

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, August 6, 2024**

**11:00 AM**

**250 Broadway - Committee Room, 16th Floor**

### **Subcommittee on Zoning and Franchises**

*Kevin C. Riley, Chair*

*Members: Shaun Abreu, David M. Carr, Kamillah Hanks,  
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman*

Roll Call

**Present:** Riley, Abreu, Moya and Schulman

**Absent:** Carr, Hanks and Salaam

*Other Council Members Attending: Marmorato, Restler and Farías*

LU 0101-2024

**Application No. C 230225 RSR (Arthur Kill Terminal) submitted by Arthur Kill Terminal LLC, pursuant to Sections 107-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 107-73 of the Zoning Resolution to modify the height and setback regulations of Section 107-43 to allow for the construction of nine 150 foot-high lightpoles in connection with a proposed offshore wind turbine assembly facility located at 4927 Arthur Kill Road (Block 7620, Lot 1; Block 7632, Lots 6, 50, 150, and 151), in M1-1 and M3-1 Districts, within the Special South Richmond Development District, Borough of Staten Island, Community District 3, Council District 51.**

**Attachments:** June 20, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 26, 2024, Hearing Transcript - Stated Meeting 6-20-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Zoning 6-26-24, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** June 20, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 26, 2024, Hearing Transcript - Stated Meeting 6-20-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Zoning 6-26-24, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0102-2024

**Application No. N 230227 ZRK (Arthur Kill Terminal) submitted by Arthur Kill Terminal 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 Article X, Chapter 7 (Special South Richmond Development District) for the purpose of establishing goals related to sustainability, resiliency, climate and clean energy objectives, and to modify tree removal and topography modification regulations, Borough of Staten Island, Community District 3, Council District 51.**

**Attachments:** June 20, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 26, 2024, Hearing Transcript - Stated Meeting 6-20-24, Hearing Transcript - Zoning 6-26-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0103-2024

**Application No. C 230228 MLR (Arthur Kill Terminal) submitted by Arthur Kill Terminal LLC, pursuant to Section 197-c of the New York City Charter for a landfill of approximately 367,327 square feet located in the Arthur Kill, in connection with the development of a wind turbine assembly facility on property generally bounded by the Outerbridge Crossing, Arthur Kill Road, Richmond Valley Road (Richmond Valley Road is proposed to be eliminated, discontinued and closed pursuant to the related application no. C 230231 MMR) and the US Bulkhead line (Block 7632, Lots 1, 6, 150, and 151, and Block 7983, Lots 100 and 110 and the demapped portions of Richmond Valley Road) in an M1-1 District, Borough of Staten Island, Community District 3, Council District 51.**

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

**Attachments:** June 20, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 26, 2024, Hearing Transcript - Stated Meeting 6-20-24, Hearing Transcript - Zoning 6-26-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0104-2024

**Application No. C 230231 MMR (Arthur Kill Terminal) submitted by Arthur Kill Terminal LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance, and closing of a portion of Richmond Valley Road between Arthur Kill Road and the US Bulkhead Line; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 3, Borough of Staten Island, in accordance with Map No. 4275 dated February 5, 2024 and signed by the Borough President, Borough of Staten Island, Community District 3, Council District 51.**

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

**Attachments:** June 20, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 26, 2024, Hearing Transcript - Stated Meeting 6-20-24, Hearing Transcript - Zoning 6-26-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0106-2024

Application number C 240015 ZMX (Bronx Metro-North Station Area Study) submitted by the NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4a & 4b: eliminating from within an R4 District a C1-2 District, eliminating from within an existing R6 District a C1-2 District, eliminating from within an existing R4 District a C2-2 District, eliminating from within an existing R6 District a C2-2 District, eliminating a Special Planned Community Preservation District (PC), changing from a C8-1 District to an R4 District, changing from an R4 District to an R6-1 District, changing from an R5 District to an R6-1 District, changing from an R6 District to an R6-1 District, changing from a C8-1 District to an R6-1 District, changing from an M1-1 District to an R6-1 District, changing from an R5 District to an R6A District, changing from an R4 District to an R7-2 District, changing from a C8-1 District to an R7-2 District, changing from an M1-1 District to an R7-2 District, changing from an R6 District to an R8X District, changing from a C8-1 District to an R8X District, changing from a C8-4 District to an R8X District, changing from an R4 District to a C4-3 District, changing from an M1-1 District to a C4-3 District, changing from an M1-1 District to a C4-4 District, changing from a C8-1 District to a C8-2 District, changing from an M1-1 District to a C8-2 District, changing from an M1-1 District to an M1-1A/R7-3 District, establishing within an existing R4 District a C2-4 District, establishing within an existing R6 District a C2-4 District, establishing within a proposed R6-1 District a C2-4 District, establishing within an existing R6A District a C2-4 District, establishing within a proposed R7-2 District a C2-4 District, establishing within a proposed R8X District a C2-4 District, and establishing a Special Eastchester – East Tremont Corridor District (ETC), related to property in the Parkchester/Van Nest and Morris Park neighborhoods, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 9, 2024, Hearing Testimony - Zoning 7/9/24, Hearing Transcript - Zoning 7-09-24, July 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 9, 2024, Hearing Testimony - Zoning 7/9/24, Hearing Transcript - Zoning 7-09-24, July 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0107-2024

**Application number N 240016 ZRX (Bronx Metro-North Station Area Study) 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 establishing the Special Eastchester – East Tremont Corridor District (Article XIV, Chapter 5), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, APPENDIX I for the purpose of expanding an existing Transit Zone, and related Sections, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 9, 2024, Hearing Testimony - Zoning 7/9/24, Hearing Transcript - Zoning 7-09-24, July 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - July 9, 2024, Hearing Testimony - Zoning 7/9/24, Hearing Transcript - Zoning 7-09-24, July 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0109-2024

