

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, October 17, 2023

1:00 PM

250 Broadway - Committee Room, 16th 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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: Borelli and Mealy

Medical: Hanks and Moya

LU 0263-2023

Application number N 230112 ZRR (South Richmond Zoning Relief) submitted by 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 provisions of Article X, Chapter 7 (Special South Richmond Development District) and related Sections, Borough of Staten Island, Community District 3, Council District 51.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, South Richmond Zoning Relief, Hearing Transcript - Zoning 9-6-23, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 6, 2023, South Richmond Zoning Relief, Hearing Transcript - Zoning 9-6-23, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0267-2023

Application number N 230383 HIX (Fire Alarm Telegraph Bureau, Bronx Central Office, DL- 533/LP-2668) submitted by the Landmarks Preservation Commission, pursuant to the provisions 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, for the designation of the Fire Alarm Telegraph Bureau, Bronx Central Office, located at 1129 East 180th Street (Tax Map Block 4333, p/o Lot 1), Borough of the Bronx, Community District 27, Council District 15.

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 821, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 821, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0268-2023

Application number N 230385 HIX (Bronx Opera House, DL-533/LP-2667) submitted by the Landmarks Preservation Commission, pursuant to the provisions 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, for the designation of the Bronx Opera House, located at 436-442 East 149th Street (Tax Map Block 2293, p/o Lot 46), Borough of the Bronx, Community District 1, Council District 8.

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 822, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 822, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0269-2023

Application number N 230386 HIX (Firehouse, Engine Company 88/Ladder Company 38, DL-533/LP-2669) submitted by the Landmarks Preservation Commission, pursuant to the provisions 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, for the designation of the Firehouse, Engine Company 88/Ladder Company 38, located at 2225 Belmont Avenue (Tax Map Block 3086, Lot 38), Borough of the Bronx, Community District 6, Council District 15.

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 823, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 823, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0270-2023

Application number N 240022 HIM (935 St. Nicholas Avenue Building, DL-534/LP-2670) submitted by the Landmarks Preservation Commission, pursuant to the provisions 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, for the designation of the 935 St. Nicholas Avenue Building, located at 929-939 St. Nicholas Avenue (aka 462-466 West 157th Street) (Tax Map Block 2107, Lot 72), Borough of Manhattan, Community District 12, Council District 7.

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 824, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 824, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0271-2023

Application number N 240020 HIM (Hotel Cecil & Minton's Playhouse Building, DL-534/LP-2671) submitted by the Landmarks Preservation Commission, pursuant to the provisions 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, for the designation of the Hotel Cecil & Minton's Playhouse Building, located at 206 West 118th Street (aka 150-158 St. Nicholas Avenue and 206-212 West 118th Street) (Tax Map Block 1923, Lot 38), Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 825, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 825, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0272-2023

Application number N 240021 HIQ (John Birks “Dizzy” Gillespie Residence, DL-534/LP-2657) submitted by the Landmarks Preservation Commission, pursuant to the provisions 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, for the designation of the John Birks “Dizzy” Gillespie Residence located at 105-19 37th Avenue (aka 34-68 106th Street) (Tax Map Block 1747, Lot 51), Borough of Queens, Community District 3, Council District 21.

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 826, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Hearing Testimony - Landmarks 9/19/23, Hearing Transcript - Landmarks 9-19-23, Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 826, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0275-2023

Application number C 220453 ZMK (703 Myrtle Avenue Rezoning) submitted by Ranco Capital, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 3, Council District 33.

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, Hearing Testimony - Zoning 9/19/23, Hearing Transcript - Zoning 9-19-23, September 28, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 9-28-23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, Hearing Testimony - Zoning 9/19/23, Hearing Transcript - Zoning 9-19-23, September 28, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 9-28-23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0276-2023

Application number N 220454 ZRK (703 Myrtle Avenue Rezoning) submitted by Ranco Capital, 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 3, Council District 33.

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, Hearing Testimony - Zoning 9/19/23, Hearing Transcript - Zoning 9-19-23, September 28, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 9-28-23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 19, 2023, Hearing Testimony - Zoning 9/19/23, Hearing Transcript - Zoning 9-19-23, September 28, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 9-28-23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23

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, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya

LU 0280-2023

Application number G 230035 CCK (Livonia4 Technical Correction) submitted by the New York City Department of Housing Preservation requesting a technical amendment to Council Resolution 433 for the year 2022 related to an Urban Development Action Area Project (UDAAP) pursuant to Section 694 of the General Municipal Law and an Article XI tax exemption pursuant to Section 577 of the Private Housing Finance Law, and related to property located at Livonia Avenue between Christopher Avenue and Mother Gaston Boulevard (Block 3811, Lots 17, 18, 19, 21, 23, 24, 25, 26, 27, and 124), Livonia Avenue between Sackman Street and Christopher Avenue (Block 3812, Lots 19, 20, 21, 22, and 121), Livonia Avenue between Powell Street and Sackman Street (Block 3813, Lot 115), Livonia Avenue between Thomas S. Boyland Street and Amboy Street (Block 3586, Lot 26), Borough of Brooklyn, Community District 16, Council District 42.

Attachments: Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 827, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Calendar of the Landmarks Subcommittee Meeting - October 11, 2023, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No. 827, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Landmarks 10-11-23, Hearing Transcript - Land Use 10-17-23

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

Affirmative: 9 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Krishnan, Louis, Riley, Rivera and Sanchez

Absent: 2 - Borelli and Mealy

Medical: 2 - Hanks and Moya