

The New York City Council

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



Meeting Minutes

Tuesday, July 18, 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, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent,

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0204-2006

Application No. 20065459 SCK pursuant to § 1732 of the New York City School Construction Authority Act, concerning the proposed site selection for a 1,000-seat high school facility generally located at the southeast corner of Adams Street and Johnson Street (former Brooklyn Family Court Building) in DOE Region No. 8/Community School District No. 13, Borough of Brooklyn.

Attachments: Hearing Transcript - Landmarks 7/17/06, Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Attachments: Hearing Transcript - Landmarks 7/17/06, Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0205-2006

Landmarks Preservation Commission Designation No. (List No. 373, LP 2183) pursuant to Section 3020 of the New York City Charter of Weehawken Street Historic District, Council District No. 3, Borough of Manhattan. (Non-ULURP No. 20065512 HKM)

Attachments: Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06, Hearing Transcript - Landmarks 7/17/06

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

Attachments: Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06, Hearing Transcript - Landmarks 7/17/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0206-2006 Landmarks Preservation Commission Designation No. (List No. 373, LP 2184) pursuant to Section 3020 of the New York City Charter of the Greenwich Village Historic District, Council District No. 3, Borough of Manhattan. (Non-ULURP No. 20065513 HKM)

Attachments: Hearing Transcript - Landmarks 7/17/06, Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Attachments: Hearing Transcript - Landmarks 7/17/06, Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0198-2006 Uniform land use review procedure application no. C 060311 HAM, an Urban Development Action Area Designation and Project, located at 276 East 3rd 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 - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0125-2006 **Uniform Land Use Review Procedure application no. C 060214 ZMX pursuant to §197-c and §197-d of the New York City Charter, concerning an amendment to the zoning map Section 1d, Borough of the Bronx, Council District no. 11.**

Attachments: Hearing Transcript - Zoning 7/17/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0126-2006 **Uniform land use review procedure application no. C 060215 GFX, pursuant to §197-c and §197-d of the New York City Charter concerning a revocable consent to construct, maintain and use a pedestrian bridge over Manhattan College Parkway, Borough of the Bronx, Council District no. 11. 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 7/17/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0164-2006 **Uniform Land Use Review Procedure application no. C 060335 ZMX pursuant to §197-c and §197-d of the New York City Charter, concerning an amendment of the zoning map, Section Nos. 4a and 4b, Borough of the Bronx, Council District no. 13.**

Attachments: Hearing Transcript - Zoning 7/17/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0182-2006 **Application no. 20065498 HKM (N 060454 HKM), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.372, LP-2185) by the Landmarks Preservation Commission of the Stewart & Company Building located at 402-404 Fifth Avenue, Council District no. 3.**

Attachments: Hearing Transcript - Landmarks 7/17/06, Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Landmarks 7/17/06, Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0183-2006 **Application no. 20065499 HKM (N 060453 HKM), pursuant to §3020 of the Charter of the City of New York, concerning the designation (List No.372, LP-2186) by the Landmarks Preservation Commission of the 2 Park Avenue Building, Council District no. 2.**

Attachments: Hearing Transcript - Landmarks 7/17/06, Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Landmarks 7/17/06, Hearing Transcript - Landmarks 7/18/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0187-2006 Uniform Land Use Review Procedure application no. C 020087 ZMQ pursuant to §197-c and §197-d of the New York City Charter, concerning an amendment to the zoning map, Section 9a, Borough of Queens, Council District no. 26.

Attachments: Hearing Transcript - Zoning 7/17/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0195-2006 Application no. 20065293 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Radiante LLC, d/b/a City Hall Restaurant to continue to maintain and operate an unenclosed sidewalk café located at 131 Duane 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 7/17/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0095-2006

Application no. 20065301 HAK, an Urban Development Action Area Project known as Site Hancock II, located in Community Board 3, Council District no. 41, 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.

Attachments: Hearing Transcript - Planning 6/1/06, Hearing Transcript - Planning 7/17/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 6/1/06, Hearing Transcript - Planning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0172-2006

Application no. 20065500 HAK, an Urban Development Action Area Project known as SML Bed Stuy Development, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.

Attachments: Hearing Transcript - Planning 6/1/06, Hearing Transcript - Planning 7/17/06, Hearing Transcript - Land Use 7/18/06

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 6/1/06, Hearing Transcript - Planning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0199-2006

Application no. 20065566 HAM, an Urban Development Action Area Project located at 51 West 106th Street, Council District no. 8, 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 577 of the Private Housing Finance Law for a partial exemption from real property taxes.

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0200-2006

Application no. 20065567 HAM, an Urban Development Action Area Project located at 135 West 89th Street, Council District no. 6, 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 577 of the Private Housing Finance Law for a partial exemption from real property taxes.

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0201-2006

Application no. 20065568 HAM, an Urban Development Action Area Project located at 229 West 111th 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, and pursuant to Section 577 of the Private Housing Finance Law for a partial exemption from real property taxes.

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0202-2006

Application no. 20065569 HAM, an Urban Development Action Area Project located at 235 East 121st Street, Council District no. 8, 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 577 of the Private Housing Finance Law for a partial exemption from real property taxes.

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Planning 7/18/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook

LU 0203-2006

Application no. 20065571 HAM, an Urban Development Action Area Project located at 983 Amsterdam Avenue, Council District no. 8, 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 577 of the Private Housing Finance Law for a partial exemption from real property taxes.

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Attachments: Hearing Transcript - Planning 7/17/06, Hearing Transcript - Land Use 7/18/06

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

Affirmative, 16 -

Katz, Arroyo, Avella, Baez, Barron, Clarke, Comrie Jr., Dickens, Felder, Garodnick, Lappin, Liu, Sears, Vann, Lanza and Oddo

Absent, 9 -

Dilan, Gioia, Jackson, Martinez, McMahon, Mendez, Palma, Rivera and Seabrook