

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, November 21, 2024

11:30 AM

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, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Other Council Members Attending: Brewer

LU 0181-2024

Application number N 240290 ZRY (City of Yes Zoning for Housing Opportunity) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying multiple Sections to expand opportunities for housing within all zoning districts, Citywide.

Attachments: October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-10-24, Calendar of the Zoning Subcommittee Meetings - October 21 and 22, 2024, City of Yes for Housing Presentation, Hearing Transcript - Zoning 10-21-24, Hearing Testimony 10/21/24, Hearing Testimony 10/22/24 (1 of 2), Hearing Testimony 10/22/24 (2 of 2), Hearing Transcript - Zoning 10-22-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-21-24, Hearing Transcript - Land Use 11-21-24, November 21, 2024 - Stated Meeting Agenda, City of Yes Zoning for Housing Opportunity Text Amendment City Council Modifications, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: October 10, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-10-24, Calendar of the Zoning Subcommittee Meetings - October 21 and 22, 2024, City of Yes for Housing Presentation, Hearing Transcript - Zoning 10-21-24, Hearing Testimony 10/21/24, Hearing Testimony 10/22/24 (1 of 2), Hearing Testimony 10/22/24 (2 of 2), Hearing Transcript - Zoning 10-22-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-21-24, Hearing Transcript - Land Use 11-21-24, November 21, 2024 - Stated Meeting Agenda, City of Yes Zoning for Housing Opportunity Text Amendment City Council Modifications, Committee Report, Res. No.

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

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

Negative: 2 - Borelli and Hanks

Abstain: 1 - Brooks-Powers

LU 0185-2024

Application number N 240354 ZRM (Port Authority Bus Terminal Replacement) submitted by The Port Authority of New York and New Jersey, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Manhattan, Community District 4, Council District 3.

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24, Hearing Transcript - Zoning 11-21-24, Hearing Transcript - Land Use 11-21-24, November 21, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 662

This Land Use Application was Hearing Held by Committee

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24, Hearing Transcript - Zoning 11-21-24, Hearing Transcript - Land Use 11-21-24, November 21, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 662

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

Affirmative: 11 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0186-2024

Application number C 240336 MMM (Port Authority Bus Terminal Mapping Actions) submitted by The Port Authority of New York and New Jersey pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et-seq. of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance, and closing of a portion of West 41st Street between Eighth Avenue and Ninth Avenue, a portion of West 40th Street between Tenth Avenue and Eleventh Avenue; and the elimination, discontinuance, and closing of various volumes from West 41st Street, West 42nd Street, Ninth Avenue, West 40th Street, Tenth Avenue, West 39th Street and Eleventh Avenue, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30275 dated May 21, 2024 and signed by the Borough President, Borough of Manhattan, Community District 4, Council District 3.

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24, Hearing Transcript - Zoning 11-21-24, Hearing Transcript - Land Use 11-21-24, November 21, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 663

This Land Use Application was Hearing Held by Committee

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24, Hearing Transcript - Zoning 11-21-24, Hearing Transcript - Land Use 11-21-24, November 21, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 663

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

Affirmative: 11 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0187-2024

Application number C 240353 ZSM (Port Authority Bus Terminal Replacement) submitted by The Port Authority of New York and New Jersey pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-631 of the Zoning Resolution, to permit the construction of a bus station with 10 or more berths for buses on a site of any size; to permit within demapped air space above a street the development of a building or portion thereof which is part of such bus station; to allow the distribution of floor area on the development site without regard to zoning district boundaries; to modify the height and setback requirements of Section 81-26 (Height and Setback Regulations – Daylight Compensation); and to modify the Mandatory District Plan Elements of Section 81-45 (Pedestrian Circulation Space), Section 81-47 (Major Building Entrances) and Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), in connection with a proposed development on property generally bounded by West 40th Street, 10th Avenue, West 41st Street, 9th Avenue, West 42nd Street, 8th Avenue, West 40th Street, 9th Avenue, West 39th Street, and 11th Avenue, (Block 711, Lot 1, Block 737, Lots 1, 17 & 22, Block 1032, Lot 29, Block 1050, Lots 13 & 32, and demapped portions of West 39th Street, West 40th Street, West 41st Street, West 42nd Street, 9th Avenue and 10th Avenue), partially within C6-7, C1-7A, C6-3, R8A/C2-5, C2-8, and C6-4 Districts, partially within Special Midtown District and Special Hudson Yards District, Borough of Manhattan, Community District 4, Council District 3.

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24, Hearing Transcript - Zoning 11-21-24, Hearing Transcript - Land Use 11-21-24, November 21, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 664

This Land Use Application was Hearing Held by Committee

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24, Hearing Transcript - Zoning 11-21-24, Hearing Transcript - Land Use 11-21-24, November 21, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 664

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

Affirmative: 11 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez