

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Thursday, August 10, 2023**

**11:00 AM**

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

### **Subcommittee on Zoning and Franchises**

*Kevin C. Riley, Chair*

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,  
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

**Present:** Abreu, Carr, Louis, Moya and Schulman

**Absent:** Riley, Bottcher and Hanks

*Other Council Members Attending: Yeger*

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

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

**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

**This Land Use Application was Laid Over by Subcommittee**

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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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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LU 0253-2023

**Application number C 230117 ZMK (1233 57th Street Rezoning) submitted by 1233-57 St., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by changing from an R5 District to an R6A District, Borough of Brooklyn, Community District 12, Council District 44.**

**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

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

**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

**This Land Use Application was Laid Over by Subcommittee**

LU 0254-2023

**Application number N 230118 ZRK (1233 57th Street Rezoning) submitted by 1233-57 St., 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 12, Council District 44.**

**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

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