

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, September 17, 2024

11:00 AM

250 Broadway - Committee Room, 16th Floor

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, David M. Carr, Kamillah Hanks,
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman*

Roll Call

Present: Riley, Abreu, Carr, Hanks, Moya and Salaam

Absent: Schulman

Other Council Members Attending: Holden and Bottcher

LU 0138-2024

Application number C 230022 ZMQ (31-17 12th Street Rezoning) submitted by 31 17 19 1Z, LLC, pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an R5B District to an R6B District, Borough of Queens, Community District 1, Council District 22.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Committee Report, Res. No.

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, Carr, Hanks, Moya and Salaam

Absent: 1 - Schulman

LU 0139-2024

Application number N 230023 ZRQ (31-17 12th Street Rezoning) submitted by 31 17 19 1Z, 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, Borough of Queens, Community District 1, Council District 22.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Committee Report, Res. No.

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, Carr, Hanks, Moya and Salaam

Absent: 1 - Schulman

LU 0140-2024

Application number C 230354 ZMK (250 86th Street Rezoning) submitted by Dr. Helen Kim, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, changing from an R3-2 District to an R6B District, Borough of Brooklyn, Community District 10, Council District 47.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Committee Report, Res. No.

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, Carr, Hanks, Moya and Salaam

Absent: 1 - Schulman

LU 0141-2024

Application number N 230355 ZRK (250 86th Street Rezoning submitted by Dr. Helen Kim, 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, Borough of Brooklyn, Community District 10, Council District 47.

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Committee Report

This Land Use Application was Hearing Held by Committee

Attachments: August 15, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - August 27, 2024, Hearing Transcript - Zoning 8-27-24, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Committee Report

A motion was made that this Land Use Application be Filed by Subcommittee approved by Roll Call.

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Salaam

Absent: 1 - Schulman

LU 0145-2024

Application number C 230250 ZMQ (21st Street Rezoning) submitted by Astoria Park Warehouse, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, eliminating from within an existing R5D District a C1-3 District, changing from an R5B District to an R6A District, changing from an R5D District to an R6A District, and establishing within the proposed R6A District a C1-4 District, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Zoning 9/10/24 - Appearance Card, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 589

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Zoning 9/10/24 - Appearance Card, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 589

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Salaam

Absent: 1 - Schulman

LU 0146-2024

Application number N 230251 ZRQ (21st Street Rezoning) submitted by Astoria Park Warehouse, 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, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Zoning 9/10/24 - Appearance Card, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 590

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, Zoning 9/10/24 - Appearance Card, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 590

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Salaam

Absent: 1 - Schulman

LU 0147-2024 **Application number G 240057 XAK (281-311 Marcus Garvey Boulevard) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article XI of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 281 Marcus Garvey Boulevard (Block 1629, p/o Lot 1 (Tentative Lot 5)) and 311 Marcus Garvey Boulevard (Block 1634, p/o Lot 1 (Tentative Lot 80)), Borough of Brooklyn, Community District 3, Council District 36.**

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 591

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - September 10, 2024, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Zoning 9-17-24, Hearing Transcript - Zoning 9-10-24, Committee Report, Res. No. 591

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Riley, Abreu, Carr, Hanks, Moya and Salaam

Absent: 1 - Schulman

LU 0149-2024 **Application number C 230206 ZMM (135th Street Rezoning) submitted by Crosscap Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5c, changing from an M1-1 District to an R7-2 District, establishing within the proposed R7-2 District a C2-4 District, and establishing a Special Manhattanville Mixed Use District (MMU), Borough of Manhattan, Community District 9, Council District 7.**

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Illustrative Zoning Elevations - Zoning 9/17/24, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Illustrative Zoning Elevations - Zoning 9/17/24, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24

This Land Use Application was Laid Over by Subcommittee

LU 0150-2024

Application number N 230207 ZRM (135th Street Rezoning) submitted by Crosscap Holdings, 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 special permit provisions of Article X, Chapter 4 (Special Manhattanville Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 9, Council District 7.

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Illustrative Zoning Elevations - Zoning 9/17/24, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Illustrative Zoning Elevations - Zoning 9/17/24, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24

This Land Use Application was Laid Over by Subcommittee

LU 0153-2024

Application number C 240244 ZSM (343 West 47th Street Demolition Special Permit) submitted by Midtown West 47 St., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-108 of the Zoning Resolution to allow the demolition of more than 20 percent of residential floor area of an existing 4-story building containing dwelling units, on property located at 343 West 47th Street (Block 1038, Lot 11), in an R8 District, within the Special Clinton District (Preservation Area), Borough of Manhattan, Community District 4, Council District 3.

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24

This Land Use Application was Laid Over by Subcommittee

LU 0155-2024

Application number D 2450082809 SWQ (Cozy Corner Bar) pursuant to Section 19-160.2 of the Administrative Code of the City of New York, for a revocable consent to establish, maintain, and operate a sidewalk café located at 6001 70th Avenue, Ridgewood, NY 11358, Borough of Queens, Community District 5, Council District 30.

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 593

This Land Use Application was Hearing Held by Committee

Attachments: Hearing Transcript - Stated Meeting 9-12-24, September 12, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - September 17, 2024, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 593

This Land Use Application was Laid Over by Subcommittee

LU 0156-2024

Application number C 210340 ZMK (2390 McDonald Avenue Rezoning) submitted by MTL Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, by changing from a C8-1 District to a C4-4L District, Borough of Brooklyn, Community District 15, Council District 44.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 594

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

Attachments: Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 594

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

LU 0157-2024

Application number N 210341 ZRK (2390 McDonald Avenue) submitted by MTM Realty, 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, Borough of Brooklyn, Community District 15, Council District 44.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 595

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

Attachments: Calendar of the Zoning Subcommittee Meeting - September 17, 2024, 9/17/24 Zoning Appearance Cards, Hearing Transcript - Zoning 9-17-24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - September 24, 2024, Committee Report, Res. No. 595

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