

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, April 26, 2022

11:30 AM

REMOTE HEARING (VIRTUAL ROOM 1)

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

Present: Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

Other Council Members Attending: Won and Restler

LU 0035-2022

Application number C 210098 ZMK (1220 Avenue P Rezoning) submitted by Omni Enterprises, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, by changing from an R5B District to an R7A District, Borough of Brooklyn, Community District 15, Council District 48.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, Land Use Calendar - April 27, 2022, Committee Report, Res. No. 138, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Land Use 4-27-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, Hearing Transcript - Zoning 4-26-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, Land Use Calendar - April 27, 2022, Committee Report, Res. No. 138, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Land Use 4-27-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, Hearing Transcript - Zoning 4-26-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0036-2022

Application number N 210099 ZRK (1220 Avenue P Rezoning) submitted by Omni Enterprises, 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 Brooklyn, Community District 15, Council District 48.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, Land Use Calendar - April 27, 2022, Committee Report, Res. No. 139, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 4-27-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Stated Meeting 4-14-22, Hearing Transcript - Zoning 4-26-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, Land Use Calendar - April 27, 2022, Committee Report, Res. No. 139, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 4-27-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Stated Meeting 4-14-22, Hearing Transcript - Zoning 4-26-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0037-2022

Application number C 210321 ZMX (Our Lady of Pity-272 East 151st Street Rezoning) submitted by Our Lady of Pity Apartments LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a: by changing from an R6 District to an R7A District, Borough of the Bronx, Community District 1, Council District 17.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, Land Use Calendar - April 27, 2022, Committee Report, Res. No. 140, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 4-27-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Stated Meeting 4-14-22, Hearing Transcript - Zoning 4-26-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, Land Use Calendar - April 27, 2022, Committee Report, Res. No. 140, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 4-27-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Stated Meeting 4-14-22, Hearing Transcript - Zoning 4-26-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0038-2022

Application number N 210322 ZRX (Our Lady of Pity-272 East 151st Street Rezoning) submitted by Our Lady of Pity Apartments, 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 the Bronx, Community District 1, Council District 17.

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, Land Use Calendar - April 27, 2022, Committee Report, Res. No. 141, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 4-27-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Stated Meeting 4-14-22, Hearing Transcript - Zoning 4-26-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, Land Use Calendar - April 27, 2022, Committee Report, Res. No. 141, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 4-27-22, Hearing Transcript - Zoning 4-12-22 AM, Hearing Transcript - Zoning 4-12-22 PM, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Stated Meeting 4-14-22, Hearing Transcript - Zoning 4-26-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0047-2022

Application number C 200358 ZMK (2300 Cropsey Avenue) submitted by Cropsey Partners, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28c, by establishing within an existing R6 District a C2-4 District, Borough of Brooklyn, Community District 11, Council District 43.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 180, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 180, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22

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

LU 0048-2022

Application number C 220050 ZMQ (35-01 Vernon Boulevard Rezoning) submitted by Agayev Holding, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 26.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 181, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 181, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22

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

LU 0049-2022

Application number N 220051 ZRQ (35-01 Vernon Boulevard Rezoning) submitted by Agayev Holding, 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 1, Council District 26.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 182, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, Committee Report, Res. No. 182, May 19, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-28-22, Hearing Transcript - Zoning 4-26-22

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

LU 0050-2022

Application number C 210299 ZMK (840 Lorimer Street Rezoning) submitted by Zucker Enterprises, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a, eliminating from within an existing R6A District a C2-4 District, eliminating a Special Mixed Use District (MX-8), changing from an R6A District to a C4-5D District, and changing from an M1-2/R6 District to a C4-5D District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Res. No. 209, Committee Report, Hearing Transcript - Stated Meeting 4-28-22, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-26-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Res. No. 209, Committee Report, Hearing Transcript - Stated Meeting 4-28-22, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-26-22

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

LU 0051-2022

Application number N 210300 ZRK (840 Lorimer Street Rezoning) submitted by Zucker Enterprises, 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 Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Res. No. 210, Committee Report, Hearing Transcript - Stated Meeting 4-28-22, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-26-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, April 28, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Res. No. 210, Committee Report, Hearing Transcript - Stated Meeting 4-28-22, June 2, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 4-26-22

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