

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, September 10, 2025

10:45 AM

Council Chambers - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Selvena N. Brooks-Powers,
Amanda C. Farias, Kamillah Hanks, Crystal Hudson,
Francisco P. Moya, Kevin C. Riley and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: Hanks

Other Council Members Attending: Dinowitz

LU 0347-2025

Application number C 240252 ZMK (1946 East 7th Street Rezoning) submitted by Ahi Ezer Expansion Fund Inc, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c: changing from an R5 District to an R6A District and changing from an R5 District to an R7A District, Borough of Brooklyn, Community District 15, Council District 44.

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 1946 East 7th Street Presentation with Plans, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 1946 East 7th Street Presentation with Plans, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, 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: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0348-2025

Application number N 240253 ZRK (1946 East 7th Street Rezoning) submitted by Ahi Ezer Expansion Fund Inc, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article XI, Chapter 3 (Special Ocean Parkway District) and APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 15, Council District 44.

Attachments: Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 1946 East 7th Street Presentation with Plans, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 1946 East 7th Street Presentation with Plans, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, 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: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0349-2025

Application number C 240278 ZMX (5602-5604 Broadway Rezoning) submitted by Riverdale Garage Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d: changing from an M1-1 District to an R7-3 District and establishing within the proposed R7-3 District a C2-3 District, Borough of the Bronx, Community District 8, Council District 11.

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 5602-5604 Broadway Rezoning Presentation, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. 1054

This Land Use Application was Hearing Held by Committee

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 5602-5604 Broadway Rezoning Presentation, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. 1054

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

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0350-2025

Application number N 240279 ZRX (5602-5604 Broadway Rezoning) submitted by Riverdale Garage Corp., 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 8, Council District 11.

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 5602-5604 Broadway Rezoning Presentation, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1055

This Land Use Application was Hearing Held by Committee

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 5602-5604 Broadway Rezoning Presentation, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1055

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

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0353-2025

Application number C 240248 ZSM (515 7th Avenue) submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-851 of the Zoning Resolution to allow a floor area bonus for a covered pedestrian space not to exceed the amount permitted pursuant to Section 121-31 by more than 20 percent in connection with a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 515 Seventh Avenue Presentation with Plans, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 515 Seventh Avenue Presentation with Plans, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, 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: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0354-2025

Application number C 240249 ZSM (515 7th Avenue) submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 121-71 of the Zoning Resolution to modify the requirements of Sections 121-32 (Height of Street Walls and Maximum Building Height Area Within Subdistricts A-1 and A-3) and 43-351 (Towers on small lots) in connection with a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 515 Seventh Avenue Presentation with Plans, Zoning Appearance Cards 8/20/25, Withdrawal Letter, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 515 Seventh Avenue Presentation with Plans, Zoning Appearance Cards 8/20/25, Withdrawal Letter, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda

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

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0355-2025

Application number C 240246 ZSM (515 7th Avenue) submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-153 of the Zoning Resolution to allow a transient hotel (Use Group V) on portions of the ground floor and the 12th through 36th floors of a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 515 Seventh Avenue Presentation with Plans, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 515 Seventh Avenue Presentation with Plans, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, 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: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0356-2025

Application number N 240247 ZRM (515 7th Avenue) submitted by 515 Seventh Avenue Realty, LP, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article I, Chapter 2 (Construction of Language and Definitions) and Article XII, Chapter 1 (Special Garment Center District) to facilitate the development of a proposed commercial building within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 515 Seventh Avenue Presentation with Plans, Zoning Appearance Cards 8/20/25, Withdrawal Letter, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 515 Seventh Avenue Presentation with Plans, Zoning Appearance Cards 8/20/25, Withdrawal Letter, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda

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

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0359-2025

Application number D 2550082809 SWQ (Cozy Corner) 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 60-01 70th Avenue, Ridgewood, NY 11385, Borough of Queens, Community District 5, Council District 30.

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1056

This Land Use Application was Hearing Held by Committee

Attachments: August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, September 10, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1056

This Land Use Application was Disapproved by Committee with Companion Resolution

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0368-2025

Application number G 250081 CCQ (Ocean Crest Article XI Technical Correction) submitted by the New York City Department of Housing Preservation requesting a technical amendment to Council Resolution 950 for the year 2025 related to an Article XI tax exemption pursuant to Section 577 of the Private Housing Finance Law, and related to the Ocean Crest development located at Block 15744, Lot 17, Borough of Queens, Community District 14, Council District 31.

Attachments: September 10, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, Hearing Transcript - Zoning 8-20-25, Zoning Appearance Cards 8/20/25, Appearance Cards - Zoning 9/9/25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, Committee Report, Res. No. 1057

Preconsidered

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

Attachments: September 10, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, Hearing Transcript - Zoning 8-20-25, Zoning Appearance Cards 8/20/25, Appearance Cards - Zoning 9/9/25, Hearing Transcript - Zoning 9-10-25, Hearing Transcript - Land Use 9-10-25, Committee Report, Res. No. 1057

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

Affirmative: 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks