

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Thursday, October 23, 2025

11:00 AM

250 Broadway - 8th Floor - Hearing Room 3

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, Salaam and Schulman

Absent: Hanks

Medical: Moya

Other Council Members Attending: Ossé, Ayala and Hudson

LU 0392-2025

Application number C 250224 MMQ (Long Island City Neighborhood Rezoning - Mapping) submitted by the New York City Department of City Planning 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 portions of 44th Drive between Vernon Boulevard and the East River; the widening of 45th Avenue between Vernon Boulevard and 5th Street; the elimination, discontinuance, and closing of 44th Drive between 5th Street and the East River; the elimination, discontinuance, and closing of 44th Road between Vernon Boulevard and the East River; the elimination, discontinuance, and closing of a portion of 44th Avenue between Vernon Boulevard and the East River; the establishment of 5th Street between 44th Drive and 44th Avenue; the establishment of a portion of 44th Avenue between Vernon Boulevard and 5th Street; the establishment of 44th Road between Vernon Boulevard and 5th Street; and the adjustment of grades and block dimensions necessitated thereby; and the authorization for any acquisition or disposition of real property related thereto, in accordance with Maps Nos. 5049, 5050, 5051, and 5052 dated April 18, 2025 and revised June 12, 2025, and Maps Nos. 5053 and 5054 dated April 18, 2025, and signed by the Borough President, Borough of Queens, Community District 2, Council District 26.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Laid Over by Subcommittee

LU 0397-2025

Application number C 250064 ZMK (74 Bogart Street Rezoning) submitted by 74 Bogart, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M1-2 District to an M1-4A District, Borough of Brooklyn, Community District 1, Council District 34.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Testimony - Zoning 9/22/25, Hearing Transcript - Zoning 9/22/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Zoning 10/9/25, Hearing Transcript - Land Use 10/9/25, Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

LU 0398-2025

Application number C 250044 ZMQ (78-01 Queens Boulevard Rezoning) submitted by 7801 Queens Holding LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c, changing from an M1-1 District to an R7X District and establishing within the proposed R7X District a C2-4 District, Borough of Queens, Community District 4, Council District 25.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 22, 2025, 78-01 Queens Blvd. Rezoning, Hearing Testimony - Zoning 9/22/25, Hearing Transcript - Zoning 9/22/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 22, 2025, 78-01 Queens Blvd. Rezoning, Hearing Testimony - Zoning 9/22/25, Hearing Transcript - Zoning 9/22/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Laid Over by Subcommittee

LU 0399-2025

Application number N 250045 ZRQ (78-01 Queens Boulevard Rezoning) submitted by the 7801 Queens 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, amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 4, Council District 25.

Attachments: Calendar of the Zoning Subcommittee Meeting - September 22, 2025, 78-01 Queens Blvd. Rezoning, Hearing Testimony - Zoning 9/22/25, Hearing Transcript - Zoning 9/22/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - September 22, 2025, 78-01 Queens Blvd. Rezoning, Hearing Testimony - Zoning 9/22/25, Hearing Transcript - Zoning 9/22/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Laid Over by Subcommittee

LU 0403-2025

Application number D 2541628216 SWK (Ovi's Place) pursuant to Section 19-160.2 of the Administrative Code of the City of New York, for a revocable consent to establish, maintain, and operate a sidewalk café located at 2925 Avenue H, Borough of Brooklyn, Community District 14, Council District 45.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Zoning Subcommittee Meeting - October 16, 2025, Appearance Cards - Zoning 10/16/25, Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Hearing Held by Committee

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This Land Use Application was Laid Over by Subcommittee

T2025-4322

Application number C 230316 ZMK (1720 Atlantic Avenue Rezoning) submitted by Bermuda Realty No. 2 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an M1-1 District to an R7A District, changing from an M1-1 District to a C4-4D District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 8, Council District 36.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

T2025-4323

Application number N 230315 ZRK (1720 Atlantic Avenue) submitted by Bermuda Realty No. 2 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending 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 8, Council District 36.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

T2025-4324

Application number C 250194 ZMK (699-703 Lexington Avenue Rezoning) submitted by Providence House Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6B District to an R6A District, Borough of Brooklyn, Community District 3, Council District 36.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

T2025-4332

Application number N 250195 ZRK (699-703 Lexington Avenue Rezoning) submitted by Providence House Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending 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 3, Council District 36.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

T2025-4325

Application number C 250300 ZMM (MTA 125th and Lexington Rezoning) submitted by Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from a C4-4D District to a C6-11 District, Borough of Manhattan, Community District 11, Council Districts 8 and 9.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

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

T2025-4326

Application number N 250301 ZRM (MTA 125th and Lexington Rezoning) submitted by Metropolitan Transportation Authority, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 7 (Special 125th Street District) and APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11, Council Districts 8 and 9.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

This Land Use Application was Laid Over by Subcommittee

T2025-4327

Application number N 250217 ZRK (Special Atlantic Avenue Mixed Use Plan Follow-Up Action) submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending certain floor area regulations in Article XIV, Chapter 6 (Special Atlantic Mixed Use District), Borough of Brooklyn, Community District 8, Council District 35.

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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

Attachments: Calendar of the Zoning Subcommittee Meeting - October 23, 2025, Hearing Transcript - Zoning 10/23/25

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