

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, May 28, 2025

11:15 AM

Committee Room - City Hall

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: Bottcher, Zhuang and Salamanca

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

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

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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

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

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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

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

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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

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

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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

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

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

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

LU 0280-2025

Application number N 240407 ZRK (19 Maspeth Avenue Rezoning) submitted by Capscar 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

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

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

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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

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

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

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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

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

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

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

LU 0283-2025

Application number C 250099 ZSM (Western Rail Yard Modifications) submitted by WRY Tenant LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 93-58 of the Zoning Resolution to modify the retail continuity and transparency requirements of Section 93-10 (Use Regulations), to modify the building locations, height and setback, street wall locations, tower requirements and the measurement of building heights requirements of Section 93-56 (Special Height and Setback Regulations in Subdistrict F), to modify the publicly accessible open spaces requirements of 93-75 (Publicly Accessible Open Spaces in Subdistrict F), the publicly accessible private streets and pedestrian way requirements of Section 93-76 (Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F), and to modify the maximum width of curb cut requirements of Section 13-242 (Maximum width of curb cuts), Borough of Manhattan, Community District 4, Council District 3.

Attachments: April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hudson Yards Western Rail Yard Presentation, 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

This Land Use Application was Hearing Held by Committee

Attachments: April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hudson Yards Western Rail Yard Presentation, 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

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

LU 0284-2025

Application number N 250098 ZRM (Western Rail Yards Modifications) submitted by WRY Tenant 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 special permit provisions of Article IX, Chapter 3 (Special Hudson Yards District), Borough of Manhattan, Community District 4, Council District 3.

Attachments: April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hudson Yards Western Rail Yard Presentation, 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

This Land Use Application was Hearing Held by Committee

Attachments: April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hudson Yards Western Rail Yard Presentation, 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

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

LU 0285-2025

Application No. C 250024 MMM (Western Rail Yard Mapping Action) submitted by WRY Tenant LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the change of grades on West 33rd Street between Eleventh Avenue and Twelfth Avenue and the delineation of public access easement, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. ACC. 30276 dated November 8, 2024 and signed by the Borough President, Borough of Manhattan, Community District 4, Council District 3.

Attachments: April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hudson Yards Western Rail Yard Presentation, 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

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Attachments: April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hudson Yards Western Rail Yard Presentation, 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

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 7 - Riley, Abreu, Carr, Hanks, Moya, Salaam and Schulman

LU 0286-2025

Application No. M 250100 LDM (Western Rail Yards Modifications) submitted by WRY Tenant LLC, for the modification of Restrictive Declaration CRFN 2014000154631, to reflect certain project design revisions, related to property located at 300 Twelfth Avenue and 675 West 30th Street (Blocks 676, Lots 1 and 5), Borough of Manhattan, Community District 4, Council District 3.

Attachments: April 24, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hudson Yards Western Rail Yard Presentation, 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

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A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

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