

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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October 29, 2025
Start: 1:50 p.m.
Recess: 2:10 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

Shaun Abreu
David M. Carr
Kamillah M. Hanks
Francisco P. Moya
Yusef Salaam
Lynn C. Schulman

OTHER COUNCIL MEMBERS ATTENDING:

Julie Won

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Subcommittee on Zoning and Franchises
4 located in the Committee Room, recorded on October
5 29, 2025, by Pat Kurzyna.

6 SERGEANT-AT-ARMS: Good afternoon, good
7 afternoon. Welcome to the New York City Council vote
8 on the Subcommittee on Zoning and Franchises.

9 At this time, please silence all
10 electronics, and do not approach the dais. I repeat,
11 please do not approach the dais.

12 Chair Riley, you may begin.

13 CHAIRPERSON RILEY: [GAVEL] Good
14 afternoon, everyone, and welcome to a meeting of the
15 Subcommittee on Zoning and Franchises. I'm Council
16 Member Kevin Riley, Chair of the Subcommittee. Today,
17 I am joined remotely by Council Member Moya, Council
18 Member Abreu, Hanks, Salaam, Schulman, and Council
19 Member Won.

20 First, we will vote on a set of City-
21 sponsored applications known as the Long Island City
22 Neighborhood Plan under LU numbers 373 through 378
23 and LU 392, all of which are related to the property
24 in Council Member Won's District in Queens. I'm going
25 to briefly describe the seven Land Use application

1 before us, along with our proposed modification, and
2 then I will let Council Member Won speak in detail
3 about the process and the additional capital and
4 policy commitments she has secured for her area from
5 the Administration through her negotiations on this
6 proposal.
7

8 The Long Island City Neighborhood Plan
9 seeks to rezone approximately 54 blocks in Queens
10 Community Districts 1 and 2, including an
11 approximately half a mile long segment of the East
12 River Waterfront that includes Anable Basin.
13 Implementation of the plan seeks to create
14 approximately 14,700 new housing units, including
15 approximately 4,300 income-restricted units through
16 the establishment of the Mandatory Inclusionary
17 Housing area, and 3.8 million square feet of
18 commercial, community facility, and light industrial
19 space. The applications before us are first, a zoning
20 map amendment that will expand the boundaries of the
21 existing Long Island City Special District, rezone
22 areas from existing M zone districts to mixed use,
23 peer residential and manufacturing districts that
24 will allow significant housing development, including
25 permanently affordable MIH units alongside compatible

2 commercial and light industrial uses, and rezone a
3 sub-area of the existing Long Island City Industrial
4 Business Zone from an M1-4 to an M1-4A.

5 Next, a zoning text amendment to modify
6 the special Long Island City Mixed-Use District rules
7 to establish Mandatory Inclusionary Housing areas for
8 the provision of permanently affordable housing and
9 to modify the Northern Hunters Point Waterfront
10 Access Plan.

11 Next, a designation of an Urban
12 Development Action Area, approval of the Urban
13 Development Action Area project, and disposition of a
14 City-owned property located at 44-59 45th Avenue to
15 facilitate the development of 100 percent affordable
16 housing development, containing approximately 320
17 income-restricted units, as well as a community
18 facility and commercial space.

19 Next, a site selection and property
20 acquisition authority for the City to acquire an
21 easement on the waterfront portion of 43-82 Vernon
22 Boulevard to create new waterfront open space.

23 Next, a disposition approval for City-
24 owned properties located at 44-36 Vernon Boulevard.

Next, disposition approval for City-owned development rights connected to properties located underneath the Queensboro Bridge on Block 428 and Lots 12, 13, and 16, and on Block 429, Lots 13, 15, and 29.

And lastly, a City map amendment making adjustments to the street network in the area bounded by 44th Avenue, Vernon Boulevard, 45th Avenue, and the East River, including eliminating, establishing, widening, and narrowing streets.

Today, we will be voting to approve the applications before us for this neighborhood rezoning plan with the following modifications. We will modify the MIH options applicable to the plan by striking Option 2 throughout the entire rezoning area and will only permit MIH Options 1 and 3 within the newly created Northern Hunters Point Waterfront Sub-District of the Expanded Special Long Island City District, and we will require MIH option 3 for those areas within the newly created Queens Plaza West Sub-District of the Expanded Special District. These MIH modifications will result in deeper affordability levels for the community. We will modify the proposal to limit the maximum residential building heights

2 permitted north of the Queensboro Bridge and
3 immediately adjacent to the existing NYCHA Queens
4 Bridge Housing Campus. Specifically, new residential
5 buildings located within 100 feet of 21st Street can
6 rise to no more than 350 feet. And beyond 100 feet of
7 21st Street, the maximum building height will rise to
8 750. This will provide a needed transition of height
9 from the existing NYCHA campus without having any
10 impact on the residential unit count. Lastly, we will
11 modify certain maximum tower width regulations
12 applicable to waterfront lots between 44th Road and
13 44th Drive to give more design flexibility for the
14 potential new buildings which can result in better
15 planning and utilization of the permitted floor area.

