

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, August 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, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, Monserrate, Sanders Jr., Gentile, Lanza, Oddo and Seabrook

**Absent,**

Perkins, McMahon, Vann and Palma

## LU 0536-2005

**Zoning resolution amendment application no. 20050281 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. 1, relating: amending Z.R. Sections 111-02, 111-50, regarding the enlargement of loft buildings in the Tribbecca Mixed-Use District.**

**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, 18 -**

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

**Absent, 5 -**

Perkins, McMahon, Vann, Palma and Malave-Dilan

## LU 0537-2005

**Uniform land use review procedure application no. 050282 ZSM, 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. 1 to allow modify use regulations 11-50 of the Zoning Resolution.**

**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, 18 -**

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

**Absent, 5 -**

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0538-2005**      **Uniform land use review procedure application no. 050283 ZSM, 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. 1 to modify the regulations of 111-02 and 111-111(e) to allow the enlargement of a six story building.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0539-2005**      **Uniform land use review procedure application no. 050284 ZSM, 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. 1 to modify the use regulations of Section 42-00 to allow community facility uses 1st, 2nd, 3rd floors of a building.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0540-2005**      **Uniform land use review procedure application no. 050285 ZSM, 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. 1 to allow an accessory parking garage.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0541-2005      Zoning resolution amendment application no. 050417 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. 1, relating: to amending Z.R. Sections 84-03, 84-031, 84-12, and 84-135.**

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

**This Land Use Application was P-C Item Approved by Committee with Companion Resolution**

**Affirmative,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0542-2005      Landmarks Preservation Commission designation no. DL – 364, LP – 2161, pursuant to §3020 of the New York City Charter, concerning the designation of the Smith, Gray & Company, located at 103 Broadway, Borough of Brooklyn, Council District no. 34, as a landmark. (Non-ULURP no. 20055634 HKK).**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0431-2005**      **Uniform land use review procedure application no. C 050305 HAK, an Urban Development Action Area Designation and Project tentatively known as Anchor – Broadway Site 8, located in Community Board 16, and the disposition of such property, Borough of Brooklyn, Council District no. 41. 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.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0439-2005**      **Uniform land use review procedure application no. C 050311 HAX, an Urban Development Action Area Designation and Project, located in Community Board 4 and the disposition of the city-owned property, Borough of the Bronx, Council District no. 16. 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.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0440-2005**      **Uniform land use review procedure application no. C 050318 PQX, pursuant to §197-c and §197-d of the New York City Charter concerning the acquisition of property, located in Community Board 4, Borough of the Bronx, 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 §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,** 18 -

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

**Absent,** 5 -

Perkins, McMahan, Vann, Palma and Malave-Dilan

**LU 0484-2005**      **Uniform Land Use Review Procedure application no. C 050376 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. 9.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahan, Vann, Palma and Malave-Dilan

**LU 0485-2005**      **Uniform land use review procedure application no. C 050377 HAM, an Urban Development Action Area Designation and Project, located in an are bounded by East 131st Street, East 132nd Street, Park and Madison Avenues, 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.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0486-2005**      **Uniform land use review procedure application no. C 050383 HAK, an Urban Development Action Area Designation and Project, located at 433-441 De Witt Avenue, and the disposition of the city owned 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.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0535-2005**      **Landmarks Preservation Commission designation no. DL – 363, LP – 2176, pursuant to §3020 of the New York City Charter, concerning the designation of the Summit Hotel, located at 569-573 Lexington Avenue (aka 132-166 East 51st Street), Borough of Manhattan, Council District no. 4, as a landmark. (Non-ULURP no. 20055613 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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0450-2005**      **Application no. 20055491 HAX, an Urban Development Action Area Project located at 2323 Loring Place North, Council District no. 7, 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.**

**Attachments:**    Hearing Transcript - Planning 5/3/05

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

**Attachments:**    Hearing Transcript - Planning 5/3/05

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

**Affirmative,**    18 -

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

**Absent,**        5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0455-2005**      **Application no. 20055496 HAM, an Urban Development Action Area Project located at 248 East 3rd Street, Council District no. 2, 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 Transcript - Planning 5/3/05

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

**Attachments:**    Hearing Transcript - Planning 5/3/05

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

**Affirmative,**    18 -

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

**Absent,**        5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan



**LU 0488-2005**      **Application no. 20055592 HAK, an Urban Development Action Area Project located in Community Board 8, Council Districts no. 35, 36 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.**

**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, 18 -**

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

**Absent, 5 -**

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0489-2005**      **Application no. 20055593 HAK, an Urban Development Action Area Project located in Community Board 5, 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.**

**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, 18 -**

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

**Absent, 5 -**

Perkins, McMahon, Vann, Palma and Malave-Dilan

**LU 0532-2005**      **Application no. 20065012 HAK, an Urban Development Action Area Project located at 700 Lafayette Avenue (aka 246 Tompkins Avenue), 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.**

**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,** 18 -

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

**Absent,** 5 -

Perkins, McMahon, Vann, Palma and Malave-Dilan