

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, June 5, 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 Schulman

Absent: Hanks and Salaam

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, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 10, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 11, 2025, June 11, 2025 - Stated Meeting Agenda, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 983

This Land Use Application was Hearing Held by Committee

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, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 10, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 11, 2025, June 11, 2025 - Stated Meeting Agenda, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 983

This Land Use Application was Laid Over by Subcommittee

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, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 10, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 11, 2025, June 11, 2025 - Stated Meeting Agenda, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 984

This Land Use Application was Hearing Held by Committee

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, Appearance Cards - Zoning 4/29/25, Hearing Transcript - Stated Meeting 5-1-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 10, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 11, 2025, June 11, 2025 - Stated Meeting Agenda, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 984

This Land Use Application was Laid Over by Subcommittee

LU 0296-2025

Application number C 250117 ZSM (One45 for Harlem) submitted by One45 Lenox 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 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lot 29) in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1002

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1002

This Land Use Application was Laid Over by Subcommittee

LU 0298-2025

Application number C 230064 ZMK (North 7th Street Rezoning) submitted by Victor Efremkov, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1003

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1003

This Land Use Application was Laid Over by Subcommittee

LU 0299-2025

Application number N 230065 ZRK (North 7th Street Rezoning) submitted by Victor Efremenkov, pursuant to Section 201 of the New York City Charter for an amendment to 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 1, Council District 34.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1004

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1004

This Land Use Application was Laid Over by Subcommittee

LU 0300-2025

Application number C 240399 ZMK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13b, changing from an R6 District to an R7A District, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1005

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1005

This Land Use Application was Laid Over by Subcommittee

LU 0301-2025

Application number N 240398 ZRK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No.

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No.

This Land Use Application was Laid Over by Subcommittee

LU 0302-2025

Application number C 240400 ZSK (109 Marcus Garvey Boulevard LSGD) submitted by Phoenix Realty Group, 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 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), in connection with a proposed mixed-use development, within a large-scale general development bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue – Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard (Block 1588, Lot 1), in R7A and R7A/C2-4 Districts, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1007

This Land Use Application was Hearing Held by Committee

Attachments: May 28, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Stated Meeting 5-28-25, Hearing Transcript - Zoning 6-5-25, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1007

This Land Use Application was Laid Over by Subcommittee

LU 0317-2025

Application number G 250076 XAQ (Ocean Crest Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 29-32 Beach Channel Drive (Block 15744, Lot 1), Borough of Queens, Community District 14, Council District 31.

Attachments: Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Zoning 6-5-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 10, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 11, 2025, June 11, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 950

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

Attachments: Calendar of the Zoning Subcommittee Meeting - June 5, 2025, Hearing Transcript - Zoning 6-5-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 10, 2025, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - June 11, 2025, June 11, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 950

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