

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, January 18, 2024

1:30 PM

Council Chambers - City Hall

## City Council

*Adrienne E. Adams, Speaker*

*Members: Shaun Abreu, Joann Ariola, Alexa Avilés, Diana I. Ayala, Chris Banks, Joseph C. Borelli, Erik D. Bottcher, Justin L. Brannan, Gale A. Brewer, Selvena N. Brooks-Powers, Tiffany L. Cabán, David M. Carr, Carmen N. De La Rosa, Eric Dinowitz, Amanda C. Farias, Oswald J. Feliz, James F. Gennaro, Jennifer Gutiérrez, Shahana K. Hanif, Kamillah M. Hanks, Robert F. Holden, Crystal Hudson, Rita C. Joseph, Shekar Krishnan, Linda Lee, Farah N. Louis, Kristy Marmorato, Christopher Marte, Darlene Mealy, Julie Menin, Francisco P. Moya, Mercedes Narcisse, Sandy Nurse, Chi A. Ossé, Vickie Paladino, Keith Powers, Lincoln Restler, Kevin C. Riley, Carlina Rivera, Yusef Salaam, Rafael Salamanca, Jr., Pierina A. Sanchez, Lynn C. Schulman, Althea V. Stevens, Sandra Ung, Inna Vernikov, Nantasha M. Williams, Julie Won, Kalman Yeger and Susan Zhuang*

*The Majority Leader (Council Member Farias) presiding as the President Pro Tempore.*

1. Roll Call

**Present:** Speaker Adams, Ayala, Abreu, Ariola, Avilés, Banks, Borelli, Bottcher, Brannan, Brewer, Brooks-Powers, Carr, De La Rosa, Dinowitz, Fariás, Feliz, Gennaro, Gutiérrez, Hanif, Hanks, Holden, Hudson, Joseph, Krishnan, Lee, Louis, Marmorato, Marte, Mealy, Menin, Moya, Narcisse, Nurse, Ossé, Paladino, Powers, Restler, Riley, Rivera, Salaam, Salamanca Jr., Sanchez, Schulman, Stevens, Ung, Vernikov, Williams, Won, Yeger and Zhuang

**Absent:** Cabán

*The presence of a quorum was announced by the Majority Leader and Acting President Pro Tempore (Council Member Farias).*

*There were 50 Council Members marked present at this Stated Meeting.*

2. Invocation

*The Invocation was delivered Pastor Michael Walrond, Jr., Senior Pastor First Corinthian Baptist Church, located at 1912 Adam Clayton Powell Blvd, New York, N.Y. 10026.*

*Council Member Salaam moved to spread the Invocation in full upon the record.*

3. Adoption of Minutes

*Council Member Hanks moved that the Minutes of the Stated Meeting of December 20, 2023 and the Charter Meeting of January 3, 2024 be adopted as printed.*

4. Messages & Papers from the Mayor

*None*

5. Communications from City, County & Borough Offices

*None*

6. Petitions and Communications

*None*

7. Land Use Call-Ups

M 0009-2024

**By The Chair of the Land Use Committee (Council Member Salamanca)**

**Pursuant to Sections 11.20(b-d) of the Council Rules and Section 197-d(b)(3) of the New York City Charter, the Council hereby resolves that the action of the City Planning Commission on Application No. C 230346 ZSM (2226 Third Avenue) shall be subject to Council review. This item is related to Application Nos. C 230344 ZMM and N 230345 ZRM.**

Attachments: January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**A motion was made that this Land Use Call-Up be Approved, by Council approved by consent Roll Call.**

M 0010-2024

**By The Chair of the Land Use Committee (Council Member Salamanca)**

**Pursuant to Sections 11.20(b-d) of the Council Rules and Section 197-d(b)(3) of the New York City Charter, the Council hereby resolves that the action of the City Planning Commission on Application No. C 230159 ZSK (962 Pacific Street Rezoning) shall be subject to Council review. This item is related to Application Nos. C 230157 ZMK and N 230158 ZRK.**

Attachments: January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**A motion was made that this Land Use Call-Up be Approved, by Council approved by consent Roll Call.**

M 0011-2024

**By The Chair of the Land Use Committee (Council Member Salamanca)**

**Pursuant to Sections 11.20(b-d) of the Council Rules and Section 197-d(b)(3) of the New York City Charter, the Council hereby resolves that the action of the City Planning Commission on Application No. C 230262 ZSQ (166-11 91st Avenue Special Permit) shall be subject to Council review. This item is related to Application No. N 230263 ZRQ.**

