

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, August 6, 2025**

**11:30 AM**

**250 Broadway - Committee Room, 16th Floor**

### **Committee on Land Use**

*Rafael Salamanca, Jr., Chair*

*Members: Shaun Abreu, 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, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

*Other Council Members Attending: Powers*

**LU 0324-2025**

**Application number C 250185 ZMM (Midtown South Mixed-Use Plan) submitted by the New York City Department of City Planning, Manhattan Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8d, eliminating a Special Midtown District (MiD), eliminating a Special Garment Center District (GC), changing from an M1-6 District to an M1-8A/R11 District, changing from an M1-6 District to an M1-8A/R12 District, changing from an M1-6 District to an M1-9A/R12 District, changing from an M1-6D District to an M1-8A/R12 District, changing from an M1-6D District to an M1-9A/R12 District, establishing a Special Hudson Yards District (HY), establishing a Special Midtown South Mixed-Use District (MSMX), Borough of Manhattan, Community Districts 4 and 5, Council District 3.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Midtown South Mixed-Use Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Testimony - Zoning 7/1/25, Hearing Transcript - Zoning 7-1-25, Appearance Cards 7/1/25, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1031, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Midtown South Mixed-Use Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Testimony - Zoning 7/1/25, Hearing Transcript - Zoning 7-1-25, Appearance Cards 7/1/25, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1031, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0325-2025

**Application number N 250186 ZRM (Midtown South Mixed-Use Plan) submitted by the New York City Department of City Planning, Manhattan Borough Office, pursuant to Section 201 of the New York City Charter for various amendments to the Zoning Resolution of the City of New York, establishing the Special Midtown South Mixed Use District, eliminating the Special Garment Center District, and amending related provisions, including modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community Districts 4 and 5, Council District 3.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Midtown South Mixed-Use Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Testimony - Zoning 7/1/25, Hearing Transcript - Zoning 7-1-25, Appearance Cards 7/1/25, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1032, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Midtown South Mixed-Use Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Testimony - Zoning 7/1/25, Hearing Transcript - Zoning 7-1-25, Appearance Cards 7/1/25, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1032, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0331-2025

**Application number C 250050 ZMK (47 Hall Street Rezoning) submitted by RXR 9-47 Hall Street Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M1-2 District to an M1-5 District; changing from an M1-2 District to an M1-6A/R8 District; and establishing a Special Mixed Use District (MX-27), Borough of Brooklyn, Community District 2, Council District 35.**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 47 Hall Street Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1033, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 47 Hall Street Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1033, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0332-2025

**Application number N 250051 ZRK (47 Hall Street Rezoning) submitted by RXR 9-47 Hall Street Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District, and amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 35.**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 47 Hall Street Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1034, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 47 Hall Street Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1034, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0333-2025

**Application number C 240275 ZMK (347 Flushing Avenue) submitted by Flushing Condo Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M1-2 District to an R7-1 District; changing from an M1-2 District to an M1-5 District; and establishing within the proposed R7-1 District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 33.**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 347 Flushing Avenue Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Committee Report, Res. No. 1029, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 347 Flushing Avenue Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Committee Report, Res. No. 1029, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25

**This Land Use Application was Approved by Committee with Companion Resolution**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0334-2025

**Application number N 240276 ZRK (347 Flushing Avenue) submitted by Flushing Condo Holdings 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 347 Flushing Avenue Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Committee Report, Res. No. 1030, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 347 Flushing Avenue Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Committee Report, Res. No. 1030, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25

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

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

**LU 0335-2025**

**Application number C 250030 ZMK (236 Gold Street Rezoning) submitted by 236 Gold LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an R6B District to a C6-2A District, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 236 Gold Street Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1035, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 236 Gold Street Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1035, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

**LU 0336-2025**

**Application number N 250032 ZRK (236 Gold Street) submitted by 236 Gold 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 236 Gold Street Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1036, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 236 Gold Street Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1036, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

**LU 0337-2025**

**Application number C 240223 ZMQ (42-11 30th Avenue Rezoning) submitted by CG Stone Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d: eliminating from within an existing R5 District a C1-2 District; changing from an R5 District to an R6A District; establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 1, Council District 22.**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 42-11 30th Ave Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1037, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 42-11 30th Ave Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1037, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0338-2025

**Application number N 240224 ZRQ (42-11 30th Avenue) submitted by CG Stone 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 42-11 30th Ave Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1038, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 42-11 30th Ave Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1038, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0339-2025

**Application number C 250151 ZMM (Lenox Hill Hospital) submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing from an R8B District to a C1-8 District and changing from a C1-8X District to a C1-9 District, Borough of Manhattan, Community District 8, Council District 4.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 16, 2025, July 14, 2025 - Stated Meeting Agenda, Lenox Hill Hospital Presentation, Hearing Testimony - Zoning 7/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1039, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 16, 2025, July 14, 2025 - Stated Meeting Agenda, Lenox Hill Hospital Presentation, Hearing Testimony - Zoning 7/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1039, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

**LU 0340-2025**

**Application number N 250152 ZRM (Lenox Hill Hospital) submitted by Lenox Hill Hospital, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, amending Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), Article VII, Chapter 4 (Special Permits by the City Planning Commission), Article IX, Chapter 2 (Special Park Improvement District), and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 8, Council District 4.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 16, 2025, July 14, 2025 - Stated Meeting Agenda, Lenox Hill Hospital Presentation, Hearing Testimony - Zoning 7/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1040, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 16, 2025, July 14, 2025 - Stated Meeting Agenda, Lenox Hill Hospital Presentation, Hearing Testimony - Zoning 7/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1040, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0341-2025

**Application number C 250153 ZSM (Lenox Hill Hospital) submitted by Lenox Hill Hospital, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-904 of the Zoning Resolution to: allow an increase in the maximum community facility floor area ratio and to allow such maximum to be exceeded when used in combination with floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); modify the height and setback regulations of Section 24-50 (Height and Setback Regulations), Section 33-40 (Height and Setback Regulations), and Section 92-20 (Special Bulk Regulations); and modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage), in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77th Street (Block 1411, Lots 1 & 113), in R10, C1-8, and C1-9 Districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8, Council District 4.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 16, 2025, July 14, 2025 - Stated Meeting Agenda, Lenox Hill Hospital Presentation, Hearing Testimony - Zoning 7/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1041, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 16, 2025, July 14, 2025 - Stated Meeting Agenda, Lenox Hill Hospital Presentation, Hearing Testimony - Zoning 7/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1041, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez