

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Monday, August 28, 2023**

**3:45 PM**

**250 Broadway - Committee Room, 14th Floor**

### **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, Hanks, Krishnan, Riley, Rivera and Sanchez

**Absent:** Louis, Mealy and Moya

LU 0245-2023

**Application number N 230240 ZRM (Arena Text Amendment) submitted by the 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 Article VII, Chapter 4 (Special Permits by the City Planning Commission), Borough of Manhattan, Community District 5, Council District 3.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 18, 2023, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Hearing Testimony - Zoning 7/18/23, Hearing Transcript - Zoning 7-18-23, MSG Special Permit Follow Up Letter - MTA President Jamie Torres-Springer, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 28, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 8-28-23, Hearing Transcript - Land Use 8-28-23

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

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**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, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Riley, Rivera and Sanchez

**Absent:** 3 - Louis, Mealy and Moya

LU 0246-2023

**Application number C 230238 ZSM (Madison Square Garden Special Permit) submitted by MSG Arena, LLC, 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 22,000 seats within an existing 10-story building on property located at 4 Penn Plaza (Block 781, Lots 1, 2 and 10), in C6-4 and C6-6 Districts, partially within the Special Hudson Yards District (Pennsylvania Station Subarea B4) and partially within the Special Midtown District, Borough of Manhattan, Community District 5, Council District 3.**

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**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, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Riley, Rivera and Sanchez

**Absent:** 3 - Louis, Mealy and Moya

**LU 0250-2023**      **Application number C 220334 ZMX (893 Eagle Avenue Rezoning) submitted by the Housing Options and Geriatric Association Resources, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, changing from an R6 District to a R7-2 District, Borough of the Bronx, Community District 3, Council District 17.**

**Attachments:** August 3, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 10, 2023, Hearing Transcript - Stated Meeting 8-3-23, Hearing Transcript - Zoning 8-10-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 28, 2023, Committee Report, Res. No., Hearing Transcript - Zoning 8-28-23, Hearing Transcript - Land Use 8-28-23

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**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, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Riley, Rivera and Sanchez

**Absent:** 3 - Louis, Mealy and Moya

**LU 0251-2023**      **Application number N 220335 ZRX (893 Eagle Avenue Rezoning) submitted by Housing Options and Geriatric Association Resources, Inc. (H.O.G.A.R., 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 the Bronx, Community District 3, Council District 17.**

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**Affirmative:** 10 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Hanks, Krishnan, Riley, Rivera and Sanchez

**Absent:** 3 - Louis, Mealy and Moya

LU 0252-2023

**Application number C 220336 ZSX (893 Eagle Avenue Rezoning) submitted by the Housing Options and Geriatric Association Resources, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 11-story building on property located at 893 Eagle Avenue (Block 2620, Lots 49, 50, 52 & 56), in an R7-2\* District, Borough of the Bronx, Community District 3, Council District 17.**

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