

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, March 14, 2023**

**1:30 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, Krishnan, Moya, Riley and Sanchez

**Absent:** Hanks, Louis and Mealy

**Maternity:** Rivera

LU 0168-2023

**Application number C 210090 ZMK (1880-1888 Coney Island Avenue Rezoning) submitted by Plaza Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, changing from a C8-2 District to an C4-5A District property bounded by Avenue O, Coney Island Avenue, a line 590 feet southerly of Avenue O, and a line midway between East 10th Street and Coney Island Avenue, Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** February 2, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 8, 2023, Hearing Testimony - Zoning 2/8/23, Hearing Transcript - Zoning 2-8-23, Hearing Transcript - Stated Meeting 2-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 536, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

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

**Attachments:** February 2, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 8, 2023, Hearing Testimony - Zoning 2/8/23, Hearing Transcript - Zoning 2-8-23, Hearing Transcript - Stated Meeting 2-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 536, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

**This Land Use Application was Filed by Committee with Companion Resolution**

**Affirmative:** 9 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Moya, Riley and Sanchez

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

**Maternity:** 1 - Rivera

LU 0169-2023

**Application number N 210091 ZRK (1880-1888 Coney Island Avenue Rezoning) submitted by Plaza Realty, 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:** February 2, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 8, 2023, Hearing Testimony - Zoning 2/8/23, Hearing Transcript - Zoning 2-8-23, Hearing Transcript - Stated Meeting 2-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 537, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

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

**Attachments:** February 2, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 8, 2023, Hearing Testimony - Zoning 2/8/23, Hearing Transcript - Zoning 2-8-23, Hearing Transcript - Stated Meeting 2-2-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 537, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

**This Land Use Application was Filed by Committee with Companion Resolution**

**Affirmative:** 9 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Moya, Riley and Sanchez

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

**Maternity:** 1 - Rivera

LU 0172-2023

**Application number C 220306 ZMX (521 East Tremont Avenue Rezoning) submitted by M521 Tremont LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d: eliminating a Special Mix Use District (MX-14), changing from an R6A District to a C4-4D District, changing from an C4-5X District to a C4-4D District, and changing from an M1-4/R7A District to a C4-4D District. Borough of the Bronx, Community District 6, Council District 15.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 8, 2023, Hearing Testimony - Zoning 2/8/23, Hearing Transcript - Zoning 2-8-23, February 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-16-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 538, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 8, 2023, Hearing Testimony - Zoning 2/8/23, Hearing Transcript - Zoning 2-8-23, February 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-16-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 538, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

**This Land Use Application was Approved by Committee with Companion Resolution**

**Affirmative:** 9 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Moya, Riley and Sanchez

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

**Maternity:** 1 - Rivera

LU 0173-2023

**Application number N 220307 ZRX (521 East Tremont Avenue Rezoning) submitted by M521 Tremont 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 the Bronx, Community District 6, Council District 15.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 8, 2023, Hearing Testimony - Zoning 2/8/23, Hearing Transcript - Zoning 2-8-23, February 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-16-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 539, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 8, 2023, Hearing Testimony - Zoning 2/8/23, Hearing Transcript - Zoning 2-8-23, February 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-16-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 539, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

**This Land Use Application was Approved by Committee with Companion Resolution**

**Affirmative:** 9 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Moya, Riley and Sanchez

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

**Maternity:** 1 - Rivera

LU 0178-2023

**Application number N 230045 ZRM (Otis Elevator Building – 260 Eleventh Avenue) submitted by the Circle 1 LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of the Special West Chelsea District, Borough of Manhattan, Community District 4, Council District 3.**

**Attachments:** Calendar of the Subcommittee Meetings - February 23, 2023, Hearing Testimony - Zoning 2/23/23, Hearing Transcript - Zoning 2-23-23, March 2, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 540, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

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

**Attachments:** Calendar of the Subcommittee Meetings - February 23, 2023, Hearing Testimony - Zoning 2/23/23, Hearing Transcript - Zoning 2-23-23, March 2, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - March 14, 2023, Committee Report, Res. No. 540, March 16, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-14-23, Hearing Transcript - Land Use 3-14-23

**This Land Use Application was Approved by Committee with Companion Resolution**

**Affirmative:** 9 - Salamanca Jr., Abreu, Borelli, Bottcher, Brooks-Powers, Krishnan, Moya, Riley and Sanchez

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

**Maternity:** 1 - Rivera