

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, January 18, 2023

11:00 AM

250 Broadway - Committee Room, 14th Floor

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, Moya, Riley, Rivera and Sanchez

Absent: Mealy

Other Council Members Attending: Won

LU 0155-2022

Application number C 220250 ZMQ (97-27 57th Ave. Commercial Overlay) submitted by SWDM 57 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10b & 14a: eliminating from within an existing R6A District a C1-2 District, establishing within an existing R6B District a C2-4 District, and establishing within the existing R6A District a C2-4 District, Borough of Queens, Community District 4, Council District 21.

Attachments: December 21, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 12-21-22, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Transcript - Zoning 1-5-23, Appearance Cards - Zoning 1-5-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Res. No. 467, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

This Land Use Application was Hearing Held by Committee

Attachments: December 21, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 12-21-22, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Transcript - Zoning 1-5-23, Appearance Cards - Zoning 1-5-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Res. No. 467, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

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

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

Absent: 1 - Mealy

LU 0156-2022

Application number C 210389 ZMQ (58-02 Northern Blvd Rezoning) submitted by 58-02 Northern Blvd LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d: changing from an R5 District to an R6B District and establishing within the proposed R6B District a C2-2 District, Borough of Queens, Community District 2, Council District 26.

Attachments: December 21, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 12-21-22, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Testimony - Zoning 1/5/23, Hearing Testimony - Zoning 1/5/23 add 1, Hearing Testimony - Zoning 1/5/23 add 2, Hearing Transcript - Zoning 1-5-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Res. No. 468, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

This Land Use Application was Hearing Held by Committee

Attachments: December 21, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 12-21-22, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Testimony - Zoning 1/5/23, Hearing Testimony - Zoning 1/5/23 add 1, Hearing Testimony - Zoning 1/5/23 add 2, Hearing Transcript - Zoning 1-5-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Res. No. 468, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

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

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

Absent: 1 - Mealy

LU 0157-2022

Application number N 210390 ZRQ (58-02 Northern Blvd Rezoning) submitted by 58-02 Northern Blvd 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 2, Council District 26.

Attachments: December 21, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 12-21-22, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Testimony - Zoning 1/5/23, Hearing Testimony - Zoning 1/5/23 add 1, Hearing Testimony - Zoning 1/5/23 add 2, Hearing Transcript - Zoning 1-5-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Res. No. 469, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

This Land Use Application was Hearing Held by Committee

Attachments: December 21, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 12-21-22, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Testimony - Zoning 1/5/23, Hearing Testimony - Zoning 1/5/23 add 1, Hearing Testimony - Zoning 1/5/23 add 2, Hearing Transcript - Zoning 1-5-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Res. No. 469, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

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

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

Absent: 1 - Mealy

LU 0158-2023

Application number C 210332 ZMK (446-448 Park Avenue Rezoning) submitted by 446-448 Park Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M1-1 District to an M1-4/R6A District and establishing a Special Mixed Use District (MX-4), Borough of Brooklyn, Community District 3, Council District 33.

Attachments: January 4, 2022 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Transcript - Zoning 1-5-23, Hearing Testimony - Zoning 1/5/23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

This Land Use Application was Hearing Held by Committee

Attachments: January 4, 2022 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Transcript - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

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, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0159-2023

Application number N 210333 ZRK (446-448 Park Avenue Rezoning) submitted by 446-448 Park Realty 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 for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 3, Council District 33.

Attachments: January 4, 2022 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Transcript - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

This Land Use Application was Hearing Held by Committee

Attachments: January 4, 2022 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Transcript - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

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, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0160-2023

Application number C 220274 ZMQ (Reform Temple of Forest Hills Rezoning) submitted by Werber Management, Inc. and Reform Temple of Forest Hills, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District an R7D District, Borough of Queens, Community District 6, Council District 29.

Attachments: January 4, 2022 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Testimony - Zoning 1/5/23, Hearing Transcript - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

This Land Use Application was Hearing Held by Committee

Attachments: January 4, 2022 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Testimony - Zoning 1/5/23, Hearing Transcript - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

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, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0161-2023

Application number N 220275 ZRQ (Reform Temple of Forest Hills Rezoning) submitted by Werber Management, Inc. and Reform Temple of Forest Hills, 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 6, Council District 29.

Attachments: January 4, 2022 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Testimony - Zoning 1/5/23, Hearing Transcript - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

This Land Use Application was Hearing Held by Committee

Attachments: January 4, 2022 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Testimony - Zoning 1/5/23, Hearing Transcript - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

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, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0162-2023

Application number G 220025 GAK (Gowanus Green ESDC Grant Application) submitted by the New York City Department for Housing Preservation and Development for a favorable resolution in support of a Restore New York Communities grant application to the Empire State Development Corporation, pursuant to Section 6266-n of the New York State Urban Development Corporation Act, and in connection with the Gowanus Green (Block 471, Lot 1), Borough of Brooklyn, Community District 6, Council District 39.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Transcript - Zoning 1-5-23, Appearance Cards - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Res. No. 470, January 19, 2023 - Stated Meeting Agenda, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 5, 2023, Hearing Transcript - Zoning 1-5-23, Appearance Cards - Zoning 1-5-23, Hearing Transcript - Charter Meeting 1-4-23, Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Res. No. 470, January 19, 2023 - Stated Meeting Agenda, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 1-18-23, Hearing Transcript - Land Use 1.18.23

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

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

Absent: 1 - Mealy

LU 0164-2023

Application number G 220026 CCM (34 Morningside Avenue Cluster Technical Correction) submitted by the New York City Department of Housing Preservation and Development, requests a technical amendment to Council Resolution 261 for the year 2022, related to Urban Development Action Area Project (UDAAP) approval pursuant to Section 694 of the General Municipal Law, and approval of a new 40-year Article XI tax exemption, pursuant to Section 577 of the Private Housing Finance Law, for the 34 Morningside Avenue ANCP Cluster, to indicate that such tax exemption shall apply separately to each individual property comprising the Disposition Area. Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Hearing Testimony - Landmarks 1/17/23, Res. No. 471, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 1.17.23, Hearing Transcript - Land Use 1.18.23

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - January 17 and 18, 2023, Committee Report, Hearing Testimony - Landmarks 1/17/23, Res. No. 471, January 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 1.17.23, Hearing Transcript - Land Use 1.18.23

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

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

Absent: 1 - Mealy