

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, May 14, 2002

1:00 PM

Committee Room - City Hall

### **Subcommittee on Planning, Dispositions and Concessions**

*Miguel Martinez, Chair*

*Members: Joel Rivera, Maria Baez,  
Hiram Monserrate, Andrew J. Lanza*

Roll Call

**Present:** Martinez, Rivera, Baez, Monserrate and Lanza

**LU 0004-2002**      **Uniform land use review procedure application no. C 020220 HAM, an Urban Development Action Area Designation, Project and the disposition of such property bounded by Frederick Douglass Boulevard and West 117th 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 5/14

**Attachments:**    Hearing Transcript 5/14

**LU 0095-2002**      **Uniform land use review procedure application no. C 020246 HAM, an Urban Development Action Area Designation and Project located at 267 West 118th Street; 161, 163 and 165 St. Nicholas Avenue and the disposition of property located at 163 St. Nicholas Avenue, 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 5/14

**Attachments:**    Hearing Transcript 5/14

**LU 0148-2002**      **Application no. N 020069 HAM, an Urban Development Action Area Designation and Project, located at 225, 227, 229, 231/33, 235/37, 239 and 241 East 118th Street Street, Borough of Manhattan, Council District no. 8. 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 5/14

**Attachments:**    Hearing Transcript 5/14

**Affirmative:** 5 -

Martinez, Rivera, Baez, Monserrate and Lanza

**LU 0165-2002**      **Uniform land use review procedure application no. C 020013 PPX, pursuant to §197-c and §197-d of the New York City Charter concerning the disposition of one city-owned property, located at 3542 Webster Avenue, Borough of the Bronx, Council District no. 11. 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 5/14, Hearing Transcript - Stated Meeting 6/5

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

**Affirmative:**    5 -

Martinez, Rivera, Baez, Monserrate and Lanza

**LU 0181-2002**      **Uniform land use review procedure application no. C 020229 HAM, an Urban Development Action Area Designation, Project, and the disposition of such property located at 106-110 East 103rd Street, Borough of Manhattan, Council District no. 8. 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 5/14

**Attachments:**    Hearing Transcript 5/14

**LU 0088-2002**      **Application no. 20025206 HAM, an Urban Development Action Area Project located at 286 West 151st 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 577 of the Private Housing Finance Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript 5/14

**Attachments:**    Hearing Transcript 5/14

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 0101-2002      **Application no. 20025242 HAM, an Urban Development Action Area Project, located at 65 West 87th Street, Council District no. 6, 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 6/26

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/26

LU 0102-2002      **Application no. 20025243 HAM, an Urban Development Action Area Project, located at 67 West 87th Street, Council District no. 6, 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 6/26

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/26

LU 0106-2002      **Application no. 20025247 HAK, an Urban Development Action Area Project known as BK-42, located in Community Boards 5 and 16, 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 5/14

Attachments:    Hearing Transcript 5/14

LU 0116-2002      **Application no. 20025279 HAX, an Urban Development Action Area Project, located at 752 Kelly Street, Council District no. 17, 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 5/14

Attachments:    Hearing Transcript 5/14

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 0118-2002      **Application no. 20025281 HAK, an Urban Development Action Area Project, located at 638 Vermont 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 7/23, Hearing Transcript 5/14, Hearing Transcript 7/22

**Attachments:** Hearing Transcript 7/23, Hearing Transcript 5/14, Hearing Transcript 7/22

LU 0119-2002      **Application no. 20025282 HAK, an Urban Development Action Area Project, located at 295 Throop Avenue and 263 Clifton Place, 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 5/14, Hearing Transcript - Stated Meeting 6/26

**Attachments:** Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/26

LU 0120-2002      **Application no. 20025283 HAK, an Urban Development Action Area Project known as Glenmore/Pitkin, located in Community Board 5, 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, 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 6/26

**Attachments:** Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/26

LU 0121-2002      **Application no. 20025284 HAK, an Urban Development Action Area Project, located at 406 Utica Avenue, Council District no. 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 7/23, Hearing Transcript 5/14, Hearing Transcript 7/22

**Attachments:** Hearing Transcript 7/23, Hearing Transcript 5/14, Hearing Transcript 7/22

LU 0124-2002      **Application no. 20025324 HAK, an Urban Development Action Area Project known as East New York II, 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 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

