

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, December 6, 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, Perkins, Nelson, Quinn, Avella, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent,

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0638-2005

Application no. 20065076 HKK (N 060166 HKK), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.368, LP-2163) by the Landmarks Preservation Commission of the Austin Nichols and Co. Warehouse located at 184-198 Kent Avenue, Borough of Brooklyn, Council District no. 33.

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, 12 -

Katz, Nelson, Quinn, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, Seabrook, Palma and Oddo

Negative, 4 -

Perkins, Avella, McMahon and Vann

Abstain, 1 -

Gentile

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

Res 1276-2005

Resolution disapproving the designation by the Landmarks Preservation Commission of the Austin, Nichols & Co. Warehouse located at 184 Kent Avenue, Brooklyn, Designation List No. 368, LP-2163 (L.U. No. 638; 20065076 HKK; N 060166 HKK).

Attachments: Committee Report

This Resolution was Hearing Held by Committee

Attachments: Committee Report

A motion was made that this Resolution be Approved by Committee approved by Roll Call.

Affirmative, 12 -

Katz, Nelson, Quinn, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, Seabrook, Palma and Oddo

Negative, 4 -

Perkins, Avella, McMahon and Vann

Abstain, 1 -

Gentile

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0620-2005

Uniform land use review procedure application no. 050210 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. 3 to allow retail uses on the ground floor and cellar of an existing 6-story 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 - Zoning 11/14

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 11/14

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

Affirmative, 17 -

Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0622-2005

Application no. 20065018 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of H & A Café Corp., d/b/a Midnight Café, to establish, maintain and operate an unenclosed sidewalk café located at 224 Lafayette 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.

Attachments: Hearing Transcript - Zoning 11/14

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 11/14

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

Affirmative, 17 -

Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0634-2005

Application no. 20065106 HAX, a Project located at 801 Neill Avenue, Council District no. 11, Borough of the Bronx. This matter is subject to Council review and action pursuant to the Private Housing Finance 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 an exemption from real property taxes.

Attachments: Hearing Transcript - Planning 11/22

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 11/22

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

Affirmative, 17 -

Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0642-2005

Application no. 20065113 HHR, pursuant to Sections 7385(6) and 7387(4) of the Consolidated Laws of New York, at the request of the New York City Health and Hospital Corporation, respecting the leasing of land on the campus of the Seaview Hospital and Rehabilitation Center located in the Borough of Staten Island, Council District no.50

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, 17 -

Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0643-2005 Application no. 20065114 HHM, pursuant to Sections 7385(6) and 7387(4) of the Consolidated Laws of New York, at the request of the New York City Health and Hospital Corporation, respecting the leasing of land on the campus of the Bellevue Hospital Center located in the Borough of Manhattan, Council District no.4

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, 17 -

Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0659-2005 Application no. 20055605 SCX, a proposed site for a public school facility located generally at Jerome Avenue between West 172nd Street and Goble Place, Council District no. 16, Borough of the Bronx. This matter is subject to Council review and action pursuant Section 1732 of the New York State Public Authorities 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, 17 -

Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0660-2005 Zoning resolution amendment application no. N 060022 ZRR, pursuant to Sections 197-d and 201 of the New York City Charter, for amendments to Article II, Chapter 3 and Article X. Chapter 7.

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, 17 -

Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -
Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0661-2005 Zoning resolution amendment application no. N 060083 ZRY, pursuant to Sections 197-d and 201 of the New York City Charter, for an amendment Article II, Chapter 3.

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, 17 -
Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -
Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0662-2005 Uniform Land Use Review Procedure application no. C 060084 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 Districts no. 11 and 12.

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, 17 -
Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -
Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza

LU 0533-2005 Application no. 20065014 HAQ, an Urban Development Action Area Project located at 142-05 Rockaway Boulevard, Council District no. 28, 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.

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, 17 -
Katz, Perkins, Nelson, Quinn, Avella, Comrie Jr., Malave-Dilan, Felder, Gioia, Koppell, Martinez, McMahon, Seabrook, Vann, Gentile, Palma and Oddo

Absent, 6 -

Rivera, Baez, Barron, Monserrate, Sanders Jr. and Lanza