

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, April 11, 2024

11:00 AM

Committee Room - City Hall

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, Moya, Riley,
Rivera and Sanchez

Absent: Hudson

LU 0030-2024

Application number C 240092 ZSQ (Willets Point Phase II) submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify: the required parking regulations of Sections 25-23 (Requirements Where Group Parking Facilities are Provided), 25-251 (Income-restricted housing units), 36-21 (General Provisions) and 124-50 (OFF-STREET PARKING REGULATIONS), the sign regulations of Sections 32-60 (SIGN REGULATIONS) and 124-15 (Modification of Sign Regulations), the loading requirements of Section 36-62 (Required Accessory Off-Street Loading Berths), the retail continuity regulations of Section 124-14 (Retail Continuity), the height and setback regulations of Section 124-22 (Height and Setback Regulations), the street network requirements of Section 124-30 (Mandatory Improvements), the public open space requirements of Section 124-42 (Types and Standards of Publicly Accessible Open Space) and the curb cut requirements of Section 124-53 (Curb Cut Restrictions) in connection with a proposed mixed-use development on property generally bounded by Northern Boulevard, 27th Street, Willets Point Boulevard**, 126th Lane**, 39th Avenue**, Roosevelt Avenue, and Seaver Way (Block 1833, Lots 117, 120, 130, 135 and 140; Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150; Block 1822, Lot 17; and Block 1820, Lots 1, 6, 9, 18, 34 and 108), within a C4-4 District in the Special Willets Point District, Borough of Queens, Community District 7, Council District 21.

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 347, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 347, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Approved by Committee with Companion Resolution

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

Absent: 1 - Hudson

LU 0031-2024

Application number C 240094 ZSQ (Willetts Point Phase II) submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41 of the Zoning Resolution to allow an arena with a maximum capacity of 25,000 seats on property generally bounded by Seaver Way, 35th Avenue, 127th Street, Willet Point Boulevard, and 38th Avenue** (Tax Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Tax Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Tax Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150), in a C4-4 District, within the Special Willetts Point District, Borough of Queens, Community District 7, Council District 21.**

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 348, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 348, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Approved by Committee with Companion Resolution

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

Absent: 1 - Hudson

LU 0032-2024

Application number C 240095 ZSQ (Willetts Point Phase II) submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, on property generally bounded by Seaver Way, 38th Avenue, and the southeasterly centerline prolongation of Willetts Point Boulevard** (Block 1833, Lot 117), in a C4-4 District, within the Special Willetts Point District. Borough of Queens, Community District 7, Council District 21.**

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 349, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 349, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Approved by Committee with Companion Resolution

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

Absent: 1 - Hudson

LU 0033-2024

Application number N 240093 ZRQ (Willets Point Phase II) submitted by Queens Development Group, LLC, City Football Stadium Group, LLC and the New York City Economic Development Corporation, 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 XII, Chapter 4 (Special Willets Point District), Borough of Queens, Community District 7, Council District 21.

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 350, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 350, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Approved by Committee with Companion Resolution

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

Absent: 1 - Hudson

LU 0034-2024

Application number C 240058 MMQ (Willets Point Phase II) submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, 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 establishment of 38th Avenue, 39th Avenue, 126th Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard, the elimination, discontinuance and closing of 36th Avenue, east of Seaver Way, the elimination, discontinuance, and closing of streets within an area generally bounded by 127th Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue, the raising of grades within streets generally bounded by Northern Boulevard, 127th Street, Willets Point Boulevard, 38th Avenue, and Seaver Way, the adjustment of grades and block dimensions necessitated thereby and any acquisition or disposition of real properties related thereto, Borough of Queens, Community District 7, Council District 21.

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 351, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Hearing Held by Committee

Attachments: March 7, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Stated Meeting 3-7-24, Hearing Transcript - Zoning 3/12/24, Calendar of the Zoning Subcommittee Meeting - April 10, 2024, Calendar of the Land Use Meeting - April 11, 2024, Committee Report, Res. No. 351, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-10-24, Hearing Transcript - Land Use 4-11-24

This Land Use Application was Approved by Committee with Companion Resolution

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

Absent: 1 - Hudson