

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



**Meeting Minutes**

**Thursday, June 29, 2006**

**11:00 AM**

**Continuation of Recessed Meeting**

**250 Broadway - Hearing Room, 14th Fl.**

**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*

Continuation of Recessed Meeting

Roll Call

**Present,**

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,**

Baez, Barron and Martinez

*Other Council Members Attending: Gonzalez*

Int 0387-2006

**A Local Law to amend the New York city charter, in relation to the public notice and hearing requirements of the franchise and concession review committee.**

**Attachments:** Memo In Support, Fiscal Impact Statement, Hearing Transcript - Land Use 6/29/06, Hearing Transcript - Stated Meeting 6/29/06, Local Law

**This Introduction was Hearing on P-C Item by Comm**

**Attachments:** Memo In Support, Fiscal Impact Statement, Hearing Transcript - Land Use 6/29/06, Hearing Transcript - Stated Meeting 6/29/06, Local Law

**A motion was made that this Introduction be P-C Item Approved by Comm approved by Roll Call.**

**Affirmative,** 18 -

Katz, Arroyo, Avella, Clarke, Dickens, Dilan, Felder, Garodnick, Jackson, Lappin, Liu, Mendez, Palma, Rivera, Seabrook, Sears, Lanza and Oddo

**Absent,** 3 -

Baez, Barron and Martinez

**Enactment No:** 2006/026

LU 0074-2006

**Uniform land use review procedure application no. C 060281 HAM, an Urban Development Action Area Designation and Project, located within at 212-214 East 7th Street and 617-619 East 9th Street, and the disposition of such property, Borough of Manhattan, Council District no. 2. 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 6/29/06

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

**Attachments:** Hearing Transcript - Land Use 6/29/06

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

**Affirmative,** 22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,** 3 -

Baez, Barron and Martinez

LU 0094-2006

**Application no. 20065300 HAM, an Urban Development Action Area Project located 521 West 144th Street and 654 St. Nicholas Avenue, Council District no. 7, 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.**

**Attachments:** Hearing Transcript - Planning 6/1/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:** Hearing Transcript - Planning 6/1/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,** 22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,** 3 -

Baez, Barron and Martinez

LU 0106-2006

**Uniform Land Use Review Procedure application no. C 060337 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. 24.**

**Attachments:** Hearing Transcript - Zoning 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:** Hearing Transcript - Zoning 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,** 22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,** 3 -

Baez, Barron and Martinez

**LU 0131-2006**      **Application no. 20065402 HAM, an Urban Development Action Area Project located at 531-33 West 156th Street, Council District no. 7, 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.**

**Attachments:**    Hearing Transcript - Planning 6/1/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:**    Hearing Transcript - Planning 6/1/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,**    22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,**        3 -

Baez, Barron and Martinez

**LU 0165-2006**      **Zoning resolution amendment application no. N 060338(A) ZRY, pursuant to §§197-d and 200 of the New York City Charter, respecting changes in the text of the Zoning Resolution, to create a new Zoning District, R5D.**

**Attachments:**    Hearing Transcript - Zoning 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:**    Hearing Transcript - Zoning 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,**    22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,**        3 -

Baez, Barron and Martinez

**LU 0167-2006**      **Application no. 20065462 HAK, an Urban Development Action Area Project, located at 476 Linden Boulevard, Council District no. 40, 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.**

**Attachments:**    Hearing Transcript - Planning 6/1/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:**    Hearing Transcript - Planning 6/1/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,**    22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,**        3 -

Baez, Barron and Martinez

**LU 0168-2006**      **Application no. 20065463 HAK, an Urban Development Action Area Project located at 1073 Utica Avenue, Council District no. 45, 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.**

**Attachments:**    Hearing Transcript - Planning 6/1/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:**    Hearing Transcript - Planning 6/1/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,**    22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,**        3 -

Baez, Barron and Martinez

**LU 0178-2006** Uniform land use review procedure application no. C 060277 ZSM, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under Section 74-902 of the Zoning Resolution in the Borough of Manhattan, Council District no. 1 to facilitate the construction of a supportive housing facility. 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 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:** Hearing Transcript - Zoning 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,** 22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,** 3 -

Baez, Barron and Martinez

**LU 0179-2006** Application no. 20065421 TCQ, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Stremones Corp., d/b/a Gyro World, to establish, maintain and operate an unenclosed sidewalk café located at 194-23 Northern Boulevard, Borough of Queens, Council District no. 19. 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 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:** Hearing Transcript - Zoning 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,** 22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,** 3 -

Baez, Barron and Martinez

**LU 0180-2006      Application no. 20065414 PNK, pursuant to §1301(2)(f) and (g) of the New York City Charter concerning a maritime lease in the Borough of Brooklyn, Council District no. 38.**

**Attachments:**    Hearing Transcript - Landmarks 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:**    Hearing Transcript - Landmarks 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative, 18 -**

Katz, Arroyo, Avella, Clarke, Dickens, Dilan, Felder, Garodnick, Jackson, Lappin, Liu, Mendez, Palma, Rivera, Seabrook, Sears, Lanza and Oddo

**Absent, 3 -**

Baez, Barron and Martinez

**LU 0181-2006      Application no. 20065528 HAQ, an Urban Development Action Area Project located at 122-02 Long Street, Council District no. 27, 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.**

**Attachments:**    Hearing Transcript - Land Use 6/29/06

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

**Attachments:**    Hearing Transcript - Land Use 6/29/06

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

**Affirmative, 22 -**

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent, 3 -**

Baez, Barron and Martinez

**LU 0188-2006      Uniform Land Use Review Procedure application no. C 060294 ZMQ pursuant to §197-c and §197-d of the New York City Charter, concerning an amendment to the zoning map, Sections 9b, 9d and 13c, Borough of Queens, Council District no. 26.**

**Attachments:**    Hearing Transcript - Zoning 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:** Hearing Transcript - Zoning 6/20/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,** 22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,** 3 -

Baez, Barron and Martinez

LU 0189-2006

**Application no. 20065349 SCM, a proposed site for a primate/intermediate school facility located at a site bounded by Beekman, Gold, Spruce and Nassau Streets, Council District no. 1, Borough of Manhattan. This matter is subject to Council review and action pursuant Section 1732 of the New York State Public Authorities Law.**

**Attachments:** Hearing Transcript - Landmarks 6/20/06, Hearing Transcript - Landmarks 6/29/06, Hearing Transcript - Land Use 6/29/06

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

**Attachments:** Hearing Transcript - Landmarks 6/20/06, Hearing Transcript - Landmarks 6/29/06, Hearing Transcript - Land Use 6/29/06

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

**Affirmative,** 22 -

Katz, Arroyo, Avella, Clarke, Comrie Jr., Dickens, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, McMahon, Mendez, Palma, Rivera, Seabrook, Sears, Vann, Lanza and Oddo

**Absent,** 3 -

Baez, Barron and Martinez