

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, April 19, 2001

10:00 AM

Committee Room - City Hall

### Committee on Land Use

*June M. Eisland, Chair*

*Members: Mary Pinkett , Archie W. Spigner , Herbert E. Berman,  
Christine Quinn , Noach Dear, Jerome X. O'Donovan,  
Priscilla A. Wooten, Walter L. McCaffrey, Martin Malave-Dilan,  
Lawrence A. Warden, Guillermo Linares , John D. Sabini,  
A. Gifford Miller, Adolfo Carrion, Jr., Bill Perkins and Michael J. Abel*

## Roll Call

**Present,**

Eisland, Pinkett, Spigner, Berman, Quinn, Dear, O'Donovan, McCaffrey, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,**

Wooten, Malave-Dilan and Warden

- LU 0982-2001**      **Uniform Land Use Review Procedure application no. 000573 ZMR, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Staten Island, Council District no. 50.**
- LU 1025-2001**      **Landmarks Preservation Commission designation no. DL - Designation DL#323, LP - 2073, pursuant to §3020 of the New York City Charter, concerning the designation of the August and Augusta Schoverling, located at 344 Westervelt Avenue, Borough of Staten Island, Council District no. 49, as a landmark. (Non-ULURP no. 20015232 HKR).**
- LU 1026-2001**      **Landmarks Preservation Commission designation no. DL - 323, LP - 2057, pursuant to §3020 of the New York City Charter, concerning the designation of the Staten Island Family Courthouse (formerly the Staten Island Family Courthouse), located at 100 Richmond Terrace, Borough of Staten Island, Council District no. 49, as a landmark. (Non-ULURP no. 200015230 HKR).**
- LU 1027-2001**      **Landmarks Preservation Commission designation no. DL - 323, LP - 2069, pursuant to §3020 of the New York City Charter, concerning the designation of the Louis A. and Laura Stirn House , located at 79 Howard Avenue, Borough of Staten Island, Council District no. 49, as a landmark. (Non-ULURP no. 20015231 HKR).**
- LU 1028-2001**      **Landmarks Preservation Commission designation no. DL - 323, LP - 2076, pursuant to §3020 of the New York City Charter, concerning the designation of the Aberdeen Hotel (now Best Western), located at 17 West 32nd Street (AKA 17-21 West 32nd Street), Borough of Manhattan, Council District no. 3, as a landmark. (Non-ULURP no. 20015229 HKM).**

LU 1029-2001      **Landmarks Preservation Commission designation no. DL - 323, LP - 2060, pursuant to §3020 of the New York City Charter, concerning the designation of the New York Public Library, Muhlenberg Branch, located at 209-211 West 23rd Street, Borough of Manhattan, Council District no. 3, as a landmark. (Non-ULURP no. 20015228 HKM).**

LU 1038-2001      **Uniform land use review procedure application no. C 000297 PPK, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of 45 city-owned properties, Borough of Brooklyn, in Council District no. 34. 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

**Attachments:** Hearing Transcript

**Affirmative,** 14 -

Eisland, Pinkett, Spigner, Berman, Quinn, Dear, O'Donovan, McCaffrey, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,** 3 -

Wooten, Malave-Dilan and Warden

LU 1039-2001      **Zoning resolution amendment application no. 010206 ZRM, 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: amendment of the zoning resolution relating to Section 37-04 (Requirements for Urban Plazas).**

**Attachments:** Hearing Transcript

**Attachments:** Hearing Transcript

LU 1056-2001      **Uniform Land Use Review Procedure application no. 010148 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. 6.**

- LU 1057-2001** Uniform land use review procedure application no. 010149 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. 6 to allow an attended public parking garage. 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.
- LU 1058-2001** Uniform land use review procedure application no. 010150 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. 6 to allow to allow floor space above the height of 23 feet above curb level to be exempted from the definition of floor area. 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.
- LU 1059-2001** Uniform land use review procedure application no. 010151 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. 6 to allow the modification of height and setback regulations . 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.
- LU 1060-2001** Uniform land use review procedure application no. 010152 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. 6 to allow residential and non-residential uses to be arranged without regard to Section 32-422 (Location of floors occupied by non-residential uses). 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.

LU 1061-2001      **The submission of a site plan by the New York City School Construction Authority, pursuant to §1732 of the New York State Public Authorities Law, for a school, P.S./I.S. 395K, to be located at 981 E. 45th Street, Borough of Brooklyn, Council District no. 45. (Non-ULURP no. 20015122 SCK)**

LU 0949-2001      **Application no. 20015165 HAK, an Urban Development Action Area Project, located in Community Board 8, Council Districts no. 35, 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.**

Attachments:    Hearing Transcript 4/3, Hearing Transcript 2/1, Hearing Transcript 1/9

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LU 0973-2001      **Application no. 20015205 HAK, an Urban Development Action Area Project, located in Community Board 16, Council Districts no. 41 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 §696 of the General Municipal Law for a tax exemption.**

Attachments:    Hearing Transcript 4/25, Hearing Transcript 4/3

Attachments:    Hearing Transcript 4/25, Hearing Transcript 4/3

**Affirmative,**    14 -

Eisland, Pinkett, Spigner, Berman, Quinn, Dear, O'Donovan, McCaffrey, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,**        3 -

Wooten, Malave-Dilan and Warden

LU 0998-2001      **Application no. 20015238 HAK, an Urban Development Action Area Project, located in Community Board 1, Council Districts no. 33 and 34, 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 4/25, Hearing Transcript 4/3

Attachments:    Hearing Transcript 4/25, Hearing Transcript 4/3

**Affirmative,** 14 -

Eisland, Pinkett, Spigner, Berman, Quinn, Dear, O'Donovan, McCaffrey, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,** 3 -

Wooten, Malave-Dilan and Warden

**LU 1042-2001**      **Application no. 20015299 HAK, an Urban Development Action Area Project, located in Community Board 16, Council Districts no. 41 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 4/25, Hearing Transcript 4/3

**Attachments:**    Hearing Transcript 4/25, Hearing Transcript 4/3

**Affirmative,** 14 -

Eisland, Pinkett, Spigner, Berman, Quinn, Dear, O'Donovan, McCaffrey, Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,** 3 -

Wooten, Malave-Dilan and Warden

**LU 1054-2001**      **Application no. 20015334 HAM, an Urban Development Action Area Project, located at 107 West 117th 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. Planning, Dispositions and Concessions**

**Attachments:**    Hearing Transcript

**Attachments:**    Hearing Transcript

**LU 1055-2001**      **Application no. 20015335 HAK, an Urban Development Action Area Project, located at 617 Lorimer 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. Planning, Dispositions and Concessions**

**Attachments:**    Hearing Transcript

**Attachments:** Hearing Transcript

**Affirmative,** 14 -

Eisland, Pinkett, Spigner, Berman, Quinn, Dear, O'Donovan, McCaffrey,  
Linares, Sabini, Miller, Carrion, Perkins and Abel

**Absent,** 3 -

Wooten, Malave-Dilan and Warden

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY