

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, November 20, 2023

11:45 AM

Committee Room - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Joseph C. Borelli, Erik D. Bottcher,
Selvena N. Brooks-Powers, Kamillah Hanks, Shekar Krishnan, Farah N. Louis,
Darlene Mealy, Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana
Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Louis, Mealy, Riley, Rivera and Sanchez

Absent: Moya

Conflict: Hanks

LU 0277-2023

Application number N 230113 ZRY (City of Yes for Carbon Neutrality) submitted by the 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, modifying multiple Sections to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, Citywide.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 4, 2023, City of Yes Zoning for Carbon Neutrality Presentation, Hearing Testimony - Zoning 10/4/23, Hearing Testimony - Zoning 10/4/23 (Con't), Hearing Transcript - Zoning 10-04-23, October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - October 4, 2023, City of Yes Zoning for Carbon Neutrality Presentation, Hearing Testimony - Zoning 10/4/23, Hearing Testimony - Zoning 10/4/23 (Con't), Hearing Transcript - Zoning 10-04-23, October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

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

Affirmative: 10 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Krishnan, Louis, Mealy, Riley, Rivera and Sanchez

Negative: 1 - Borelli

Absent: 1 - Moya

Conflict: 1 - Hanks

LU 0278-2023

Application number C 220438 ZMK (Belmont Osborn Rezoning) submitted by Osborn Belmont Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to an R7A District, changing from a C4-3 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 16, Council District 41.

Attachments: October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Testimony - Zoning 10-17-23, Hearing Transcript - Zoning 10-17-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Testimony - Zoning 10-17-23, Hearing Transcript - Zoning 10-17-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

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

Affirmative: 11 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Louis, Mealy, Riley, Rivera and Sanchez

Absent: 1 - Moya

Conflict: 1 - Hanks

LU 0279-2023

Application number N 220439 ZRK (Belmont Osborn Rezoning) submitted by Osborn Belmont Properties, 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 16, Council District 41.

Attachments: October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Testimony - Zoning 10-17-23, Hearing Transcript - Zoning 10-17-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Testimony - Zoning 10-17-23, Hearing Transcript - Zoning 10-17-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

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

Affirmative: 11 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Louis, Mealy, Riley, Rivera and Sanchez

Absent: 1 - Moya

Conflict: 1 - Hanks

LU 0284-2023

Application number C 230010 ZMK (534 Coney Island Avenue) submitted by Remica Property Group Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22c, changing from a C8-2 District to an R7X District and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 12, Council District 40.

Attachments: Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, October 19, 2023 - Stated Meeting Agenda, Hearing Testimony - Zoning 10-17-23, Hearing Transcript - Zoning 10-17-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, October 19, 2023 - Stated Meeting Agenda, Hearing Testimony - Zoning 10-17-23, Hearing Transcript - Zoning 10-17-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

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

Affirmative: 11 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Louis, Mealy, Riley, Rivera and Sanchez

Absent: 1 - Moya

Conflict: 1 - Hanks

LU 0285-2023

Application number N 230011 ZRK (534 Coney Island Avenue) submitted by Remica Property Group Corp., 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 12, Council District 40.

Attachments: Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, October 19, 2023 - Stated Meeting Agenda, Hearing Testimony - Zoning 10-17-23, Hearing Transcript - Zoning 10-17-23, Hearing Transcript - Stated Meeting 10-19-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - November 20, 2023, Hearing Transcript - Land Use 11/20/23, Committee Report, Res. No.

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Affirmative: 11 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Louis, Mealy, Riley, Rivera and Sanchez

Absent: 1 - Moya

Conflict: 1 - Hanks