

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, May 20, 2025**

**11:00 AM**

**250 Broadway - Committee Room, 16th Floor**

### **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, Hanks, Moya, Salaam and Schulman

**Absent:** Carr

**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, DECLARATION OF LARGE-SCALE DEVELOPMENT, Committee Report, Res. No.

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

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**This Land Use Application was P-C Item Laid Over by Comm**

**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, Committee Report, Res. No.

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