

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, December 11, 2025

12:00 PM

250 Broadway - 8th Floor - Hearing Room 3

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Joann Ariola, Diana I. Ayala, Selvena N. Brooks-Powers,
Amanda C. Farias, Kamillah Hanks, Crystal Hudson,
Francisco P. Moya, Kevin C. Riley and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Ariola, Ayala, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: Hanks

Other Council Members Attending: Nurse

LU 0434-2025

Application number C 250285 ZMK (Herkimer-Williams) submitted by Broadway Junction Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c, changing from an M1-2 District to a C6-4 District and changing from an M1-2 District to an M1-6 District, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 20, 2025, Hearing Testimony - Zoning 11/20/25, Appearance Cards - Zoning 11/20/25, Hearing Transcript - Zoning 11/20/25, November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - November 20, 2025, Hearing Testimony - Zoning 11/20/25, Appearance Cards - Zoning 11/20/25, Hearing Transcript - Zoning 11/20/25, November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025

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, Ariola, Ayala, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0435-2025

Application number N 250284 ZRK (Herkimer-Williams) submitted by Broadway Junction Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4, for the purpose of modifying large-scale general development provisions, and APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Zoning Subcommittee Meeting - November 20, 2025, Hearing Testimony - Zoning 11/20/25, Appearance Cards - Zoning 11/20/25, Hearing Transcript - Zoning 11/20/25, November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - November 20, 2025, Hearing Testimony - Zoning 11/20/25, Appearance Cards - Zoning 11/20/25, Hearing Transcript - Zoning 11/20/25, November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Committee Report, Res. No.

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, Ariola, Ayala, Brooks-Powers, Farias, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0436-2025

Application number C 250288 PCK (Herkimer-Williams) submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property for use as a publicly accessible open space located at Block 1555, Lot 19, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Committee Report, Res. No.

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, Ariola, Ayala, Brooks-Powers, Farias, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0437-2025

Application number C 250287 ZSK (Herkimer-Williams) submitted by Broadway Junction Partners LLC, pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-161 of the Zoning Resolution to modify the size limitation for Use Group VI (Retail Trade Establishment), in connection with a proposed commercial development on property located on the easterly side of Williams Place between Herkimer Street and East New York Avenue (Block 1577, Lots 1, 7, 56, and 58), in C6-4 and M1-6 Districts, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Committee Report, Res. No.

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, Ariola, Ayala, Brooks-Powers, Farias, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0438-2025

Application number C 250286(A) ZSK (Herkimer-Williams) submitted by Broadway Junction Partners LLC, pursuant to Section 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 74-743(a)(1) of the Zoning Resolution to allow the distribution of total allowable floor area without regard for the zoning lot lines or district boundaries, and to Section 74-743(a)(2) to allow the location of buildings without regard for the rear yard regulations of Section 23-34 (Rear Yard and Rear Yard Equivalent Requirements), 33-26 (Minimum Required Rear Yards), 33-28 (Special Provisions for Through Lots), 43-26 (Minimum Required Rear Yards), and 43-28 (Special Provisions for Through Lots), and the high and setback regulations of Section 23-432 (Height and setback requirements), 23-433 (Standard setback regulations), and 43-43 (Maximum Height of Front Wall and Required Front Setbacks), in connection with a proposed mixed-use development, within a large-scale development bounded by a line 100 feet northerly of Herkimer Street, Williams Place, Fulton Street, East New York Avenue, Williams Place, a line 98.58 feet northerly of Atlantic Avenue, a line 25 feet easterly of Van Sinderen Avenue, Atlantic Avenue, Van Sinderen Avenue, a line 236.58 feet northerly of Atlantic Avenue, a line 90 feet easterly of Van Sinderen Avenue, Herkimer Street, and Van Sinderen Avenue (Block 1555, Lots 19 and p/o 1; Block 1576, Lots 1, 34, and p/o lot 13; and Blocks 1577, Lots 1, 7, 17, 26, 32, 35, 51, 53, 56, 58), in C6-4 and M1-6 Districts, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Res. No., Committee Report

This Land Use Application was Hearing Held by Committee

Attachments: November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Res. No., Committee Report

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, Ariola, Ayala, Brooks-Powers, Farias, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0439-2025

Application number C 250272 ZMQ (18-15 Francis Lewis Boulevard Commercial Overlay) submitted by Medident Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10c, establishing within an R3-2 District a C1-2 District, Borough of Queens, Community District 7, Council District 19.

Attachments: November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Committee Report, Res. No.

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative: 10 - Salamanca Jr., Abreu, Ariola, Ayala, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

Absent: 1 - Hanks

LU 0447-2025

Application number D 2550119000 SWM (Le Dive) pursuant to Section 19-160.2 of the Administrative Code of the City of New York, for a revocable consent to establish, maintain, and operate a sidewalk café located at 37 Canal Street, New York, NY 10002, Borough of Manhattan, Community District 3, Council District 1.

Attachments: December 4, 2025 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: December 4, 2025 - Stated Meeting Agenda

This Land Use Application was Filed by Committee

Res 1109-2025

Resolution authorizing the Department of Information Technology & Telecommunications, also known as the Office of Technology and Innovation, to extend the Franchise, allowing for the extension of the Agreement for the Installation, Operation, and Maintenance of Public Communications Structures in the Boroughs of the Bronx, Brooklyn, Manhattan, Queens and Staten Island (as amended).

Attachments: Res. No. 1109, October 29, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - November 13, 2025, Hearing Testimony - Zoning 11/13/25, Appearance Cards - Zoning 11/13/25, Hearing Transcript - Zoning 11/13/25, Hearing Transcript - Stated Meeting 10-29-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025

This Resolution was Hearing Held by Committee

Attachments: Res. No. 1109, October 29, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - November 13, 2025, Hearing Testimony - Zoning 11/13/25, Appearance Cards - Zoning 11/13/25, Hearing Transcript - Zoning 11/13/25, Hearing Transcript - Stated Meeting 10-29-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025

This Resolution was Laid Over by Committee

Res 1157-2025

Resolution authorizing the Department of Transportation to enter into a coordinated street furniture franchise for the installation, operation and maintenance of Coordinated Street Furniture in the Boroughs of the Bronx, Brooklyn, Manhattan, Queens and Staten Island.

Attachments: Res. No. 1157, November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025

This Resolution was Hearing Held by Committee

Attachments: Res. No. 1157, November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025

This Resolution was Laid Over by Committee