16 I will now recognize Council Member Won
17 for her opening statement.

18 COUNCIL MEMBER WON: Thank you so much,
19 Chair Riley. Good afternoon now. My name is Julie
20 Won, and I'm currently the Council Member
21 representing Long Island City, Sunnyside, Woodside,
22 and Astoria. Today's vote, progressing the One LIC
23 plan forward, let me hear a deep sigh or relief, ah,
24 brings us one step closer to an integrated Long
25 Island City. Over the last three decades, the City

2 has allowed developers to dictate what is built in
3 our neighborhood, especially in Long Island City, one
4 of the fastest-growing neighborhoods in the country.
5 We have had four failed rezonings before I have taken
6 office. And these past two years, through those
7 lessons we have learned, thousands of my neighbors
8 have come together to envision our own future.
9 Through our advocacy, persistent community
10 engagement, and disciplined negotiations, we have
11 secured a historic investment of over 1.5 billion
12 dollars to Long Island City to fund a connected
13 waterfront, the restoration of Queensbridge Baby
14 Park, and expanded public space underneath the
15 Queensboro Bridge, over 1,300 new school seats,
16 sewage and plumbing infrastructure, significant NYCHA
17 investments for modernization, and so much more, all
18 that is long overdue for a community that has taken
19 in so much development. Finally, we will be one Long
20 Island City for current and future residents that
21 want to call this neighborhood home.

22 We started this process two years ago,
23 conducting extensive public engagement that included
24 21 large public events, two surveys, 14,000 mailers,
25 presentations to community boards, and thousands of

2 public comments and testimony. Our team canvassed
3 over 8,000 doors at Queensbridge houses over the
4 course of several months to include voices from
5 residents, and also held community engagement
6 sessions at Wreaths right there in Queensbridge
7 houses. After hearing from the community, their
8 voices shaped five key community priorities. The top
9 five communities which have been public were
10 maximizing affordable housing, connecting the
11 waterfront from Queensbridge Park to Gantry Park, new
12 schools to ensure that we had adequate school seats
13 for all of our children, reclaiming park spaces under
14 the Queensboro Bridge that were taken away from them
15 without due process, sewage and plumbing
16 infrastructure as well as coastal resiliency, and
17 long overdue investment in our most vulnerable
18 neighbors at Queensbridge houses.

19 After months of focused negotiations with
20 the Mayoral Administration, as well as the
21 developers, and the community's tireless advocacy, I
22 am announcing my full support of the One Long Island
23 City Neighborhood Plan, which will produce a total of
24 over 14,000 units of housing and over 4,300 units of
25 affordable housing, making it the largest

2 neighborhood rezoning in the history of New York
3 City.

4 We have many people to thank, but I want
5 to thank the following people for their support.
6 First, Deputy Mayor Randy Mastro, as well as our
7 beloved speaker Adrienne Adams, the City Council Land
8 Use Team, Perris Straughter, James Catone (phonetic),
9 William Vidal, as well as Anne, and from City Hall
10 and DCP, Deputy Mayor Carrion, Nate Bliss, Lizette
11 Chaparro, Matt, and Hyekyong Yang (phonetic), and so
12 many more Staff from all of the City agencies across
13 the board. We also want to thank our friends in labor
14 who have stood by us before the project had even
15 officially taken off. We want to thank the New York
16 City District Council of Carpenters, LIUNA, Laborers
17 Local 78, Local 79, DC9, the Painters, the Cement and
18 Concrete Workers, and many, many more. We also want
19 to give a special thank you to our dedicated
20 Community Boards 1 and 2, especially the Chairs, Evie
21 Hantzopoulos, as well as Anatole Ashraf, and all of
22 the board members who spent countless community
23 hours, as well as members, as volunteers, and
24 organizations who shaped this plan. I also want to
25 thank my incredible staff who spent wee hours of the

2 night with me reviewing the points of agreement, as
3 well as spending many hours following up with
4 everyone as part of this project. My Chief-of-Staff,
5 Nick Gulotta; my Land Use Director, Laura Singh; my
6 Land Use Consultant, Ellie Lauderback; my current
7 Comms Director, Farah Salam, as well as Sansan Lin
8 (phonetic). And we also want to thank our previous
9 Staff Members who kicked off this project with me, my
10 former Land Use Director, Isaac Blasenstein
11 (phonetic), my former Land Use Consultant, Lili
12 Zabayos (phonetic), and our Legislative Fellow, Greg
13 Castoria (phonetic), and so many others, especially
14 our hard-working interns who have made this
15 community's priorities heard by the City of New York.

