

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND  
FRANCHISES

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August 3, 2023  
Start: 12:21 p.m.  
Recess: 12:28 p.m.

HELD AT: COUNCIL CHAMBERS - CITY HALL

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu  
Erik D. Bottcher  
David M. Carr  
Kamillah Hanks  
Farrah N. Louis  
Francisco P. Moya  
Lynn C. Schulman

OTHER COUNCIL MEMBERS ATTENDING:

Selvena N. Brooks-Powers

2 SERGEANT-AT-ARMS: This is a microphone  
3 check for the Committee on Zoning and Franchise,  
4 located in the Chambers, recorded on August 3, 2023,  
5 by Nazly Paytuvi.

6 SERGEANT-AT-ARMS: Good morning welcome to  
7 today's New York City Council vote for the Committee  
8 on Zoning and Franchises.

9 At this time, please silence all  
10 electronic devices.

11 Chair Riley, we are ready to begin.

12 CHAIRPERSON RILEY: [GAVEL] Good morning  
13 and welcome to a meeting of the Subcommittee on  
14 Zoning and Franchises. I am Council Member Kevin  
15 Riley, Chair of the Subcommittee.

16 This morning, I am joined by Council  
17 Members Louis, Bottcher, Schulman, Abreu, Hanks,  
18 Carr, and remotely by Council Member Moya. We are  
19 also joined by Majority Whip Selvena Brooks-Powers.

20 Today, we will vote on one rezoning  
21 proposal in Queens known as Ocean Crest Proposal  
22 consisting of LUs 239 and 240.

23 Before we begin, I recognize the  
24 Subcommittee Counsel to review the hearing  
25 procedures.

2 SUBCOMMITTEE COUNSEL VIDAL: Thank you,  
3 Chair Riley. I am William Vidal, Counsel to the  
4 Subcommittee.

5 This meeting is being held in hybrid  
6 format. Council Members who would like to ask  
7 questions should either indicate so verbally or if  
8 participating remotely by using the Zoom raise hand  
9 function. The Chair will recognize Members to speak.

10 We ask all participants for your  
11 continued patience should any technical difficulties  
12 arise.

13 Chair Riley will now continue with  
14 today's agenda items.

15 CHAIRPERSON RILEY: Thank you, Counsel.  
16 Today, we will vote to approve LUs 239 and 240  
17 regarding the Ocean Crest rezoning proposal in  
18 Majority Whip Brooks-Powers District in Queens. This  
19 proposal will rezone an existing R4-1 zoning district  
20 to an R6A zoning district. This approval would  
21 facilitate a mixed-use residential development and  
22 establish mandatory affordable homeownership within  
23 rezoned area. Majority Whip Brooks-Powers approves of  
24 this rezoning proposal, and I would like to allow her  
25 to give some remarks regarding this.

2 MAJORITY WHIP BROOKS-POWERS: Thank you so  
3 much, Chair.

4 Today, I'm here in support on the Ocean  
5 Crest rezoning that will provide meaningful  
6 affordable homeownership opportunities to community  
7 members in the Rockaways.

8 New York City's homeownership rate is  
9 about half the nationwide number. It is even less for  
10 New Yorkers of color. Our homeownership for black  
11 residents is 27 percent, well below half of the 42  
12 percent rate for white New Yorkers. For many New  
13 Yorkers, investing in a home and keeping it such that  
14 a family can build equity over generations has  
15 scarcely been harder than it is today. At a time  
16 where foreclosures are on the rise, particularly in  
17 communities of color, we need to invest in  
18 homeownership. I want to take a moment to express my  
19 deepest gratitude to the developer, the community  
20 builders, and to Jesse Battis (phonetic) for working  
21 with me and the Council to get to this point. I want  
22 to thank Speaker Adams and her Chief-of-Staff, Jeremy  
23 John, for their leadership and guidance throughout  
24 this entire process. I also want to thank the Land

2 Use Staff, (INAUDIBLE) Brian Paul, James (INAUDIBLE)  
3 and everyone at Central Staff who worked on this.

4 I am grateful for my local elected  
5 official partners, Congressman Gregory Meeks, State  
6 Senator James Sanders, Assembly Member Khaleel  
7 Anderson, and Borough President Donovan Richards, and  
8 I owe thanks as well to Speaker Carl Heastie.

