

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

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July 20, 2023
Start: 11:12 a.m.
Recess: 11:19 a.m.

HELD AT: 250 Broadway-Committee Rm., 14th fl.

B E F O R E: Kevin C. Riley
Chairperson

COUNCIL MEMBERS: Shaun Abreu
Erik D. Bottcher
David M. Carr
Kamillah Hanks
Farah N. Louis
Francisco P. Moya
Lynn C. Schulman

A P P E A R A N C E S (CONTINUED)

2 SERGEANT AT ARMS: Good morning and
3 welcome to the New York City Council Subcommittee on
4 Zoning and Franchises. At this time, please place
5 your phone on vibrate or silent mode. Thank you for
6 your cooperation. Chair, we are ready to begin.

7 [gavel]

8 CHAIRPERSON RILEY: Good morning and
9 welcome to a meeting of the Subcommittee on Zoning
10 and Franchise. I am Council Member Kevin Riley,
11 Chair of the Subcommittee. This morning I'm joined
12 by Council Member Schulman, Abreu, Carr, Chair Louis.
13 Today we will vote on two rezoning proposals in
14 Brooklyn and one text amendment regarding a property
15 in Staten Island. Regarding LUs 239 and 240 relating
16 to the Ocean Crest Rezoning on today's agenda, these
17 items are being laid over. Before you begin, I
18 recognize the Subcommittee Counsel to review the
19 hearing procedures.

20 COMMITTEE COUNSEL: Thank you, Chair
21 Riley. I'm William Vidal [sp?], Counsel to the
22 Subcommittee. This meeting is being held in hybrid
23 format. Council Members, if you'd like to ask
24 questions, you might indicate so verbally, or if
25 participating remotely by using the Zoom raise hand

1 function. The Chair will recognize members to speak.
2
3 We ask all participants for your continued patience
4 if technical difficulties arise. Chair Riley will
5 now continue with today's agenda items.

6 CHAIRPERSON RILEY: Thank you, Counsel,
7 and welcome. Today we will vote to approve LUs 241
8 and 242 regarding the 7120 New Utrecht Avenue
9 rezoning proposal in Council Member Brannan's
10 district in Brooklyn. This proposal will rezone the
11 existing R5 zoning district with a C2-2 overlay to a
12 C4-4L zoning district and mapping MIH option one and
13 two over the rezoning area. This approval will
14 facilitate a mixed-use residential development.
15 Council Member Brannan is in support of this
16 application based on the applicant's commitment to
17 limit the height of the development to 85 feet. We
18 will also vote to approve with modifications LUs 243
19 regarding the 1160 Flushing Avenue rezoning proposal
20 in Council Member Gutiérrez's district in Brooklyn.
21 This proposal seeks to rezone the existing M1-1
22 zoning district to an M1-5 zoning district. This
23 approval will facilitate the development a new mixed-
24 use development that would contain industrial,
25 retail, and office space. The modifications reduces

1 the rezoning area which is located in the industrial
2 business zone of north Brooklyn. The preservation of
3 the industrial space a key policy objective,
4 especially in the light of the ongoing transition to
5 a green economy which is dependent on the
6 availability of industrial land. Which-- excuse me.
7 While applicant has entered into an agreement with
8 Evergreen, a manager industrial business zones in
9 Brooklyn to preserve a section of the proposed
10 development for industrial uses. The lots removed
11 from the proposed rezoning areas have not. With our
12 provision to preserve industrial space, the proposed
13 M1-5 zoning district will potentially undermine the
14 industrial character of the north Brooklyn IBC by
15 incentivizing purely commercial office and retail
16 development. Council Member Gutiérrez is in support
17 of this proposal as modified. We will also vote to
18 approve LUs 244 regarding the 56 William Avenue
19 zoning text amendment proposal in Minority Leader
20 Borelli's district in Staten Island. This text
21 amendment will de-map a small section of designated
22 open space on private property that is not connected
23 to any other open space in a developed low-density
24 residential neighborhood. Minority Leader Borelli is
25

1 in support of this proposal. Members of the
2 Subcommittee who have questions or remarks about
3 today's items should use the raise hand button now.
4 Counsel will announce members in the order that hands
5 are raised. Counsel, are there any Council Members
6 with questions or remarks at this time?

8 COMMITTEE COUNSEL: Nobody's [inaudible]

9 CHAIRPERSON RILEY: Thank you. I now call
10 for a vote to approve LUs 241 and 242 relating to the
11 7120 New Utrecht rezoning proposal to approve with
12 modifications, LU 243 relating to 1160 Flushing
13 Avenue rezoning proposal, and to approve LUs 244
14 relating to the 56 William Avenue text amendment.
15 Counsel, please call the roll.

16 COMMITTEE COUNSEL: Chair Riley?

17 CHAIRPERSON RILEY: Aye on all.

18 COMMITTEE COUNSEL: Council Member
19 Schulman?

20 COUNCIL MEMBER SCHULMAN: Aye on all.

21 COMMITTEE COUNSEL: Council Member Louis?

22 COUNCIL MEMBER LOUIS: Aye on all.

23 COMMITTEE COUNSEL: Council Member Abreu?

24 COUNCIL MEMBER ABREU: Aye.

25 COMMITTEE COUNSEL: Council Member Carr?

2 COUNCIL MEMBER CARR: Aye on all.

3 COMMITTEE COUNSEL: And I would ask Chair
4 that we keep the vote open for Council Member
5 [inaudible].

6 COUNCIL MEMBER MOYA: I'm also on, Chair.
7 Council Member Moya.

8 CHAIRPERSON RILEY: Oh, we've been joined
9 by Council Member Moya. Council Member Moya, can we
10 get your vote?

11 COUNCIL MEMBER MOYA: Yep. I vote aye.

12 CHAIRPERSON RILEY: Thank you Council
13 Member Moya. We will leave the vote open for a few
14 minutes. Thank you. Council Member Bottcher?

15 COMMITTEE COUNSEL: How do you vote?

16 COUNCIL MEMBER BOTTCHER: Aye.

17 COMMITTEE COUNSEL: Thank you. Chair
18 Riley. With 7 votes in the affirmative, the measure
19 has passed.

20 CHAIRPERSON RILEY: Thank you. That
21 concludes today's business. I would like to thank
22 the members of the public, my colleagues,
23 Subcommittee Counsel, Land Use and other Council
24 Staff, and the Sergeant at Arms for participating in
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today's meeting. This meeting is hereby adjourned.

Thank you. [gavel]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date July 26, 2023