

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, May 12, 2022

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 2)

### Committee on Land Use

*Rafael Salamanca, Jr., Chair*

*Members: Joseph C. Borelli, Erik D. Bottcher, Selvena N. Brooks-Powers,  
Kamillah Hanks, Ari Kagan, Shekar Krishnan, Farah N. Louis, Darlene Mealy,  
Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana Sanchez*

## Roll Call

**Present:** Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** Mealy

**Conflict:** Kagan

LU 0039-2022

**Application number C 200246 ZMQ (146-93 Guy Brewer Boulevard Rezoning) submitted by Ranbir, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19b: changing from an R3-2 District to an R6A District and establishing within the proposed R6A District a C2-2 District, Borough of Queens, Community District 13, Council District 31.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Hearing Testimony - Zoning 4-12-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, May 19, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 218, Committee Report, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-14-22, Minutes of the Stated Meeting - April 14, 2022, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Hearing Testimony - Zoning 4-12-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, May 19, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 218, Committee Report, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-14-22, Minutes of the Stated Meeting - April 14, 2022, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Affirmative:** 11 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** 1 - Mealy

**Conflict:** 1 - Kagan

LU 0040-2022

**Application number N 200247 ZRQ (146-93 Guy Brewer Boulevard Rezoning) submitted by Ranbir, 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 13, Council District 31.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Hearing Testimony - Zoning 4-12-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, May 19, 2022 - Stated Meeting Agenda, Res. No. 178, Committee Report, Hearing Transcript - Stated Meeting 4-14-22, Minutes of the Stated Meeting - April 14, 2022, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Hearing Testimony - Zoning 4-12-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, May 19, 2022 - Stated Meeting Agenda, Res. No. 178, Committee Report, Hearing Transcript - Stated Meeting 4-14-22, Minutes of the Stated Meeting - April 14, 2022, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Affirmative:** 11 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** 1 - Mealy

**Conflict:** 1 - Kagan

LU 0041-2022

**Application number C 210312 ZMK (103 Lee Avenue) submitted by Sbeny holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to an R7X District, and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 33.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, May 19, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 219, Committee Report, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-14-22, Minutes of the Stated Meeting - April 14, 2022, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, May 19, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 219, Committee Report, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-14-22, Minutes of the Stated Meeting - April 14, 2022, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Affirmative:** 11 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** 1 - Mealy

**Conflict:** 1 - Kagan

LU 0042-2022

**Application number N 210313 ZRK (103 Lee Avenue) submitted by Sbeny Holdings, 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 Brooklyn, Community District 1, Council District 33.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, May 19, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 220, Committee Report, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-14-22, Minutes of the Stated Meeting - April 14, 2022, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, May 19, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 220, Committee Report, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-14-22, Minutes of the Stated Meeting - April 14, 2022, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Affirmative:** 11 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** 1 - Mealy

**Conflict:** 1 - Kagan

LU 0046-2022

**Application number C 220209 HAK (Broadway Triangle-Bartlett Crossing) 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 31 Bartlett Street (Block 2269, Lot 52), Borough of Brooklyn, Community District 1, Council District 33.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 179, Hearing Transcript - Landmarks 4-26-22, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Land Use 5-12-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 179, Hearing Transcript - Landmarks 4-26-22, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Land Use 5-12-22

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

**Affirmative:** 11 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** 1 - Mealy

**Conflict:** 1 - Kagan

LU 0047-2022

**Application number C 200358 ZMK (2300 Cropsey Avenue) submitted by Cropsey Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28c, by establishing within an existing R6 District a C2-4 District, Borough of Brooklyn, Community District 11, Council District 43.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 180, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 180, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Affirmative:** 11 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** 1 - Mealy

**Conflict:** 1 - Kagan

LU 0048-2022

**Application number C 220050 ZMQ (35-01 Vernon Boulevard Rezoning) submitted by Agayev Holding, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 26.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 181, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 181, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Affirmative:** 11 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** 1 - Mealy

**Conflict:** 1 - Kagan

LU 0049-2022

**Application number N 220051 ZRQ (35-01 Vernon Boulevard Rezoning) submitted by Agayev Holding, 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 26.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 182, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 182, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22, Hearing Transcript - Zoning 5-10-22, Hearing Transcript - Land Use 5-12-22

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

**Affirmative:** 11 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

**Absent:** 1 - Mealy

**Conflict:** 1 - Kagan