

# **The New York City Council**

*City Hall  
New York, NY 10007*



## **Meeting Minutes**

**Wednesday, April 17, 2024**

**10:00 AM**

**250 Broadway - Committee Room, 16th Floor**

### **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, Salaam and Schulman

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 Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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 Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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 Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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 Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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 Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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 Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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 Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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 Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

LU 0064-2024      **Application number C 230146 ZMK (281-311 Marcus Garvey Boulevard) submitted by Omni New York, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7A District, changing from an R6B District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** April 11, 2024 - Stated Meeting Agenda, 281-311 Marcus Garvey Blvd - 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, 281-311 Marcus Garvey Blvd - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

**This Land Use Application was Laid Over by Subcommittee**

LU 0065-2024      **Application number N 230147 ZRK (281-311 Marcus Garvey Boulevard) submitted by Omni New York, 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 3, Council District 36.**

**Attachments:** April 11, 2024 - Stated Meeting Agenda, 281-311 Marcus Garvey Blvd - 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, 281-311 Marcus Garvey Blvd - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

**This Land Use Application was Laid Over by Subcommittee**

LU 0066-2024

Application number C 230148 ZSK (281-311 Marcus Garvey Boulevard) submitted by Omni New York, 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 without regard for the zoning lot lines or district boundaries; and Section 74-743(a)(2) to modify the height and setback requirements of Section 23-662 (Maximum Height of Buildings and Setback Regulations), Section 23-664 (Modified Height and Setback Regulations for Certain Inclusionary Housing Buildings or Affordable Independent Residences for Seniors), and 23-693 (Special Provisions Applying Adjacent to R1 through R6B Districts); in connection with two proposed mixed-use developments, within a large-scale general development bounded by Quincy Street, a line 120 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, Lewis Avenue, a line midway between Gates Avenue and Monroe Street, a line 80 feet easterly of Marcus Garvey Boulevard, Monroe Street, and Marcus Garvey Boulevard (Block 1629, Lot 1 and Block 1634, Lot 1), in R6A, R6B, and R7A/C2-4\* Districts, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: April 11, 2024 - Stated Meeting Agenda, 281-311 Marcus Garvey Blvd - 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, 281-311 Marcus Garvey Blvd - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

**This Land Use Application was Laid Over by Subcommittee**



LU 0067-2024

**Application number C 230152 ZSK (281-311 Marcus Garvey Boulevard) submitted by Omni New York, 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 waive all of the required accessory residential off-street parking spaces for the proposed new development, and to reduce from 234 spaces to 118 spaces the previously required accessory residential parking for an existing development, in connection with a proposed mixed-used development within a large-scale general development in a Transit Zone, bounded by Quincy Street, a line 120 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, Lewis Avenue, a line midway between Gates Avenue and Monroe Street, a line 80 feet easterly of Marcus Garvey Boulevard, Monroe Street, and Marcus Garvey Boulevard (Block 1629, Lot 1 and Block 1634, Lot 1), in R6A, R6B, and R7A/C2-4\* Districts, Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** April 11, 2024 - Stated Meeting Agenda, 281-311 Marcus Garvey Blvd - 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, 281-311 Marcus Garvey Blvd - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

**This Land Use Application was Laid Over by Subcommittee**

LU 0068-2024

**Application number C 200310 ZMK (1289 Atlantic Avenue Rezoning) submitted by AA Atlantic, LLC, pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an M1-1 District to an R6B District and changing from an M1-1 District to a C4-5X District, Borough of Brooklyn, Community District 3, Council District 36.**

**Attachments:** April 11, 2024 - Stated Meeting Agenda, 1289 Atlantic Avenue Rezoning - 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, 1289 Atlantic Avenue Rezoning - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

**This Land Use Application was Laid Over by Subcommittee**

**LU 0069-2024**      **Application number N 200293 ZRK (1289 Atlantic Avenue Rezoning) submitted by AA Atlantic, 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 3, Council District 36.**

**Attachments:** April 11, 2024 - Stated Meeting Agenda, 1289 Atlantic Avenue Rezoning - 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, 1289 Atlantic Avenue Rezoning - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

**This Land Use Application was Laid Over by Subcommittee**

**LU 0074-2024**      **Application number N 220434 ZRM (15-21 West 124th Street) submitted by Harlem, 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 parking provisions of Article IX, Chapter 7 (Special 125th Street District), Borough of Manhattan, Community Districts 10 and 11, Council District 9.**

**Attachments:** 15-21 124th Street Text Amendment - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** 15-21 124th Street Text Amendment - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024

**This Land Use Application was P-C Item Laid Over by Comm**