

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, March 28, 2024

1:00 PM

Committee Room - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Joseph C. Borelli, Selvena N. Brooks-Powers,
Amanda C. Farías, Kamillah Hanks, Crystal Hudson, Francisco P. Moya,
Kevin C. Riley, Carlina Rivera and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: Borelli, Hanks and Rivera

Other Council Members Attending: Cabán

LU 0037-2024

Application number C 230126 ZMQ (30-11 12th Street Rezoning) submitted by 30-11 12th Street Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a by changing from an R4-1 District to an R6A District, changing from an R5B District to an R6A District, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-3 District, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 355, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 355, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 3 - Borelli, Hanks and Rivera

LU 0038-2024

Application number N 230127 ZRQ (30-11 12th Street Rezoning) submitted by 30-11 12th Street Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 356, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 356, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 3 - Borelli, Hanks and Rivera

LU 0039-2024

Application number C 230307 ZMQ (23-01 Steinway Street Rezoning) submitted by Efraim Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c by eliminating from within an existing R5D District a C2-3 District, changing from an R5D District to an R6A District, and establishing within a proposed R6A District a C2-4 District, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 357, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 357, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 3 - Borelli, Hanks and Rivera

LU 0040-2024

Application number N 230308 ZRQ (23-01 Steinway Street Rezoning) submitted by Efraim Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 358, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 358, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 3 - Borelli, Hanks and Rivera

LU 0044-2024

Application number C 230381 ZMK (396-400 Avenue X Rezoning) submitted by PG Realty Investments, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c by changing from an R4 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 47.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 359, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Hearing Transcript 3/28/24, Res. No. 359, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 3 - Borelli, Hanks and Rivera

LU 0045-2024

Application number N 230382 ZRK (396-400 Avenue X Rezoning) submitted by PG Realty Investments, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 15, Council District 47.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 360, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 360, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 3 - Borelli, Hanks and Rivera