

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, July 8, 2025

1:00 PM

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, Salaam and Schulman

Other Council Members Attending: Restler, Hudson and Farías

LU 0326-2025

Application number D 2550141427 SWM (Mykonian House) 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 25 East 83rd Street, New York, NY 11385, Borough of Manhattan, Community District 5, Council District 4.

Attachments: June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 996

This Land Use Application was Hearing Held by Committee

Attachments: June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 996

This Land Use Application was Laid Over by Subcommittee

LU 0327-2025

Application number D 2550072874 SWX (Ajo & Oregano Restaurant) 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 1556 White Plains Road, Bronx, NY 10462, Borough of the Bronx, Community District 9, Council District 18.

Attachments: June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 997

This Land Use Application was Hearing Held by Committee

Attachments: June 30, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-30-25, Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, Calendar of the Subcommittee Meetings and Land Use Meeting - July 14, 2025, Hearing Transcript - Zoning 7-14-25, Hearing Transcript - Land Use 7-14--25, July 14, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 997

This Land Use Application was Laid Over by Subcommittee

LU 0331-2025

Application number C 250050 ZMK (47 Hall Street Rezoning) submitted by RXR 9-47 Hall Street Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M1-2 District to an M1-5 District; changing from an M1-2 District to an M1-6A/R8 District; and establishing a Special Mixed Use District (MX-27), Borough of Brooklyn, Community District 2, Council District 35.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 47 Hall Street Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1033, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 47 Hall Street Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1033, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

LU 0332-2025

Application number N 250051 ZRK (47 Hall Street Rezoning) submitted by RXR 9-47 Hall Street Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District, and amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 35.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 47 Hall Street Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1034, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 47 Hall Street Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1034, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

LU 0333-2025

Application number C 240275 ZMK (347 Flushing Avenue) submitted by Flushing Condo Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M1-2 District to an R7-1 District; changing from an M1-2 District to an M1-5 District; and establishing within the proposed R7-1 District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 347 Flushing Avenue Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Committee Report, Res. No. 1029, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25

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

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 347 Flushing Avenue Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Committee Report, Res. No. 1029, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25

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

LU 0334-2025

Application number N 240276 ZRK (347 Flushing Avenue) submitted by Flushing Condo 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 APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 347 Flushing Avenue Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Committee Report, Res. No. 1030, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25

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

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 347 Flushing Avenue Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Committee Report, Res. No. 1030, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25

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

LU 0335-2025

Application number C 250030 ZMK (236 Gold Street Rezoning) submitted by 236 Gold LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an R6B District to a C6-2A District, Borough of Brooklyn, Community District 2, Council District 33.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 236 Gold Street Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1035, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 236 Gold Street Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1035, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

LU 0336-2025

Application number N 250032 ZRK (236 Gold Street) submitted by 236 Gold 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 33.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 236 Gold Street Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1036, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 236 Gold Street Presentation, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1036, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

LU 0337-2025

Application number C 240223 ZMQ (42-11 30th Avenue Rezoning) submitted by CG Stone Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d: eliminating from within an existing R5 District a C1-2 District; changing from an R5 District to an R6A District; establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 42-11 30th Ave Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1037, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 42-11 30th Ave Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1037, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

LU 0338-2025

Application number N 240224 ZRQ (42-11 30th Avenue) submitted by CG Stone 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 42-11 30th Ave Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1038, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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

Attachments: Calendar of the Landmarks and Zoning Subcommittee Meetings - July 8, 2025, 42-11 30th Ave Rezoning, 7/8/25 Zoning Appearance Cards, Hearing Transcript - Zoning 7-8-25, July 14, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - August 6, 2025, Hearing Transcript - Zoning 8-6-25, Hearing Transcript - Land Use 8-6-25, City Planning Commission Approval Letter, Committee Report, Res. No. 1038, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-14-25, Hearing Transcript - Stated Meeting 8-14-25

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