

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, September 19, 2024

11:00 AM

250 Broadway - Committee Room, 16th Floor

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Joseph C. Borelli, 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, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : Rivera

Other Council Members Attending: Speaker Adams and Ayala

Int 0958-2024

A Local Law to amend the administrative code of the city of New York, in relation to the creation of affordable homeownership opportunities

Attachments: Summary of Int. No. 958, Int. No. 958, June 20, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-20-24, Calendar of the Land Use Meeting - September 19, 2024, Committee Report 9/19/24, Hearing Testimony 9/19/24, Hearing Transcript - Land Use 9-19-24

This Introduction was Hearing Held by Committee

Attachments: Summary of Int. No. 958, Int. No. 958, June 20, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-20-24, Calendar of the Land Use Meeting - September 19, 2024, Committee Report 9/19/24, Hearing Testimony 9/19/24, Hearing Transcript - Land Use 9-19-24

This Introduction was Laid Over by Committee

LU 0138-2024

Application number C 230022 ZMQ (31-17 12th Street Rezoning) submitted by 31 17 19 1Z, LLC, pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an R5B District to an R6B District, Borough of Queens, Community District 1, Council District 22.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, September 26, 2024 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 618, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, September 26, 2024 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 618, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0139-2024

Application number N 230023 ZRQ (31-17 12th Street Rezoning) submitted by 31 17 19 1Z, 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 22.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, September 26, 2024 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 619, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, September 26, 2024 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 619, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0140-2024

Application number C 230354 ZMK (250 86th Street Rezoning) submitted by Dr. Helen Kim, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, changing from an R3-2 District to an R6B District, Borough of Brooklyn, Community District 10, Council District 47.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, September 26, 2024 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 620, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, September 26, 2024 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 620, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0141-2024

Application number N 230355 ZRK (250 86th Street Rezoning submitted by Dr. Helen Kim, 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 10, Council District 47.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, September 26, 2024 - Stated Meeting Agenda, Committee Report, Withdrawal Letter, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, September 26, 2024 - Stated Meeting Agenda, Committee Report, Withdrawal Letter, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0143-2024

Application number C 240301 HAM (Malcolm Shabazz Harlem Plaza) 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 73 West 115th Street and 52-58 West 116th Street (Block 1599, Lots 9, 61, 62 and 64), Borough of Manhattan, Community District 9, Council District 10.

Attachments: Calendar of the Landmarks Subcommittee Meeting - August 27, 2024, 8/27/24 Landmarks Appearance Cards, Hearing Transcript - Landmarks 8-27-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - September 18, 2024, Calendar of the Land Use Meeting - September 19, 2024, Committee Report, Res. No. 587, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Landmarks 9-18-24, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - August 27, 2024, 8/27/24 Landmarks Appearance Cards, Hearing Transcript - Landmarks 8-27-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - September 18, 2024, Calendar of the Land Use Meeting - September 19, 2024, Committee Report, Res. No. 587, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Landmarks 9-18-24, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Fariás, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0144-2024

Application number N 250006 HKK (Willoughby Hart Historic District) 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 Willoughby Hart Historic District (DL-542/LP-2683), consisting of 33 properties located on Willoughby Avenue and Hart Street between Marcy Avenue and Nostrand Avenue in the Bedford-Stuyvesant neighborhood, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Landmarks 9/10/24, Hearing Transcript - Landmarks 9-10-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - September 18, 2024, Calendar of the Land Use Meeting - September 19, 2024, Committee Report, Res. No. 588, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Landmarks 9-18-24, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Hearing Testimony - Landmarks 9/10/24, Hearing Transcript - Landmarks 9-10-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - September 18, 2024, Calendar of the Land Use Meeting - September 19, 2024, Committee Report, Res. No. 588, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Landmarks 9-18-24, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0145-2024

Application number C 230250 ZMQ (21st Street Rezoning) submitted by Astoria Park Warehouse, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, eliminating from within an existing R5D District a C1-3 District, changing from an R5B District to an R6A District, changing from an R5D District to an R6A District, and establishing within the proposed R6A District a C1-4 District, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Zoning 9/10/24 - Appearance Card, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 589, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Zoning 9/10/24 - Appearance Card, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 589, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0146-2024

Application number N 230251 ZRQ (21st Street Rezoning) submitted by Astoria Park Warehouse, 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 22.

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Zoning 9/10/24 - Appearance Card, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 590, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Zoning 9/10/24 - Appearance Card, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 590, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0147-2024

Application number G 240057 XAK (281-311 Marcus Garvey Boulevard) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article XI of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 281 Marcus Garvey Boulevard (Block 1629, p/o Lot 1 (Tentative Lot 5)) and 311 Marcus Garvey Boulevard (Block 1634, p/o Lot 1 (Tentative Lot 80)), Borough of Brooklyn, Community District 3, Council District 36.

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 591, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-19-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 591, September 26, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-19-24

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera