

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, June 11, 2025

11:45 AM

Committee Room - 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, Hanks, Moya, Salaam and Schulman

Other Council Members Attending: Salamanca

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, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Zoning 6-11-25

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, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Zoning 6-11-25

This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC

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

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, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Zoning 6-11-25

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, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Zoning 6-11-25

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 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, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Zoning 6-11-25

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, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Zoning 6-11-25

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

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