

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, July 20, 2023

12:00 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, Bottcher, Brooks-Powers, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: Borelli, Hanks and Mealy

LU 0239-2023

Application number C 230041 ZMQ (Ocean Crest Rezoning) submitted by TCB Beach Channel Drive Limited Partnership, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 31a, by changing from an R4-1 District to an R6A District, Borough of Queens, Community District 14, Council District 31.

Attachments: June 22, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Transcript - Stated Meeting 6-22-23, Hearing Testimony - Zoning 6/28/23, Hearing Transcript - Zoning 6-28-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

This Land Use Application was Hearing Held by Committee

Attachments: June 22, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Transcript - Stated Meeting 6-22-23, Hearing Testimony - Zoning 6/28/23, Hearing Transcript - Zoning 6-28-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

This Land Use Application was Laid Over by Committee

LU 0240-2023

Application number N 230042 ZRQ (Ocean Crest Rezoning) submitted TCB Beach Channel Drive Limited Partnership, 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 Queens, Community District 14, Council District 31.

Attachments: June 22, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Transcript - Stated Meeting 6-22-23, Hearing Testimony - Zoning 6/28/23, Hearing Transcript - Zoning 6-28-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

This Land Use Application was Hearing Held by Committee

Attachments: June 22, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Transcript - Stated Meeting 6-22-23, Hearing Testimony - Zoning 6/28/23, Hearing Transcript - Zoning 6-28-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

This Land Use Application was Laid Over by Committee

LU 0241-2023 **Application number C 230001 ZMK (7120 New Utrecht Avenue Rezoning) submitted by 7120 New Utrecht, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, eliminating from within an existing R5 District a C2-2 District and changing from an R5 District to a C4-4L District, Borough of Brooklyn, Community District 11, Council District 43.**

Attachments: June 22, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Transcript - Stated Meeting 6-22-23, Hearing Transcript - Zoning 6-28-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

This Land Use Application was Hearing Held by Committee

Attachments: June 22, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Transcript - Stated Meeting 6-22-23, Hearing Transcript - Zoning 6-28-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

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

Affirmative: 10 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 3 - Borelli, Hanks and Mealy

LU 0242-2023 **Application number N 230002 ZRK (7120 New Utrecht Avenue Rezoning) submitted by 7120 New Utrecht, 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 11, Council District 43.**

Attachments: June 22, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Transcript - Stated Meeting 6-22-23, Hearing Transcript - Zoning 6-28-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

This Land Use Application was Hearing Held by Committee

Attachments: June 22, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Transcript - Stated Meeting 6-22-23, Hearing Transcript - Zoning 6-28-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

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

Affirmative: 10 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 3 - Borelli, Hanks and Mealy

LU 0243-2023

Application number C 210314 ZMK (1160 Flushing Avenue) submitted by 1160 Flushing Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M1-1 District to an M1-5 District, Borough of Brooklyn, Community District 4, Council District 34.

Attachments: Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

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, Bottcher, Brooks-Powers, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 3 - Borelli, Hanks and Mealy

LU 0244-2023

Application number N 230068 ZRR (56 William Avenue) submitted by the Estate of Clement Marotte, 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 A of Article X, Chapter 7, concerning the boundaries of Designated Open Space, within the Special South Richmond Development District in the Borough of Staten Island, Community District 3, Council District 51.

Attachments: Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

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

Affirmative: 10 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 3 - Borelli, Hanks and Mealy

T2023-3839

Application number G 230029 SCQ (Approximately 696-Seat Primary School Facility) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 696-seat primary school facility, located at 120-08 Jamaica Avenue (Block 9330, Lots 1, 8, 10, and 12), Borough of Queens, Community District 9, Council District 29, Community School District 27.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 20, 2023

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

Affirmative: 10 - Salamanca Jr., Abreu, Bottcher, Brooks-Powers, Krishnan, Louis, Moya, Riley, Rivera and Sanchez

Absent: 3 - Borelli, Hanks and Mealy