

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, November 12, 2024

11:00 AM

Committee Room - City Hall

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, David M. Carr, Kamillah Hanks,
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman*

Roll Call

Present: Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: Salaam

Other Council Members Attending: Zhuang and Bottcher

LU 0161-2024

Application number C 230356 ZMK (962-972 Franklin Avenue Rezoning) submitted by Franklin Ave Acquisition, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, changing from an R6A District to an R8A District, and establishing within the proposed R8A District a C2-4 District, Borough of Brooklyn, Community District 9, Council District 35.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2024, 962-972 Franklin Avenue Rezoning Presentation, Hearing Transcript - Stated Meeting 9-26-24, Hearing Transcript - Zoning 10-16-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2024, 962-972 Franklin Avenue Rezoning Presentation, Hearing Transcript - Stated Meeting 9-26-24, Hearing Transcript - Zoning 10-16-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0162-2024

Application number N 230357(A) ZRK (962-972 Franklin Avenue Rezoning) submitted by Franklin Ave Acquisition 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 bulk regulations in ARTICLE II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts), as well as APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 9, Council District 35.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2024, 962-972 Franklin Avenue Rezoning Presentation, Hearing Transcript - Stated Meeting 9-26-24, Hearing Transcript - Zoning 10-16-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2024, 962-972 Franklin Avenue Rezoning Presentation, Hearing Transcript - Stated Meeting 9-26-24, Hearing Transcript - Zoning 10-16-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0163-2024

Application number C 230358 ZSK (962-972 Franklin Avenue Rezoning) submitted by Franklin Ave Acquisition, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces for dwelling units in a development within the Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 962-972 Franklin Avenue (Block 1192, Lots 63 and 66), in R8A and R8A/C2-4 Districts, Borough of Brooklyn, Community District 9, Council District 35.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2024, 962-972 Franklin Avenue Rezoning Presentation, Hearing Transcript - Stated Meeting 9-26-24, Hearing Transcript - Zoning 10-16-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2024, 962-972 Franklin Avenue Rezoning Presentation, Hearing Transcript - Stated Meeting 9-26-24, Hearing Transcript - Zoning 10-16-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0164-2024

Application number C 230182 ZMK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 22c and 22d, changing from an R5 District to an R6 District, changing from an M1-1 District to an R6 District, changing from an M1-1 District to a C4-5 District, and establishing within the proposed R6 District a C2-4 District, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0165-2024

Application number N 230183 ZRK (Brooklyn Yards) submitted by Brooklyn Yards 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 and to modify APPENDIX I (Transit Zone), Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0166-2024

Application number C 230184 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to reduce the number of required accessory off- street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 1557 60th Street (Block 5516, p/o Lots 1 and 33), in an R6 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0167-2024

Application number C 230185 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-61 of the Zoning Resolution to allow a portion of a railroad or transit right right-of- way which will be completely covered over by a permanent platform to be included in the lot area for a proposed mixed use development, on property located at 1557 60th Street (Block 5509, Lots 41 and 57), in a R6 & R6/C2-4 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0168-2024

Application number C 230188 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(a) of the Zoning Resolution to allow required or permitted accessory off-street parking spaces to be located anywhere within a large-scale general development without regard for zoning lot lines, in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 59th Street, 16th Avenue, the southerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), New Utrecht Avenue, 61st Street, the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), a line 460 feet southeasterly of 15th Avenue, a line midway between 59th Street and 60th Street and the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division (Block 5509, Lots 41 and 57; Block 5516, p/o Lots 1 and 33; Block 5727, p/o Lot 14), in R6, R6/C2-4 & C4-5 Districts, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0169-2024

Application number C 230189 ZSK (Brooklyn Yards) by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-61 of the Zoning Resolution to allow that portion of a railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed mixed use development, on property located at 1557 60th Street (Block 5727, p/o Lot 14), in a C4-5 District, Borough of Brooklyn, Community District 11, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0170-2024

Application number C 230190 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-61 of the Zoning Resolution to allow that portion of a railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area, in connection with a proposed mixed use development, on property located at 1557 60th Street (Block 5516, p/o Lots 1 and 33), in an R6 District, Borough of Brooklyn, Community District 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0171-2024

Application number C 230191 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 1557 60th Street Avenue (Block 5727, p/o Lot 14), in a C4-5 District, Borough of Brooklyn, Community District 11, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0172-2024

