

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, April 23, 2025

10:00 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, Carr, Moya, Salaam and Schulman

Absent: Hanks

Conflict: Abreu

Other Council Members Attending: Hudson and Zhuang

LU 0275-2025

Application number C 230309 ZMK (73-99 Empire Boulevard Rezoning) submitted by Empire Boulevard Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d: eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to a C4-4D District, and changing from a C8-2 District to a C4-4D District, Borough of Brooklyn, Community District 9, Council District 35.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 73-99 Empire Blvd Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Zoning 4-23-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 73-99 Empire Blvd Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Zoning 4-23-25

This Land Use Application was Laid Over by Subcommittee

LU 0276-2025

Application number N 230310 ZRK (73-99 Empire Boulevard Rezoning) submitted by the Empire Boulevard Holdings, 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 9, Council District 35.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 73-99 Empire Blvd Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Zoning 4-23-25

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This Land Use Application was Laid Over by Subcommittee

LU 0277-2025

Application number C 230378 ZMK (166 Kings Highway Rezoning) submitted by 116 Plaza 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 R6B District a C2-3 District, changing from an R6B District to an R7X District, and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 11, Council District 43.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 166 Kings Highway Presentation, 166 Kings Highway Presentation, April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - May 12, 2025, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Zoning 4-23-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 166 Kings Highway Presentation, 166 Kings Highway Presentation, April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - May 12, 2025, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Zoning 4-23-25

This Land Use Application was Laid Over by Subcommittee

LU 0278-2025

Application number N 230379 ZRK (166 Kings Highway Rezoning) submitted by 116 Plaza 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 11, Council District 43.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 166 Kings Highway Presentation, 166 Kings Highway Presentation, April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - May 12, 2025, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Zoning 4-23-25

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Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 166 Kings Highway Presentation, 166 Kings Highway Presentation, April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meeting - May 12, 2025, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No., Hearing Transcript - Zoning 4-23-25

This Land Use Application was Laid Over by Subcommittee

LU 0281-2025

Application number C 240294 ZMK (2201-2227 Neptune Avenue Rezoning) submitted by Neptune Avenue Commercial, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28d: changing from an M1-2 District to an M1-5/R7-3 District, and establishing a Special Mixed Use District (MX-26), Borough of Brooklyn, Community District 13, Council District 47.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 2201-2227 Neptune Avenue Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 906, Hearing Transcript - Zoning 4-23-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 2201-2227 Neptune Avenue Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 906, Hearing Transcript - Zoning 4-23-25

This Land Use Application was Laid Over by Subcommittee

LU 0282-2025

Application number N 240295 ZRK (2201-2227 Neptune Avenue Rezoning) submitted by Neptune Avenue Commercial, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, amending Article XII, Chapter 3 (Special Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 13, Council District 47.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 2201-2227 Neptune Avenue Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 907, Hearing Transcript - Zoning 4-23-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 2201-2227 Neptune Avenue Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 907, Hearing Transcript - Zoning 4-23-25

This Land Use Application was Laid Over by Subcommittee

LU 0279-2025

Application number C 240406 ZMK (19 Maspeth Avenue Rezoning) submitted by Capscar III LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13b: changing from a C8-2 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 19 Maspeth Avenue Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 904, Hearing Transcript - Zoning 4-23-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 19 Maspeth Avenue Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 904, Hearing Transcript - Zoning 4-23-25

This Land Use Application was Laid Over by Subcommittee

LU 0280-2025

Application number N 240407 ZRK (19 Maspeth Avenue Rezoning) submitted by Capskar III 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 1, Council District 34.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 19 Maspeth Avenue Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 905, Hearing Transcript - Zoning 4-23-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - April 23, 2025, 19 Maspeth Avenue Rezoning Presentation, April 24, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-24-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - May 22, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - May 28, 2025, May 28, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 905, Hearing Transcript - Zoning 4-23-25

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