

# **The New York City Council**

*City Hall  
New York, NY 10007*



## **Meeting Minutes**

**Thursday, January 9, 2025**

**11:00 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, Moya and Salaam

**Absent:** Hanks and Schulman

*Other Council Members Attending: Rivera, Powers and Narcisse*

LU 0206-2024

**Application number C 240363 ZMQ (Gleason Funeral Home Commercial Overlay) submitted by Martin A. Gleason Funeral Home, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R2A District a C2-2 District, Borough of Queens, Community District 7, Council District 19.**

**Attachments:** December 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 12-19-24, Gleason Funeral Home Commercial Overlay Presentation, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Calendar of the Landmarks and Zoning Subcommittee Meetings - January 15, 2025, Calendar of the Land Use Meeting - January 16, 2025, 01-09-25 Zoning Appearance Cards, Committee Report, Res. No. 728, January 23, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 1/15/25, Hearing Transcript - Land Use 1/16/25, Hearing Transcript - Zoning 1-9-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** December 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 12-19-24, Gleason Funeral Home Commercial Overlay Presentation, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Calendar of the Landmarks and Zoning Subcommittee Meetings - January 15, 2025, Calendar of the Land Use Meeting - January 16, 2025, 01-09-25 Zoning Appearance Cards, Committee Report, Res. No. 728, January 23, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 1/15/25, Hearing Transcript - Land Use 1/16/25, Hearing Transcript - Zoning 1-9-25

**This Land Use Application was Laid Over by Subcommittee**

LU 0208-2025

**Application number C 230248 ZMK (2185 Coyle Street) submitted by 2185 Coyle Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a: eliminating from within an existing R4 District a C1-2 District; changing from an R4 District to an R6A District; changing from an R4 District to an R7A District; changing from an R4 District to an R7X District; establishing within the proposed R6A District a C2-4 District; establishing within the proposed R7A District a C2-4 District; and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 46.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 2185 Coyle Street Presentation, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, Hearing Transcript - Zoning 1-9-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 2185 Coyle Street Presentation, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, Hearing Transcript - Zoning 1-9-25

**This Land Use Application was Laid Over by Subcommittee**

LU 0209-2025

**Application number N 230249 ZRK (2185 Coyle Street) submitted by 2185 Coyle Associates, 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 15, Council District 46.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 2185 Coyle Street Presentation, 01-09-25 Zoning Appearance Cards, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., Hearing Transcript - Zoning 1-9-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 2185 Coyle Street Presentation, 01-09-25 Zoning Appearance Cards, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., Hearing Transcript - Zoning 1-9-25

**This Land Use Application was Laid Over by Subcommittee**

LU 0210-2025

**Application number C 240104 ZMX (438 Concord Avenue) submitted by BronxCo, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c: changing from an existing M1-2 District to an M1-4/R7D District and establishing a Special Mixed-Use District (MX-18), Borough of the Bronx, Community District 1, Council District 8.**

**Attachments:** 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report

**This Land Use Application was Hearing Held by Committee**

**Attachments:** 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report

**This Land Use Application was Laid Over by Subcommittee**

LU 0211-2025

**Application number N 240105 ZRX (438 Concord Avenue) submitted by BronxCo, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F to establish a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 1, Council District 8.**

**Attachments:** 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No.

**This Land Use Application was Hearing Held by Committee**

**Attachments:** 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No.

**This Land Use Application was Laid Over by Subcommittee**

LU 0212-2025

**Application number C 240280 ZMK (441 & 467 Prospect Avenue Rezoning) submitted by Arrow Linen Supply Co. Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an R5B District to an R7-1 District, Borough of Brooklyn, Community District 7, Council District 39.**

**Attachments:** 441 & 467 Prospect Ave Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Hearing Held by Committee**

**Attachments:** 441 & 467 Prospect Ave Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Laid Over by Subcommittee**

LU 0213-2025

**Application number N 240281 ZRK (441 & 467 Prospect Avenue Rezoning) submitted by Arrow Linen Supply Co. Inc., 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 7, Council District 39.**

