

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, November 18, 2004

10:00 AM

Council Chambers - 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, Comrie Jr., Felder, Gioia, Koppell, Martinez, McMahon, Monserrate, Vann, Gentile, Lanza and Oddo

Absent,

Perkins, Baez, Barron, Sanders Jr. and Palma

LU 0196-2004

Uniform land use review procedure application no. C 040442 HAX, an Urban Development Action Area Designation, Project, and the disposition of such property located within Site 44 of the Melrose Commons Urban Renewal Area, Borough of the Bronx, Council District no. 17. 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 - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

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

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

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

This Land Use Application was Hearing Held by Committee

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

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

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

This Land Use Application was Hearing Held by Committee

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

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

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

This Land Use Application was Hearing Held by Committee

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

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

LU 0278-2004 **Application no. 20055060 HAM, an Urban Development Action Area Project located at 253 East 110th 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 and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.**

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

This Land Use Application was Hearing Held by Committee

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

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

LU 0300-2004

Application no. 20055079 HAX, an Urban Development Action Area Project located at 1412 Franklin Avenue and 1359 Webster 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 - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

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

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

LU 0302-2004

Application no. 20055081 HAK, an Urban Development Action Area Project located at 2324 Bedford Avenue, Council District no. 40, 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

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

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

LU 0304-2004

Application no. 20055083 HAK, an Urban Development Action Area Project located at 266 56th Street, Council District no. 38, 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

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

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

LU 0309-2004 **Application no. 20055088 HAM, an Urban Development Action Area Project located at 123 East 101st 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, and pursuant to Section 577 of the Private Housing Finance Law for an exemption from real property taxes.**

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

This Land Use Application was Hearing Held by Committee

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

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

LU 0311-2004 **Application no. 20055090 HAM, an Urban Development Action Area Project located at 536 West 163rd Street, Council District no. 10, 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 - Land Use - 11/18, Hearing Transcript - Planning - 11/16

This Land Use Application was Hearing Held by Committee

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

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

LU 0313-2004 **Application no. 20055092 HAQ, an Urban Development Action Area Project located at 144-34 Hillside Avenue, Council District no. 24, 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.**

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

This Land Use Application was Hearing Held by Committee

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

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

LU 0314-2004 **Application no. 20055093 HAQ, an Urban Development Action Area Project located at 90-41 Desarc Road, 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.**

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

This Land Use Application was Hearing Held by Committee

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

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

LU 0315-2004 **Application no. 20055094 HAR, an Urban Development Action Area Project located at 23 Clinton Avenue, Council District no. 49, Borough of Staten Island. 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

This Land Use Application was Hearing Held by Committee

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

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

LU 0316-2004 **Application no. 20055095 HAR, an Urban Development Action Area Project located at 348 Castleton Avenue, Council District no. 49, Borough of Staten Island. 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

This Land Use Application was Hearing Held by Committee

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

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

LU 0317-2004 **Application no. 20055009 TCM, pursuant to §20-226 of the Administrative Code of the City of New York, concerning the petition of 57 Restaurant Associates LLC, to establish, maintain and operate an unenclosed small sidewalk café located at 60 West 57th Street, Borough of Manhattan, Council District no. 4. 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 - Land Use - 11/18, Hearing Transcript - Zoning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Zoning - 11/16

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

LU 0332-2004 **Zoning resolution amendment application no. 050030 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: to Z.R. section 96-104 (height regulations) within the Preservation Area of the Special Clinton District.**

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Zoning - 11/16

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Land Use - 11/18, Hearing Transcript - Zoning - 11/16

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

A motion was made by that this be .

Affirmative, 16 -

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

Absent, 5 -

Perkins, Baez, Barron, Sanders Jr. and Palma