

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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April 30, 2025  
Start: 11:20 a.m.  
Recess: 11:24 a.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH  
FLOOR

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

COUNCIL MEMBERS:

Shaun Abreu  
David M. Carr  
Kamillah M. Hanks  
Francisco P. Moya  
Lynn C. Schulman

2 SERGEANT-AT-ARMS: This is a microphone  
3 check for the Subcommittee on Zoning and Franchises.  
4 Today's date is April 30, 2025, located in the 16th  
5 Floor Committee Room. Recording is done by Rocco  
6 Mesiti.

7 SERGEANT-AT-ARMS: Good morning, and  
8 welcome to today's New York City Council vote for the  
9 Subcommittee on Zoning and Franchises.

10 At this time, we ask that you silence all  
11 electronic devices and at no time is anyone to  
12 approach the dais.

13 Chair Riley, we're ready to begin.

14 CHAIRPERSON RILEY: [GAVEL] Good morning,  
15 and welcome to a meeting of the Subcommittee on  
16 Zoning and Franchises. I am Council Member Kevin  
17 Riley, Chair of the Subcommittee. This morning I'm  
18 joined remotely by Council Member Moya, Council  
19 Member Hanks, Council Member Abreu, Schulman, and  
20 Carr.

21 We are voting on one proposal today known  
22 as 102-51 Queens Boulevard Rezoning. This proposal  
23 consists of LUs 261 and 270 and is located in Council  
24 Member Schulman's District. Applicant is seeking to  
25 build a residential mixed-use development in Forest

2 Hills, Queens. The development would have  
3 approximately 216 apartments, of which approximately  
4 54 are projected to be affordable. The proposal  
5 involves two actions. The first is a zoning map  
6 amendment to change an R7-1 residential district with  
7 a C1-2 commercial overlay to an R8-X residential  
8 district with a C2-4 commercial overlay. The second  
9 action is a zoning text amendment to map a mandatory  
10 inclusionary housing area.

11 Council Member Schulman supports this  
12 application, and I will now give the floor to Council  
13 Member Schulman to give her remarks.

14 COUNCIL MEMBER SCHULMAN: Thank you, Chair  
15 Riley.

16 Today, I'm here to vote to support the  
17 proposed development at 102-51 Queens Boulevard. My  
18 District needs more housing, specifically affordable  
19 housing, and this is what this development will  
20 provide. Of the 216 residential units, 54 will be  
21 permanently affordable. I am also proud of approving  
22 a project that will be using union labor in both the  
23 construction and operations of the building. I want  
24 to thank the applicant for working with me and the  
25 community on this project. I also want to thank the

2 applicant for considering the community's request for  
3 supportive housing as part of the project. While this  
4 type of project does not meet the conditions required  
5 for supportive housing, the project will have  
6 apartments that are designed for people with  
7 disabilities, which is much appreciated. I look  
8 forward to further discussions on potential  
9 opportunities in this area. Thank you.

10 CHAIRPERSON RILEY: Thank you, Council  
11 Member Schulman. I will now call for a vote to  
12 approve LUs 269-270 relating to 102-51 Queens  
13 Boulevard rezoning proposal.

14 Counsel, please call the roll.

15 COMMITTEE COUNSEL VIDAL: Chair Riley.

16 CHAIRPERSON RILEY: Aye.

17 COMMITTEE COUNSEL VIDAL: Council Member  
18 Moya.

19 COUNCIL MEMBER MOYA: I vote aye.

20 CHAIRPERSON RILEY: Council Member Hanks.

21 COUNCIL MEMBER HANKS: I vote aye.

22 COMMITTEE COUNSEL VIDAL: Council Member  
23 Abreu.

24 COUNCIL MEMBER ABREU: Aye.

2 COMMITTEE COUNSEL VIDAL: Council Member  
3 Schulman.

4 COUNCIL MEMBER SCHULMAN: Aye.

5 COMMITTEE COUNSEL VIDAL: Council Member  
6 Carr.

7 COUNCIL MEMBER CARR: Aye.

8 COMMITTEE COUNSEL VIDAL: By a vote of six  
9 in the affirmative, zero opposing, and zero  
10 abstention, LUs 269 and 270 are approved, and these  
11 items are now referred to the full Land Use  
12 Committee.

13 CHAIRPERSON RILEY: Thank you. That  
14 concludes today's business.

15 I would like to thank the members of the  
16 public, my Colleagues, Subcommittee Counsel, Land Use  
17 and Council Staff, and the Sergeant-at-Arms for  
18 participating in today's meeting.

19 This meeting is hereby adjourned. Thank  
20 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 June 26, 2025