

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, January 29, 2025

11:30 AM

250 Broadway - Committee Room, 16th Floor

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

LU 0208-2025

Application number C 230248 ZMK (2185 Coyle Street) submitted by 2185 Coyle Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a: eliminating from within an existing R4 District a C1-2 District; changing from an R4 District to an R6A District; changing from an R4 District to an R7A District; changing from an R4 District to an R7X District; establishing within the proposed R6A District a C2-4 District; establishing within the proposed R7A District a C2-4 District; and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 2185 Coyle Street Presentation, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, Hearing Transcript - Zoning 1-9-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 2185 Coyle Street Presentation, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, Hearing Transcript - Zoning 1-9-25, Hearing Transcript - Zoning 1-29-25

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 0209-2025

Application number N 230249 ZRK (2185 Coyle Street) submitted by 2185 Coyle 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 15, Council District 46.

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 2185 Coyle Street Presentation, 01-09-25 Zoning Appearance Cards, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., Hearing Transcript - Zoning 1-9-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Hearing Held by Committee

Attachments: January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, 2185 Coyle Street Presentation, 01-09-25 Zoning Appearance Cards, Hearing Transcript - Charter Meeting 1-8-24, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., Hearing Transcript - Zoning 1-9-25, Hearing Transcript - Zoning 1-29-25

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 0210-2025

Application number C 240104 ZMX (438 Concord Avenue) submitted by BronxCo, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c: changing from an existing M1-2 District to an M1-4/R7D District and establishing a Special Mixed-Use District (MX-18), Borough of the Bronx, Community District 1, Council District 8.

Attachments: 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, Hearing Transcript - Zoning 1-9-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Hearing Held by Committee

Attachments: 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Res. No., Committee Report, Hearing Transcript - Zoning 1-9-25, Hearing Transcript - Zoning 1-29-25

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 0211-2025

Application number N 240105 ZRX (438 Concord Avenue) submitted by BronxCo, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F to establish a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 1, Council District 8.

Attachments: 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., Hearing Transcript - Zoning 1-9-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Hearing Held by Committee

Attachments: 438 Concord Avenue Rezoning Presentation, January 8, 2025 - Charter Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 9, 2025, Hearing Transcript - Charter Meeting 1-8-24, 01-09-25 Zoning Appearance Cards, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Calendar of the Land Use Meeting - January 30, 2025, Committee Report, Res. No., Hearing Transcript - Zoning 1-9-25, Hearing Transcript - Zoning 1-29-25

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 0229-2025

Application number C 240311 ZMQ (122-03 14th Avenue Rezoning) submitted by Northern 167 Property, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7b: eliminating from within an existing R4A District a C1-3 District, changing from an R4A District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 7, Council District 19.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 122-03 14th Ave Rezoning Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 122-03 14th Ave Rezoning Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Laid Over by Subcommittee

LU 0230-2025

Application number N 240312 ZRQ (122-03 14th Avenue Rezoning) submitted by Northern 167 Property, 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 7, Council District 19.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 122-03 14th Ave Rezoning Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, 122-03 14th Ave Rezoning Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Laid Over by Subcommittee

LU 0231-2025

Application number C 220305 MMQ (49-39 Van Dam Street Demapping) submitted by JPB Realty Co., LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance and closing of a portion of Gale Avenue and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5041 dated April 25, 2024 and signed by the Borough President, Borough of Queens, Community District 2, Council District 26.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Van Dam Demapping Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - January 29, 2025, Van Dam Demapping Presentation, Hearing Transcript - Stated Meeting 1-23-25, Hearing Transcript - Zoning 1-29-25

This Land Use Application was Laid Over by Subcommittee