16 We also want to thank our elected
17 official colleagues, our Borough President, Donovan
18 Richards, Congresswoman Nidhi Velasquez, State
19 Senator Kristen Gonzalez, Assembly Member Claire
20 Valdez, as well as Assembly Members Zohran Mamdani.

21 The City has committed to over 1.5
22 billion dollars in investment to this plan, which
23 includes, these are some of the highlights,
24 additional 1,300 seats, including a new middle school
25 that will be expedited, two new elementary schools,

1 and a new site for the Baccalaureate School of Global
2 Education; the return of five acres of parkland under
3 the Queensboro Bridge, which is 3.8 football fields
4 worth of public land, which will remove the barrier
5 between Queensbridge and the rest of Long Island City
6 to integrate our neighborhoods. There is a 206-
7 million-dollar investment in Queensbridge houses to
8 address chronic plumbing issues, bringing vacant
9 units online, upgrading community facilities like
10 resettlement houses, as well as the Tenant
11 Association's office, and we are addressing long-
12 standing infrastructure shortfalls upon the
13 completion of the amended drainage plan with a
14 commitment from DEP. We're establishing the
15 Waterfront Access Plan and creating a publicly
16 accessible waterfront connecting Gantry Park to
17 Queensbridge Park, so I want to give a thank you to
18 Con Ed, who has been willing to work with us to make
19 sure that the waterfront is transferred to the City
20 of New York at free or nominal costs, as well as NYPA
21 and Silver Cub, who are willing to cooperate with us
22 to get this done. Extensive mapping Mandatory
23 Inclusionary Housing in Long Island City for the
24 first time requiring at least 20 to 25 percent
25

1 affordable units on all private sites, with the most
2 deeply affordable levels offered by MIH Option 1 or
3 Option 3. New York City is currently in a housing
4 crisis, and Long Island City continues to lead in the
5 production of new housing. This plan shows how the
6 City and community members can come together to
7 create a vision that pairs high levels of housing
8 production with responsible infrastructure
9 investment, ensuring that our neighborhoods have the
10 resources they need to grow and thrive for existing
11 neighbors, as well as future neighbors. The Council
12 has approved a historic amount of new housing
13 production, and I encourage my Colleagues to vote yes
14 to move the One LIC Neighborhood Plan forward to
15 continue this legacy, and I also want everyone to pay
16 attention to your proposals two to four, which would
17 make it impossible for me to ever negotiate on behalf
18 of my community ever again to this level. So thank
19 you so much, and here we go.

21 CHAIRPERSON RILEY: Thank you, Council
22 Member Won.

23 Moving on to our next project, we will
24 vote to approve LU 397 for the 74 Bogart Street
25 rezoning, a private application to rezone an existing

2 M1-2 district to an M1-4A district to facilitate the
3 development of a new seven-story light industrial use
4 building containing fine art storage in Councilmember
5 Gutierrez's District in Brooklyn. Council Member
6 Guti  rrez supports this application.

7 I just want to state for the record we've
8 been joined by Council Member Carr.

9 We will also vote to approve with
10 modifications to 78-01 Queens Boulevard rezoning LU
11 398 and 399, which is a private application to rezone
12 an M1-1 district to an R7X/C2-4 district, and to
13 establish a Mandatory Inclusionary Housing area in
14 Council Member Krishnan's District. We will modify
15 this application by removing the rezoning area for
16 the properties located at Tax Block 1538 along Queens
17 Boulevard between Cornish Avenue and Dongan Avenue
18 because of the existing active industrial users
19 located on that block, which could be displaced if
20 the current M1-1 zoning designation is changed. We
21 will also modify the MIH option for the rezoned area
22 by striking MIH Option 2.

23 We will also vote to approve Domino Site
24 B, LU 400, 401, and 402. These applications are made
25 by a private applicant to permit bulk and design

changes to Building B at Site B within the previously Council-approved Domino large-scale general development to facilitate the construction of a new building containing approximately 1,262 dwelling units and 12,230 square feet of commercial space at 264-350 Kent Avenue, Brooklyn in Council Member Restler's District. This application includes a zoning text amendment to allow for Zoning Resolution Section 22 to 23, which was revised by last year's City of Yes proposal to permit increased floor area exemption to apply to existing buildings within a large-scale development project, as well as two special permits, the first under Section 74-473 will exempt certain floor areas and alter the setback, permitted obstructions, and bulkhead height regulations, and a second special permit under section 74-745 to waive a requiring loading berth. Council Member Restler is supportive of this application.

