

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, June 20, 2005

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, Erik Martin Dilan, Miguel Martinez, Michael E.
McMahon,
Hiram Monserrate, James Sanders, Jr., Larry B. Seabrook, Albert Vann, Vincent J.
Gentile,
Annabel Palma, Andrew J. Lanza and James Oddo*

Roll Call

Present,

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo and Seabrook

Absent,

Baez, Monserrate, Gentile and Lanza

LU 0382-2005

Uniform land use review procedure application no. C 050212 HAM, an Urban Development Action Area Designation and Project, located at 116 and 118 West 116th Street, and the disposition of such property, Borough of Manhattan, Council District no. 9. 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.

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, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0458-2005

Uniform Land Use Review Procedure application no. 050296 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 no. 44 and 47.

Attachments: Hearing Transcript - Zoning 6/15/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 6/15/05

A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative, 18 -

Katz, Perkins, Nelson, Quinn, Rivera, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Negative, 1 -

Avella

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0472-2005 **Uniform land use review procedure application no. C 050189 PPM, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of one city-owned property, located at 260-262 West 125th Street, Borough of Manhattan, Council District no. 9. 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.**

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, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0501-2005 **Uniform Land Use Review Procedure application no. 050162 (A) 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. 3.**

This Land Use Application was Hearing Held by Committee

A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative, 19 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0502-2005 **Zoning resolution amendment application no. 050161 (A), pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Borough of Manhattan, Council District no. 3, relating: modification of railroad right- of- way provisions.**

This Land Use Application was Hearing Held by Committee

A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative, 19 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0503-2005

Uniform land use review procedure application no. 050163 PCM, pursuant to §197-c and §197-d of the New York City Charter, concerning the site selection and acquisition of real property known as the Highline elevated rail structure, Borough of Manhattan, Council District no. 3, for use as a public Open space. 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.

This Land Use Application was Hearing Held by Committee

A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.

Affirmative, 19 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0505-2005

Uniform land use review procedure application no. C 030537 MMX, pursuant to §197-c and §197-d of the New York City Charter concerning an amendment to the City Map, Borough of the Bronx, Council District no. 17. 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.

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, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0490-2005 **Application no.20055595 TCM, pursuant to §20-22(6) of the Administrative Code of the City of New York, concerning the petition of Anhanguera Food Corp., d/b/a Ecco-La, to establish,maintain and operated an unenclosed sidewalk café located 1660 Third Avenue, Borough of Manhattan, Council District no. 4. 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 §20-22(6)(g) of the New York City Administrative Code.**

Attachments: Hearing Transcript - Zoning 6/15/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 6/15/05

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

Affirmative, 19 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0506-2005 **Application no. 20055032 TCQ pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of 107-02 Queens Boulevard Corp. to establish, maintain and operate an unenclosed small sidewalk café located at 107-02 Queens Boulevard, Borough of Queens, Council District no. 29. 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 6/15/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 6/15/05

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

Affirmative, 19 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0446-2005 **Application no. 20055487 HAX, an Urban Development Action Area Project known as the Alexander Avenue Cluster, located in Community Board 1, Council Districts no. 8 and 17, 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.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

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

Affirmative, 19 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0447-2005 **Application no. 20055488 HAX, an Urban Development Action Area Project known as the East 139th Street Cluster, located in Community Board 1, Council Districts no. 8 and 17, 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.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

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

Affirmative, 19 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0448-2005 **Application no. 20055489 HAX, an Urban Development Action Area Project known as the Union Avenue Cluster, located in Community Board 1, Council District no. 17, 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.**

Attachments: Hearing Transcript - Planning 5/3/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Planning 5/3/05

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

Affirmative, 19 -

Katz, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza

LU 0493-2005 **Application no. 20055609 HAX, an Urban Development Action Area Project located at 627 Wales Avenue and 753 East 151st Street (aka 622-24 Concord Avenue), Council District no. 17, 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, Perkins, Nelson, Quinn, Rivera, Avella, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Sanders Jr., Vann, Palma, Oddo, Seabrook and Malave-Dilan

Absent, 4 -

Baez, Monserrate, Gentile and Lanza