

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, September 20, 2023

12:00 PM

250 Broadway - Committee Room, 14th Floor

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Joseph C. Borelli, Erik D. Bottcher,
Selvena N. Brooks-Powers, Kamillah Hanks, Shekar Krishnan, Farah N. Louis,
Darlene Mealy, Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana
Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: Borelli and Rivera

LU 0253-2023

Application number C 230117 ZMK (1233 57th Street Rezoning) submitted by 1233-57 St., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by changing from an R5 District to an R6A District, Borough of Brooklyn, Community District 12, Council District 44.

Attachments: August 3, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 10, 2023, Hearing Transcript - Stated Meeting 8-3-23, Hearing Testimony - Zoning 8/10/23, Hearing Transcript - Zoning 8-10-23, Withdrawal Letter - Submitted to City Council, Withdrawal Letter - Submitted to City Planning Commission, Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Committee Report, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: August 3, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 10, 2023, Hearing Transcript - Stated Meeting 8-3-23, Hearing Testimony - Zoning 8/10/23, Hearing Transcript - Zoning 8-10-23, Withdrawal Letter - Submitted to City Council, Withdrawal Letter - Submitted to City Planning Commission, Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Committee Report, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera

LU 0254-2023

Application number N 230118 ZRK (1233 57th Street Rezoning) submitted by 1233-57 St., 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 12, Council District 44.

Attachments: August 3, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 10, 2023, Hearing Transcript - Stated Meeting 8-3-23, Hearing Testimony - Zoning 8/10/23, Hearing Transcript - Zoning 8-10-23, Withdrawal Letter - Submitted to City Council, Withdrawal Letter - Submitted to City Planning Commission, Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Committee Report, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: August 3, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 10, 2023, Hearing Transcript - Stated Meeting 8-3-23, Hearing Testimony - Zoning 8/10/23, Hearing Transcript - Zoning 8-10-23, Withdrawal Letter - Submitted to City Council, Withdrawal Letter - Submitted to City Planning Commission, Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Committee Report, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera

LU 0259-2023

Application number C 200101 ZMK (2761 Plumb 2nd Street Rezoning) submitted by Zaliv, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from a C3 District to an R3-2 District and establishing within the proposed R3-2 District a C2-3 District, Borough of Brooklyn, Community District 15, Council District 48.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, 2761 Plumb 2nd Street Rezoning, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, 2761 Plumb 2nd Street Rezoning, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera

LU 0260-2023

Application number C 230012 ZMQ (42-18 31st Avenue Rezoning) submitted by 42-18 Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9a & 9b, eliminating from within an existing R5 District a C1-2 District, changing from an R5 District to an R6A District, and establishing within the proposed R6A District a C1-3 District, Borough of Queens, Community District 1, Council District 26.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Testimony - Zoning 9/6/23, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Testimony - Zoning 9/6/23, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera

LU 0261-2023

Application number N 230013 ZRQ (42-18 31st Avenue Rezoning) submitted by 42-18 Development, 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 26.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Testimony - Zoning 9/6/23, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Testimony - Zoning 9/6/23, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera

LU 0262-2023

Application number C 220456 ZMR (125 Greaves Lane) submitted by 125 Greaves Lane, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33c, establishing within an existing R3-2 District a C2-1 District, Borough of Staten Island, Community District 3, Council District 51.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera

LU 0264-2023

Application number C 230291 ZMX (1460-1480 Sheridan Boulevard) submitted by Simone Companies, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-1 District to an R7-3 District and establishing within the proposed R7-3 District a C2-4 District, Borough of the Bronx, Community District 9, Council District 17.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera

LU 0265-2023

Application number N 230292 ZRX (1460-1480 Sheridan Boulevard) submitted by Simone Companies, 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 the Bronx, Community District 9, Council District 17.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, Hearing Transcript - Zoning 9-6-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Committee Report, Res. No., Hearing Transcript - Zoning 9-19-23, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera

LU 0266-2023

Application No. G 230032 XIM (ShareNYC-244 East 106th Street Article XI Disposition) submitted by the New York City Department of Housing Preservation and Development for approval of the disposition of city-owned property pursuant to Article XI of the Private Housing Finance Law for property located at 244 East 106th Street (Block 1655, p/o Lot 29) (Tentatively New Lot 129), Borough of Manhattan, Community District 11, Council District 8.

Attachments: September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, Committee Report, Res. No., Hearing Transcript - Landmarks 9-19-23, Hearing Transcript - Land Use 9-20-23

This Land Use Application was Hearing Held by Committee

Attachments: September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Calendar of the Subcommittee Meetings - September 19, 2023, Land Use Calendar - September 20, 2023, Committee Report, Res. No., Hearing Transcript - Landmarks 9-19-23, Hearing Transcript - Land Use 9-20-23

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

Affirmative: 11 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Mealy, Moya, Riley and Sanchez

Absent: 2 - Borelli and Rivera