

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, July 1, 2025

10:00 AM

Council Chambers - 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 and Salaam

Absent: Hanks and Schulman

Other Council Members Attending: Marmorato, Powers, and Bottcher

LU 0321-2025

Application number C 250086 ZMX (Bally's Ferry Point Map Amendment) submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a, establishing a C8-4 District, Borough of the Bronx, Community District 10, Council District 13.

Attachments: Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Bally's Bronx City Council Subcommittee Presentation, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-1-25, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14-25, July 14, 2025 - Stated Meeting Agenda, Res. No. 993, Committee Report, Mayor's Veto Message

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, Bally's Bronx City Council Subcommittee Presentation, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-1-25, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14-25, July 14, 2025 - Stated Meeting Agenda, Res. No. 993, Committee Report, Mayor's Veto Message

This Land Use Application was Laid Over by Subcommittee

LU 0322-2025

Application number C 250085 MMX (Bally's Ferry Point Map Amendment) submitted by Bally's New York Operating Company, LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 for an amendment to the City Map involving: the establishment of Ring Road; the elimination of Park South of Schley Avenue; the adjustments of grades and block dimensions necessitated thereby; and the authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President, Borough of the Bronx, Community District 10, Council District 13.

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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, Bally's Bronx City Council Subcommittee Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-1-25, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Res. No. 994, Committee Report, Mayor's Veto Message

This Land Use Application was Laid Over by Subcommittee

LU 0323-2025

Application number C 250093 PPX (Bally's Ferry Point Map Amendment) submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of property located at Ferry Point Park (Block 5622, p/o Lot 1), Borough of the Bronx, Community District 10, Council District 13.

Attachments: Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Bally's Bronx City Council Subcommittee Presentation, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-1-25, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, July 14, 2025 - Stated Meeting Agenda, Res. No. 994, Committee Report, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, Mayor's Veto Message

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, Bally's Bronx City Council Subcommittee Presentation, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-1-25, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, July 14, 2025 - Stated Meeting Agenda, Res. No. 994, Committee Report, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14-25, Mayor's Veto Message

This Land Use Application was Laid Over by Subcommittee

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

This Land Use Application was Laid Over by Subcommittee

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

This Land Use Application was Laid Over by Subcommittee