Attachments:    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

LU 0125-2002      **Application no. 20025325 HAK, an Urban Development Action Area Project known as East New York I 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 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

Attachments:    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

LU 0141-2002      **Application no. 20025359 HAM, an Urban Development Action Area Project known as West 148th Street UHAB HDFC, located in Community Board 9, 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 5/14

Attachments:    Hearing Transcript 5/14

LU 0142-2002      **Application no. 20025360 HAK, an Urban Development Action Area Project located at 293-295 Montauk Avenue, 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 5/14

**Attachments:**    Hearing Transcript 5/14

LU 0143-2002      **Application no. 20025361 HAK, an Urban Development Action Area Project known as Fountain Avenue, 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 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

LU 0144-2002      **Application no. 20025362 HAK, an Urban Development Action Area Project, known as Brooklyn Round III, located in Community Boards 3 and 8, Council Districts no. 34, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7



LU 0145-2002      **Application no. 20025363 HAX, an Urban Development Action Area Project located at 671 Kelly Street, Council District no. 17, 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 577 of the Private Housing Finance Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript 5/14

**Attachments:**    Hearing Transcript 5/14

LU 0146-2002      **Application no. 20025364 HAQ, an Urban Development Action Area Project known as Allen Affordable HDFC, located in Community Board 12, Council Districts no. 24 and 28, 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 8/6

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript 8/6

LU 0154-2002      **Application no. 20025369 HAM, an Urban Development Action Area Project known as Harlem Central II, located in Community Boards 10 and 11, Council Districts no. 8 and 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 5/14, Hearing Transcript - Stated Meeting 6/26

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/26

**LU 0155-2002**      **Application no. 20025370 HAM, an Urban Development Action Area Project known as Harlem North, located in Community Boards 9 and 10, Council Districts no. 7 and 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 5/14, Hearing Transcript 8/6, Stated Meeting - Hearing Transcript 9/12

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript 8/6, Stated Meeting - Hearing Transcript 9/12

**LU 0156-2002**      **Application no. 20025371 HAK, an Urban Development Action Area Project, located at 145 Albany Avenue, 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 5/14, Hearing Transcript - Stated Meeting 6/26

**Attachments:**    Hearing Transcript 5/14, Hearing Transcript - Stated Meeting 6/26

**LU 0157-2002**      **Application no. 20025372 HAK, an Urban Development Action Area Project known as North Brooklyn Opportunities HDFC, located in Community Board 1, 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, and pursuant to Section 696 of the General Municipal Law for an exemption from real property taxes.**

**Attachments:**    Hearing Transcript 5/14

**Attachments:**    Hearing Transcript 5/14

**Affirmative:**    5 -

Martinez, Rivera, Baez, Monserrate and Lanza

LU 0158-2002      **Application no. 20025373 HAK, an Urban Development Action Area Project, located at 725 Macon Street, Council District no. 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 7/23, Hearing Transcript 5/14, Hearing Transcript 7/22

Attachments:    Hearing Transcript 7/23, Hearing Transcript 5/14, Hearing Transcript 7/22

LU 0159-2002      **Application no. 20025374 HAK, an Urban Development Action Area Project, located at 682 Elton Street, 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.**

Attachments:    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

Attachments:    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

LU 0160-2002      **Application no. 20025375 HAK, an Urban Development Action Area Project, located at 98-100 Belmont Avenue, 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.**

Attachments:    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

Attachments:    Hearing Transcript 5/14, Hearing Transcript 8/6, Hearing Transcript 8/7

LU 0178-2002      **Application no. 20025381 HAM, an Urban Development Action Area Project known as Bulger Buildings LP, located in Community Board 12, Council Districts no. 7 and 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**

Attachments:    Hearing Transcript 5/14, Hearing Transcript 8/6

Attachments:    Hearing Transcript 5/14, Hearing Transcript 8/6

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 0180-2002      **Application no. 20025383 HAQ, an Urban Development Action Area Project known as Edgemere Phase B, located in Community Board 14, Council District no. 31, 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 7/23, Hearing Transcript 5/14, Hearing Transcript 7/22

**Attachments:**    Hearing Transcript 7/23, Hearing Transcript 5/14, Hearing Transcript 7/22

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY