

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, September 22, 2022

11:00 AM

250 Broadway - Committee Room, 16th Floor

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

Present: Riley, Bottcher, Carr, Hanks, Louis, Moya and Schulman

Absent: Abreu

Other Council Members Attending: Hanif and Won

LU 0100-2022

Application number C 210174 ZMK (2080 McDonald Avenue) submitted by Jackson Ex 2 Avenue S, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to a C4-4L District and changing from an M1-1 District to a C4-4L District, Borough of Brooklyn, Community District 11, Council District 44.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 357, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 357, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

This Land Use Application was Laid Over by Subcommittee

LU 0101-2022

Application number N 210175 ZRK (2080 McDonald Avenue) submitted by Jackson Ex 2 Avenue S, 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 for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 11, Council District 44.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 358, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 358, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

This Land Use Application was Laid Over by Subcommittee

LU 0110-2022

Application number C 210348 ZMK (Ninth Street Rezoning) submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M2-1 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-25), Borough of Brooklyn, Community District 6, Council District 39.

Attachments: September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 378, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 378, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

This Land Use Application was Laid Over by Subcommittee

LU 0111-2022

Application number N 210349 ZRK (Ninth Street Rezoning) submitted by Angelina Gatto Trust, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District (MX-25) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 6, Council District 39.

Attachments: September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 379, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 379, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

This Land Use Application was Laid Over by Subcommittee

LU 0112-2022

Application number C 210350 ZSK (Ninth Street Rezoning) submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces, for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed use development, on property located at 153-157 9th Street and 124 8th Street (Block 1002, Lots 48, 49, 50 & 16), in M1-4/R7A* and M2-1 Districts, partially within a Special Mixed Use District (MX-25)*, Borough of Brooklyn, Community District 6, Council District 39.

Attachments: September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 380, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

This Land Use Application was Hearing Held by Committee

Attachments: September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Stated Meeting 9-14-22, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 380, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

This Land Use Application was Laid Over by Subcommittee

LU 0115-2022

Application number C 220133 ZMQ (78-46 Metropolitan Avenue Rezoning) submitted by Robert Thomas, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d, changing from an R5 District to an R5D and establishing within the proposed R5D District a C2-3 District, Borough of Queens, Community District 5, Council District 30.

Attachments: Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Committee Report, Res. No. 355, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

Attachments: Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Committee Report, Res. No. 355, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

LU 0116-2022

Application number C 220414 ZMQ (79-18 164th Street Rezoning) submitted by Mikhail Kantius, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R4 District a C1-3 District, eliminating from within an existing R5D District a C1-3 District, establishing within an existing R4 District a C2-3 District and establishing within an existing R5D District a C2-3 District, Borough of Queens, Community District 8, Council District 24.

Attachments: Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Committee Report 10/12/22, Res. No. 356, Committee Report 10/25/22, Res. No. 365-A, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

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

Attachments: Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Committee Report 10/12/22, Res. No. 356, Committee Report 10/25/22, Res. No. 365-A, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

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

LU 0117-2022

Application number C 220169 ZMQ (40-25 Crescent Street Rezoning) submitted by Crescent Street Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, changing from an M1-2/R5B District to an M1-2/R6A District and changing from an M1-2/R5D District to an M1-2/R6A District, Borough of Queens, Community District 1, Council Districts 26.

Attachments: Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 359, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

Attachments: Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 359, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

LU 0118-2022

Application number N 220170 ZRQ (40-25 Crescent Street Rezoning) submitted by Crescent Street Associates, 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 provisions of Article XI, Chapter 7 (Special Long Island City Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council Districts 26.

Attachments: Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 360, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

Attachments: Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 360, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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