

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, November 30, 2004

1:00 PM

Committee Room - City Hall

Subcommittee on Planning, Dispositions and Concessions

Miguel Martinez, Chair

*Members: Michael C. Nelson, Joel Rivera, Hiram Monserrate,
James Sanders, Jr., Vincent J. Gentile and Andrew J. Lanza*

Roll Call

Present, Martinez, Nelson, Rivera, Monserrate, Sanders Jr., Gentile and Lanza

LU 0232-2004

Application no. 20055018 HAK, an Urban Development Action Area Project known as Hegeman/Essex/Shepherd, located in Community Board 5, Council District no. 42, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0261-2004

Application no. 20055050 HAQ, an Urban Development Action Area Project located at 27-27 Kearney Street, Council District no. 21, 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 - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

Attachments: Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

LU 0262-2004 **Application no. 20055051 HAK, an Urban Development Action Area Project known as the Newport/Vermont New Foundations, located in Community Boards 5 and 16, Council Districts no. 37 and 42, 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 - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

Attachments: Hearing Transcript - Stated Meeting 12/15/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 10/5/04, Hearing Transcript - Land Use - 12/14/04

LU 0301-2004 **Application no. 20055080 HAK, an Urban Development Action Area Project located at 5024 Church 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0303-2004 **Application no. 20055082 HAK, an Urban Development Action Area Project located at 1677 Prospect Place, 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.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

LU 0305-2004 **Application no. 20055084 HAK, an Urban Development Action Area Project located at 902 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0306-2004 **Application no. 20055085 HAK, an Urban Development Action Area Project located at 2127 Gerritsen Avenue, Council District no. 46, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0307-2004 **Application no. 20055086 HAM, an Urban Development Action Area Project located at 230 East 95th Street, Council District no. 4, 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

LU 0308-2004 **Application no. 20055087 HAM, an Urban Development Action Area Project located at 118 West 123rd 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

LU 0310-2004 **Application no. 20055089 HAM, an Urban Development Action Area Project located at 470 Convent 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, and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Land Use - 3/2/05

LU 0312-2004 **Application no. 20055091 HAM, an Urban Development Action Area Project located at 610 West 136th 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 an exemption from real property taxes.**

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0319-2004 **Uniform land use review procedure application no. C 040437 PPQ, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of one city-owned property, at 240-02 North Conduit Avenue, Borough of Queens, Council District no. 31. 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0337-2004 **Uniform land use review procedure application no. C 040490 HAK, an Urban Development Action Area Designation, Project, and the disposition of such property located at 159 Covert Street; 186, 189 and 190 Eldert Street; 567, 569 573 and 575 Central Avenue, Borough of Brooklyn, Council District no. 37. 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 - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0338-2004 **Uniform land use review procedure, application no. C 040491 HUK pursuant to §197-c and §197-d of the Charter of the City of New York and §505 of the General Municipal Law concerning the approval of an amendment to the Bushwick II Urban Renewal Plan, Borough of Brooklyn, Council District no. 37.**

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 11/16/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0342-2004

Application no. 20055100 HAK, an Urban Development Action Area Project located at 1675 Union Street, Council District no. 35, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0343-2004

Application no. 20055101 HAK, an Urban Development Action Area Project located at 890 Nostrand Avenue, Council District no. 35, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0344-2004

Application no. 20055102 HAK, an Urban Development Action Area Project located at 271 Stratford Road, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

A motion was made by that this Land Use Application be Approved by Subcommittee

LU 0345-2004 **Application no. 20055103 HAK, an Urban Development Action Area Project located at 2237 East 74th Street, Council District no. 46, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

A motion was madeby that this Land Use Application be Approved by Subcommittee

LU 0346-2004 **Application no. 20055104 HAK, an Urban Development Action Area Project located at 5220 Avenue M, Council District no. 46, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

A motion was madeby that this Land Use Application be Approved by Subcommittee

LU 0347-2004 **Application no. 20055105 HAK, an Urban Development Action Area Project located at 9221 Foster Avenue, Council District no. 42, 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 - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

A motion was madeby that this Land Use Application be Approved by Subcommittee

LU 0348-2004 **Application no. 20055106 HAK, an Urban Development Action Area Project, known as Nehemiah Homes at Gateway Estates, located in Community Board 5, Council Districts no. 42 and 46, 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 - 11/30/04, Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05

LU 0349-2004 **Application no. 20055107 HAK, an Urban Development Action Area Project located at 2966 Fulton Street, 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.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Planning - 3/15/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Planning - 3/15/05

LU 0350-2004 **Application no. 20055108 HAK, an Urban Development Action Area Project, located at 117 Quincy Street and 709 Halsey Street, Council Districts no. 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 - Planning - 11/30/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Planning - 3/15/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Planning - 2/28/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05, Hearing Transcript - Planning - 3/15/05

LU 0351-2004 **Application no. 20055109 HAK, an Urban Development Action Area Project, located at 2087 Dean Street, 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 - 11/30/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

LU 0352-2004 **Application no. 20055110 HAM, an Urban Development Action Area Project, located at 220 West 123rd Street, 215 West 131st Street, 262 West 132nd Street and 45 West 130th 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 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

Attachments: Hearing Transcript - Planning - 11/30/04, Hearing Transcript - Land Use - 2/10/05, Hearing Transcript - Planning - 2/8/05, Hearing Transcript - Planning - 1/25/05

LU 0353-2004 **Application no. 20055111 HAQ, an Urban Development Action Area Project located at 38-80 Douglaston Parkway, Council District no. 19, 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 - 12/2/04, Hearing Transcript - Planning - 11/30/04

Attachments: Hearing Transcript - Land Use - 12/2/04, Hearing Transcript - Planning - 11/30/04

A motion was made by that this Land Use Application be Approved by Subcommittee

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Martinez, Nelson, Rivera, Monserrate, Sanders Jr., Gentile and Lanza