

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, March 11, 2025

1:30 PM

Committee Room - City Hall

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

LU 0225-2025

Application number C 240385 MMM (The Beacon) submitted by the New York City Department of Housing Preservation and Development 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 East 120th Street between 1st Avenue and Pleasant Avenue; and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. ACC 30274 dated July 25, 2024, and signed by the Borough President, Borough of Manhattan, Community District 11, Council District 8.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025

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 0226-2025

Application number C 240386 ZMM (The Beacon) submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b: changing from an R7-2 District to an R8 District and changing from an R7X District to an R8 District, Borough of Manhattan, Community District 11, Council District 8.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025

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 0227-2025

Application number C 240387 HAM (The Beacon) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 413 East 120th Street (Block 1808, Lot 8, and an approximately 7,260 square foot area of current East 120th Street running south of Lot 7501 (Condo Lots 1001-1003) and Lot 8 for approximately 363 feet), Borough of Manhattan, Community District 11, Council District 8.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025

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 0228-2025

Application number N 240388 ZRM (The Beacon) submitted by the New York City Department of Housing Preservation and Development, 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 for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11, Council District 8.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025

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 0234-2025

Application number C 240402 HAK (581 Grant Avenue Development) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer to be selected by HPD, for property located at 581 Grant Avenue (Block 4223, Lot 1), Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Laid Over by Committee

LU 0235-2025

Application number C 240403 ZMK (581 Grant Avenue Development) submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18a, by changing from an R5 District to an R6 District, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Laid Over by Committee

LU 0236-2025

Application number N 240404 ZRK (581 Grant Avenue Development) submitted by the New York City Department of Housing Preservation and Development, 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, for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Laid Over by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Laid Over by Committee

LU 0237-2025

Application number C 250091 HAX (1093-1095 Jerome Avenue UDAAP) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer to be selected by HPD, for property located at 1093-1095 Jerome (Block 2505, Lots 26 and 28), Borough of the Bronx, Community District 4, Council District 16.

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, 1093-1095 Jerome Avenue Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, 1093-1095 Jerome Avenue Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025

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 0238-2025

Application number G 250066 HHY (H+H Operating Agreement) submitted by the New York City Department of Citywide Administrative Services pursuant to Section 7387(1) of the Unconsolidated Laws of the State of New York known as the New York City Health and Hospitals (“H+H”) Enabling Act, for the transfer of the following properties from the City of New York (the “City”) to H+H, pursuant to the terms of the lease agreement by and between City and H+H dated June 16, 1970: Manhattan Block 270, Lot 32; Manhattan Block 2060, Lot 1; Bronx Block 3327, Lots 73 and 200; Bronx Block 2489, Lot 60; Bronx Block 2303, Lot 58; Bronx Block 2269, Lot 21; Brooklyn Block 2039, Lots 71, 81, and 101; Brooklyn Block 1723, Lots 1, 2, and 3; Brooklyn Block 3738, Lot 15.

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, H+H Operating Agreement Presentation, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, H+H Operating Agreement Presentation, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Laid Over by Committee

LU 0239-2025

Application number C 240186 ZMQ (123-12 Sutphin Boulevard Rezoning) submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c: changing from an R6 District to an R3A District, changing from an R3A District to an R6A District, and changing from an R6 District to an R6A District, Borough of Queens, Community District 12, Council District 28.

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Hearing Transcript - Stated Meeting 2-13-25, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Hearing Transcript - Stated Meeting 2-13-25, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Laid Over by Committee

LU 0240-2025

Application number N 240187 ZRQ (123-12 Sutphin Boulevard Rezoning) submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, 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, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 12, Council District 28.

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Hearing Transcript - Stated Meeting 2-13-25, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Hearing Transcript - Stated Meeting 2-13-25, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Laid Over by Committee

LU 0241-2025

Application number D 2450119000 SWM (Le Dive) pursuant to Section 19-160.2 of the Administrative Code of the City of New York, for a revocable consent to establish, maintain, and operate a sidewalk café located at 37 Canal Street, New York, NY 10002, Borough of Manhattan, Community District 3, Council District 1.

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, Hearing Transcript - Stated Meeting 2-13-25, Hearing Testimony - Zoning 2/24/25, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, Hearing Transcript - Stated Meeting 2-13-25, Hearing Testimony - Zoning 2/24/25, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025

A motion was made that this Land Use Application be Disapproved 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 0247-2025

Application number G 250068 NUX (2201 Davidson Avenue) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for approval of a real property tax exemption, urban development action area project, and waiver of the area designation requirement and Section 197-c and 197-d of the New York City Charter, for property located at 2201-05 Davidson Avenue (Tax Map Block 3196, Lot 18), Borough of the Bronx, Community District 5, Council District 14.

Attachments: 2201 Davidson Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, February 27, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: 2201 Davidson Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, February 27, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025

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 0248-2025

Application number G 250067 XAX (2201 Davidson Avenue Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at 2201-05 Davison Avenue (Block 3196, Lot 18), Borough of the Bronx, Community District 5, Council District 14.

Attachments: 2201 Davidson Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, February 27, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: 2201 Davidson Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, February 27, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025

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 0249-2025

Application number C 250046 ZMQ (Queens Future Map Change and Amendment) submitted by Queens Future, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, by establishing a C8-4 district and changing from an R3-2 District to a C8-4 District, Borough of Queens, Joint Interest Area 81, Community Districts 3, 4, 6, 7, 8, and 9, Council District 21.

Attachments: February 27, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 6, 2025, Queens Future Map Change and Amendment Presentation, Calendar of the Subcommittee Meetings - March 11, 2025, Hearing Testimony - Zoning 3/6/25

This Land Use Application was Hearing Held by Committee

Attachments: February 27, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 6, 2025, Queens Future Map Change and Amendment Presentation, Calendar of the Subcommittee Meetings - March 11, 2025, Hearing Testimony - Zoning 3/6/25

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Rivera

Abstain: 1 - Sanchez

LU 0250-2025

Application number C 250047 MMQ (Queens Future Map Change and Amendment) submitted by Queens Future, LLC, 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 of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; the establishment of a portion of a westbound ramp to the Grand Central Parkway; the adjustment of grades and block dimensions necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President, Borough of Queens, Joint Interest Area 81, Community Districts 3, 4, 6, 7, 8, and 9, Council District 21.

Attachments: February 27, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 6, 2025, Queens Future Map Change and Amendment Presentation, Calendar of the Subcommittee Meetings - March 11, 2025, Hearing Testimony - Zoning 3/6/25

This Land Use Application was Hearing Held by Committee

Attachments: February 27, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 6, 2025, Queens Future Map Change and Amendment Presentation, Calendar of the Subcommittee Meetings - March 11, 2025, Hearing Testimony - Zoning 3/6/25

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Rivera

Abstain: 1 - Sanchez