Application number C 230196 ZSK (Brooklyn Yards) submitted by Brooklyn Yards Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following Sections of the Zoning Resolution, Section 74-743(a)(1) - to allow the distribution of total allowable floor area and lot coverage without regard for the zoning lot lines or district boundaries; Section 74-743(a)(2) - to modify the rear yard regulations of Sections 23-40 (Yard Regulations); and Section 74-743(a)(6) - to modify the minimum distance between legally required windows and walls or lot lines regulations of Section ZR 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines); in connection with a proposed mixed-use development, within a Large-Scale General Development generally bounded by 59th Street, 16th Avenue, the southerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), New Utrecht Avenue, 61st Street, the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division), a line 460 feet southeasterly of 15th Avenue, a line midway between 59th Street and 60th Street and the northerly boundary line of Long Island Railroad right-of-way (Bay Ridge Division) (Block 5509, Lots 41 and 57; Block 5516, p/o Lots 1 and 33; Block 5727, p/o Lot 14), in R6, R6/C2-4 & C4-5 Districts, Borough of Brooklyn, Community Districts 11 and 12, Council Districts 43 and 44.

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, DECLARATION OF LARGE-SCALE GENERAL DEVELOPMENT, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: September 26, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - October 7, 2024, Hearing Transcript - Zoning 10-8-24, Hearing Transcript - Stated Meeting 9-26-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, DECLARATION OF LARGE-SCALE GENERAL DEVELOPMENT, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Land Use 11-13-24, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam

LU 0185-2024

Application number N 240354 ZRM (Port Authority Bus Terminal Replacement) submitted by The Port Authority of New York and New Jersey, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Manhattan, Community District 4, Council District 3.

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Laid Over by Subcommittee

LU 0186-2024

Application number C 240336 MMM (Port Authority Bus Terminal Mapping Actions) submitted by The Port Authority of New York and New Jersey pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et-seq. of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance, and closing of a portion of West 41st Street between Eighth Avenue and Ninth Avenue, a portion of West 40th Street between Tenth Avenue and Eleventh Avenue; and the elimination, discontinuance, and closing of various volumes from West 41st Street, West 42nd Street, Ninth Avenue, West 40th Street, Tenth Avenue, West 39th Street and Eleventh Avenue, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30275 dated May 21, 2024 and signed by the Borough President, Borough of Manhattan, Community District 4, Council District 3.

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Laid Over by Subcommittee

LU 0187-2024

Application number C 240353 ZSM (Port Authority Bus Terminal Replacement) submitted by The Port Authority of New York and New Jersey pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-631 of the Zoning Resolution, to permit the construction of a bus station with 10 or more berths for buses on a site of any size; to permit within demapped air space above a street the development of a building or portion thereof which is part of such bus station; to allow the distribution of floor area on the development site without regard to zoning district boundaries; to modify the height and setback requirements of Section 81-26 (Height and Setback Regulations – Daylight Compensation); and to modify the Mandatory District Plan Elements of Section 81-45 (Pedestrian Circulation Space), Section 81-47 (Major Building Entrances) and Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), in connection with a proposed development on property generally bounded by West 40th Street, 10th Avenue, West 41st Street, 9th Avenue, West 42nd Street, 8th Avenue, West 40th Street, 9th Avenue, West 39th Street, and 11th Avenue, (Block 711, Lot 1, Block 737, Lots 1, 17 & 22, Block 1032, Lot 29, Block 1050, Lots 13 & 32, and demapped portions of West 39th Street, West 40th Street, West 41st Street, West 42nd Street, 9th Avenue and 10th Avenue), partially within C6-7, C1-7A, C6-3, R8A/C2-5, C2-8, and C6-4 Districts, partially within Special Midtown District and Special Hudson Yards District, Borough of Manhattan, Community District 4, Council District 3.

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Port Authority Bus Terminal Replacement Presentation, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 21, 2024, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Laid Over by Subcommittee

LU 0188-2024

Application number D 2450141875 SWQ (La Catrina) 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 5275 65th Place, Maspeth, NY 11378, Borough of Queens, Community District 5, Council District 30.

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, Hearing Transcript - Land Use 11-13-24, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No. 648, Hearing Transcript - Zoning 11-12-24

This Land Use Application was Hearing Held by Committee

Attachments: October 23, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 30, 2024, Hearing Transcript - Stated Meeting 10-23-24, Calendar of the Zoning Subcommittee Meeting - November 12, 2024, Calendar of the Land Use Meeting - November 13, 2024, Hearing Transcript - Land Use 11-13-24, November 13, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 11-13-24, Committee Report, Res. No. 648, Hearing Transcript - Zoning 11-12-24

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

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Schulman

Absent: 1 - Salaam