Attachments: January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**A motion was made that this Land Use Call-Up be Approved, by Council approved by consent Roll Call.**

*The Majority Leader and Acting President Pro Tempore (Council Member Farias) put the question whether the Council would agree with and adopt such motion which was decided in the affirmative by the following vote:*

Passed The Consent Agenda

**A motion was made that these files be approved by consent vote.**

**Affirmative:** 50 - Speaker Adams, Ayala, Abreu, Ariola, Avilés, Banks, Borelli, Bottcher, Brannan, Brewer, Brooks-Powers, Carr, De La Rosa, Dinowitz, Farías, Feliz, Gennaro, Gutiérrez, Hanif, Hanks, Holden, Hudson, Joseph, Krishnan, Lee, Louis, Marmorato, Marte, Mealy, Menin, Moya, Narcisse, Nurse, Ossé, Paladino, Powers, Restler, Riley, Rivera, Salaam, Salamanca Jr., Sanchez, Schulman, Stevens, Ung, Vernikov, Williams, Won, Yeger and Zhuang

**Absent:** 1 - Cabán

*At this point, the Majority Leader and Acting President Pro Tempore (Council Member Farias) declared that the aforementioned items were adopted and referred to the Committee on Land Use and to the appropriate Land Use Subcommittee.*

8. Communication from the Speaker

9. Discussion of General Orders

10. Reports of Special Committees

*None*

11. Reports of Standing Committees

Report of the Committee on Rules, Privileges and Elections

**Res 0001-2024      Resolution making certain amendments to Rule 7.00(a) of the Rules of the Council in relation to the Standing Committees of the Council.**

**Attachments:** Res. No. 1, Committee Report, Hearing Transcript, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**A motion was made that this Resolution be Approved, by Council approved by consent Roll Call.**

**Res 0002-2024      Resolution pursuant to Rule 7.00 of the Rules of the Council related to the establishment of the Committees, Subcommittees and Taskforces of the Council and the appointment of Council Members thereto.**

**Attachments:** Res. No. 2, Committee Report, Hearing Transcript, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**A motion was made that this Resolution be Approved, by Council approved by consent Roll Call.**

12. General Orders Calendar

Coupled on General Orders Calendar

Rules, Privileges, and Elections

**Res 0001-2024      Resolution making certain amendments to Rule 7.00(a) of the Rules of the Council in relation to the Standing Committees of the Council.**

**Attachments:** Res. No. 1, Committee Report, Hearing Transcript, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**A motion was made that this Resolution be Approved, by Council approved by consent Roll Call.**

**Res 0002-2024      Resolution pursuant to Rule 7.00 of the Rules of the Council related to the establishment of the Committees, Subcommittees and Taskforces of the Council and the appointment of Council Members thereto.**

**Attachments:** Res. No. 2, Committee Report, Hearing Transcript, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

General Orders Calendar

*The Majority Leader and Acting President Pro Tempore (Council Member Farías) put the question whether the Council would agree with and adopt such reports, which were decided in the affirmative by the following vote:*

Passed The Consent Agenda

**A motion was made that these files be approved by consent vote.**

**Affirmative:** 49 - Speaker Adams, Ayala, Abreu, Ariola, Avilés, Banks, Borelli, Bottcher, Brannan, Brewer, Brooks-Powers, Carr, De La Rosa, Dinowitz, Farías, Feliz, Gennaro, Gutiérrez, Hanif, Hanks, Holden, Hudson, Joseph, Krishnan, Lee, Louis, Marmorato, Marte, Mealy, Menin, Moya, Narcisse, Nurse, Ossé, Paladino, Powers, Restler, Riley, Rivera, Salaam, Salamanca Jr., Sanchez, Schulman, Stevens, Ung, Vernikov, Williams, Won and Zhuang

**Non-voting:** 1 - Yeager

**Absent:** 1 - Cabán

13. Introduction & Reading of Bills  
See Attached

14. Discussion of Resolutions  
*None*

15. Resolutions  
*None*
16. General Discussion
17. Extension of Remarks

## INTRODUCTION AND READING OF BILLS

**Res 0001-2024      Resolution making certain amendments to Rule 7.00(a) of the Rules of the Council in relation to the Standing Committees of the Council.**

**Sponsors:**      By Council Member Ayala

**Attachments:** Res. No. 1, Committee Report, Hearing Transcript, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Resolution was Referred to Comm by Council to the Committee on Rules, Privileges and Elections**

**Res 0002-2024      Resolution pursuant to Rule 7.00 of the Rules of the Council related to the establishment of the Committees, Subcommittees and Taskforces of the Council and the appointment of Council Members thereto.**

