

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, January 30, 2025

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., Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Absent: Borelli

Medical: Abreu

Other Council Members Attending: Narcisse

LU 0208-2025

Application number C 230248 ZMK (2185 Coyle Street) submitted by 2185 Coyle Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a: eliminating from within an existing R4 District a C1-2 District; changing from an R4 District to an R6A District; changing from an R4 District to an R7A District; changing from an R4 District to an R7X District; establishing within the proposed R6A District a C2-4 District; establishing within the proposed R7A District a C2-4 District; and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Zoning 1-9-25, 01-09-25 Zoning Appearance Cards, 2185 Coyle Street Presentation, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Hearing Transcript - Zoning 1-29-25, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, City Planning Commission Approval Letter, Hearing Transcript - Land Use 1-30-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Zoning 1-9-25, 01-09-25 Zoning Appearance Cards, 2185 Coyle Street Presentation, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Hearing Transcript - Zoning 1-29-25, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, City Planning Commission Approval Letter, Hearing Transcript - Land Use 1-30-25

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

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

Absent: 1 - Borelli

Medical: 1 - Abreu

LU 0209-2025

Application number N 230249 ZRK (2185 Coyle Street) submitted by 2185 Coyle Associates, 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 01-09-25 Zoning Appearance Cards, Hearing Transcript - Zoning 1-9-25, 2185 Coyle Street Presentation, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Hearing Transcript - Zoning 1-29-25, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Land Use 1-30-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 01-09-25 Zoning Appearance Cards, Hearing Transcript - Zoning 1-9-25, 2185 Coyle Street Presentation, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Hearing Transcript - Zoning 1-29-25, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Land Use 1-30-25

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

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

Absent: 1 - Borelli

Medical: 1 - Abreu

LU 0210-2025

Application number C 240104 ZMX (438 Concord Avenue) submitted by BronxCo, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c: changing from an existing M1-2 District to an M1-4/R7D District and establishing a Special Mixed-Use District (MX-18), Borough of the Bronx, Community District 1, Council District 8.

Attachments: 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Zoning 1-9-25, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Hearing Transcript - Zoning 1-29-25, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, City Planning Commission Approval Letter, Hearing Transcript - Land Use 1-30-25

This Land Use Application was Hearing Held by Committee

Attachments: 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Zoning 1-9-25, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Hearing Transcript - Zoning 1-29-25, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, City Planning Commission Approval Letter, Hearing Transcript - Land Use 1-30-25

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

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

Absent: 1 - Borelli

Medical: 1 - Abreu

LU 0211-2025

Application number N 240105 ZRX (438 Concord Avenue) submitted by BronxCo, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F to establish a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 1, Council District 8.

Attachments: 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Zoning 1-9-25, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Hearing Transcript - Zoning 1-29-25, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Land Use 1-30-25

This Land Use Application was Hearing Held by Committee

Attachments: 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Zoning 1-9-25, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Hearing Transcript - Zoning 1-29-25, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., City Planning Commission Approval Letter, Hearing Transcript - Land Use 1-30-25

This Land Use Application was Approved by Committee with Modifications and Referred to CPC

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

Absent: 1 - Borelli

Medical: 1 - Abreu