

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Monday, September 26, 2005**

**11:30 AM**

**250 Broadway - Hearing Room, 16th Fl.**

### **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, Monserrate, Sanders Jr., Vann, Lanza and Oddo

**Absent,**

Perkins, Baez, McMahon, Seabrook, Gentile and Palma

LU 0462-2005

**Uniform Land Use Review Procedure application no. 020488 ZMX, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Bronx, Council District no. 18.**

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

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

**Affirmative, 16 -**

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

**Absent, 7 -**

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

LU 0543-2005

**Uniform Land Use Review Procedure application no. 050482 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.**

**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, 16 -**

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

**Absent, 7 -**

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

LU 0573-2005

**Uniform Land Use Review Procedure application no. 050171 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. 23.**

**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,** 16 -

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

**Absent,** 7 -

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

**LU 0574-2005      Uniform Land Use Review Procedure application no. 040488 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. 5.**

**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,** 16 -

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

**Absent,** 7 -

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

**LU 0575-2005      Uniform land use review procedure application no. 040489 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. 5 to allow an attended parking garage with maximum capacity of 100 spaced. 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,** 16 -

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

**Absent,** 7 -

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

**LU 0578-2005      Uniform Land Use Review Procedure application no. 040326 ZMX, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Bronx, Council District no.15 .**

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

**LU 0565-2005**      **Landmarks Preservation Commission designation no. DL – 365, LP – 2173, pursuant to §3020 of the New York City Charter, concerning the designation of the Jamaica Savings Bank, Elmhurst Branch, located at 89-01 Queens Boulevard, Borough of Queens, Council District no. 25, as a landmark. (Non-ULURP no. 20065006 HKQ).**

**Attachments:**    Hearing Transcript - Landmarks 10/20/05

**LU 0578-2005**      **Uniform Land Use Review Procedure application no. 040326 ZMX, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Bronx, Council District no.15 .**

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

**Affirmative,**    16 -

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

**Absent,**        7 -

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

**LU 0555-2005**      **Application no. 20055657 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of La Pala LLC, to establish, maintain and operate an unenclosed sidewalk café located at 198 Allen Street, Borough of Manhattan, Council District no. 1. 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,**    16 -

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

**Absent,**        7 -

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

**LU 0525-2005**      **Uniform land use review procedure application no. C 050425 HAM, an Urban Development Action Area Designation, Project, and the disposition of the city-owned property located on West 138th Street and Adam Clayton Powell Jr. Boulevard, 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,** 16 -

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

**Absent,** 7 -

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

**LU 0585-2005**      **Application no. 20055567 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Le Gans Restaurant, Inc., to continue to maintain and operate an unenclosed sidewalk café located at 46 Gansevoort Street, Borough of Manhattan, Council District no. 3. 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 Disapproved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative,** 16 -

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

**Absent,** 7 -

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

**LU 0583-2005**      **Uniform land use review procedure application no. C 050459 HAX, an Urban Development Action Area Designation, Project known as Louis Nine Boulevard, and the disposition of such property located at in Community Board 3, 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.**

**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,** 16 -

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

**Absent,** 7 -

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

**LU 0549-2005**      **Landmarks Preservation Commission designation no. DL – 365, LP – 2179, pursuant to §3020 of the New York City Charter, concerning the designation of the John De Groot House, located at 1674 Richmond Terrace , Borough of Staten Island, Council District no. 49, as a landmark. (Non-ULURP no. 20065007 HKR).**

**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,** 16 -

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

**Absent,** 7 -

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

**LU 0576-2005**      **Landmarks Preservation Commission designation no. DL – 365, LP – 2166, pursuant to §3020 of the New York City Charter, concerning the designation of the Robert and Ann Dickey Building, located at 67Greenwich Street , Borough of Manhattan, Council District no. 1, as a landmark. (Non-ULURP no. 20065004 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,** 16 -

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

**Absent,** 7 -

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

**LU 0577-2005**      **Landmarks Preservation Commission designation no. DL – 365, LP –2171, pursuant to §3020 of the New York City Charter, concerning the designation of the Windermere, located at 400-406 West 57th Street, Borough of Manhattan, Council District no. 6, as a landmark. (Non-ULURP no. 20065005 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,** 16 -

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

**Absent,** 7 -

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

**LU 0557-2005**      **Uniform land use review procedure application no. 20050027 PQK, pursuant to §197-c and §197-d of the New York City Charter, concerning the acquisition of real property located at 306 Rutledge Street, Borough of Brooklyn, Council District no. 33, for continued use as a sanitation 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.**

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

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative,** 16 -

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

**Absent,** 7 -

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

**LU 0558-2005**      **Application no. 20065050 HAX, an Urban Development Action Area Project located at 703 East 156th Street, 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 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,** 16 -

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

**Absent,** 7 -

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

**LU 0487-2005**

**Application no. 20055591 HAX, an Urban Development Action Area Project located IN community Boards 1, 3, 9 and 12, Council Districts no. 8, 12, 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.**

**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,** 16 -

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

**Absent,** 7 -

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