

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, May 10, 2023

12:00 PM

250 Broadway - Committee Room, 14th Floor

Committee on Land Use

Rafael Salamanca, Jr., Chair

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

Roll Call

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

Absent: Rivera

LU 0184-2023

Application number C 220283 ZMX (2560 Boston Road Rezoning) submitted by Boston Road Associates, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4a: changing from an R6 District to an R7-2 District, changing from a C8-1 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of the Bronx, Community District 11, Council District 13.

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 632

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 632

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

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera

LU 0185-2023

Application number N 220284 ZRX (2560 Boston Road Rezoning) submitted by Boston Road Associates, 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 11, Council District 13.

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 633

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 633

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera

LU 0186-2023

Application number C 210317 ZMQ (23-10 Queens Plaza South) submitted by AAGS Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b: by changing from an M1-5/R9 District to an M1-6/R9 District, Borough of Queens, Community District 2, Council District 26.

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 634

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 634

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera

LU 0187-2023

Application number N 210318 ZRQ (23-10 Queens Plaza South) submitted by AAGS 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 Article XI, Chapter 7 (Special Long Island City Mixed Use District) to add new Area D to the Queens Plaza Subdistrict, Borough of Queens, Community District 2, Council District 26.

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 635

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 635

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera

LU 0188-2023

Application number C 210319 ZSQ (23-10 Queens Plaza South) submitted by AAGS Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 117-533 of the Zoning Resolution to modify the distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), and the street wall location requirements of Section 117-531 (Street wall location), to facilitate a 22-story enlargement of an existing 4-story building on property located at 23-10 Queens Plaza South (Block 425, Lots 1 & 5), in a proposed M1-6/R9 District within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict), Borough of Queens, Community District 2, Council District 26.

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 636

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No. 636

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

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera

LU 0189-2023

Application number C 220470 ZMK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c: changing from an M2-1 District to an R6B District, changing from an R6 District to a C4-4A District, changing from an M1-2 District to a C4-4A District and changing from an M2-1 District to a C4-4A District, Borough of Brooklyn, Community District 12, Council, District 39.

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No.

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

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera

LU 0190-2023

Application number N 220471 ZRK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., 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 12, Council, District 39.

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No.

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

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera

LU 0191-2023

Application number C 220472 ZSK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow a portion of the right of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area in connection with a proposed 5-story building on property located at 1463 38th Street (Block 5348, Lots 15, 17, 49 and 54), in a proposed C4-4A District. Borough of Brooklyn, Community District 12, Council District 39.

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, May 11, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-10-23, Committee Report, Res. No.

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

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera

Res 0625-2023

Resolution authorizing the Department of Transportation to extend and amend the Amended and Restated Agreement for the Coordinated Street Furniture Franchise.

Attachments: Calendar of the Zoning Subcommittee Meeting - May 2, 2023, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, Hearing Transcript - Zoning 5-10-23, Hearing Transcript - Land Use 5-10-23, May 11, 2023 - Stated Meeting Agenda, Committee Report, Res. No. 625

This Resolution was Hearing on P-C Item by Comm

Attachments: Calendar of the Zoning Subcommittee Meeting - May 2, 2023, Hearing Transcript - Zoning 5-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 10, 2023, Hearing Transcript - Zoning 5-10-23, Hearing Transcript - Land Use 5-10-23, May 11, 2023 - Stated Meeting Agenda, Committee Report, Res. No. 625

A motion was made that this Resolution be P-C Item Approved by Comm approved by Roll Call.

Affirmative: 12 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 1 - Rivera