

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, June 14, 2022

12:30 PM

REMOTE HEARING (VIRTUAL ROOM 2)

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: Hanif, Won and Restler

LU 0063-2022

Application number C 200228 ZMX (4541 Furman Avenue Rezoning) submitted by Markland 4551, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a, changing from an M1-1 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of the Bronx, Community District 12, Council District 11.

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 270, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22, Hearing Transcript - Zoning 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 270, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22, Hearing Transcript - Zoning 6-14-22

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 0064-2022 **Application number N 200229 ZRX (4541 Furman Avenue Rezoning) submitted by Markland 4551, 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 and Appendix I for the purpose of modifying the existing Transit Zone, Borough of the Bronx, Community District 12, Council District 11.**

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 271, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22, Hearing Transcript - Zoning 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Res. No. 271, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22, Hearing Transcript - Zoning 6-14-22

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 0065-2022 **Application number C 200335 ZMK (98 Third Avenue) submitted by 98 Third Avenue Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M1-2 District to an R6B District, changing from an M1-2 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.**

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No., Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22, Hearing Transcript - Zoning 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No., Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22, Hearing Transcript - Zoning 6-14-22

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 0066-2022

Application number N 200336 ZRK (98 Third Avenue) submitted by 98 Third Avenue Realty, 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 2, Council District 33.

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 253, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22, Hearing Transcript - Zoning 6-14-22

This Land Use Application was Hearing Held by Committee

Attachments: May 19, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - May 31, 2022 and June 1, 2022, Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Res. No. 253, Committee Report, June 16, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 5-19-22, Hearing Transcript - Zoning 5-31-22, Hearing Transcript - Land Use 6-14-22, Hearing Transcript - Zoning 6-14-22

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 0078-2022

Application number C 200317 ZMK (41 Summit Street Rezoning) submitted by 41 Summit Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District, Borough of Brooklyn, Community District 6, Council District 39.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, Committee Report, Res. No. 262, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - July 11, 2022, Committee Report, Res. No. 262, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

LU 0079-2022

Application number C 210128 ZMQ (77 – 39 Vleigh Place Rezoning) submitted by VP Capital Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R3-2 District a C1-2 District, changing from an R3-2 District to an R6A District, and establish within the proposed R6A District a C2-3 District, Borough of Queens, Community District 8, Council District 24.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Hearing Testimony - Zoning 6-14-22, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 277, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Hearing Testimony - Zoning 6-14-22, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 277, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

LU 0080-2022 **Application number N 210129 ZRQ (77 – 39 Vleigh Place Rezoning) submitted by VP Capital 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 8, Council District 24.**

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Hearing Testimony - Zoning 6-14-22, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 278, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Hearing Testimony - Zoning 6-14-22, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 278, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

LU 0081-2022 **Application number C 210234 ZMQ (11th Street & 34th Avenue Rezoning) submitted by JPP 33rd Street, LLC and Lily & John Realty Inc., 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 R5 District to an M1-5/R6A District and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 26.**

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Restrictive Declaration, Res. No. 279, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Restrictive Declaration, Res. No. 279, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

LU 0082-2022

Application number N 210235 ZRQ (11th Street & 34th Avenue Rezoning) submitted by JPP 33rd Street, LLC and Lily & John Realty Inc., pursuant to Section 201 of the New York City Charter for an amendment to the Zoning City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 26.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Restrictive Declaration, Res. No. 280, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Restrictive Declaration, Res. No. 280, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

LU 0083-2022

Application number C 210375 ZMQ (Wetherole Street and 67th Avenue Rezoning) submitted by Novel Medicine, P.C., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14a, changing from an R4B District to an R6A District, Borough of Queens, Community District 6, Council District 29.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 281, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 281, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

LU 0084-2022

Application number N 210376 ZRQ (Wetherole Street and 67th Avenue Rezoning) submitted by Novel Medicine, P.C., 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 6, Council District 29.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 282, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 282, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22

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