

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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April 30, 2025
Start: 11:20 a.m.
Recess: 11:24 a.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH
FLOOR

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu
David M. Carr
Kamillah M. Hanks
Francisco P. Moya
Lynn C. Schulman

SERGEANT-AT-ARMS: This is a microphone check for the Subcommittee on Zoning and Franchises. Today's date is April 30, 2025, located in the 16th Floor Committee Room. Recording is done by Rocco Mesiti.

SERGEANT-AT-ARMS: Good morning, and welcome to today's New York City Council vote for the Subcommittee on Zoning and Franchises.

At this time, we ask that you silence all electronic devices and at no time is anyone to approach the dais.

Chair Riley, we're ready to begin.

CHAIRPERSON RILEY: [GAVEL] Good morning, and welcome to a meeting of the Subcommittee on Zoning and Franchises. I am Council Member Kevin Riley, Chair of the Subcommittee. This morning I'm joined remotely by Council Member Moya, Council Member Hanks, Council Member Abreu, Schulman, and Carr.

We are voting on one proposal today known as 102-51 Queens Boulevard Rezoning. This proposal consists of LUs 261 and 270 and is located in Council Member Schulman's District. Applicant is seeking to build a residential mixed-use development in Forest

Hills, Queens. The development would have approximately 216 apartments, of which approximately 54 are projected to be affordable. The proposal involves two actions. The first is a zoning map amendment to change an R7-1 residential district with a C1-2 commercial overlay to an R8-X residential district with a C2-4 commercial overlay. The second action is a zoning text amendment to map a mandatory inclusionary housing area.

Council Member Schulman supports this application, and I will now give the floor to Council Member Schulman to give her remarks.

COUNCIL MEMBER SCHULMAN: Thank you, Chair Riley.

Today, I'm here to vote to support the proposed development at 102-51 Queens Boulevard. My District needs more housing, specifically affordable housing, and this is what this development will provide. Of the 216 residential units, 54 will be permanently affordable. I am also proud of approving a project that will be using union labor in both the construction and operations of the building. I want to thank the applicant for working with me and the community on this project. I also want to thank the

applicant for considering the community's request for supportive housing as part of the project. While this type of project does not meet the conditions required for supportive housing, the project will have apartments that are designed for people with disabilities, which is much appreciated. I look forward to further discussions on potential opportunities in this area. Thank you.

CHAIRPERSON RILEY: Thank you, Council Member Schulman. I will now call for a vote to approve LUs 269-270 relating to 102-51 Queens Boulevard rezoning proposal.

Counsel, please call the roll.

COMMITTEE COUNSEL VIDAL: Chair Riley.

CHAIRPERSON RILEY: Aye.

COMMITTEE COUNSEL VIDAL: Council Member Moya.

COUNCIL MEMBER MOYA: I vote aye.

CHAIRPERSON RILEY: Council Member Hanks.

COUNCIL MEMBER HAMKS: I vote aye.

COMMITTEE COUNSEL VIDAL: Council Member Abreu.

COUNCIL MEMBER ABREU: Aye.

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COMMITTEE COUNSEL VIDAL: Council Member
Schulman.

COUNCIL MEMBER SCHULMAN: Aye.

COMMITTEE COUNSEL VIDAL: Council Member
Carr.

COUNCIL MEMBER CARR: Aye.

COMMITTEE COUNSEL VIDAL: By a vote of six
in the affirmative, zero opposing, and zero
abstention, LUs 269 and 270 are approved, and these
items are now referred to the full Land Use
Committee.

CHAIRPERSON RILEY: Thank you. That
concludes today's business.

I would like to thank the members of the
public, my Colleagues, Subcommittee Counsel, Land Use
and Council Staff, and the Sergeant-at-Arms for
participating in today's meeting.

This meeting is hereby adjourned. Thank
you. [GAVEL]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date June 26, 2025