

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, April 5, 2011

9:30 AM

Continuation of the April 4, 2011 - Recessed Meeting

250 Broadway - Committee Rm, 16th Fl.

Subcommittee on Planning, Dispositions and Concessions

Stephen T. Levin, Chair

*Members: Charles Barron, Inez E. Dickens,
Sara M. Gonzalez and Peter A. Koo*

Roll Call

Present: Levin, Barron, Dickens, Gonzalez and Koo

Other Council Members Attending: Reyna

LU 0296-2011

Uniform land use review procedure application no. C 110095 HAK, an Urban Development Action Area Designation and Project, located at 37-39 Maujer Street; 33 and 38 Ten Eyck Street; 354-358 Bedford Avenue; 121 South 4th Street, and the disposition of such property, 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Testimony, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Testimony, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 4 -

Levin, Barron, Dickens and Koo

LU 0297-2011

Uniform land use review procedure application no. C 110096 HAM, an Urban Development Action Area Designation and Project, located at 145-1957 Park Avenue, 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.

Attachments: Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Transcript - Planning 3-15-11, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Transcript - Planning 3-15-11, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0298-2011 Uniform land use review procedure application no. C 110097 ZMM pursuant to §197-c and §197-d of the New York City Charter, concerning an amendment to the Zoning Map Section no. 6a, Borough of Manhattan, Council District no. 9

Attachments: Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Transcript - Planning 3-15-11, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Transcript - Planning 3-15-11, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0299-2011 Uniform land use review procedure application no. C 110101 HAX, an Urban Development Action Area Designation and Project, located at 1157-1167 East 178th Street and 1160 Lebanon Street, and the disposition of such property, Borough of the Bronx, Council District no. 15. 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0300-2011 **Uniform land use review procedure application no. C 110100 ZSX, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of the Bronx, Council District no. 15 to facilitate a mixed-use development. 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Testimony, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Testimony, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0301-2011 **Uniform land use review procedure application no. C 110103 ZSX, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under the Zoning Resolution in the Borough of the Bronx, Council District no. 15 to facilitate a mixed-use development. 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0309-2011 **Uniform land use review procedure application no. C 100228 MMQ, pursuant to §197-c and §199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code concerning an amendment to the City Map, Borough of Queens, Council District no. 24. 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0310-2011 **Uniform land use review procedure application no. C 100229 HAQ, an Urban Development Action Area Designation and Project, located at 161-79 86th Avenue, and the disposition of such property, Borough of Queens, Council District no. 24. 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0311-2011 **Uniform land use review procedure application no. C 110140 HAM, an Urban Development Action Area Designation and Project, located at 9-17 Second Avenue, and the disposition of such property, Borough of Manhattan, Council District no. 1. 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0312-2011 **Uniform land use review procedure application no. C 110141 PQM, pursuant to §197-c and §197-d of the New York City Charter concerning the acquisition of property, located at 9, 11-17 Second Avenue, Borough of Manhattan, Council District no. 1. 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0313-2011 **Application no. N 110162 HAX, an Urban Development Action Area Designation and Project, located at 12 East Clarke Place and 27 East 169th Street, 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0314-2011 **Application no. 20115418 HAM, approval of a modification to a plan and project located at Block 1736/Lot 1, Council District no. 9, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article V of the New York Private Housing Finance Law, at the request of the New York City Department of Housing Preservation and Development.**

Attachments: Land Use Calendar - Week of February 7 - February 11, 2011, Hearing Transcript - Planning 2/8/11, Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 3-15-11, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 7 - February 11, 2011, Hearing Transcript - Planning 2/8/11, Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 3-15-11, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Laid Over by Subcommittee

LU 0315-2011 **Application no. 20115419 HAM, approval of a conveyance from the current owner to the new owner for property located at Block 1736/part of Lot 1, Council District no. 9, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article V of the New York Private Housing Finance Law, at the request of the New York City Department of Housing Preservation and Development.**

Attachments: Land Use Calendar - Week of February 7 - February 11, 2011, Hearing Transcript - Planning 2/8/11, Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 3-15-11, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of February 7 - February 11, 2011, Hearing Transcript - Planning 2/8/11, Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 3-15-11, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Laid Over by Subcommittee

LU 0319-2011 **Application no. 20115463 HAM, approval of a termination of a prior exemption and the voluntary dissolution of the current owner for property located at Block 1837/Lot 21, Council District no. 8, Borough of Manhattan. This matter is subject to Council review and action pursuant to Article V of the New York Private Housing Finance Law, at the request of the New York City Department of Housing Preservation and Development.**

Attachments: Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Transcript - Planning 3-15-11, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Transcript - Planning 3-15-11, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0346-2011 **Application no. 20115546 HAM, an Urban Development Action Area Project located at 110 West 114th Street, 241 West 137th Street, 271 West 150th Street and 2049 Fifth Avenue, 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.**

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Laid Over by Subcommittee

LU 0347-2011 **Application no. 20115547 HAM, an Urban Development Action Area Project located at 8 St. Nicholas Terrace, 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.**

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Laid Over by Subcommittee

LU 0348-2011 **Application no. 20115548 HAK, an Urban Development Action Area Project located at 365 Jay Street, Council District no. 33, 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 577 of the Private Housing Finance Law for a partial tax exemption.**

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Laid Over by Subcommittee

LU 0349-2011 **Zoning resolution amendment application no. N 110165 ZRM, pursuant to Sections 197-d and 201 of the New York City Charter, for an amendment to the Zoning Resolution concerning the Inclusionary Housing Program.**

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo

LU 0350-2011 **Uniform land use review procedure application no. C 110125 ZMM pursuant to §197-c and §197-d of the New York City Charter, concerning an amendment to the Zoning Map Section no. 8c, Borough of Manhattan, Council District no. 3**

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 4 -

Levin, Dickens, Gonzalez and Koo

Negative: 1 -

Barron

LU 0351-2011 **Uniform land use review procedure application no. C 110126 HAM, an Urban Development Action Area Designation and Project, located at 533/543 West 52nd Street, and the disposition of such property, Borough of Manhattan, Council District no. 3. 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: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 4 -

Levin, Dickens, Gonzalez and Koo

Negative: 1 -

Barron

LU 0353-2011 **Application no. 20115510 HAK, approval of a modification to a plan and project located at 11, 12, 37, 39 Kingston Avenue; 305 Decatur Street; 28, 29, 35, 40 MacDounough Street, Council District no. 36, Borough of Brooklyn. This matter is subject to Council review and action pursuant to Article V of the New York Private Housing Finance Law, at the request of the New York City Department of Housing Preservation and Development.**

Attachments: Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Transcript - Planning 3-15-11, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

This Land Use Application was Hearing Held by Committee

Attachments: Land Use Calendar - Week of March 14 - March 18, 2011, Land Use Calendar - Week of April 4 - April 8, 2011, Land Use Calendar - April 5, 2011, Hearing Transcript - Planning 3-15-11, Committee Report, Resolution, Hearing Transcript - Planning 4-4-11, Hearing Transcript - Planning 4-5-11

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 -

Levin, Barron, Dickens, Gonzalez and Koo