

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, June 26, 2025

11:30 AM

Committee Room - City Hall

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Selvena N. Brooks-Powers, Amanda C. Farías,
Kamillah Hanks, Crystal Hudson, Francisco P. Moya, Kevin C. Riley,
Carlina Rivera and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: Brooks-Powers

Bereavement: Hanks

Other Council Members Attending: Cabán

LU 0294-2025

Application number C 250115 ZMM (One45 For Harlem) submitted by One45 Lenox LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, eliminating from an existing R7-2 District a C1-4 District, changing from an R7-2 district to a C4-6 District, and changing from a C8-3 District to a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Zoning Subcommittee Meeting - May 20, 2025, One45 For Harlem Presentation, Hearing Testimony - Zoning 5/20/25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - May 20, 2025, One45 For Harlem Presentation, Hearing Testimony - Zoning 5/20/25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0295-2025

Application number N 250116 ZRM (One45 for Harlem) submitted by One45 Lenox 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Zoning Subcommittee Meeting - May 20, 2025, One45 For Harlem Presentation, Hearing Testimony - Zoning 5/20/25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - May 20, 2025, One45 For Harlem Presentation, Hearing Testimony - Zoning 5/20/25, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0296-2025

Application number C 250117 ZSM (One45 for Harlem) submitted by One45 Lenox LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard (Block 103, Lot 29) in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0297-2025

Application No. C 250108 MMK (The Coney Development) submitted by TG Coney Island Entertainment Holdco LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination, discontinuance and closing of Bowery between Stillwell Avenue and West 12th Street; the establishment of new grades on a portion of Stillwell Avenue between Surf Avenue and Wonder Wheel Way; the elimination, discontinuance, and closing of a volume within Stillwell Avenue between Bowery and Wonder Wheel Way; the elimination, discontinuance, and closing of a volume within West 12th Street between Surf Avenue and Bowery; the modification of block dimensions and grades necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Maps Nos. X-2775 and X-2776 dated December 16, 2024 and signed by the Borough President, Borough of Brooklyn, Community District 13, Council District 47.

Attachments: May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings - June 12, 2025, The Coney Development Presentation, Appearance Cards 6/12/25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings - June 12, 2025, The Coney Development Presentation, Appearance Cards 6/12/25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

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

Affirmative: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0298-2025

Application number C 230064 ZMK (North 7th Street Rezoning) submitted by Victor Efremenkov, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0299-2025

Application number N 230065 ZRK (North 7th Street Rezoning) submitted by Victor Efremenkov, pursuant to Section 201 of the New York City Charter for an amendment to 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 1, Council District 34.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0300-2025

Application number C 240399 ZMK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13b, changing from an R6 District to an R7A District, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Fariás, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0301-2025

Application number N 240398 ZRK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Fariás, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0302-2025

Application number C 240400 ZSK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), in connection with a proposed mixed-use development, within a large-scale general development bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue – Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard (Block 1588, Lot 1), in R7A and R7A/C2-4 Districts, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Fariás, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0313-2025

Application number N 250147 ZRM (Carmen Villegas Apartments – Senior Housing) submitted by NYC Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11, Council District 8.

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0314-2025

Application number C 250148 ZMM (Carmen Villegas Apartments – Senior Housing) submitted by NYC Department of Housing Preservation and Development, Ascendant Development Corporation, Urban Builders Collaborative, and Xylem Projects pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, changing from an R7-2 District to an R9-1 District and changing from an R7B District to an R9-1 District, Borough of Manhattan, Community District 11, Council District 8.

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Fariás, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0315-2025

Application number C 250149 PPM (Carmen Villegas Apartments – Senior Housing) submitted by NYC Department of Housing Preservation and Development, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at East 110th Street (Block 1638, p/o Lot 1), Borough of Manhattan, Community District 11, Council District 8.

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Fariás, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

LU 0316-2025

Application number C 250150 PQM (Carmen Villegas Apartments – Senior Housing) submitted by NYC Department of Housing Preservation and Development, pursuant to Section 197-c of New York City Charter, for the acquisition of one city-owned property located at East 110th Street (Block 1638, p/o Lot 1), Borough of Manhattan, Community District 11, Council District 8.

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025

This Land Use Application was Hearing Held by Committee

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 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: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks

T2025-3828

Application number G 250077 SCQ (547- to 754-Seat Primary/Intermediate School Facility SCA Siting) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, 547- to 754-seat primary/intermediate school facility, located in Halletts Point, south of Astoria Boulevard and east of Halletts Point Playground (Block 490, Lot 102), Borough of Queens, Community District 1, Council District 22, Community School District 30.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, Appearance Cards - Landmarks 6/26/25

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, Appearance Cards - Landmarks 6/26/25

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

Affirmative: 8 - Salamanca Jr., Abreu, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Absent: 1 - Brooks-Powers

Bereavement: 1 - Hanks