

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Wednesday, May 22, 2024**

**12:00 PM**

**VOTE\***

**250 Broadway - Committee Room, 14th Floor**

### **Committee on Land Use**

*Rafael Salamanca, Jr., Chair*

*Members: Shaun Abreu, Joseph C. Borelli, 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, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

**Parental :** Rivera

LU 0055-2024

**Application number N 240010 ZRY (Zoning for Economic Opportunity) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying multiple Sections to support economic growth and resiliency by providing businesses with additional zoning flexibility to locate and expand, Citywide.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - April 8, 2024, Hearing Testimony - Zoning 4/8/24, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-8-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2024, May 23, 2024 - Stated Meeting Agenda, ZEO Full Text Amendment, City Planning Commission Approval Letter, Committee Report, Res. No. 463, June 6, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-23-24, Hearing Transcript - Land Use 5-22-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - April 8, 2024, Hearing Testimony - Zoning 4/8/24, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-8-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2024, May 23, 2024 - Stated Meeting Agenda, ZEO Full Text Amendment, City Planning Commission Approval Letter, Committee Report, Res. No. 463, June 6, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-23-24, Hearing Transcript - Land Use 5-22-24

**This Land Use Application was Approved by Committee with Modifications and Referred to CPC**

**Affirmative:** 8 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

**Negative:** 2 - Borelli and Hanks

**Parental :** 1 - Rivera

LU 0056-2024

**Application number N 240011 ZRY (Zoning for Economic Opportunity – Manufacturing Districts) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying multiple Sections to add new Manufacturing District options, Citywide.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - April 8, 2024, Hearing Testimony - Zoning 4/8/24, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-8-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2024, May 23, 2024 - Stated Meeting Agenda, ZEO M District Text as Modified, City Planning Commission Approval Letter, Committee Report, Res. No. 464, June 6, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-23-24, Hearing Transcript - Land Use 5-22-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - April 8, 2024, Hearing Testimony - Zoning 4/8/24, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 4-8-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2024, May 23, 2024 - Stated Meeting Agenda, ZEO M District Text as Modified, City Planning Commission Approval Letter, Committee Report, Res. No. 464, June 6, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-23-24, Hearing Transcript - Land Use 5-22-24

**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, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

**Negative:** 2 - Borelli and Hanks

**Parental :** 1 - Rivera

LU 0074-2024

**Application number N 220434 ZRM (15-21 West 124th Street) submitted by Harlem, 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 parking provisions of Article IX, Chapter 7 (Special 125th Street District), Borough of Manhattan, Community Districts 10 and 11, Council District 9.**

**Attachments:** 15-21 124th Street Text Amendment - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Hearing Transcript - Zoning 4-17-24, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-18-24, Calendar of the Subcommittee Meetings and Land Use Meeting - May 8, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2024, Hearing Transcript - Zoning 5-8-24, May 23, 2024 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Stated Meeting 5-23-24, Hearing Transcript - Land Use 5-22-24

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

**Attachments:** 15-21 124th Street Text Amendment - Presentation, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Hearing Transcript - Zoning 4-17-24, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-18-24, Calendar of the Subcommittee Meetings and Land Use Meeting - May 8, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2024, Hearing Transcript - Zoning 5-8-24, May 23, 2024 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Stated Meeting 5-23-24, Hearing Transcript - Land Use 5-22-24

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

**Affirmative:** 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

**Parental :** 1 - Rivera

LU 0082-2024

**Application number G 240052 XAQ (Sunnyside Barnett Article XI) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law, for the approval of an exemption from real property taxation for property located at 50-25 Barnett Avenue (Block 119; Lot 143), Borough of Queens, Community District 2, Council District 26.**

**Attachments:** May 16, 2024 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - May 21, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2024, Committee Report, Res. No., Hearing Testimony - Landmarks 5/21/24, May 23, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-16-24, Hearing Transcript - Stated Meeting 5-23-24, Hearing Transcript - Landmarks 5-21-24, Hearing Transcript - Land Use 5-22-24

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

**Attachments:** May 16, 2024 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - May 21, 2024, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2024, Committee Report, Res. No., Hearing Testimony - Landmarks 5/21/24, May 23, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-16-24, Hearing Transcript - Stated Meeting 5-23-24, Hearing Transcript - Landmarks 5-21-24, Hearing Transcript - Land Use 5-22-24

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

**Affirmative:** 10 - Salamanca Jr., Abreu, Borelli, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley and Sanchez

**Parental :** 1 - Rivera