

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, February 12, 2025

12:00 PM

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, Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Other Council Members Attending: Hanif and Powers

LU 0207-2025

Application number N 250101 HIM (Jacob Day Residence) submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, for the designation of the Jacob Day Residence, located at 50 West 13th Street (Block 576, Lot 15), as an historic landmark (DL-543/LP-2658), Borough of Manhattan, Community District 2, Council District 2.

Attachments: January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Landmarks and Zoning Subcommittee Meetings - January 15, 2025, Jacob Day Residence Presentation, Hearing Testimony - Landmarks 1/15/25, Hearing Transcript - Landmarks 1/15/25, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 752, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Landmarks and Zoning Subcommittee Meetings - January 15, 2025, Jacob Day Residence Presentation, Hearing Testimony - Landmarks 1/15/25, Hearing Transcript - Landmarks 1/15/25, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 752, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0212-2025 **Application number C 240280 ZMK (441 & 467 Prospect Avenue Rezoning) submitted by Arrow Linen Supply Co. Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an R5B District to an R7-1 District, Borough of Brooklyn, Community District 7, Council District 39.**

Attachments: 441 & 467 Prospect Ave Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No., February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: 441 & 467 Prospect Ave Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No., February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0213-2025 **Application number N 240281 ZRK (441 & 467 Prospect Avenue Rezoning) submitted by Arrow Linen Supply Co. 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 7, Council District 39.**

Attachments: 441 & 467 Prospect Ave Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No., February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: 441 & 467 Prospect Ave Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No., February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Fariás, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0214-2025

Application number C 240342 ZMM (455 First Avenue) submitted by 455 First Avenue Associates LLC, and the NYC Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d: eliminating from within an existing R8 District a C2-5 District and changing from an R8 District to a C6-4 District, Borough of Manhattan, Community District 6, Council District 2.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 753, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 753, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Fariás, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0215-2025

Application number N 240344 ZRM (455 First Avenue) submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation, 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 Manhattan, Community District 6, Council District 2.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 754, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 754, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0216-2025

Application number C 240343 ZSM (455 First Avenue) submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 to modify the height and setback requirements of Section 33-432 (In other Commercial Districts) in connection with a proposed development, on property located at 455 First Avenue (Block 932, Lot 17), in a C6-4 District, Borough of Manhattan, Community District 6, Council District 2.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 755, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 755, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0217-2025

Application number C 240369 ZMM (SPARC Kips Bay) submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 12c, changing from an R8 District to a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 756, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 756, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0218-2025

Application number C 240370 ZSM (SPARC Kips Bay) submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-171 of the Zoning Resolution to permit a laboratory listed under Use Group VII, not otherwise allowed by the underlying use regulations, in connection with a proposed development on property located at 425 East 25th Street (Block 962, p/o Lot 100) in a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 757, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 757, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0219-2025 **Application number N 240371 ZRM (SPARC Kips Bay) submitted by New York City Economic Development Corporation, 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 Manhattan, Community District 6, Council District 4.**

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 758, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 758, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0220-2025 **Application number C 240372 PPM (SPARC Kips Bay) submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 425 East 25th Street (Block 962, p/o Lot 100), pursuant to zoning, Borough of Manhattan, Community District 6, Council District 4.**

Attachments: January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 759, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 759, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0221-2025

Application number C 240373 PCM (SPARC Kips Bay) submitted by the Office of the Chief Medical Examiner, the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 425 East 25th Street (Block 962, p/o Lot 100) for use as a forensic pathology center and medical examiner facility, Borough of Manhattan, Community District 6, Council District 4.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 760, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 760, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0222-2025

Application number C 240309 MMM (SPARC Pedestrian Bridge City Map Change) submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of the pedestrian overpass over FDR Drive at East 25 Street and the adjustment of grades, block dimensions and angles necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30272 dated June 12, 2024 and signed by the Borough President, Borough of Manhattan, Community District 6, Council District 4.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 761, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 761, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0223-2025

Application number C 240390 ZSM (SPARC Kips Bay) submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 of the Zoning Resolution to modify the height and setback requirements of Section 33-422 (Alternate Front Setbacks In Other Commercial Districts) in connection with a proposed development on property located at 425 East 25th Street (Block 962, p/o Lot 100) in a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 762, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 762, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0224-2025

Application number C 240391 PQM (SPARC Kips Bay) submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 425 East 25th Street (Block 962, p/o Lot 100), pursuant to zoning, Borough of Manhattan, Community District 6, Council District 4.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 763, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Zoning 1-9-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 763, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0229-2025

Application number C 240311 ZMQ (122-03 14th Avenue Rezoning) submitted by Northern 167 Property, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7b: eliminating from within an existing R4A District a C1-3 District, changing from an R4A District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 7, Council District 19.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 122-03 14th Ave Rezoning Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25, 1/29/25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 764, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 122-03 14th Ave Rezoning Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25, 1/29/25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 764, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0230-2025

Application number N 240312 ZRQ (122-03 14th Avenue Rezoning) submitted by Northern 167 Property, 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 19.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 122-03 14th Ave Rezoning Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25, 1/29/25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 765, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 122-03 14th Ave Rezoning Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25, 1/29/25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 765, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks

LU 0231-2025

Application number C 220305 MMQ (49-39 Van Dam Street Demapping) submitted by JPB Realty Co., 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 Gale 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. 5041 dated April 25, 2024 and signed by the Borough President, Borough of Queens, Community District 2, Council District 26.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Van Dam Demapping Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25, 1/29/25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 766, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Van Dam Demapping Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25, 1/29/25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 12, 2025, Committee Report, Res. No. 766, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Land Use 2-12-25, Hearing Transcript - Zoning 2-12-25

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

Affirmative: 9 - Salamanca Jr., Abreu, Brooks-Powers, Farías, Hudson, Moya, Riley, Rivera and Sanchez

Non-voting: 1 - Hanks