

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, March 8, 2022

11:00 AM

REMOTE HEARING (VIRTUAL ROOM 3)

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, Moya and Schulman

Absent: Hanks

Other Council Members Attending: Barron, Hudson and Salamanca

LU 0020-2022

Application No. C 210386 ZMK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group 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 M1-1 District to an R7A District; changing from an M1-1 District to a C6-3A District; and establishing within the proposed R7A District a C2-4 District, for property located in the Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

This Land Use Application was Laid Over by Subcommittee

LU 0021-2022

Application No. N 210387 ZRK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group 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 III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, for property located in the Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

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This Land Use Application was Laid Over by Subcommittee

LU 0022-2022

Application No. C 210379 ZSK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group 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 reduce the required number of accessory off-street parking spaces to 20 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 in R7A/C2-4 and C6-3A Districts at 1034 -1042 Atlantic Avenue (Block 1125, Lots 29 and 33), Borough of Brooklyn, Community District 8, Council District 35.

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This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0023-2022

Application No. C 210335 ZMK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, by changing from an existing M1-1 District to a C6-3A District on property located in the Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

This Land Use Application was Laid Over by Subcommittee

LU 0024-2022

Application No. N 210336 ZRK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T Development 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 III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, on property located in the Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

This Land Use Application was Laid Over by Subcommittee

LU 0025-2022

Application No. C 210260 ZSK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T Development LLC 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 reduce the number of 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 in a C6-3A located at Block 1122, Lots 21 & 26, Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

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This Land Use Application was Laid Over by Subcommittee

LU 0029-2022

Application No. C 210031 ZMK (Sutter Avenue Rezoning) submitted by Almonte Lincoln, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 17c and 18a, changing from an R5 District to an R6A District and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 5, Council District 42.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 8, 2022, March 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-10-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

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

Attachments: Calendar of the Zoning Subcommittee Meeting - March 8, 2022, March 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-10-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

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

LU 0030-2022

Application No. N 210032 ZRK (Sutter Avenue Rezoning) submitted by Almonte Lincoln, 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, for property located in the Borough of Brooklyn, Community District 5, Council District 42.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 8, 2022, March 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-10-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, Committee Report, Res. No., April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-8-22

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

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