

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, February 17, 2022

12:30 PM

REMOTE HEARING (VIRTUAL ROOM 1)

Committee on Land Use

Rafael Salamanca, Jr., Chair

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

Roll Call

Present: Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: Mealy

Other Council Members Attending: Barron and Richardson Jordan

LU 0001-2022

Application number C 220082 PCX (NYPD Bronx Special Victims Services) submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property for use as a new NYPD Bronx Special Victim Services Squad facility located at 188 West 230th Street, aka 2992 Exterior Street (Block 3264, Lot 104), Borough of the Bronx, Community District 8, Council District 14.

Attachments: January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Subcommittee Meetings - February 8 and 9, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Hearing Transcript - Landmarks 2-9-22, Committee Report, Res. No. 42, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-16-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Subcommittee Meetings - February 8 and 9, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Hearing Transcript - Landmarks 2-9-22, Committee Report, Res. No. 42, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-16-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0002-2022

Application number N 220210 HIM [DL 526/LP-2654] (200 Madison Avenue) submitted by the Landmarks Preservation Commission pursuant to the provisions of Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the designation of the First Floor Lobby Interior of 200 Madison Avenue as an interior landmark, located at Block 865, Lot 14 Borough of Manhattan, Community District 5, Council District 4.

Attachments: January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Subcommittee Meetings - February 8 and 9, 2022, Hearing Transcript - Landmarks 2-9-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Committee Report, Res. No. 43, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-16-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Subcommittee Meetings - February 8 and 9, 2022, Hearing Transcript - Landmarks 2-9-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, Committee Report, Res. No. 43, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-16-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0003-2022

Application number C 210285 ZMK (749 Van Sinderen Avenue Rezoning) submitted by ENY Community Residences LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, by changing from an M1-1 District to a C4-4L District property bounded by a line 430 feet northerly of Linden Boulevard, a line midway between Van Sinderen Avenue and Snediker Avenue, a line 90 feet northerly of Linden Boulevard, and Van Sinderen Avenue, Borough of Brooklyn, Community District 5, Council District 42.

Attachments: January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Transcript - Zoning 1-21-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 47, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Transcript - Zoning 1-21-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 47, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0004-2022

Application number N 210286 ZRK (749 Van Sinderen Avenue Rezoning) submitted by ENY Community Residences 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 5, Council District 42.

Attachments: January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Transcript - Zoning 1-21-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 48, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: January 20, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-20-22, Calendar of the Zoning Subcommittee Meeting - January 21, 2022, Hearing Transcript - Zoning 1-21-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 48, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0007-2022

Application No. C 210189 ZMQ (99-07 Astoria Boulevard Commercial Overlay) submitted by 99-20 Realty Corp., pursuant to Sections 197- c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9c, establishing within the existing R3-2 District a C2-3 District, Borough of Queens, Community District 3, Council District 21.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, Committee Report, Res. No. 44, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, Committee Report, Res. No. 44, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0008-2022

Application No. C 200329 ZMK (2892 Nostrand Avenue Rezoning) submitted by Mikerose Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R3-2 District to an R6B District, changing from an R3-2 District to an R7A District, establishing within the proposed R6B District a C2-4 District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 45.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 49, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 49, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0009-2022

Application No. N 200328 ZRK (2892 Nostrand Avenue Rezoning) submitted by Mikerose Realty Inc., 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 15, Council District 45.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 50, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 50, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0010-2022

Application No. C 210239 ZMK (2134 Coyle Street Rezoning) submitted by Coyle Properties, 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, and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 51, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 51, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0011-2022

Application No. N 210240 ZRK (2134 Coyle Street Rezoning) submitted by Coyle 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 15, Council District 46.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 52, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - January 27, 2022, Hearing Transcript - Zoning 1-27-22, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 10, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 52, February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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

Affirmative: 12 - Salamanca Jr., Borelli, Bottcher, Brooks-Powers, Hanks, Kagan, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 1 - Mealy

LU 0012-2022

Application No. N 210434 ZRY (Open Restaurants Text Amendment) submitted by the New York City Department of Transportation and 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, removing Article I, Chapter 4 (Sidewalk Cafe Regulations) and modifying related Sections, Citywide.

Attachments: Calendar of the Subcommittee Meetings - February 8 and 9, 2022, Hearing Testimony - Zoning 2/8/22, Hearing Testimony - Zoning 2/8/22 (Con't), Hearing Transcript 2/8/22, February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 24, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 53, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - February 8 and 9, 2022, Hearing Testimony - Zoning 2/8/22, Hearing Testimony - Zoning 2/8/22 (Con't), Hearing Transcript 2/8/22, February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings and Land Use Meeting - February 16 and 17, 2022, February 24, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 53, Hearing Transcript - Zoning 2-17-22, Hearing Transcript - Stated Meeting 2-24-22, Hearing Transcript - Land Use 2.17.22

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., Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Negative: 1 - Kagan

Absent: 1 - Mealy