

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Monday, July 11, 2022

3:00 PM

HYBRID HEARING - Committee Room - City Hall

### Committee on Land Use

*Rafael Salamanca, Jr., Chair*

*Members: Joseph C. Borelli, Erik D. Bottcher, Selvena N. Brooks-Powers,  
Kamillah Hanks, Ari Kagan, Shekar Krishnan, Farah N. Louis, Darlene Mealy,  
Francisco P. Moya, Kevin C. Riley, Carlina Rivera and Pierina Ana Sanchez*

## Roll Call

**Present:** Salamanca Jr., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** Bottcher, Hanks, Louis and Mealy

LU 0045-2022

**Application number G 220012 XAM (34 Morningside Avenue Cluster) submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law, requesting approval of an Urban Development Action Area Project, waiver of the designation requirement of Section 693 of the General Municipal Law and waiver of the requirements of Charter Sections 197-c and 197-d, and approval of an exemption from real property taxation for properties located at 494 Manhattan Avenue (Block 1947, Lot 118), 321 West 116 Street (Block 1943, Lot 18), 231 West 116 Street (Block 1922, Lot 14), 357 West 115 Street (Block 1849, Lot 27), and 34 Morningside Avenue (Block 1944, Lot 4), Borough of Manhattan, Community District 10, Council District 9.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Hearing Transcript - Landmarks 4-26-22, Hearing Testimony - Landmarks 5-11-22, Hearing Transcript - Stated Meeting 4-28-22, Minutes of the Stated Meeting - April 28, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, Committee Report, Res. No. 261, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 5-11-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Hearing Transcript - Landmarks 4-26-22, Hearing Testimony - Landmarks 5-11-22, Hearing Transcript - Stated Meeting 4-28-22, Minutes of the Stated Meeting - April 28, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, Committee Report, Res. No. 261, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 5-11-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Affirmative:** 9 - Salamanca Jr., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** 4 - Bottcher, Hanks, Louis and Mealy

LU 0067-2022

**Application number C 220232 ZMQ (Resilient Edgemere Community Initiative) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30c and 31a, eliminating from within an existing R4 District a C1-2 District; eliminating from within an existing R4 District, a C2-2 District; eliminating from within an existing R5 District a C1-2: changing from an R4 District to an R3A District; changing from an R4-1 District to an R3A District; changing from an R4 District to an R4-1 District; changing from an R4 District to an R6A District; changing from an R5 District to an R6A District; changing from a C8-1 District to an R6A District; changing from a C3 District to an C3A District; establishing within an existing R4 District a C2-4 District; establishing within a proposed R6A District a C2-4 District; establishing a Special Coastal Risk District (CR), Borough of Queens, Community District 14, Council District 31.**

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 272, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 272, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

**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., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** 4 - Bottcher, Hanks, Louis and Mealy

LU 0068-2022

**Application number N 220233 ZRQ (Resilient Edgemere Community Initiative) submitted by the Department of Housing Preservation and Development, 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 XIII, Chapter 7 (Special Coastal Risk District) to establish the Edgemere Special Coastal Risk District, and modifying APPENDIX F to establish Mandatory Inclusionary Housing areas, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Res. No. 273, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Res. No. 273, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

**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., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** 4 - Bottcher, Hanks, Louis and Mealy

LU 0069-2022

**Application number C 220235 PPQ (Resilient Edgemere Community Initiative) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the disposition of city owned properties for uses identified in the Edgemere Urban Renewal Plan, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Committee Report, Attachment, Res. No. 274, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Committee Report, Attachment, Res. No. 274, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

**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., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** 4 - Bottcher, Hanks, Louis and Mealy

LU 0070-2022

**Application number C 220236 HAQ (Resilient Edgemere Community Initiative) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project for such area, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, to facilitate the development of approximately 1,222 residential housing units, and commercial, community facility and open space on property located at (Block 15852, Lots 64 and 68); (Block 15851, Lots 33, 35, 40, 42, 44, 58, and 59); (Block 15850, Lot 6); (Block 15849, Lots 6, 8, 9, 10, 17, 18, 19, 20, 27, 28, and 29); (Block 15848, Lots 52, 54, 55, 57, 58, 60, 62, 63, 65, and 67), (Block 15847, Lots 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, and 89), the demapped roadbed of Beach 43rd Street between Blocks 15852 and 15851 and the demapped roadbed of Beach 39th Street between Blocks 15848 and 15849, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 275, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 275, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

**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., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** 4 - Bottcher, Hanks, Louis and Mealy

LU 0071-2022

**Application number C 220237 HUQ (Resilient Edgemere Community Initiative) submitted by the Department of Housing Preservation and Development pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the second amendment to the Edgemere Urban Renewal Plan, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 276, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Attachments:** June 2, 2022 - Stated Meeting Agenda, Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee - June 7, 2022, Hearing Testimony - Landmarks 6-7-22, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 276, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 6-7-22, Hearing Transcript - Stated Meeting 6-2-22, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

**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., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** 4 - Bottcher, Hanks, Louis and Mealy

LU 0078-2022

**Application number C 200317 ZMK (41 Summit Street Rezoning) submitted by 41 Summit Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District, Borough of Brooklyn, Community District 6, Council District 39.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, Committee Report, Res. No. 262, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Land Use 7-11-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, Committee Report, Res. No. 262, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Land Use 7-11-22

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

**Affirmative:** 9 - Salamanca Jr., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** 4 - Bottcher, Hanks, Louis and Mealy

LU 0085-2022

**Application number G 220016 SCX (Approximately 696-Seat Primary School Facility) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 696-seat primary school facility, located at 160 Van Cortlandt Park South (Block 3271, p/o Lot 150), Borough of the Bronx, Community District 8, Council District 11, Community School District 10.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, Committee Report, Hearing Testimony - Landmarks 7/11/22, Res. No. 263, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, Committee Report, Hearing Testimony - Landmarks 7/11/22, Res. No. 263, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Landmarks 7-11-22, Hearing Transcript - Land Use 7-11-22

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

**Affirmative:** 9 - Salamanca Jr., Borelli, Brooks-Powers, Kagan, Krishnan, Moya, Riley, Rivera and Sanchez

**Absent:** 4 - Bottcher, Hanks, Louis and Mealy