

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, February 23, 2026

12:00 PM

REMOTE HEARING (VIRTUAL ROOM 1)

Committee on Land Use

Kevin C. Riley, Chair

Members: Shaun Abreu, Chris Banks, Selvena Brooks-Powers, Tiffany L. Cabán, David M. Carr, Elsie Encarnación, Farah N. Louis, Chi A. Ossé, Yusef Salaam, Justin E. Sanchez, Shanel Thomas-Henry and Susan Zhuang

Roll Call

Present: Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

Other Council Members Attending: Mealy, Hudson and Hanif

LU 0001-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0002-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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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: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0003-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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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: 12 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

Abstain: 1 - Carr

LU 0004-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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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: 12 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

Abstain: 1 - Carr

LU 0005-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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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: 12 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

Abstain: 1 - Carr

LU 0006-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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Affirmative: 12 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

Abstain: 1 - Carr

LU 0007-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

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LU 0008-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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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: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0009-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0010-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0011-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0012-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0013-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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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.

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LU 0014-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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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.

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LU 0015-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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LU 0016-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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LU 0020-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 26, 2026, Hearing Testimony - Zoning 2/3/26, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 26, 2026, Hearing Testimony - Zoning 2/3/26, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0021-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 26, 2026, Hearing Testimony - Zoning 2/3/26, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 26, 2026, Hearing Testimony - Zoning 2/3/26, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0028-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 26, 2026, Hearing Testimony - Zoning 2/3/26, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 26, 2026, Hearing Testimony - Zoning 2/3/26, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0029-2026

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 26, 2026, Hearing Testimony - Zoning 2/3/26, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: January 15, 2026 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 26, 2026, Hearing Testimony - Zoning 2/3/26, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0031-2026

Attachments: Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, January 29, 2026 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-29-26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Testimony - Landmarks 1/27/26, Hearing Transcript - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, January 29, 2026 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-29-26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0032-2026

Attachments: Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Hearing Testimony - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, January 29, 2026 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-29-26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - January 27, 2026, Hearing Transcript - Landmarks 1/27/26, Hearing Testimony - Landmarks 1/27/26, Appearance Cards - Landmarks 1/27/26, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - February 11, 2026, January 29, 2026 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-29-26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0033-2026

Attachments: 33-01 11th Street Rezoning, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, January 29, 2026 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-29-26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: 33-01 11th Street Rezoning, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, January 29, 2026 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-29-26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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

Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang

LU 0034-2026

Attachments: 33-01 11th Street Rezoning, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, January 29, 2026 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-29-26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

This Land Use Application was Hearing Held by Committee

Attachments: 33-01 11th Street Rezoning, Hearing Transcript - Zoning 2/3/26, Appearance Cards - Zoning 2/3/26, January 29, 2026 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-29-26, Calendar of the Subcommittee and Land Use Meetings - February 23, 2026

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Affirmative: 13 - Riley, Abreu, Banks, Brooks-Powers, Cabán, Carr, Encarnación, Louis, Ossé, Salaam, Sanchez, Thomas-Henry and Zhuang