Finally, we will vote to deny the Sidewalk Cafe revocable consent application by Ovi's Place, LU 403, an application for three tables and nine chairs for Ovi's Place located on Avenue H in Brooklyn in Council Member Louis' District. Council

1 Member Louis attended the public hearing for this
2 cafe and expressed that she shares the concerns of
3 the local community board that the sidewalk for the
4 proposed cafe is too narrow and congested with
5 pedestrians and does not believe it is an appropriate
6 location for the requested cafe setup. Council Member
7 Louis has requested that I read the following
8 statement on her behalf.
9

10 Thank you, Chair Rowley, for the
11 opportunity to share this statement about the Land
12 Use Application Number 403 concerning the requests by
13 Ovi's Place located in my District to operate a
14 sidewalk cafe on Avenue H. At the outset, I want to
15 acknowledge that the small businesses like Ovi's
16 Place are a vital part of the economic and social
17 fabric of our neighborhoods. However, we must also
18 balance this support with a clear responsibility to
19 maintain accessibility, pedestrian safety, and
20 quality of life for our residents. In this particular
21 case, the sidewalk along Avenue H is simply not wide
22 enough to safely accommodate tables, chairs, and
23 regular pedestrian flow. Unlike other areas with
24 broader sidewalks, the curved intersection possesses
25 significant congestion risks, especially for

pedestrians, families with strollers, and wheelchair users. The location sits at a busy corner where residents, students, and commuters from Brooklyn College, the Triangle Junction Mall, and the Flatbush Avenue 2 and 5 train stations all coverage between Midwood and Flatbush. These concerns were also echoed at Community Board 14 during their public hearing on Thursday, August 7th, where the applicant did not attend. In their recommendation, CB14 stated, and I quote, due to the absence of this applicant, CB14 members were not able to gain clarification on concerns including adequate sidewalk clearance, perimeter marking or barricades and appropriateness of street furnitures. Additionally, the applicant could only reach out to our office after being notified by the Council hearing and never subsequently followed up with my office to explore modifications that could address these legitimate safety and space concerns. While I am unable to support this application due to these concerns and encourage the Committee to reject this application, I look forward to continued collaboration with the BID and Community Board 14 to beautify our streetscapes in a manner that reflects both our commitment to

2 small business success and our duty to protect the
3 public right-of-way.

4 All right. That was a lot today. I will
5 now call for a vote with the support of the local
6 Members to approve with modification LUs 373 through
7 378 and 392 for the Long Island City Neighborhood
8 Plan; LU 398 through 399 for the 78-01 Queens
9 Boulevard rezoning; to approve LU 397 for the 74
10 Bogart Street rezoning; LUs 400, 401, and 402 for the
11 Domino Site B proposal; and to disapprove LUs 403 for
12 the Ovi's Place Sidewalk Cafe revocable consent
13 application.

14 Counsel, please call the roll.

15 COMMITTEE COUNSEL HUH: Chair Riley.

16 CHAIRPERSON RILEY: Aye.

17 COMMITTEE COUNSEL HUH: Council Member

18 Moya.

19 COUNCIL MEMBER MOYA: I vote aye.

20 COMMITTEE COUNSEL HUH: Thank you. Council

21 Member Abreu.

22 COUNCIL MEMBER ABREU: Aye.

23 COMMITTEE COUNSEL HUH: Council Member

24 Hanks.

25 COUNCIL MEMBER HANKS: I vote aye.

1 SUBCOMMITTEE ON ZONING AND FRANCHISES 18

2 COMMITTEE COUNSEL HUH: Council Member
3 Schulman.

4 COUNCIL MEMBER SCHULMAN: Aye.

5 COMMITTEE COUNSEL HUH: Council Member
6 Salaam.

7 COUNCIL MEMBER SALAAM: I vote aye.

8 COMMITTEE COUNSEL HUH: Council Member
9 Carr.

10 COUNCIL MEMBER CARR: Aye.

11 COMMITTEE COUNSEL HUH: Chair, by a vote
12 of seven in the affirmative, zero in the negative, no
13 abstentions, the items are adopted and referred to
14 the full Land Use Committee.

15 CHAIRPERSON RILEY: Thank you. That
16 concludes today's business.

17 I would like to thank the members of the
18 public, my Colleagues, Subcommittee Counsel, Land Use
19 and other Council Staff, and the Sergeant-at-Arms for
20 participating today's meeting.

21 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 October 31, 2025