

The New York City Council

City Hall
New York, NY 10007



Meeting Minutes

Thursday, June 26, 2025

11:00 AM

Committee Room - City Hall

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair
Members: Shaun Abreu, David M. Carr, Kamillah Hanks,
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman

Roll Call

Present: Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: Hanks

LU 0294-2025

Application number C 250115 ZMM (One45 For Harlem) submitted by One45 Lenox LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, eliminating from an existing R7-2 District a C1-4 District, changing from an R7-2 district to a C4-6 District, and changing from a C8-3 District to a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Zoning Subcommittee Meeting - May 20, 2025, One45 For Harlem Presentation, Hearing Testimony - Zoning 5/20/25, Hearing Transcript - Zoning 5-20-25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, DECLARATION OF LARGE-SCALE DEVELOPMENT, City Planning Commission Approval Letter, Committee Report, Res. No. 1000, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - May 20, 2025, One45 For Harlem Presentation, Hearing Testimony - Zoning 5/20/25, Hearing Transcript - Zoning 5-20-25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, DECLARATION OF LARGE-SCALE DEVELOPMENT, City Planning Commission Approval Letter, Committee Report, Res. No. 1000, Hearing Transcript - Land Use 6-26-25

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

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks

LU 0295-2025

Application number N 250116 ZRM (One45 for Harlem) submitted by One45 Lenox LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Zoning Subcommittee Meeting - May 20, 2025, One45 For Harlem Presentation, Hearing Testimony - Zoning 5/20/25, Hearing Transcript - Zoning 5-20-25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1001, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - May 20, 2025, One45 For Harlem Presentation, Hearing Testimony - Zoning 5/20/25, Hearing Transcript - Zoning 5-20-25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1001, Hearing Transcript - Land Use 6-26-25

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

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks

LU 0296-2025

Application number C 250117 ZSM (One45 for Harlem) submitted by One45 Lenox LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lot 29) in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1002, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1002, Hearing Transcript - Land Use 6-26-25

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

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks

LU 0297-2025

**Application No. C 250108 MMK (The Coney Development)
submitted by TG Coney Island Entertainment Holdco LLC
pursuant to Sections 197-c and 199 of the New York City Charter
for an amendment to the City Map involving: the elimination,
discontinuance and closing of Bowery between Stillwell Avenue
and West 12th Street; the establishment of new grades on a
portion of Stillwell Avenue between Surf Avenue and Wonder
Wheel Way; the elimination, discontinuance, and closing of a
volume within Stillwell Avenue between Bowery and Wonder
Wheel Way; the elimination, discontinuance, and closing of a
volume within West 12th Street between Surf Avenue and
Bowery; the modification of block dimensions and grades
necessitated thereby; and authorization for any acquisition or
disposition of real property related thereto, in accordance with
Maps Nos. X-2775 and X-2776 dated December 16, 2024 and
signed by the Borough President, Borough of Brooklyn,
Community District 13, Council District 47.**

Attachments: May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated
Meeting 5-28-25, Calendar of the Subcommittee Meetings - June 12, 2025,
The Coney Development Presentation, Appearance Cards 6/12/25,
Calendar of the Subcommittee Meetings and Land Use Meeting - June 26,
2025, June 30, 2025 - Stated Meeting Agenda, Committee Report, Res.
No. 981, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated
Meeting 5-28-25, Calendar of the Subcommittee Meetings - June 12, 2025,
The Coney Development Presentation, Appearance Cards 6/12/25,
Calendar of the Subcommittee Meetings and Land Use Meeting - June 26,
2025, June 30, 2025 - Stated Meeting Agenda, Committee Report, Res.
No. 981, Hearing Transcript - Land Use 6-26-25

**A motion was made that this Land Use Application be Approved by Subcommittee
approved by Roll Call.**

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks

LU 0298-2025

Application number C 230064 ZMK (North 7th Street Rezoning) submitted by Victor Efremenkov, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1003, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1003, Hearing Transcript - Land Use 6-26-25

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

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks

LU 0299-2025

Application number N 230065 ZRK (North 7th Street Rezoning) submitted by Victor Efremenkov, pursuant to Section 201 of the New York City Charter for an amendment to 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 1, Council District 34.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1004, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1004, Hearing Transcript - Land Use 6-26-25

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

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks

LU 0300-2025

Application number C 240399 ZMK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13b, changing from an R6 District to an R7A District, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1005, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1005, Hearing Transcript - Land Use 6-26-25

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

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks

LU 0301-2025

Application number N 240398 ZRK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, LLC, pursuant to Section 201 of the New York City Charter for an amendment to 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 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1006, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1006, Hearing Transcript - Land Use 6-26-25

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

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks

LU 0302-2025

Application number C 240400 ZSK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), in connection with a proposed mixed-use development, within a large-scale general development bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue – Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard (Block 1588, Lot 1), in R7A and R7A/C2-4 Districts, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1007, Hearing Transcript - Land Use 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1007, Hearing Transcript - Land Use 6-26-25

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

Affirmative: 6 - Riley, Abreu, Carr, Moya, Salaam and Schulman

Bereavement: 1 - Hanks