**Attachments:** 441 & 467 Prospect Ave Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Hearing Held by Committee**

**Attachments:** 441 & 467 Prospect Ave Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Laid Over by Subcommittee**

LU 0214-2025

**Application number C 240342 ZMM (455 First Avenue) submitted by 455 First Avenue Associates LLC, and the NYC Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d: eliminating from within an existing R8 District a C2-5 District and changing from an R8 District to a C6-4 District, Borough of Manhattan, Community District 6, Council District 2.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Laid Over by Subcommittee**

LU 0215-2025

**Application number N 240344 ZRM (455 First Avenue) submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation, 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 Manhattan, Community District 6, Council District 2.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Laid Over by Subcommittee**

LU 0216-2025

**Application number C 240343 ZSM (455 First Avenue) submitted by 455 First Avenue Associates LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 to modify the height and setback requirements of Section 33-432 (In other Commercial Districts) in connection with a proposed development, on property located at 455 First Avenue (Block 932, Lot 17), in a C6-4 District, Borough of Manhattan, Community District 6, Council District 2.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 455 First Avenue Presentation, Hearing Testimony - Zoning 1/9/25, Hearing Transcript - Charter Meeting 1-8-24

**This Land Use Application was Laid Over by Subcommittee**

LU 0217-2025

**Application number C 240369 ZMM (SPARC Kips Bay) submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 12c, changing from an R8 District to a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Laid Over by Subcommittee**

LU 0218-2025

**Application number C 240370 ZSM (SPARC Kips Bay) submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-171 of the Zoning Resolution to permit a laboratory listed under Use Group VII, not otherwise allowed by the underlying use regulations, in connection with a proposed development on property located at 425 East 25th Street (Block 962, p/o Lot 100) in a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Laid Over by Subcommittee**

LU 0219-2025

**Application number N 240371 ZRM (SPARC Kips Bay) submitted by New York City Economic Development Corporation, 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 Manhattan, Community District 6, Council District 4.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Laid Over by Subcommittee**

LU 0220-2025

**Application number C 240372 PPM (SPARC Kips Bay) submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 425 East 25th Street (Block 962, p/o Lot 100), pursuant to zoning, Borough of Manhattan, Community District 6, Council District 4.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Laid Over by Subcommittee**

LU 0221-2025

**Application number C 240373 PCM (SPARC Kips Bay) submitted by the Office of the Chief Medical Examiner, the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 425 East 25th Street (Block 962, p/o Lot 100) for use as a forensic pathology center and medical examiner facility, Borough of Manhattan, Community District 6, Council District 4.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Laid Over by Subcommittee**

LU 0222-2025

**Application number C 240309 MMM (SPARC Pedestrian Bridge City Map Change) submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of the pedestrian overpass over FDR Drive at East 25 Street and the adjustment of grades, block dimensions and angles necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30272 dated June 12, 2024 and signed by the Borough President, Borough of Manhattan, Community District 6, Council District 4.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Laid Over by Subcommittee**

LU 0223-2025

**Application number C 240390 ZSM (SPARC Kips Bay) submitted by the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 of the Zoning Resolution to modify the height and setback requirements of Section 33-422 (Alternate Front Setbacks In Other Commercial Districts) in connection with a proposed development on property located at 425 East 25th Street (Block 962, p/o Lot 100) in a C6-4 District, Borough of Manhattan, Community District 6, Council District 4.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Laid Over by Subcommittee**

LU 0224-2025

**Application number C 240391 PQM (SPARC Kips Bay) submitted by the Department of Citywide Administrative Services and the Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 425 East 25th Street (Block 962, p/o Lot 100), pursuant to zoning, Borough of Manhattan, Community District 6, Council District 4.**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, SPARC Kips Bay Presentation, Hearing Transcript - Charter Meeting 1-8-24, Hearing Testimony - Zoning 1/9/25

**This Land Use Application was Laid Over by Subcommittee**