

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, October 3, 2002

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, Miguel Martinez,  
Michael E. McMahon, Hiram Monserrate, Albert Vann and Andrew J. Lanza*

## Roll Call

**Present:**

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:**

Perkins, Quinn, Gioia, Monserrate and Lanza

LU 0161-2002

**Uniform Land Use Review Procedure application no. C 020498 ZMM pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Manhattan, Council District no. 2.**

**Attachments:** Stated Meeting - Hearing Transcript

**Attachments:** Stated Meeting - Hearing Transcript

**Affirmative:** 12 -

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:** 5 -

Perkins, Quinn, Gioia, Monserrate and Lanza

LU 0162-2002

**Uniform land use review procedure application no. C 020499 (A) ZSM, pursuant to §197-c and §197-d of the Charter of the City of New York concerning special permits under the Zoning Resolution in the Borough of Manhattan, Council District no. 2 to facilitate the development of two mixed use buildings. 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:** Stated Meeting - Hearing Transcript

**Attachments:** Stated Meeting - Hearing Transcript

**Affirmative:** 12 -

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:** 5 -

Perkins, Quinn, Gioia, Monserrate and Lanza

**LU 0163-2002** Uniform land use review procedure application no. C 020500 PPM, pursuant to §197-c and §197-d of the New York City Charter concerning removal of an educational use restriction on property consisting of the former bed of Stuyvesant Street between Astor Place and Third Avenue, Borough of Manhattan, Council District no. 2. 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:** Stated Meeting - Hearing Transcript

**Attachments:** Stated Meeting - Hearing Transcript

**Affirmative:** 12 -

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:** 5 -

Perkins, Quinn, Gioia, Monserrate and Lanza

**LU 0164-2002** Uniform land use review procedure application no. C 020501 PPM, pursuant to §197-c and §197-d of the New York City Charter concerning removal of an educational or philanthropic purposes use restriction on property located at 43-55 Third Avenue, Borough of Manhattan, Council District no. 2. 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:** Stated Meeting - Hearing Transcript

**Attachments:** Stated Meeting - Hearing Transcript

**Affirmative:** 12 -

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:** 5 -

Perkins, Quinn, Gioia, Monserrate and Lanza

**LU 0205-2002** Uniform Land Use Review Procedure application no. 010668 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. 25.

**Attachments:** Stated Meeting - Hearing Transcript

**Attachments:** Stated Meeting - Hearing Transcript

LU 0233-2002      **Landmarks Preservation Commission designation no. DL - 336, LP - 2105, pursuant to §3020 of the New York City Charter, concerning the designation of the Hamilton Heights/Sugar Hill Northwest Historic District, generally bounded by Convent Avenue and West 151st Street and the west side of St. Nicholas Avenue, just south of West 151st Street, north to the southwest corner of St. Nicholas Avenue and West 155th Street, Borough of Manhattan, Council District no. 7, as a landmark. (Non-ULURP no. 20035001 HKM).**

**Attachments:**      Stated Meeting - Hearing Transcript

**Attachments:**      Stated Meeting - Hearing Transcript

LU 0237-2002      **Landmarks Preservation Commission designation no. DL - 337, LP - 2116, pursuant to §3020 of the New York City Charter, concerning the designation of the 240 Central Park South (aka 232-246 Central Park South, West 58th Street) , located at 233-241 West 58th Street and 1792-1810 Broadway, Borough of Manhattan, Council District no. 4, as a landmark. (Non-ULURP no. 20035003 HKM).**

**Attachments:**      Stated Meeting - Hearing Transcript

**Attachments:**      Stated Meeting - Hearing Transcript

LU 0238-2002      **Landmarks Preservation Commission designation no. DL - 337, LP - 1975, pursuant to §3020 of the New York City Charter, concerning the designation of the P.S. 116 (Elisabeth Farrell School, located at 515 Knickerbocker Avenue, Borough of Brooklyn, Council District no. 37, as a landmark. (Non-ULURP no. 20035004 HKK).**

