

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, May 25, 2021

11:00 AM

- REMOTE HEARING (VIRTUAL ROOM 1) -

### Committee on Land Use

*Rafael Salamanca, Jr., Chair*

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,  
Joseph C. Borelli, Selvena N. Brooks-Powers, Ruben Diaz, Sr., Oswald Feliz,  
Vanessa L. Gibson, Barry S. Grodenchik, Peter A. Koo, Stephen T. Levin,  
I. Daneek Miller, Francisco P. Moya, Kevin C. Riley, Antonio Reynoso, Carlina Rivera  
and Mark Treyger*

## Roll Call

**Present:** Salamanca Jr., Adams, Ayala, Barron, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Absent:** Brooks-Powers and Gibson

LU 0777-2021

**Application number C 210027 ZMX (Arthur Avenue Hotel Rezoning) submitted by 2461 Hughes Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c, eliminating from within an existing R6 District a C2-4 District, changing from an R6 District to a C6-1 District, and establishing within an existing R6 District a C1-4 District, Borough of the Bronx, Community District 6, Council District 15.**

**Attachments:** April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Hearing Testimony - Zoning 5-4-21, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1655, Committee Report, Hearing Transcript - Stated Meeting 4-22-21, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Hearing Testimony - Zoning 5-4-21, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1655, Committee Report, Hearing Transcript - Stated Meeting 4-22-21, Hearing Transcript - Land Use 5-25-21

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

**Affirmative:** 15 - Salamanca Jr., Adams, Ayala, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Brooks-Powers and Gibson

**LU 0778-2021**      **Application number N 210028 ZRX (Arthur Avenue Hotel Rezoning) submitted by 2461 Hughes Associates LLC 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 the Bronx, Community District 6, Council District 15.**

**Attachments:** April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Hearing Testimony - Zoning 5-4-21, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1656, Committee Report, Hearing Transcript - Stated Meeting 4-22-21, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Hearing Testimony - Zoning 5-4-21, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1656, Committee Report, Hearing Transcript - Stated Meeting 4-22-21, Hearing Transcript - Land Use 5-25-21

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

**Affirmative:** 15 - Salamanca Jr., Adams, Ayala, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Brooks-Powers and Gibson

**LU 0779-2021**      **Application number C 210138 ZMK (Acme Smoked Fish/Gem Street Rezoning) submitted by RP Inlet, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, changing from an M3-1 District to an M1-5 District property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street, and Gem Street, Borough of Brooklyn, Community District 1, Council District 15.**

**Attachments:** April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1657, Hearing Transcript - Stated Meeting 4-22-21, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1657, Hearing Transcript - Stated Meeting 4-22-21, Hearing Transcript - Land Use 5-25-21

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Absent:** 2 - Brooks-Powers and Gibson

LU 0780-2021

**Application number C 210139 ZSK (Acme Smoked Fish/Gem Street Rezoning) submitted by RP Inlet, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Special provisions for bulk modifications), in connection with a proposed mixed-use development, within a large scale general development, on property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street and Gem Street (Block 2615, Lot 1, 6, 19, 21, 25, 50 & 125), in an M1-5\* District, Borough of Brooklyn, Community District 1, Council District 15.**

**Attachments:** April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1658, Committee Report, Hearing Transcript - Stated Meeting 4-22-21, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 22, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1658, Committee Report, Hearing Transcript - Stated Meeting 4-22-21, Hearing Transcript - Land Use 5-25-21

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Absent:** 2 - Brooks-Powers and Gibson

**LU 0781-2021**      **Application Number C 200286 ZMX (261 Walton Avenue Rezoning) submitted by Mott Haven Gateway LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, eliminating a Special Mixed Use District (MX-13), changing from an M1-4/R6A District to an R8A District, and establishing within the proposed R8A District a C2-4 District, Borough of the Bronx, Community District 1, Council District 8.**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1659, Committee Report, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1659, Committee Report, Hearing Transcript - Land Use 5-25-21

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Absent:** 2 - Brooks-Powers and Gibson

**LU 0782-2021**      **Application Number N 200287 ZRX (261 Walton Avenue Rezoning) submitted by Mott Haven Gateway LLC 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 in the Borough of Bronx, Community District 1, Council District 8.**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1660, Committee Report, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1660, Committee Report, Hearing Transcript - Land Use 5-25-21

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Absent:** 2 - Brooks-Powers and Gibson

LU 0783-2021

**Application Number C 210033ZMK (Neptune Avenue Rezoning) submitted by McDonald's Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, eliminating from within an existing R6 District a C1-2 District, and establishing within an existing R6 District a C2-4 District, Borough of Brooklyn, Community District 13, Council District 48.**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1661, Committee Report, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1661, Committee Report, Hearing Transcript - Land Use 5-25-21

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Absent:** 2 - Brooks-Powers and Gibson

**LU 0784-2021**      **Application Number C 210049 ZMK (300 Huntington Street) submitted by 300 Huntington Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an existing M2-1 District to an M2-3 District property bounded by Huntington Street, the centerline of the Gowanus Canal, West 9th Street, and Smith Street, Borough of Brooklyn, Community District 6, Council District 39.**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1662, Committee Report, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1662, Committee Report, Hearing Transcript - Land Use 5-25-21

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

**Affirmative:** 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Absent:** 2 - Brooks-Powers and Gibson

**LU 0785-2021**      **Application Number C 200282 ZMQ (30-02 Newtown Avenue) submitted by MEDREP Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an existing C4-4A District to a C4-4D District property bounded by 30thStreet, Newtown Avenue, 31stStreet, a line 210 feet northeasterly of 30thAvenue, a line 100 feet northwesterly of 31stStreet, and a line 285 feet northeasterly of 30thAvenue, Borough of Queens, Community District 1, Council District 22.**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1689, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1689, Hearing Transcript - Land Use 5-25-21

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 15 - Salamanca Jr., Adams, Ayala, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Brooks-Powers and Gibson

LU 0786-2021

**Application Number N 200283 ZRQ (30-02 Newtown Avenue) submitted by MEDREP Associates, LLC, 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 1, Council District 22.**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1690, Hearing Transcript - Land Use 5-25-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 29, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - May 4 and May 6, 2021, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Land Use Calendar - May 25, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1690, Hearing Transcript - Land Use 5-25-21

**A motion was made that this Land Use Application be Approved by Committee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 15 - Salamanca Jr., Adams, Ayala, Borelli, R. Diaz Sr., Feliz, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso, Rivera and Treyger

**Negative:** 1 - Barron

**Absent:** 2 - Brooks-Powers and Gibson