

The New York City Council

City Hall
New York, NY 10007



Meeting Minutes

Tuesday, March 11, 2025

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 Schulman

Absent: Salaam

Other Council Members Attending: Marte

LU 0239-2025

Application number C 240186 ZMQ (123-12 Sutphin Boulevard Rezoning) submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c: changing from an R6 District to an R3A District, changing from an R3A District to an R6A District, and changing from an R6 District to an R6A District, Borough of Queens, Community District 12, Council District 28.

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Zoning 2/24/25 Appearance Cards, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Subcommittee and Land Use Meetings - March 18, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 834, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Zoning 2/24/25 Appearance Cards, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Subcommittee and Land Use Meetings - March 18, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 834, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25

This Land Use Application was Laid Over by Subcommittee

LU 0240-2025

Application number N 240187 ZRQ (123-12 Sutphin Boulevard Rezoning) submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, 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 12, Council District 28.

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Hearing Transcript - Stated Meeting 2-13-25, Zoning 2/24/25 Appearance Cards, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Subcommittee and Land Use Meetings - March 18, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 835, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Hearing Transcript - Stated Meeting 2-13-25, Zoning 2/24/25 Appearance Cards, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Subcommittee and Land Use Meetings - March 18, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 835, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25

This Land Use Application was Laid Over by Subcommittee

LU 0241-2025

Application number D 2450119000 SWM (Le Dive) 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 37 Canal Street, New York, NY 10002, Borough of Manhattan, Community District 3, Council District 1.

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, Hearing Transcript - Stated Meeting 2-13-25, Hearing Testimony - Zoning 2/24/25, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 808, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, Hearing Transcript - Stated Meeting 2-13-25, Hearing Testimony - Zoning 2/24/25, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 808, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25

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

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

Absent: 1 - Salaam

LU 0249-2025

Application number C 250046 ZMQ (Queens Future Map Change and Amendment) submitted by Queens Future, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, by establishing a C8-4 district and changing from an R3-2 District to a C8-4 District, Borough of Queens, Joint Interest Area 81, Community Districts 3, 4, 6, 7, 8, and 9, Council District 21.

Attachments: February 27, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 6, 2025, Queens Future Map Change and Amendment Presentation, Calendar of the Subcommittee Meetings - March 11, 2025, Hearing Testimony - Zoning 3/6/25, Committee Report, Res. No. 811, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-6-25, Hearing Transcript - Zoning 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: February 27, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 6, 2025, Queens Future Map Change and Amendment Presentation, Calendar of the Subcommittee Meetings - March 11, 2025, Hearing Testimony - Zoning 3/6/25, Committee Report, Res. No. 811, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-6-25, Hearing Transcript - Zoning 3-11-25

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 Schulman

Absent: 1 - Salaam

LU 0250-2025

Application number C 250047 MMQ (Queens Future Map Change and Amendment) submitted by Queens Future, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; the establishment of a portion of a westbound ramp to the Grand Central Parkway; the adjustment of grades and block dimensions necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President, Borough of Queens, Joint Interest Area 81, Community Districts 3, 4, 6, 7, 8, and 9, Council District 21.

Attachments: February 27, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 6, 2025, Queens Future Map Change and Amendment Presentation, Calendar of the Subcommittee Meetings - March 11, 2025, Hearing Testimony - Zoning 3/6/25, Committee Report, Res. No. 812, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-6-25, Hearing Transcript - Zoning 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: February 27, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 6, 2025, Queens Future Map Change and Amendment Presentation, Calendar of the Subcommittee Meetings - March 11, 2025, Hearing Testimony - Zoning 3/6/25, Committee Report, Res. No. 812, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-6-25, Hearing Transcript - Zoning 3-11-25

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 Schulman

Absent: 1 - Salaam