**Attachments:**      Stated Meeting - Hearing Transcript

**Attachments:**      Stated Meeting - Hearing Transcript

LU 0267-2002      **Uniform land use review procedure, application no. C 980645 MMQ, pursuant to §197-c and §197-d of the New York City Charter, changes to the City Map, Borough of Queens, Council District no. 31. This application is subject to Council review and action only if appealed to the Council pursuant to §197-d(b)(2) of the Charter or called-up by a vote of the Council pursuant to §197-d(b)(3) of the Charter and §11.20 of the Rules of the Council.**

**Attachments:**      Stated Meeting - Hearing Transcript

**Attachments:**      Stated Meeting - Hearing Transcript

**LU 0268-2002**      **Application no. 20025150 TCM, pursuant to §20-225 of the Administrative Code of the City of New York, concerning the petition of 1600 Third Pub Inc., d/b/a Big City Bar and Grill, to continue to maintain and operate an enclosed sidewalk café located at 1600 Third Avenue, Borough of Manhattan, Council District no. 5. 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 §20-225(g) of the New York City Administrative Code.**

**Attachments:**      Stated Meeting - Hearing Transcript

**Attachments:**      Stated Meeting - Hearing Transcript

**LU 0269-2002**      **Application no. 20025186 TCM, pursuant to §20-225 of the Administrative Code of the City of New York, concerning the petition of Strokos Gourmet Deli, Inc., to continue to maintain and operate an enclosed sidewalk café located at 1090 Amsterdam Avenue, Borough of Manhattan, Council District no. 9. 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 §20-225(g) of the New York City Administrative Code.**

**Attachments:**      Stated Meeting - Hearing Transcript

**Attachments:**      Stated Meeting - Hearing Transcript

**LU 0270-2002**      **Application no. 20025386 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Lark Restaurant, Inc., d/b/a Taci, to establish, maintain and operate an unenclosed sidewalk café located at 2841 Broadway, Borough of Manhattan, Council District no. 9. 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:**      Stated Meeting - Hearing Transcript

**Attachments:**      Stated Meeting - Hearing Transcript

**Affirmative:**      12 -

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:**      5 -

Perkins, Quinn, Gioia, Monserrate and Lanza

**LU 0272-2002**      **Application no. 20025333 TCQ, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Krilic Enterprises, Inc, to establish, maintain and operate an unenclosed sidewalk café located at 30-95 33rd Street, Borough of Queens, Council District no. 22. 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:**    Stated Meeting - Hearing Transcript

**Attachments:**    Stated Meeting - Hearing Transcript

**LU 0273-2002**      **Application no. N 030002 HAK, an Urban Development Action Area Designation and Project, located at 1029 and 1023 Broadway, Borough of Brooklyn, Council District no. 34. 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:**    Stated Meeting - Hearing Transcript

**Attachments:**    Stated Meeting - Hearing Transcript

**LU 0278-2002**      **Application no. 20035042 HAQ, In Rem Action no. 48, submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Board 3, Council District no. 21, Borough of Queens.**

**Attachments:**    Stated Meeting - Hearing Transcript

**Attachments:**    Stated Meeting - Hearing Transcript

**Affirmative:** 12 -

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:** 5 -

Perkins, Quinn, Gioia, Monserrate and Lanza

**LU 0279-2002**      **Application no. 20035043 HAM, In Rem Action no. 42, submitted by the Department of Finance and the Department of Housing Preservation and Development, pursuant to Section 412 of the Administrative Code and Article 16 of the General Municipal Law for the transfer and disposition of property and related tax exemptions located in Community Boards 6, 7, 10 and 12; Council Districts no. 2, 7, 8, 9 and 10; Borough of Manhattan.**

**Attachments:**      Stated Meeting - Hearing Transcript

**Attachments:**      Stated Meeting - Hearing Transcript

**Affirmative:**      12 -

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:**      5 -

Perkins, Quinn, Gioia, Monserrate and Lanza

**LU 0182-2002**      **Application No. 20025397 HAK, an Urban Development Action Area Project known as Tompkins Park North Homes Housing Development Fund Corporation, located in Community Board 3, Council Districts Nos. 34, 36 and 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 8/6, Stated Meeting - Hearing Transcript

**Attachments:**      Hearing Transcript 8/6, Stated Meeting - Hearing Transcript

**Affirmative:**      12 -

Katz, Nelson, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, Martinez, McMahon and Vann

**Absent:**      5 -

Perkins, Quinn, Gioia, Monserrate and Lanza

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY