

The New York City Council

City Hall
New York, NY 10007



Meeting Minutes

Tuesday, March 18, 2025

1:00 PM

250 Broadway - Committee Room, 14th Floor

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

LU 0239-2025 Application number C 240186 ZMQ (123-12 Sutphin Boulevard Rezoning) submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c: changing from an R6 District to an R3A District, changing from an R3A District to an R6A District, and changing from an R6 District to an R6A District, Borough of Queens, Community District 12, Council District 28.

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Zoning 2/24/25 Appearance Cards, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Subcommittee and Land Use Meetings - March 18, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 834, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25, Hearing Transcript - Land Use 3-11-25, Hearing Transcript - Zoning 3-18-25, Hearing Transcript - Land Use 3-18-25

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Zoning 2/24/25 Appearance Cards, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Subcommittee and Land Use Meetings - March 18, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 834, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25, Hearing Transcript - Land Use 3-11-25, Hearing Transcript - Zoning 3-18-25, Hearing Transcript - Land Use 3-18-25

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

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

LU 0240-2025

Application number N 240187 ZRQ (123-12 Sutphin Boulevard Rezoning) submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, 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 12, Council District 28.

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Hearing Transcript - Stated Meeting 2-13-25, Zoning 2/24/25 Appearance Cards, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Subcommittee and Land Use Meetings - March 18, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 835, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25, Hearing Transcript - Land Use 3-11-25, Hearing Transcript - Zoning 3-18-25, Hearing Transcript - Land Use 3-18-25

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - February 24, 2025, 123-12 Sutphin Boulevard Presentation, Hearing Transcript - Stated Meeting 2-13-25, Zoning 2/24/25 Appearance Cards, Hearing Transcript - Zoning 2-24-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Subcommittee and Land Use Meetings - March 18, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 835, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-11-25, Hearing Transcript - Land Use 3-11-25, Hearing Transcript - Zoning 3-18-25, Hearing Transcript - Land Use 3-18-25

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

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