

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, May 2, 2023**

**11:00 AM**

**250 Broadway - Committee Room, 14th Floor**

### **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

LU 0184-2023

**Application number C 220283 ZMX (2560 Boston Road Rezoning) submitted by Boston Road Associates, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4a: changing from an R6 District to an R7-2 District, changing from a C8-1 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of the Bronx, Community District 11, Council District 13.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**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 0185-2023

**Application number N 220284 ZRX (2560 Boston Road Rezoning) submitted by Boston Road Associates, 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 11, Council District 13.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

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**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 0186-2023

**Application number C 210317 ZMQ (23-10 Queens Plaza South) submitted by AAGS Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b: by changing from an M1-5/R9 District to an M1-6/R9 District, Borough of Queens, Community District 2, Council District 26.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

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**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 0187-2023

**Application number N 210318 ZRQ (23-10 Queens Plaza South) submitted by AAGS Holdings 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 Article XI, Chapter 7 (Special Long Island City Mixed Use District) to add new Area D to the Queens Plaza Subdistrict, Borough of Queens, Community District 2, Council District 26.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**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 0188-2023

**Application number C 210319 ZSQ (23-10 Queens Plaza South) submitted by AAGS Holdings 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 117-533 of the Zoning Resolution to modify the distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), and the street wall location requirements of Section 117-531 (Street wall location), to facilitate a 22-story enlargement of an existing 4-story building on property located at 23-10 Queens Plaza South (Block 425, Lots 1 & 5), in a proposed M1-6/R9 District within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict), Borough of Queens, Community District 2, Council District 26.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**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 0189-2023

**Application number C 220470 ZMK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c: changing from an M2-1 District to an R6B District, changing from an R6 District to a C4-4A District, changing from an M1-2 District to a C4-4A District and changing from an M2-1 District to a C4-4A District, Borough of Brooklyn, Community District 12, Council, District 39.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**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 0190-2023

**Application number N 220471 ZRK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., 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 12, Council, District 39.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**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 0191-2023

**Application number C 220472 ZSK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow a portion of the right of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area in connection with a proposed 5-story building on property located at 1463 38th Street (Block 5348, Lots 15, 17, 49 and 54), in a proposed C4-4A District. Borough of Brooklyn, Community District 12, Council District 39.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Testimony - Zoning 4/19/23, Hearing Transcript - Zoning 4-19-23, Hearing Transcript - Zoning 5-2-23

**This Land Use Application was Hearing Held by Committee**

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**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

T2023-3451

**Application number C 210283 ZMQ (26-50 Brooklyn Queens Expressway West Rezoning) submitted by 2650 BQE LOR LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9c, changing from an M1-1 District to an M1-2 District property bounded by a line 400 feet northerly of 27th Avenue and its easterly and westerly prolongations, Brooklyn Queens Expressway West, 27th Avenue, and Borough Place, Borough of Queens, Community District 1, Council District 22.**

**Attachments:** Hearing Transcript - Zoning 5-2-23

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

**Attachments:** Hearing Transcript - Zoning 5-2-23

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

**T2023-3452**            **Application number C 230052 ZMQ (61-10 Queens Boulevard Rezoning) submitted by PF Supreme, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9d, eliminating from within existing R6 and R7-1 Districts a C1-2 District, and establishing within existing R6 and R7-1 Districts a C2-4 District , Borough of Queens, Community District 2, Council District 26.**

**Attachments:** Hearing Transcript - Zoning 5-2-23

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

**Attachments:** Hearing Transcript - Zoning 5-2-23

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

**T2023-3453**            **Application number C 220267 ZMQ (141-05 109th Avenue Rezoning) submitted by Mal Pal Realty Corp, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18c, changing from an R3A District to an R6B District and establishing within the proposed R6B District a C2-3 District, Borough of Queens, Community District 12, Council District 28.**

**Attachments:** Hearing Transcript - Zoning 5-2-23

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

**Attachments:** Hearing Transcript - Zoning 5-2-23

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

**T2023-3454**            **Application number N 220268 ZRQ (141-05 109th Avenue Rezoning) submitted by Mal Pal Realty Corp, 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 12, Council District 28.**

**Attachments:** Hearing Transcript - Zoning 5-2-23

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

**Attachments:** Hearing Transcript - Zoning 5-2-23

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

T2023-3455

**Resolution authorizing the Department of Transportation to extend and amend the Amended and Restated Agreement for the Coordinated Street Furniture Franchise.**

**Attachments:** Res. No., Hearing Transcript - Zoning 5-2-23

**This Resolution was Hearing on P-C Item by Comm**

**Attachments:** Res. No., Hearing Transcript - Zoning 5-2-23

**This Resolution was P-C Item Laid Over by Comm**