**Application number C 240157 MMX (Bronx Metro-North Station Area Study) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving the elimination, discontinuance, and closing of a portion of Unionport Road between East Tremont Avenue and Guerlain Street and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13153 dated January 20, 2024 and signed by the Borough President, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam



LU 0110-2024

**Application number C 240158 MMX (Bronx Metro-North Station Area Study) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the widening of Marconi Street north of Waters Place; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13151 dated January 20, 2024 and signed by the Borough President, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0111-2024

**Application number C 240159 MMX (Bronx Metro-North Station Area Study) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of Morris Park Station Plaza south of Morris Park Avenue and west of Bassett Avenue; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13152 dated January 20, 2024 and signed by the Borough President, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0112-2024

**Application number C 240160 MMX (Bronx Metro-North Station Area Study) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of a street volume from the northern terminus of Marconi Street to Pelham Parkway to facilitate a future bridge connection between these two streets; and the future adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with an alteration map to be prepared pursuant to the appropriate resolutions of approval, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0113-2024

**Application number C 240163 MMX (Bronx Metro-North Station Area Study) submitted by 1601 Bronxdale Property Owner LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of Pierce Avenue west of Bronxdale Avenue; and the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13150 dated January 20, 2024 and signed by the Borough President, Borough of the Bronx, Community Districts 9, 10 & 11, Council Districts 13, 17, and 18.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0114-2024

**Application number C 230293 ZMK (500 Kent Avenue) submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M3-1 District to an M1-5 District, property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0115-2024

**Application number C 230294 ZSK (500 Kent Avenue) submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-837(a) of the Zoning Resolution to modify the height and setback, and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0116-2024

**Application number C 230296 ZSK (500 Kent Avenue) submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 234 parking spaces, in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

**LU 0117-2024**      **Application number C 240131 ZMK (3033 Avenue V Rezoning) submitted by Ford Coyle Properties Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, eliminating from within an existing R4 District a C1-2 District, changing from an R4 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, property bounded by a line 100 feet northerly of Avenue V, Coyle Street, Avenue V, and Ford Street, Borough of Brooklyn, Community District 15, Council District 46.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

**LU 0118-2024**      **Application number N 240132 ZRK (3033 Avenue V Rezoning) an application submitted by Ford Coyle Properties Inc., 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 15, Council District 46.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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



**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0119-2024

**Application number C 240072 ZMK (197 Berry St Rezoning) submitted by Bensing 250 LLC pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 12d, by changing from an M1-2/R6B District to an M1-4/R6B District, property bounded by Berry Street, a line midway between North 4th Street and North 3rd Street, Bedford Avenue, and North 3rd Street, Borough of Brooklyn, Community District 1, Council District 34.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Committee Report, Res. No., Hearing Transcript - Land Use 8-6-24, Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Committee Report, Res. No., Hearing Transcript - Land Use 8-6-24, Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0120-2024

**Application number C 230258 ZMK (712 Myrtle Avenue) submitted by Joel Berkowitz 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 M1-2 District to an R7D District and establishing within the proposed R7D District a C2-4 District, property bounded by Myrtle Avenue, Walworth Street, a line 100 feet southerly of Myrtle Avenue, and Spencer Street, Borough of Brooklyn, Community District 3, Council District 33.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0121-2024

**Application number N 230259 ZRK (712 Myrtle Avenue) submitted by Joel Berkowitz, 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 3, Council District 33.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Hearing Transcript - Land Use 8-6-24, City Planning Commission Approval Letter, Committee Report, Res. No., Hearing Transcript - Zoning 8-6-24

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

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0122-2024

**Application number C 230172 MMR (Prince's Point Development) submitted by PMBL LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the establishment of Coastal Loop, Dune Lane, Schooner Lane, and Anchorage Lane and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4274 dated February 21, 2024 and signed by the Borough President, Borough of Staten Island, Community District 3, Council District 51.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Committee Report, Res. No., Hearing Transcript - Land Use 8-6-24, Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Committee Report, Res. No., Hearing Transcript - Land Use 8-6-24, Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0123-2024

**Application number N 240120 ZRR (Prince’s Point Vesting Amendment) submitted by the NYC 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 Article I, Chapter 1 (Title, Establishment of Controls and Interpretation of Regulations) and Article X, Chapter 7 (Special South Richmond Development District), Borough of Staten Island, Community District 3, Council District 51.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Committee Report, Res. No., Hearing Transcript - Land Use 8-6-24, Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Committee Report, Res. No., Hearing Transcript - Land Use 8-6-24, Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam

LU 0124-2024

**Application number D 2450087057 SWQ Wings & Seafood, 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 785 Fairview Avenue, Borough of Queens, Community District 5, Council District 30.**

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Committee Report, Res. No., Hearing Transcript - Land Use 8-6-24, Hearing Transcript - Zoning 8-6-24

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

**Attachments:** July 18, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - July 24, 2024, Hearing Transcript - Zoning 7-24-24, Hearing Transcript - Stated Meeting 7-18-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - August 6, 2024, Committee Report, Res. No., Hearing Transcript - Land Use 8-6-24, Hearing Transcript - Zoning 8-6-24

**A motion was made that this Land Use Application be Disapproved by Subcommittee approved by Roll Call.**

**Affirmative:** 4 - Riley, Abreu, Moya and Schulman

**Absent:** 3 - Carr, Hanks and Salaam