

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, April 29, 2025

10:00 AM

Council Chambers - 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, Salaam and Schulman

Medical: Moya

Other Council Members Attending: Bottcher and Nurse

LU 0267-2025

Application number C 230128 ZMK (2510 Coney Island Avenue Rezoning) submitted by 2510 CIA, 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 R4 District to an R7D District, changing from a C8-1 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 48.

Attachments: March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 8, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Zoning 4-8-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 924, Committee Report, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-29-25

This Land Use Application was Hearing Held by Committee

Attachments: March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 8, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Zoning 4-8-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 924, Committee Report, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-29-25

This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC

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

Medical: 1 - Moya

LU 0268-2025

Application number N 230129 ZRK (2510 Coney Island Avenue) submitted by 2510 CIA, 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 15, Council District 48.

Attachments: March 26, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 8, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hearing Transcript - Zoning 4-8-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 925, Committee Report, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-29-25

This Land Use Application was Hearing Held by Committee

Attachments: March 26, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - April 8, 2025, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Hearing Transcript - Zoning 4-8-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Calendar of the Land Use Meeting - May 1, 2025, May 1, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 925, Committee Report, May 28, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-29-25

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

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

Medical: 1 - Moya

LU 0269-2025

Application number C 240250 ZMQ (102-51 Queens Boulevard Rezoning) submitted by QBM Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R7-1 District a C1-2 District, changing from an R7-1 District to an R8X district, and establishing within the proposed R8X District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, 3/27/25 - Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - April 17, 2025, 102-51 Queens Blvd Rezoning Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 3-27-25, Calendar of the Land Use Meeting - May 1, 2025, Committee Report 5/1/25, Res. No. 865, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-17-25, Hearing Transcript - Zoning 4-29-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, 3/27/25 - Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - April 17, 2025, 102-51 Queens Blvd Rezoning Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 3-27-25, Calendar of the Land Use Meeting - May 1, 2025, Committee Report 5/1/25, Res. No. 865, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-17-25, Hearing Transcript - Zoning 4-29-25

This Land Use Application was Laid Over by Subcommittee

LU 0270-2025

Application number N 240251 ZRQ (102-51 Queens Boulevard) submitted by QBM Properties, 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 Queens, Community District 6, Council District 29.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, 3/27/25 - Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - April 17, 2025, 102-51 Queens Blvd Rezoning Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 3-27-25, Calendar of the Land Use Meeting - May 1, 2025, Committee Report 5/1/25, Res. No. 866, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-17-25, Hearing Transcript - Zoning 4-29-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, 3/27/25 - Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - April 17, 2025, 102-51 Queens Blvd Rezoning Presentation, Calendar of the Zoning Subcommittee and Land Use Meeting - April 22, 2025, Hearing Transcript - Stated Meeting 3-26-25, Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - April 30, 2025, Hearing Transcript - Zoning 3-27-25, Calendar of the Land Use Meeting - May 1, 2025, Committee Report 5/1/25, Res. No. 866, May 1, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-17-25, Hearing Transcript - Zoning 4-29-25

This Land Use Application was Laid Over by Subcommittee

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, May 28, 2025 - Stated Meeting Agenda, Amended & Restated Restrictive Declaration as Modified by the Council, Public Access Area Design Requirements, Committee Report, Res. No., Hearing Transcript - Zoning 4-29-25

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, May 28, 2025 - Stated Meeting Agenda, Amended & Restated Restrictive Declaration as Modified by the Council, Public Access Area Design Requirements, Committee Report, Res. No., Hearing Transcript - Zoning 4-29-25

This Land Use Application was Laid Over by Subcommittee

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, May 28, 2025 - Stated Meeting Agenda, Amended & Restated Restrictive Declaration as Modified by the Council, Public Access Area Design Requirements, Committee Report, Res. No., Hearing Transcript - Zoning 4-29-25

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, May 28, 2025 - Stated Meeting Agenda, Amended & Restated Restrictive Declaration as Modified by the Council, Public Access Area Design Requirements, Committee Report, Res. No., Hearing Transcript - Zoning 4-29-25

This Land Use Application was Laid Over by Subcommittee

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, May 28, 2025 - Stated Meeting Agenda, Amended & Restated Restrictive Declaration as Modified by the Council, Public Access Area Design Requirements, Committee Report, Res. No., Hearing Transcript - Zoning 4-29-25

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, May 28, 2025 - Stated Meeting Agenda, Amended & Restated Restrictive Declaration as Modified by the Council, Public Access Area Design Requirements, Committee Report, Res. No., Hearing Transcript - Zoning 4-29-25

This Land Use Application was Laid Over by Subcommittee

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, May 28, 2025 - Stated Meeting Agenda, Amended & Restated Restrictive Declaration as Modified by the Council, Public Access Area Design Requirements, Committee Report, Res. No., Hearing Transcript - Zoning 4-29-25

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, May 28, 2025 - Stated Meeting Agenda, Amended & Restated Restrictive Declaration as Modified by the Council, Public Access Area Design Requirements, Committee Report, Res. No., Hearing Transcript - Zoning 4-29-25

This Land Use Application was Laid Over by Subcommittee

LU 0287-2025

Application number C 240184 ZMK (Grace Houses) submitted by Grace Housing Development Fund Company, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c, changing from an R5B District to an R6A District, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Grace Houses Presentation, May 1, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Zoning 4-29-25

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

Attachments: Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Grace Houses Presentation, May 1, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Zoning 4-29-25

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

LU 0288-2025

Application number N 240185 ZRK (Grace Houses) submitted by Grace Housing Development Fund Company, 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 5, Council District 37.

Attachments: Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Grace Houses Presentation, May 1, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Zoning 4-29-25

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

Attachments: Calendar of the Zoning Subcommittee Meeting - April 29, 2025, Grace Houses Presentation, May 1, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Zoning 4-29-25

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