

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, November 12, 2025

11:15 AM

250 Broadway - 8th Floor - Hearing Room 1

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Joann Ariola, Diana I. Ayala, Selvena N. Brooks-Powers,
Amanda C. Farias, Kamillah Hanks, Crystal Hudson,
Francisco P. Moya, Kevin C. Riley and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: Ayala and Hanks

LU 0405-2025

Application number C 240375 ZMK (58 Nixon Court Rezoning II) submitted by SLG Assets, Inc, 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 R5 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 13, Council District 47.

Attachments: October 9, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: October 9, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks

LU 0406-2025

Application number N 240376 ZRK (58 Nixon Court Rezoning II) submitted by SLG Assets, Inc, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 13, Council District 47.

Attachments: October 9, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: October 9, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks

LU 0407-2025

Application number C 250056 ZMK (464 Ovington Avenue Rezoning) submitted by Geffen Management LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22a, changing from an R3X District to an R6A District, Borough of Brooklyn, Community District 10, Council District 47.

Attachments: October 9, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, 464 Ovington Avenue Rezoning, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: October 9, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, 464 Ovington Avenue Rezoning, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks

LU 0408-2025

Application number N 250057 ZRK (464 Ovington Avenue Rezoning) submitted by Geffen Management LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 10, Council District 47.

Attachments: October 9, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, 464 Ovington Avenue Rezoning, Appearance Cards - Zoning 10/16/25, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: October 9, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, 464 Ovington Avenue Rezoning, Appearance Cards - Zoning 10/16/25, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks

LU 0409-2025

Application number C 250121 ZMK (5502 Flatlands Avenue Rezoning) submitted by 5502 Flat LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a, changing from an R3-2 District to an R6A District and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 18, Council District 46.

Attachments: October 9, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: October 9, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks

LU 0410-2025

Application number N 250122 ZRK (5502 Flatlands Avenue Rezoning) submitted by 5502 Flat LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 18, Council District 46.

Attachments: October 9, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: October 9, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Hearing Transcript - Stated Meeting 10-9-25.pdf, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks

LU 0424-2025

Application number C 250194 ZMK (699-703 Lexington Avenue Rezoning) submitted by Providence House Inc., 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 R6B District to an R6A District, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Appearance Cards - Zoning 10-23-25, Hearing Transcript - Zoning 10/23/25, October 29, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Appearance Cards - Zoning 10-23-25, Hearing Transcript - Zoning 10/23/25, October 29, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks

LU 0425-2025

Application number N 250195 ZRK (699-703 Lexington Avenue Rezoning) submitted by Providence House Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending 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 3, Council District 36.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Appearance Cards - Zoning 10-23-25, Hearing Transcript - Zoning 10/23/25, October 29, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Appearance Cards - Zoning 10-23-25, Hearing Transcript - Zoning 10/23/25, October 29, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks

LU 0428-2025

Application number N 250217 ZRK (Special Atlantic Avenue Mixed Use Plan Follow-Up Action) submitted by NYC 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, amending certain floor area regulations in Article XIV, Chapter 6 (Special Atlantic Mixed Use District), Borough of Brooklyn, Community District 8, Council District 35.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, 1720 Atlantic Avenue Rezoning, Appearance Cards - Zoning 10-23-25, Hearing Transcript - Zoning 10/23/25, October 29, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, 1720 Atlantic Avenue Rezoning, Appearance Cards - Zoning 10-23-25, Hearing Transcript - Zoning 10/23/25, October 29, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - November 12, 2025

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

Affirmative: 9 - Salamanca Jr., Abreu, Ariola, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 2 - Ayala and Hanks