

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, January 27, 2005

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, James Sanders, Jr., Albert Vann, Vincent J. Gentile,
Annabel Palma, Andrew J. Lanza and James Oddo*

Roll Call

Present,

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo

Absent,

Perkins

LU 0398-2005

Zoning resolution amendment application no. 050093 ZRY, pursuant to §197-d and §200 of the New York City Charter, concerning changes in the text of the zoning resolution, Citywide, relating: to Article X, Chapter 5 (Special Natural Area District).

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 1/27/05

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 1/27/05

A motion was made that this Land Use Application be P-C Item Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative, 20 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo

Absent, 1 -

Perkins

LU 0289-2004

Uniform Land Use Review Procedure application no. C 050050 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. 3.

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

This Land Use Application was Hearing Held by Committee

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

This Land Use Application was Approved by Committee with Companion Resolution

- LU 0290-2004** **Zoning resolution amendment application no. N 050051 ZRM, pursuant to Sections 197-d and 201 of the New York City Charter, for an amendment to Sections 96-40 and 96-80 concerning open space requirements in the Special Clinton District.**
- Attachments:** Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05
- This Land Use Application was Hearing Held by Committee**
- Attachments:** Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05
- A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.**
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- LU 0291-2004** **Uniform land use review procedure application no. C 050052 ZSM, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under Section 74-681(a) of the Zoning Resolution in the Borough of Borough of Manhattan, Council District no. 3 to facilitate a general large-scale 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:** Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05
- This Land Use Application was Hearing Held by Committee**
- Attachments:** Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05
- A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.**
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- LU 0292-2004** **Uniform land use review procedure application no. C 050053 ZSM, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under Sections 74-743(a)(1), 74-743(a)(2), 96-40 and 74-743 the Zoning Resolution in the Borough of Manhattan, Council District no. 3 to modify the maximum building height requirements to facilitate a general large-scale 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:** Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05
- This Land Use Application was Hearing Held by Committee**

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

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0293-2004 **Uniform land use review procedure application no. C 050054 ZSM, pursuant to §197-c and §197-d of the Charter of the City of New York concerning a special permit under 74-744(b) of the Zoning Resolution in the Borough of Manhattan, Council District no. 3 to modify the maximum building height requirements to facilitate a commercial building 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: Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

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

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0294-2004 **Uniform land use review procedure application no. C 050055 HAM, an Urban Development Action Area Designation and Project, located at 500, 502, 506-510 West 53rd 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: Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

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

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0363-2004 **Uniform land use review procedure application no. 040143 PQK, pursuant to §197-c and §197-d of the New York City Charter, concerning the acquisition of real property located at 741 Flushing Avenue, Borough of Brooklyn, Council District no. 34, for use as a day care center and senior center. 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 - 1/27/05, Hearing Transcript - Landmarks - 1/25/05, Hearing Transcript - Landmarks - 1/27/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Landmarks - 1/25/05, Hearing Transcript - Landmarks - 1/27/05

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0376-2005 **Application no. 20045674 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of Indus Valley, to establish, maintain and operate an unenclosed sidewalk café located at 2636 Broadway, Borough of Manhattan, Council District no. 7. This application is subject to review and action by the Land Use Committee only if called-up by vote of the Council pursuant to Rule 11.20b of the Council and §20-226(g) of the New York City Administrative Code.**

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 1/27/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 1/27/05

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0384-2005 **Uniform Land Use Review Procedure application no. C 040251 ZMK pursuant to §197-c and §197-d of the New York City Charter, concerning changes to the zoning map, Borough of Brooklyn, Council District no. 43.**

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 1/27/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning - 1/26/05, Hearing Transcript - Land Use - 1/27/05

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0394-2005 **Landmarks Preservation Commission designation no. DL – 357, LP – 2154, pursuant to §3020 of the New York City Charter, concerning the designation of the 35-34 Bell Boulevard, located at northwest corner of Bell Boulevard and 3a6th Avenue, Borough of Queens, Council District no. 19, as a landmark. (Non-ULURP no. 20055122 HKQ).**

Attachments: Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Landmarks - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Landmarks - 1/25/05

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0395-2005 **Landmarks Preservation Commission designation no. DL – 357, LP – 2157, pursuant to §3020 of the New York City Charter, concerning the designation of the Hamilton-Holly House , located at 4 St Mark's Place, Borough of Manhattan, Council District no. 2, as a landmark. (Non-ULURP no. 20055119 HKM).**

Attachments: Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Landmarks - 1/25/05

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 1/27/05, Hearing Transcript - Landmarks - 1/25/05

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

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

This Land Use Application was Hearing Held by Committee

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

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0365-2005

Application no. 20055125 HAX, an Urban Development Action Area Project located at 1105 College Avenue, Council District no. 16, 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 - 1/27/05, Hearing Transcript - Planning - 1/25/05

This Land Use Application was Hearing Held by Committee

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

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0366-2005

Application no. 20055126 HAM, an Urban Development Action Area Project located at 517, 519 and 521 West 157th Street, 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.

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

This Land Use Application was Hearing Held by Committee

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

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0367-2005

Application no. 20055127 HAM, an Urban Development Action Area Project located at 539 West 144th Street, 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 696 of the General Municipal Law for an exemption from real property taxes.

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

This Land Use Application was Hearing Held by Committee

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

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

LU 0368-2005

Application no. 20055128 HAM, an Urban Development Action Area Project located at 765 St. Nicholas 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 696 of the General Municipal Law for an exemption from real property taxes.

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

This Land Use Application was Hearing Held by Committee

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

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by consent Roll Call.

A motion was made that these files be approved by consent vote.

Affirmative, 20 -

Katz, Nelson, Quinn, Rivera, Avella, Baez, Barron, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Sanders Jr., Vann, Gentile, Palma, Lanza and Oddo

Absent, 1 -

Perkins