

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, July 14, 2025

1:15 PM

Committee Room - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

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

Roll Call

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

Medical: Moya

LU 0321-2025

Application number C 250086 ZMX (Bally's Ferry Point Map Amendment) submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a, establishing a C8-4 District, Borough of the Bronx, Community District 10, Council District 13.

Attachments: Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Bally's Bronx City Council Subcommittee Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, July 14, 2025 - Stated Meeting Agenda, Res. No. 993, Committee Report, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, Mayor's Veto Message

Motion to Disapprove

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Bally's Bronx City Council Subcommittee Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, July 14, 2025 - Stated Meeting Agenda, Res. No. 993, Committee Report, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, Mayor's Veto Message

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

Affirmative: 5 - Abreu, Hanks, Hudson, Rivera and Sanchez

Negative: 4 - Salamanca Jr., Brooks-Powers, Farías and Riley

Medical: 1 - Moya

LU 0322-2025

Application number C 250085 MMX (Bally's Ferry Point Map Amendment) submitted by Bally's New York Operating Company, LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 for an amendment to the City Map involving: the establishment of Ring Road; the elimination of Park South of Schley Avenue; the adjustments of grades and block dimensions necessitated thereby; and the authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President, Borough of the Bronx, Community District 10, Council District 13.

Attachments: Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Bally's Bronx City Council Subcommittee Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, July 14, 2025 - Stated Meeting Agenda, Res. No. 994, Committee Report, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, Mayor's Veto Message

Motion to Disapprove

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Bally's Bronx City Council Subcommittee Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, July 14, 2025 - Stated Meeting Agenda, Res. No. 994, Committee Report, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, Mayor's Veto Message

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

Affirmative: 5 - Abreu, Hanks, Hudson, Rivera and Sanchez

Negative: 4 - Salamanca Jr., Brooks-Powers, Farias and Riley

Medical: 1 - Moya

LU 0323-2025

Application number C 250093 PPX (Bally's Ferry Point Map Amendment) submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of property located at Ferry Point Park (Block 5622, p/o Lot 1), Borough of the Bronx, Community District 10, Council District 13.

Attachments: Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Bally's Bronx City Council Subcommittee Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, July 14, 2025 - Stated Meeting Agenda, Res. No. 994, Committee Report, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, Mayor's Veto Message

Motion to Disapprove

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - July 1, 2025, June 30, 2025 - Stated Meeting Agenda, Bally's Bronx City Council Subcommittee Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, July 14, 2025 - Stated Meeting Agenda, Res. No. 994, Committee Report, Appearance Cards 7/1/25, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, Mayor's Veto Message

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

Affirmative: 5 - Abreu, Hanks, Hudson, Rivera and Sanchez

Negative: 4 - Salamanca Jr., Brooks-Powers, Farías and Riley

Medical: 1 - Moya

LU 0326-2025

Application number D 2550141427 SWM (Mykonian House) 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 25 East 83rd Street, New York, NY 11385, Borough of Manhattan, Community District 5, Council District 4.

Attachments: June 30, 2025 - Stated Meeting Agenda, Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Zoning Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 996

This Land Use Application was Hearing Held by Committee

Attachments: June 30, 2025 - Stated Meeting Agenda, Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Zoning Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 996

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Riley, Rivera and Sanchez

Medical: 1 - Moya

LU 0327-2025

Application number D 2550072874 SWX (Ajo & Oregano Restaurant) 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 1556 White Plains Road, Bronx, NY 10462, Borough of the Bronx, Community District 9, Council District 18.

Attachments: June 30, 2025 - Stated Meeting Agenda, Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Zoning Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 997

This Land Use Application was Hearing Held by Committee

Attachments: June 30, 2025 - Stated Meeting Agenda, Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Zoning Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 997

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Riley, Rivera and Sanchez

Medical: 1 - Moya

LU 0329-2025

Application number N 250305 HIM (Modulightor Building Apartment Duplex) submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, for the designation of the Modulightor Building Apartment Duplex, located at 246 East 58th Street (Block 1331, Lot 128), as an historic landmark (DL-544/LP-2684), Borough of Manhattan, Community District 6, Council District 4.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Landmarks Appearance Cards, Modulightor Building Apartment Duplex Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 998

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Landmarks Appearance Cards, Modulightor Building Apartment Duplex Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 998

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Riley, Rivera and Sanchez

Medical: 1 - Moya

LU 0330-2025

Application No. G 250078 CCX (Union Avenue Cluster Amendment) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law, for approval of an amendment of a Project Summary in connection with the previously-approved Urban Development Action Area Project related to property located at: 993 Union Avenue (Block 2669, Lot 41), 995 Union Avenue (Block 2669, Lot 40), 774 Union Avenue (Block 2676, Lot 36), 1042 Longfellow Avenue (Block 2756, Lot 71), Borough of the Bronx, Community Districts 1, 2, and 3, Council District 17.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 999

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 999

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hanks, Hudson, Riley, Rivera and Sanchez

Medical: 1 - Moya