

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, May 17, 2023

12:00 PM

250 Broadway - Committee Room, 14th Floor

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Joseph C. Borelli, Erik D. Bottcher,
Selvena N. Brooks-Powers, Kamillah Hanks, Shekar Krishnan, Farah N. Louis,
Darlene Mealy, Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana
Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Moya, Riley and Sanchez

Absent: Louis and Mealy

Maternity: Rivera

LU 0207-2023

Application number C 210283 ZMQ (26-50 Brooklyn Queens Expressway West Rezoning) submitted by 2650 BQE LOR LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9c, changing from an M1-1 District to an M1-2 District property bounded by a line 400 feet northerly of 27th Avenue and its easterly and westerly prolongations, Brooklyn Queens Expressway West, 27th Avenue, and Borough Place, Borough of Queens, Community District 1, Council District 22.

Attachments: Hearing Transcript - Zoning 5-2-23, May 11, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 5-16-23, Hearing Transcript - Land Use 5-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 5-2-23, May 11, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 5-16-23, Hearing Transcript - Land Use 5-17-23

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, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Moya, Riley and Sanchez

Absent: 2 - Louis and Mealy

Maternity: 1 - Rivera

LU 0208-2023 **Application number C 230052 ZMQ (61-10 Queens Boulevard Rezoning) submitted by PF Supreme, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9d, eliminating from within existing R6 and R7-1 Districts a C1-2 District, and establishing within existing R6 and R7-1 Districts a C2-4 District , Borough of Queens, Community District 2, Council District 26.**

Attachments: Hearing Transcript - Zoning 5-2-23, May 11, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 5-16-23, Hearing Transcript - Land Use 5-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 5-2-23, May 11, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 5-16-23, Hearing Transcript - Land Use 5-17-23

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, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Moya, Riley and Sanchez

Absent: 2 - Louis and Mealy

Maternity: 1 - Rivera

LU 0209-2023 **Application number C 220267 ZMQ (141-05 109th Avenue Rezoning) submitted by Mal Pal Realty Corp, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18c, changing from an R3A District to an R6B District and establishing within the proposed R6B District a C2-3 District, Borough of Queens, Community District 12, Council District 28.**

Attachments: Hearing Transcript - Zoning 5-2-23, May 11, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 5-16-23, Hearing Transcript - Land Use 5-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 5-2-23, May 11, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 5-16-23, Hearing Transcript - Land Use 5-17-23

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, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Moya, Riley and Sanchez

Absent: 2 - Louis and Mealy

Maternity: 1 - Rivera

LU 0210-2023

Application number N 220268 ZRQ (141-05 109th Avenue Rezoning) submitted by Mal Pal Realty Corp, 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 Queens, Community District 12, Council District 28.

Attachments: Hearing Transcript - Zoning 5-2-23, May 11, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 5-16-23, Hearing Transcript - Land Use 5-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Zoning 5-2-23, May 11, 2023 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 5-16-23, Hearing Transcript - Land Use 5-17-23

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, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Moya, Riley and Sanchez

Absent: 2 - Louis and Mealy

Maternity: 1 - Rivera

T2023-3537

Application number G 230031 CCX (784 Courtlandt Avenue Project Revision) submitted by the New York City Department of Housing Preservation and Development to modify the uses of an Urban Development Action Area Project (UDAAP) approval and related Project Summary pursuant to Article 16 of the General Municipal Law, for property located at 784 Courtlandt Avenue (Block 2404, Lot 1), and which were approved in 2019 by Council Resolution 1014, Borough of the Bronx, Community District 1, Council District 17.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Hearing Transcript - Landmarks 5.16.23, Committee Report, Res. No., Hearing Transcript - Land Use 5-17-23

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - May 16 and 17, 2023, Hearing Transcript - Landmarks 5.16.23, Committee Report, Res. No., Hearing Transcript - Land Use 5-17-23

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Moya, Riley and Sanchez

Absent: 2 - Louis and Mealy

Maternity: 1 - Rivera