

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, September 7, 2022

10:00 AM

Council Chambers - City Hall

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: Brewer and Velázquez

LU 0088-2022

Application number C 220171 ZMX (1959 Strang Avenue Rezoning) submitted by 1959 Strang Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2b, by establishing within an existing R4 District a C2-3 District, Borough of the Bronx, Community District 12, Council District 12.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Testimony - Zoning 7-28-22, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 7-28-22, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Committee Report, Res. No. 320, September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Testimony - Zoning 7-28-22, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 7-28-22, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Committee Report, Res. No. 320, September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

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 0089-2022

Application number C 210394 ZMQ (231-06 Northern Boulevard Commercial Overlay) submitted by Kenfa Madison LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, establishing within an existing R1-2 District a C2-2 District, Borough of Queens, Community District 11, Council District 19.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Testimony - Zoning 7-28-22, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 7-28-22, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Testimony - Zoning 7-28-22, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 7-28-22, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

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

LU 0090-2022

Application number C 220196 ZMQ (Halletts North) submitted by Astoria Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a, changing from an M1-1 District to an R7-3 District; and establishing within the proposed R7-3 District a C2-4 District; Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Testimony - Zoning 7-28-22, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 7-28-22, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Testimony - Zoning 7-28-22, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 7-28-22, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

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

LU 0091-2022

Application number N 220197 ZRQ (Halletts North) submitted by Astoria Owners 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 Queens, Community District 1, Council District 22.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Testimony - Zoning 7-28-22, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 7-28-22, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - July 27 and 28, 2022, Hearing Testimony - Zoning 7-28-22, August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 7-28-22, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

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

LU 0094-2022

Application number C 220198 ZSQ (Halletts North) submitted by Astoria Owners, 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 62-837(a) of the Zoning Resolution to modify the height and setback, the maximum residential tower size and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed mixed use development, within a general large-scale development, on property generally bounded by the westerly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 330 feet southeasterly of the westerly streetline of the former 3rd Street, a line 228.5 feet northeasterly of 26th Avenue, a line 179 feet southeasterly of the westerly streetline of the former 3rd Street, and 26th Avenue (Block 911, Lots 1, and the demapped portion of 3rd Street), in an R7-3/C2-4 District, Borough of Queens, Community District 1, Council District 22.

Attachments: August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

This Land Use Application was Hearing Held by Committee

Attachments: August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

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

LU 0095-2022

Application number C 220206 MMQ (Halletts North) submitted by Astoria Owners, LLC, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination of 3rd Street within the area bounded by 8th Street, 26th Avenue, 2nd Street and the U.S Pierhead and Bulkhead line; the adjustment of grades and block dimensions necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5037 dated March 14, 2022 and signed by the Borough President, Borough of Queens, Community District 1, Council District 22.

Attachments: August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

This Land Use Application was Hearing Held by Committee

Attachments: August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No., September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

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

LU 0096-2022

Application number N 220353 ZAQ (Halletts North) submitted by Astoria Owners, LLC, for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the requirements of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas) for location, area and minimum dimensions of waterfront public access areas and visual corridor, in connection with a proposed mixed use development, within a general large-scale development, on property generally bounded by the northwesterly streetline of the former 3rd Street, the U.S. Pierhead and Bulkhead Line, a line 330 feet southeasterly of the westerly streetline of the former 3rd Street, a line 228.5 feet northeasterly of 26th Avenue, a line 179 feet southeasterly of the westerly streetline of the former 3rd Street, and 26th Avenue (Block 911, Lots 1, 100, and the demapped portion of 3rd Street, in an R7-3/C2-4 District, Borough of Queens, Community District 1, Council District 22.

Attachments: August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No. 321, September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

This Land Use Application was Hearing Held by Committee

Attachments: August 11, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-11-22, Calendar of the Zoning Subcommittee Meeting - September 7, 2022, Land Use Calendar - September 13, 2022, Restrictive Declaration, Committee Report, Res. No. 321, September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Land Use 9-13-22, Hearing Transcript - Zoning 9-7-22

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

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

LU 0100-2022

Application number C 210174 ZMK (2080 McDonald Avenue) submitted by Jackson Ex 2 Avenue S, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to a C4-4L District and changing from an M1-1 District to a C4-4L District, Borough of Brooklyn, Community District 11, Council District 44.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22

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

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22

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

LU 0101-2022

AApplication number N 210175 ZRK (2080 McDonald Avenue) submitted by Jackson Ex 2 Avenue S, 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 11, Council District 44.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22

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

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22

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

LU 0102-2022

Application number C 220007 ZMX (Bruckner Sites Rezoning) submitted by Throggs Neck Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b, eliminating from within an existing R4-1 District a C1-2 District, eliminating from within an existing R4A District a C1-2 District, eliminating from within an existing R4A District, a C2-2 District, changing from an R4-1 District to an R5B District, changing from an R4-1 District to an R6A District, changing from an R4A District to an R6A District, establishing within the proposed R5B District a C2-4 District, establishing within the proposed R6A District a C2-4 District, Borough of the Bronx, Community District 10, Council District 13.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 9-7-22

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

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 9-7-22

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

LU 0103-2022

Application number N 220008 ZRX (Bruckner Sites Rezoning) submitted by Throggs Neck Associates, 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 10, Council District 13.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 9-7-22

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

Attachments: Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 9-7-22

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