manhattan, Council District no. 4, relating: Article VIII, Chapter 1 (Special Midtown District and Subdistricts) concerning Appendix A: Map 1 (Special Mistown District and Subdistricts and Map 2 (Retail and Streetwall Continuity)**

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

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

**Affirmative,** 15 -

Katz, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia,  
Martinez, Sanders Jr., Vann, Lanza, Oddo and Seabrook

**Absent,** 7 -

Perkins, Baez, McMahon, Monserrate, Gentile, Palma and Malave-Dilan