

**The New York  
City Council**  
*New York City Council  
City Hall  
New York, NY 10007*



**Meeting Minutes**

**Thursday, February 9, 2006**

**10:00 AM**

**Committee Room - City Hall**

**Committee on Land Use**

*Melinda R. Katz, Chair*

*Members: Maria Del Carmen Arroyo, Tony Avella, Maria Baez, Charles Barron,  
Yvette D. Clarke, Leroy G. Comrie, Inez E. Dickens, Erik Martin Dilan, Simcha Felder,  
Daniel R. Garodnick, Eric N. Gioia, Robert Jackson, Jessica S. Lappin, John C. Liu,  
Miguel Martinez, Michael E. McMahon, Rosie Mendez, Annabel Palma, Joel Rivera,  
Larry B. Seabrook, Helen Sears, Albert Vann, Andrew J. Lanza and James Oddo*

## Roll Call

**Present,**

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,**

Dilan, Martinez, Seabrook, Vann and Oddo

*Other Council Members Attending: Koppell*

**LU 0031-2006      Uniform Land Use Review Procedure application no. 060129 ZMK, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Brooklyn, Council District nos. 44, 45 and 48.**

**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, 19 -**

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent, 5 -**

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0033-2006      Uniform Land Use Review Procedure application no. 060109 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. 13.**

**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, 19 -**

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent, 5 -**

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0034-2006      Uniform Land Use Review Procedure application no. 060110 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. 11.**

**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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0035-2006 Uniform Land Use Review Procedure application no. 060108 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. 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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0036-2006 Zoning resolution amendment application no. 060133 ZRK, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Brooklyn, Council District nos. 46 and 48, relating: Article IX Chapter 4 (Special Sheepshead Bay District) concerning an amendment to the appendix A.**

**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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0037-2006**      **Uniform Land Use Review Procedure application no. 060132 ZMK, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Brooklyn, Council District nos. 46 and 48.**

**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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0019-2006**      **Application no. 20065104 HAM, an Urban Development Action Area Project located at 124 and 128 West 134th Street, Council District no. 9, 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.**

**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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0020-2006**      **Application no. 20065105 HAQ, an Urban Development Action Area Project located at 1048 Wyckoff Avenue, Council District no. 34, 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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0021-2006**

**Application no. 20065115 HAX, an Urban Development Action Area Project located at 1234 East 223rd Street, Council District no. 12, 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.**

**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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0026-2006**

**Application no. 20065129 HAQ, an Urban Development Action Area Project located at 116-10 14th Road, Council District no. 19, 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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0039-2006      Application no. 20065158 HAK, an Urban Development Action Area Project, located at 990 Decatur Street, Council District no. 37, 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, 19 -**

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent, 5 -**

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0041-2006      Application no. 20065160 HAK, an Urban Development Action Area Project located 277 Glenmore Street, Council District no. 37, 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, 19 -**

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent, 5 -**

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0042-2006**      **Application no. 20065161 HAK, an Urban Development Action Area Project known as Atlantic East Development Corp., located in Community Board 16, Council District no. 37, 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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0043-2006**      **Application no. 20065162 HAK, an Urban Development Action Area Project known as Agape Builders Corp., located in Community Board 5, Council District no. 37, 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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0044-2006**      **Application no. 20065163 HAK, an Urban Development Action Area Project known as the Knickerbocker Avenue Cluster, located in Community Board 4, Council District no. 37, 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 Filed by Committee with Companion Resolution approved by Roll Call.**

**Affirmative, 19 -**

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent, 5 -**

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0045-2006**      **Application no. 20065164 HAK, an Urban Development Action Area Project, located at 11 Troutman Street and 49 Wilson Avenue, Council District no. 34, 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, 19 -**

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent, 5 -**

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0046-2006**      **Application no. 20065165 HAK, an Urban Development Action Area Project known as Cooper & Decatur Street, Inc., located in Community Board 4, Council District no. 37, 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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo

**LU 0058-2006**

**Application no. 20065149 HAM, an Urban Development Action Area Project known as the Permanence LP, located in Community Board 3, 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.**

**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,** 19 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Gioia, Jackson, Lappin, McMahon, Mendez, Palma, Rivera, Sears and Lanza

**Absent,** 5 -

Dilan, Martinez, Seabrook, Vann and Oddo