

# **The New York City Council**

*City Hall  
New York, NY 10007*



## **Meeting Minutes**

**Thursday, May 1, 2025**

**11:15 AM**

**VOTE\***

**Committee Room - City Hall**

### **Committee on Land Use**

*Rafael Salamanca, Jr., Chair*

*Members: Shaun Abreu, 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, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

**LU 0267-2025**

**Application number C 230128 ZMK (2510 Coney Island Avenue Rezoning) submitted by 2510 CIA, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R4 District to an R7D District, changing from a C8-1 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 48.**

**Attachments:** March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 8, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, 2510 Coney Island Avenue Rezoning, Hearing Transcript - Zoning 4-8-25, Appearance Cards - Zoning 4/8/25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 4-29-25, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-1-25, Hearing Transcript - Stated Meeting 5-1-25, May 28, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 924, Committee Report

**This Land Use Application was Hearing Held by Committee**

**Attachments:** March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 8, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, 2510 Coney Island Avenue Rezoning, Hearing Transcript - Zoning 4-8-25, Appearance Cards - Zoning 4/8/25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 4-29-25, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 5-1-25, Hearing Transcript - Stated Meeting 5-1-25, May 28, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 924, Committee Report

**This Land Use Application was Approved by Committee with Modifications and Referred to CPC**

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

LU 0268-2025

**Application number N 230129 ZRK (2510 Coney Island Avenue) submitted by 2510 CIA, 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 48.**

**Attachments:** March 26, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 8, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, 2510 Coney Island Avenue Rezoning, Appearance Cards - Zoning 4/8/25, Hearing Transcript - Zoning 4-8-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-1-25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-29-25, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Land Use 5-1-25, City Planning Commission Approval Letter, Res. No. 925, Committee Report

**This Land Use Application was Hearing Held by Committee**

**Attachments:** March 26, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 8, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, 2510 Coney Island Avenue Rezoning, Appearance Cards - Zoning 4/8/25, Hearing Transcript - Zoning 4-8-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-1-25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-29-25, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Land Use 5-1-25, City Planning Commission Approval Letter, Res. No. 925, Committee Report

**This Land Use Application was Approved by Committee with Modifications and Referred to CPC**

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

LU 0269-2025

**Application number C 240250 ZMQ (102-51 Queens Boulevard Rezoning) submitted by QBM Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R7-1 District a C1-2 District, changing from an R7-1 District to an R8X district, and establishing within the proposed R8X District a C2-4 District, Borough of Queens, Community District 6, Council District 29.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, 3/27/25 - Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - April 17, 2025, 102-51 Queens Blvd Rezoning Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 3-27-25, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-17-25, Hearing Transcript - Zoning 4-29-25, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 4-30-25, Hearing Transcript - Land Use 5-1-25, Committee Report, Res. No. 865

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, 3/27/25 - Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - April 17, 2025, 102-51 Queens Blvd Rezoning Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 3-27-25, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-17-25, Hearing Transcript - Zoning 4-29-25, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 4-30-25, Hearing Transcript - Land Use 5-1-25, Committee Report, Res. No. 865

**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, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

LU 0270-2025

**Application number N 240251 ZRQ (102-51 Queens Boulevard) submitted by QBM 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 Queens, Community District 6, Council District 29.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, 3/27/25 - Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - April 17, 2025, 102-51 Queens Blvd Rezoning Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 3-27-25, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-17-25, Hearing Transcript - Zoning 4-29-25, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 4-30-25, Hearing Transcript - Land Use 5-1-25, Committee Report, Res. No. 866

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, 3/27/25 - Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - April 17, 2025, 102-51 Queens Blvd Rezoning Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 3-27-25, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-17-25, Hearing Transcript - Zoning 4-29-25, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 4-30-25, Hearing Transcript - Land Use 5-1-25, Committee Report, Res. No. 866

**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, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez