

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



**Meeting Minutes**

**Wednesday, November 29, 2006**

**10:00 AM**

**Continuation of 11/21 Recessed Meeting**

**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, Dilan, Felder, Garodnick, Gioia, Jackson, Lappin, Liu, Martinez, McMahon, Mendez, Palma, Rivera, Sears, Vann, Lanza and Oddo

**Absent,**

Seabrook

LU 0304-2006

**Uniform land use review procedure application no. C 060334 ZSM, pursuant to §197-c and §201 of the Charter of the City of New York for the grant of a special permit pursuant to §74-82 of the Zoning Resolution in the Borough of Manhattan, Council District no. 3 to allow a permanent platform over a railroad easement. 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 11/1/06, Hearing Transcript - Zoning 11/20/06, Hearing Transcript - Zoning 11/29/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:** Hearing Transcript - Zoning 11/1/06, Hearing Transcript - Zoning 11/20/06, Hearing Transcript - Zoning 11/29/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative, 21 -**

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

**Absent, 1 -**

Seabrook

LU 0333-2006

**Application no. 20075125 SCK, a proposed site for a 440 seat Early Childhood Center located at 6720 Fort Hamilton Parkway in Council District no. 43, Borough of Brooklyn. This matter is subject to Council review and action pursuant Section 1732 of the New York State Public Authorities Law.**

**Attachments:** Hearing Transcript - Landmarks 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:** Hearing Transcript - Landmarks 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

LU 0321-2006

**Application no. N 070111 HAX, an Urban Development Action Area Designation and Project, located at 498-500, 502, 504, 506, 508. 512 East 165th Street; 3219, 3217, 3315 Third Avenue; and 493, 495, 497, 499, 501, 503, 509, 511, 513 Weiher Court, Borough of the Bronx, Council District no. 16. This matter is subject to Council Review and action pursuant to §197-d of the New York City Charter and Article 16 of the General Municipal Law.**

**Attachments:** Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:** Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

LU 0330-2006

**Application no. 20075140 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 the Group Building and a parcel of land on the campus of the Seaview Hospital and Rehabilitation Center and Home located in the Borough of Staten Island, Council District no.50**

**Attachments:** Hearing Transcript - Landmarks 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:** Hearing Transcript - Landmarks 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

LU 0332-2006

**Application no. 20065540 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of P12, Inc. d/b/a Piola, to establish, maintain and operate an unenclosed sidewalk café located at 48 East 12th Street, Borough of Manhattan, Council District no. 2.**

**Attachments:** Hearing Transcript - Zoning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Zoning 11/29/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:** Hearing Transcript - Zoning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Zoning 11/29/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

**LU 0255-2006**      **Application no. 20075050 HAK, an Urban Development Action Area Project located at 2193 Bergen Street, 2260 and 2262 Atlantic Avenue, 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 General Municipal Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript - Planning 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:**    Hearing Transcript - Planning 9/19/06, Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,**    24 -

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

**Absent,**        1 -

Seabrook

**LU 0279-2006**      **Application no. 20075078 HAM, an Urban Development Action Area Project known as Site Central Harlem II (1) located in Community Board 9, 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, and pursuant to Section 696 of General Municipal Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:** Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

LU 0281-2006

**Application no. 20075080 HAM, an Urban Development Action Area Project known as Site Manhattan A (1), located in Community Board 9, 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, and pursuant to Section 696 of General Municipal Law for an exemption from real property taxes.**

**Attachments:** Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:** Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

**LU 0285-2006**      **Application no. 20075084 HAM, an Urban Development Action Area Project known as Site Hamilton Place (1), located in Community Board 9, 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, and pursuant to Section 696 of General Municipal Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:**    Hearing Transcript - Planning 10/3/06, Hearing Transcript - Planning 10/11/06, Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

**LU 0294-2006**      **Application no. 20075113 HAM, an Urban Development Action Area Project known as Site Manhattan B, located in Community Board 9, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:**    Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

LU 0297-2006

**Application no. 20075116 HAQ, an Urban Development Action Area Project known as Site Queens (3), located in Community Board 13, Council District no. 31, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

**Attachments:** Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Attachments:** Hearing Transcript - Planning 10/17/06, Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook

LU 0318-2006

**Application no. 20075122 HAQ, an Urban Development Action Area Project known as Queens Round 2, Site 2, located in Community Board 5, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

**Attachments:** Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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



**Attachments:** Hearing Transcript - Planning 11/1/06, Hearing Transcript - Planning 11/20/06, Hearing Transcript - Land Use 11/21/06, Hearing Transcript - Land Use 11/29/06

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

**Affirmative,** 24 -

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

**Absent,** 1 -

Seabrook