

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, April 17, 2024

1:30 PM

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

Parental : Rivera

Other Council Members Attending: Avilés

LU 0035-2024

Application number C 240099 HAX (East Tremont Cluster NCP) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 907 East 175th Street (Block 2958, Lot 120), 1900 Marmion Avenue (Block 2960, Lot 21), and 706 Fairmount Place (Block 2950, Lot 18), Borough of the Bronx, Community District 6, Council District 15.

Attachments: March 19, 2024 - Stated Meeting Agenda, East Tremont Cluster Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: March 19, 2024 - Stated Meeting Agenda, East Tremont Cluster Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0036-2024

Application number G 240046 XAX (East Tremont Cluster NCP) submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of an Urban Development Action Area Project (UDAAP), and an exemption from real property taxes for property located at 706 Fairmount Place (Block 2950, Lot 18), 907 East 175th Street (Block 2958, Lot 120), and 1900 Marmion Avenue (Block 2960, Lot 21), Borough of the Bronx, Community District 6, Council District 15.

Attachments: March 19, 2024 - Stated Meeting Agenda, East Tremont Cluster Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: March 19, 2024 - Stated Meeting Agenda, East Tremont Cluster Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0041-2024

Application number C 230337 ZMK (341 10th Street Rezoning) submitted by Stellar 341, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d by changing from an existing R6A District to an R7-3 District, changing from an R6B District to an R7-3 District, and establishing within the proposed R7-3 District a C2-4 District, Borough of Brooklyn, Community District 6, Council District 38.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0042-2024

Application number N 230338 ZRK (341 10th Street Rezoning) submitted by Stellar 341, 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 provisions of Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and various other related Sections, and 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 6, Council District 38.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0043-2024

Application number G 240045 XAK (341 10th Street Article XI) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 577 of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 341 10th Street (Block 1010, Lot 26), Borough of Brooklyn, Community District 6, Council District 38.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Fariás, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0046-2024

Application number C 230339 ZSK (341 10th Street Rezoning) application submitted by Stellar 341, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors), and the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and Section 23-532 (Required rear yard equivalents), in connection with a proposed mixed-use development, within a large-scale general development, generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue (Block 1010, Lot 26), within R7-3 and R7-3/C2-4 Districts, and partially within C4-4D and C4-3A Districts, Borough of Brooklyn, Community District 6, Council District 38.

Attachments: March 19, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: March 19, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Fariás, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0047-2024

Application number C 230340 ZSK (341 10th Street Rezoning) submitted by Stellar 341, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to allow the reduction of previously required accessory residential off-street parking spaces from 77 spaces to 39 spaces, and to allow the waiver of the required accessory residential off-street parking spaces, in connection with a proposed mixed-used development seeking bulk modifications, within a large-scale general development in a Transit Zone, generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue (Block 1010, Lot 26), in R7-3 and R7-3/C2-4 Districts, and partially within C4-4D and C4-3A Districts, Borough of Brooklyn, Community District 6, Council District 38.

Attachments: March 19, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: March 19, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0051-2024 **Application number C 240174 HAX (Melrose Concourse NCP) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 12 Gouverneur Place (Block 2388, Lot 55), p/o 1169 Washington Avenue (Block 2389, p/o Lot 47), and 404 Claremont Parkway (Block 2896, Lot 96), Borough of the Bronx, Community District 3, Council District 16.**

Attachments: Melrose Concourse Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Melrose Concourse Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0052-2024 **Application number G 240047 XAX (Melrose Concourse NCP Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 12 Gouverneur Place (Block 2388, Lot 55), 1169 Washington Avenue (Block 2389, Lot 47), and 404 Claremont Parkway (Block 2896, Lot 96), Borough of the Bronx, Community District 3, Council District 16.**

Attachments: Melrose Concourse Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Melrose Concourse Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0062-2024

Application number C 240175 PQX (Melrose Concourse NCP) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1169 Washington Avenue (Block 2389, p/o Lot 47) to facilitate development of a building containing approximately 34 affordable housing units, Borough of the Bronx, Community District 3, Council District 16.

Attachments: April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0053-2024

Application number G 240049 NUM (Genesis MPLP UDAAP) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for the approval of an urban development action area project and real property tax exemption for properties located at 220 Lenox Avenue (Block 1720, Lot 35), 222 Lenox Avenue (Block 1720, Lot 36), 33 West 138th Street (Block 1736, Lot 25), 77 Lenox Avenue aka 100 West 114th Street (Block 1823, Lot 36), 205 West 115th Street (Block 1831, Lot 25), 358 West 116th Street (Block 1849, Lot 42), 170 West 130th Street (Block 1914, Lot 60), and 203 West 131st Street Block 1937, Lot 27), Borough of Manhattan, Community District 10, Council District 9.

Attachments: Genesis Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Genesis Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0054-2024 **Application number G 240050 XAM (Genesis MPLP Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 220 Lenox Avenue (Block 1720, Lot 35), 222 Lenox Avenue (Block 1720, Lot 36), 33 West 138th Street (Block 1736, Lot 25), 77 Lenox Avenue aka 100 West 114th Street (Block 1823, Lot 36), 205 West 115th Street (Block 1831, Lot 25), 358 West 116th Street (Block 1849, Lot 42), 170 West 130th Street (Block 1914, Lot 60), and 203 West 131st Street Block 1937, Lot 27), Borough of Manhattan, Community District 10, Council District 9.**

Attachments: Genesis Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Genesis Presentation, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0057-2024 **Application number N 240179 ZRY (Gaming Facility Text Amendment) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to allow gaming facilities licensed by the State as a permitted use in certain Commercial and Manufacturing districts, Citywide.**

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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, Hanks, Hudson, Moya and Riley

Abstain: 1 - Sanchez

Parental : 1 - Rivera

LU 0058-2024 **Application number C 230051 ZMK (41 Richards Street) submitted by 54 Richards Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an M1-5 District, Borough of Brooklyn, Community District 6, Council District 38.**

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0061-2024 **Application C 240075 ZMQ (80-01 Broadway Commercial Overlay) submitted by GWY Realty Inc., pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d by establishing within an existing R7ADistrict, a C2-4 District, Borough of Queens, Community District 4, Council District 25.**

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera

LU 0063-2024

Application number C 240061 PPQ (97-22 Cresskill Place Disposition) submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of one city- owned property, located at 97-22 Cresskill Place (10011, Lot 14) pursuant to zoning, Borough of Queens, Community District 12, Council District 27.

Attachments: April 11, 2024 - Stated Meeting Agenda, 97-22 Cresskill ULURP Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

This Land Use Application was Hearing Held by Committee

Attachments: April 11, 2024 - Stated Meeting Agenda, 97-22 Cresskill ULURP Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

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

Affirmative: 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

Parental : 1 - Rivera