

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, March 27, 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: Hudson and Ossé*

**LU 0257-2025**

**Application number C 250014 ZMK (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c and 17a, eliminating from within an existing R7A District a C2-4 District, eliminating from within an existing R7D District a C2-4 District, eliminating a Special Mixed Use District (MX-20), changing from an R6A District to an R7A District, changing from an R6B District to an R7D District, changing from an R6A District to an R7-2 District, changing from an R6B District to an R7-2 District, changing from an M1-1 District to a C4-3A District, changing from an M1-1 District to a C4-5D District, changing from a C6-2A District to a C6-3A District, changing from an M1-1 District to a C6-3A District, changing from an M1-1 District to an M1-3A District, changing from an M1-1 District to an M1-1A/R6B District, changing from an R7A District to an M1-2A/R6A District, changing from an M1-1 District to an M1-2A/R6A District, changing from an M1-4/R7A District to an M1-2A/R6A District, changing from an R7A District to an M1-3A/R7D District, changing from an R7D District to an M1-3A/R7D District, changing from an M1-1 District to an M1-3A/R7D District, changing from an M1-4/R7A District to an M1-3A/R7D District, changing from an M1-1 District to an M1-4A/R9A District, establishing within an existing R6A District a C2-4 District, establishing within a proposed R7A District a C2-4 District, establishing a Special Atlantic Avenue Mixed Use District (AAM), Borough of Brooklyn, Community Districts 3 and 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0258-2025**

**Application number N 250015 ZRK (Atlantic Avenue Mixed Use Plan) submitted by the New York City Department of City Planning, New York City Department of Citywide Administrative Services and New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Atlantic Avenue Mixed Use District (Article XIV, Chapter 6), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and related Sections, Borough of Brooklyn, Community Districts 3 and 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0259-2025**

**Application number C 250020 PQK (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department Citywide Administrative Services and New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 516 Bergen Street (Block 1143, Lot 25) to facilitate replacement parking for HPD operations, Borough of Brooklyn, Community District 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0260-2025**

**Application number C 250021 PPK (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of a city-owned property located at 1110 Atlantic Avenue (Block 1126, Lot 32) to facilitate a mixed- use development that includes commercial and/ or light industrial space, Borough of Brooklyn, Community District 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0261-2025**

**Application number C 250022 PPK (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of a city-owned property located at 457 Nostrand Avenue (Block 1844, Lot 1) to facilitate a residential development that includes community facility space, Borough of Brooklyn, Community District 3, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0262-2025**

**Application number C 250023 PPK (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of a city-owned property located at 1134-1142 Pacific Street (Block 1205, Lots 11, 14, 111), to facilitate a residential development, Borough of Brooklyn, Community District 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0263-2025**

**Application number C 250016 HAK (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 542 Dean Street (Block 1136, Lot 29, 32, 33, 34, 35), as an Urban Development Action Area, Borough of Brooklyn, Community District 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0264-2025**

**Application number C 250019 PQQ (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1134-1142 Pacific Street (Block 1205, Lots 11, 14, 111) to facilitate a residential development, Borough of Brooklyn, Community District 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0265-2025**

**Application number C 250017 HAK (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 516 Bergen Street (Block 1143, Lot 25) as an Urban Development Action Area, Borough of Brooklyn, Community District 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**LU 0266-2025**

**Application number C 250018 PQQ (Atlantic Avenue Mixed-Use Plan) submitted by the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1110 Atlantic Avenue (Block 1126, Lot 32) to a mixed-use development that includes commercial and/ or light industrial space, Borough of Brooklyn, Community District 8, Council District 35.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 27, 2025, March 26, 2025 - Stated Meeting Agenda, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

**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, Hearing Testimony - Zoning 3/27/25, Hearing Transcript - Stated Meeting 3-26-25, Hearing Transcript - Zoning 3-27-25

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

**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

**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

**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

**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

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