

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, May 30, 2002

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, Miguel Martinez,  
Michael E. McMahon, Hiram Monserrate, Albert Vann and Andrew J. Lanza*

## Roll Call

**Present:**

Katz, Perkins, Nelson, Avella, Baez, Barron, Comrie Jr., Felder, Koppell,  
McMahon, Monserrate, Vann and Lanza

**Absent:**

Quinn, Rivera, Gioia and Martinez

LU 0166-2002

**Uniform Land Use Review Procedure application no. 880816(A) ZMX, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Bronx, Council District no. 18.**

**Attachments:** Hearing Transcript - Stated Meeting 6/5

**Attachments:** Hearing Transcript - Stated Meeting 6/5

LU 0186-2002

**Uniform land use review procedure application no. 020249 ZSQ, 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 Queens, Council District no. 28 to allow accessory off-street parking spaces to be located without regard to zoning lot lines and to allow location of buildings without regard to applicable yard 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.**

**Attachments:** Hearing Transcript - Stated Meeting 6/5

**Attachments:** Hearing Transcript - Stated Meeting 6/5

LU 0187-2002

**Uniform Land Use Review Procedure application no. 020248 ZMQ, pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Queens, Council District no. 28.**

**Attachments:** Hearing Transcript - Stated Meeting 6/5

**Attachments:** Hearing Transcript - Stated Meeting 6/5

**LU 0188-2002**      **Uniform land use review procedure application no. 020250 ZSQ, 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 Queens, Council District no. 28 to allow a 406 space 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.**

**Attachments:**    Hearing Transcript - Stated Meeting 6/5

**Attachments:**    Hearing Transcript - Stated Meeting 6/5

**LU 0090-2002**      **Application no. 20025208 HAM, an Urban Development Action Area Project, located at 1840 7th 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 and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/5

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/5

**LU 0117-2002**      **Application no. 20025280 HAX, an Urban Development Action Area Project known as Round III-Bronx Site, located in Community Boards 1, 2 and 3, Council Districts no. 15, 16, 17 and 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 5/14, Hearing Transcript - Stated Meeting 6/5

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/5

**LU 0179-2002**      **Application no. 20025382 HAQ, an Urban Development Action Area Project known as Arverne Phase 1A, located in Community Board 14, Council District no. 32, 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 5/14, Hearing Transcript - Stated Meeting 6/5

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/5

**LU 0185-2002**      **Application No. 20025400 HAM, an Urban Development Action Area Project known as East 119th Street Townhouses, located in Community Board 11, Council District No. 8, Borough of the 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 - Stated Meeting 6/5

**Attachments:**    Hearing Transcript - Stated Meeting 6/5

**Affirmative:**    13 -

Katz, Perkins, Nelson, Avella, Baez, Barron, Comrie Jr., Felder, Koppell, McMahon, Monserrate, Vann and Lanza

**Absent:**        4 -

Quinn, Rivera, Gioia and Martinez

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY