

The New York City Council

City Hall
New York, NY 10007



Meeting Minutes

Wednesday, April 30, 2025

10:45 AM

250 Broadway - Committee Room, 16th 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 and Schulman

Absent: Salaam

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, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 4-30-25

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, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 4-30-25

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

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

Absent: 1 - Salaam

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, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 4-30-25

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, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 4-30-25

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

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

Absent: 1 - Salaam