

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, September 7, 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, Monserrate and Lanza

Absent, Rivera, Sanders Jr. and Gentile

LU 0103-2004 **Uniform land use review procedure application no. C 040255 HAM, an Urban Development Action Area Designation, Project, and the disposition of such property located at 200 Chambers Street, 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: Hearing Transcript 9/7, Hearing Transcript 9/8

Attachments: Hearing Transcript 9/7, Hearing Transcript 9/8

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

LU 0104-2004 **Uniform land use review procedure application no. C 040257 ZSM, 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 Manhattan, Council District no. 3 to facilitate the development of a mixed use building. 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 9/7, Hearing Transcript 9/8

Attachments: Hearing Transcript 9/7, Hearing Transcript 9/8

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

LU 0171-2004 **Application no.20045547 HAK , an Urban Development Action Area Project located at 40 Christopher Avenue and 279 Stone Avenue (aka 279 Mother Gaston Boulevard), 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 6/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19

LU 0175-2004 **Application no. 20045551 HAK, an Urban Development Action Area Project located at 2101 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 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

LU 0176-2004 **Application no. 20045552 HAK, an Urban Development Action Area Project located at 223A Monroe Street, Council District no. 36, 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 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

LU 0177-2004 **Application no. 20045553 HAK, an Urban Development Action Area Project located at 377 MacDonough Street, Council District no 36, 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 6/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19

LU 0179-2004 **Application no. 20045555 HAM, an Urban Development Action Area Project located at 256 West 121st 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 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Attachments: Hearing Transcript 6/8, Hearing Transcript 9/7, Hearing Transcript 9/8, Hearing Transcript 7/19

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

LU 0189-2004 **Application no. 20045616 HAM, an Urban Development Action Area Project located at 75 West 131st 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 6/8, Hearing Transcript 7/19, Hearing Transcript 9/27

Attachments: Hearing Transcript 6/8, Hearing Transcript 7/19, Hearing Transcript 9/27

LU 0200-2004 **Uniform land use review procedure application no. C 040476 HAM, an Urban Development Action Area Designation, Project, and the disposition of such property located at 246 West 116th Street, 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: Hearing Transcript 9/27

Attachments: Hearing Transcript 9/27

LU 0223-2004 **Application no. 20045695 HAK, an Urban Development Action Area Project known as BK4, BK5A-5C, BK12 and BK13, located in Community Board 5, 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 - Planning - 7/19, Hearing Transcript - Land Use - 11/4

Attachments: Hearing Transcript - Planning - 7/19, Hearing Transcript - Land Use - 11/4

LU 0230-2004 **Application no. 20055016 HAX, an Urban Development Action Area Project located Randall Avenue between Underhill and Bolton Avenues, Council District no. 18, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

Attachments: Hearing Transcript 9/27

Attachments: Hearing Transcript 9/27

LU 0231-2004 **Application no. 20055017 HAK, an Urban Development Action Area Project located at 136-140-146 Sunnyside Avenue aka 33 Hendrix 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 9/7, Hearing Transcript 9/8

Attachments: Hearing Transcript 9/7, Hearing Transcript 9/8

Affirmative, 4 -

Martinez, Nelson, Monserrate and Lanza

Absent, 3 -

Rivera, Sanders Jr. and Gentile

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

LU 0258-2004

Application no. 20055047 HAX, an Urban Development Action Area Project located at 2538 Grand Avenue, Council District no. 14, 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

LU 0259-2004

Application no. 20055048 HAM, an Urban Development Action Area Project located at 201 East 120th 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.

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

LU 0260-2004 **Application no. 20055049 HAM, an Urban Development Action Area Project located at 5 East 3rd Street, Council District no. 2, 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.**

Attachments: Hearing Transcript - Land Use - 10/6, Hearing Transcript - Planning - 10/5

Attachments: Hearing Transcript - Land Use - 10/6, Hearing Transcript - Planning - 10/5

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 0263-2004 **Application no. 20055052 HAM, an Urban Development Action Area Project located at 2095 Madison 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 and Development.**

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Planning - 11/16, Hearing Transcript - Planning - 10/5