9 What we did in this negotiation is  
10 something that has not been done before. We were able  
11 to bring partners on different levels of government  
12 to see how important and critical it is to develop  
13 affordable homeownership. I am always thankful for my  
14 community and its members, from the Community Board  
15 to the local civic organizations to everyday  
16 residents. I thank you for your support. I've seen  
17 all of your emails. The support that I get when I'm  
18 on the streets of the District, I truly value the  
19 grounding that I get from my constituents.

20 Finally, to acknowledge my Staff, Renee  
21 Taylor, Jack Siegenthaler (phonetic), and the entire  
22 District team.

23 I look forward to continuing to advocate  
24 for homeownership and sustainable development in our  
25 community. What this project means is 89 affordable

2 homeownership units. It will include 35 percent  
3 minority and women business participation with an  
4 emphasis on minority. It will prioritize ZIP codes  
5 11691, 11692, 11693 as a part of the 50 percent  
6 commitment from the Community Board local hires. It  
7 will include a local monitor that will ensure the  
8 commitments that have been shared by the developer  
9 are adhered to, and it also will include an  
10 engagement plan so that we can have a target outreach  
11 to NYCHA residents that have the ability to go into  
12 homeownership. This is a major win for New Yorkers.  
13 This is a major win for low-income and middle-income  
14 New Yorkers to have a chance to become homeowners in  
15 the Rockaway community so thank you, and thank you  
16 again, Chair.

17 CHAIRPERSON RILEY: Thank you, Majority  
18 Whip. Members of the Subcommittee who have questions  
19 or remarks about today's items should use the raise  
20 hand button or raise your hand here. Counsel will  
21 announce Members in the order that hands are raised.

22 Counsel, are there any Members who have  
23 questions or remarks at this time?

24 SUBCOMMITTEE COUNSEL VIDAL: [No audible  
25 response]

2 CHAIRPERSON RILEY: There being no  
3 Members, I will now call for a vote to approve LUs  
4 239 and 240 relating to the Ocean Crest rezoning  
5 proposal.

6 Counsel, please call the roll.

7 SUBCOMMITTEE COUNSEL VIDAL: Chair Riley.

8 CHAIRPERSON RILEY: Aye.

9 SUBCOMMITTEE COUNSEL VIDAL: Council  
10 Member Moya.

11 COUNCIL MEMBER MOYA: I vote aye.

12 SUBCOMMITTEE COUNSEL VIDAL: Council  
13 Member Louis.

14 COUNCIL MEMBER LOUIS: I vote aye.

15 SUBCOMMITTEE COUNSEL VIDAL: Council  
16 Member Abreu.

17 COUNCIL MEMBER ABREU: Aye.

18 SUBCOMMITTEE COUNSEL VIDAL: Council  
19 Member Bottcher.

20 COUNCIL MEMBER BOTTCHEER: Aye.

21 SUBCOMMITTEE COUNSEL VIDAL: Council  
22 Member Schulman.

23 COUNCIL MEMBER SCHULMAN: Aye.

24 SUBCOMMITTEE COUNSEL VIDAL: Council  
25 Member Carr.

2 COUNCIL MEMBER CARR: Aye.

3 SUBCOMMITTEE COUNSEL VIDAL: Council  
4 Member Hanks.

5 COUNCIL MEMBER HANKS: Aye.

6 SUBCOMMITTEE COUNSEL VIDAL: Chair, we  
7 have eight votes in favor, none in opposition, and  
8 the measure passes.

9 CHAIRPERSON RILEY: Thank you, Counsel.  
10 That concludes today's business. I would like to  
11 thank the members of the public, my Colleagues,  
12 Subcommittee Counsel, Land Use and other Council  
13 Staff, and the Sergeant-at-Arms for participating in  
14 today's meeting.

15 This meeting is hereby adjourned. [GAVEL]  
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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date August 4, 2023