

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, June 14, 2022

3:30 PM

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, Kagan, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

Other Council Members Attending: Barron

LU 0052-2022

Application number C 220159 HAK (Sutter Place NCP) submitted by the 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 for such area, 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, to facilitate the development of four buildings containing an approximate total of 46 affordable housing units and a commercial space on property located at 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2363 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150), Borough of Brooklyn, Community District 5, Council Districts 37 and 42.

Attachments: May 5, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 249, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-5-22, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Landmarks 5-11-22, Hearing Transcript - Land Use 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 5, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 249, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-5-22, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Landmarks 5-11-22, Hearing Transcript - Land Use 6-14-22

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

Affirmative: 13 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0061-2022 **Application number C 210293 PSX (EMS Station 17 New Facility) submitted by the New York City Fire Department (NYFD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 1257 Morris Avenue (Block 2450, Lot 42) for use as an ambulance station EMS facility, Borough of the Bronx, Community District 4, Council District 16.**

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 250, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Land Use 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 250, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Land Use 6-14-22

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

Affirmative: 13 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0062-2022 **Application number C 210294 ZSX (EMS Station 17 New Facility) submitted by the New York City Fire Department (FDNY) and the Department of Citywide Administrative Services (DCAS), pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a FDNY Emergency Medical Service (EMS) Station use to be located in a residence district, in connection with a proposed 2-story EMS station building, on property located at 1257 Morris Avenue (Block 2450, Lot 42), in an R7-1 District, Borough of the Bronx, Community District 4, Council District 16.**

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 251, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Land Use 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 251, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Land Use 6-14-22

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

Affirmative: 13 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0063-2022

Application number C 200228 ZMX (4541 Furman Avenue Rezoning) submitted by Markland 4551, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of the Bronx, Community District 12, Council District 11.

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 270, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 270, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22

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

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

Abstain: 1 - Sanchez

LU 0064-2022 **Application number N 200229 ZRX (4541 Furman Avenue Rezoning) submitted by Markland 4551, 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 and Appendix I for the purpose of modifying the existing Transit Zone, Borough of the Bronx, Community District 12, Council District 11.**

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 271, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 271, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22

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

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

Abstain: 1 - Sanchez

LU 0065-2022 **Application number C 200335 ZMK (98 Third Avenue) submitted by 98 Third Avenue Realty, 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 M1-2 District to an R6B District, changing from an M1-2 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.**

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No., Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No., Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22

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

Affirmative: 13 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez

LU 0066-2022

Application number N 200336 ZRK (98 Third Avenue) submitted by 98 Third Avenue Realty, 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 2, Council District 33.

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 253, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 253, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22

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

Affirmative: 13 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Mealy, Moya, Riley, Rivera and Sanchez