**Sponsors:**      By Council Member Ayala

**Attachments:** Res. No. 2, Committee Report, Hearing Transcript, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Resolution was Referred to Comm by Council to the Committee on Rules, Privileges and Elections**

**LU 0001-2024      Application number C 230091 ZMQ (Whitestone Lanes Rezoning) submitted by Mar Mar Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District, Borough of Queens, Community District 7, Council District 20.**

**Sponsors:**      By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

LU 0002-2024

**Application number N 230092 ZRQ (Whitestone Lanes Rezoning) submitted by Mar Mar 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 Queens, Community District 7, Council District 20.**

**Sponsors:** By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

LU 0003-2024

**Application number C 230344 ZMM (2226 Third Avenue) submitted by REEC Third Ave., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an R7B District to a C4-6 District and establishing a Special East Harlem Corridors District (EHC), Borough of Manhattan, Community District 11, Council District 8.**

**Sponsors:** By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

LU 0004-2024      **Application number N 230345 ZRM (2226 Third Avenue) submitted by REEC Third Ave., 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 regulations for floor area and loading in Article XIII, Chapter 8 (Special East Harlem Corridors District) and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11, Council District 8.**

**Sponsors:** By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

LU 0005-2024      **Application number C 230346 ZSM (2226 Third Avenue) submitted by REEC Third Ave., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 138-42 of the Zoning Resolution to allow a reduction in the number of required loading berths from three to one loading berth, in connection with a proposed commercial building on property located at 2226 Third Avenue (Block 1770, Lot 36), in a C4-6 District, within the Special East Harlem Corridors District (EHC), Borough of Manhattan, Community District 11, Council District 8.**

**Sponsors:** By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**



LU 0006-2024      **Application number C 230157 ZMK (962 Pacific Street Rezoning) submitted by 962 Pacific St, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M1-1 District to an M1-4/R7A District and establishing a Special Mixed-Use District (MX-20), Borough of Brooklyn, Community District 8, Council District 35.**

**Sponsors:**      By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

LU 0007-2024      **Application number N 230158 ZRK (962 Pacific Street Rezoning) submitted by 962 Pacific St, 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 8, Council District 35.**

**Sponsors:**      By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

**LU 0008-2024**      **Application number C 230159 ZSK (962 Pacific Street Rezoning) submitted by 962 Pacific St, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow the waiver of all required accessory off-street parking spaces for dwelling units in a development within the Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 962 Pacific Street (Block 1133, Lot 13), in an M1-4/R7A District, within a Special Mixed Use District (MX-20), Borough of Brooklyn, Community District 8, Council District 35.**

**Sponsors:**      By Council Member Salamanca Jr.

**Attachments:**      Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:**      Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

**LU 0009-2024**      **Application number C 230262 ZSQ (166-11 91st Avenue Special Permit) submitted by Amar 16611 91st, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 115-60 of the Zoning Resolution to modify the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), in connection with a proposed mixed-use building on property located at 166-11 91st Avenue (Block 9796, Lot 47), in a C4-5X District, within the Special Downtown Jamaica District, Borough of Queens, Community District 12, Council District 27.**

**Sponsors:**      By Council Member Salamanca Jr.

**Attachments:**      Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

LU 0010-2024

**Application number N 230263 ZRQ (166-11 91st Avenue Special Permit) submitted by Amar 16611 91st, LLC pursuant to Section 201 of the New York City Character, 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 12, Council District 27.**

**Sponsors:** By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

LU 0011-2024

**Application number N 230288 ZRK (230 Kent Avenue Rezoning) submitted by Kent Riverview, 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 provisions of Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.**

**Sponsors:** By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

LU 0012-2024

**Application number C 230289 ZMK (230 Kent Avenue Rezoning) submitted by Kent Riverview, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, changing from an M1-4 District to an M1-4/R7X District and establishing a Special Mixed Use District, Borough of Brooklyn, Community District 1, Council District 33.**

**Sponsors:** By Council Member Salamanca Jr.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Committee on Land Use**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24

**This Land Use Application was Referred to Comm by Council to the Subcommittee on Zoning and Franchises**

*At this point the Speaker (Council Member Adams) made the following announcements:*

*Whereupon on motion of the Speaker (Council Member Adams), the Majority Leader and Acting President Pro Tempore (Council Member Farias) adjourned these proceedings to meet again for the Stated Meeting of Thursday, February 8, 2024.*

*MICHAEL McSWEENEY, City Clerk  
Clerk of the Council*