

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, October 25, 2022

10:00 AM

250 Broadway - Committee Room, 16th Floor

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

*Kevin C. Riley, Chair*

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,  
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

**Present:** Riley, Abreu, Bottcher, Carr, Louis and Schulman

**Medical:** Hanks and Moya

*Other Council Members Attending: Restler*

LU 0110-2022

**Application number C 210348 ZMK (Ninth Street Rezoning) submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M2-1 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-25), Borough of Brooklyn, Community District 6, Council District 39.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 378, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 378, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Affirmative:** 6 - Riley, Abreu, Bottcher, Carr, Louis and Schulman

**Medical:** 2 - Hanks and Moya

LU 0111-2022

**Application number N 210349 ZRK (Ninth Street Rezoning) submitted by Angelina Gatto Trust, 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 XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District (MX-25) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 6, Council District 39.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 379, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 379, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Affirmative:** 6 - Riley, Abreu, Bottcher, Carr, Louis and Schulman

**Medical:** 2 - Hanks and Moya

LU 0112-2022

**Application number C 210350 ZSK (Ninth Street Rezoning) submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces, for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed use development, on property located at 153-157 9th Street and 124 8th Street (Block 1002, Lots 48, 49, 50 & 16), in M1-4/R7A\* and M2-1 Districts, partially within a Special Mixed Use District (MX-25)\*, Borough of Brooklyn, Community District 6, Council District 39.**

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 380, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 380, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Affirmative:** 6 - Riley, Abreu, Bottcher, Carr, Louis and Schulman

**Medical:** 2 - Hanks and Moya

LU 0139-2022

**Application number C 210230 ZMK (1571 McDonald Avenue Rezoning) submitted by 1571 Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22d, eliminating from within an existing R5 District a C2-3 District and changing from an R5 District to an C4-4L District, Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0140-2022

**Application number N 210231 ZRK (1571 McDonald Avenue Rezoning) submitted by 1571 Development, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to 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 12, Council District 44.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0141-2022      **Application number C 220312 ZMK (Innovative Urban Village (ENY CCC)) submitted by Innovative Urban Living, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d, changing from an R5 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of Brooklyn, Community District 5, Council District 42.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0142-2022      **Application number N 220313 ZRK (Innovative Urban Village (ENY CCC)) submitted by Innovative Urban Living, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, 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 and modifying APPENDIX I for the purpose of expanding the Transit Zone, Borough of Brooklyn, Community District 5, Council District 42.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

**This Land Use Application was P-C Item Laid Over by Comm**

**LU 0143-2022**      **Application number C 220188 ZMK (280 Bergen Street Rezoning) submitted by BNW3 Re Gen, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing an M1-2 District to an R7A District, changing an M1-2 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

**This Land Use Application was P-C Item Laid Over by Comm**

**LU 0144-2022**      **Application number N 220189 ZRK (280 Bergen Street Rezoning) submitted by BNW3 Re Gen, LLC, pursuant to Section 201 of the New York City Charter for an amendment to 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 2, Council District 33.**

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

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

**Attachments:** Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Hearing Testimony - Zoning 10-25-22, October 27, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-25-22

**This Land Use Application was P-C Item Laid Over by Comm**