

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Friday, March 15, 2024

12:45 PM

250 Broadway - Committee Room, 14th 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, Hudson, Riley, Rivera and Sanchez

Absent: Hanks

Medical: Moya

LU 0018-2024

Application number M 210229 LDQ (88-08 Justice Avenue Restrictive Declaration Termination) submitted by Justice Avenue Tower, LLC, for a modification pursuant to Section 8 of the Declaration D-60 (CP-21465A) to cancel said Declaration D-60, to facilitate as-of-right uses within an existing building on property located at 88-08 Justice Avenue (Block 1842, Lots 39 & 66), within a C4-2 District, Borough of Queens, Community District 4, Council District 25.

Attachments: February 8, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-8-24, Calendar of the Zoning Subcommittee Meeting - February 26, 2024, Hearing Transcript - Zoning 2-26-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, Committee Report, Res. No. 298, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: February 8, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-8-24, Calendar of the Zoning Subcommittee Meeting - February 26, 2024, Hearing Transcript - Zoning 2-26-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, Committee Report, Res. No. 298, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

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, Borelli, Brooks-Powers, Farías, Hudson, Riley, Rivera and Sanchez

Absent: 1 - Hanks

Medical: 1 - Moya

LU 0024-2024

Application number C 230255 ZMK (Jennings Hall Expansion) submitted by St. Nicks Alliance pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b: changing from an R6B District to an R7A District and changing from an R7A District to an R7X District, Borough of Brooklyn, Community District 1, Council District 34.

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 300, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 300, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

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

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

Absent: 1 - Hanks

Medical: 1 - Moya

LU 0025-2024

Application number N 230256 ZRK (Jennings Hall Expansion) submitted by St. Nicks Alliance 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 1, Council District 34.

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 301, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 301, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

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

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

Absent: 1 - Hanks

Medical: 1 - Moya

LU 0026-2024

Application number C 230306 ZMQ (21-17 37th Avenue Rezoning) submitted by 21-17 37th Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M1-1 District to an M1-5 District property bounded a line 90 feet northeasterly of 37th Avenue, 22nd Street, 37th Avenue, and 21st Street, Borough of Queens, Community District 1, Council District 26.

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, Committee Report, Res. No. 299, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, Committee Report, Res. No. 299, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

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, Borelli, Brooks-Powers, Farías, Hudson, Riley, Rivera and Sanchez

Absent: 1 - Hanks

Medical: 1 - Moya

LU 0027-2024

Application number C 230241 ZMM (East 94th Street Rezoning) submitted by LM East 94 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an M1-4 District to a C2-8 District and changing from an M1-4 District to a C4-6 District, Borough of Manhattan, Community District 8, Council District 5.

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Testimony - Zoning 2/26/24, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 302, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Testimony - Zoning 2/26/24, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 302, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

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

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

Absent: 1 - Hanks

Medical: 1 - Moya

LU 0028-2024

Application number N 230242 ZRM (East 94th Street Rezoning) submitted by LM East 94 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 Manhattan, Community District 8, Council District 5.

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Testimony - Zoning 2/26/24, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 303, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Testimony - Zoning 2/26/24, Hearing Transcript - Zoning 2-26-24, Hearing Transcript - Stated Meeting 2-28-24, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Calendar of the Land Use Meeting - March 15, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 303, Hearing Transcript - Land Use 3/15/24, March 19, 2024 - Stated Meeting Agenda

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

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

Absent: 1 - Hanks

Medical: 1 - Moya