

SUBCOMMITTEE ON ZONING AND FRANCHISES

1

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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February 10, 2026
Start: 11:04 a.m.
Recess: 11:20 a.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 1

B E F O R E: Farah N. Louis, Chairperson

COUNCIL MEMBERS:

Elsie Encarnación
Amanda Farías
Simcha Felder
Yusef Salaam
Justin E. Sanchez
Lynn C. Schulman
Shanel Thomas-Henry

SUBCOMMITTEE ON ZONING AND FRANCHISES

2

SERGEANT-AT-ARMS: This is a microphone check on the Subcommittee of Zoning and Franchises recorded by James Marino in Hearing Room 1 on February 10, 2026.

SERGEANT-AT-ARMS: Good morning. Welcome to today's New York City Council vote on the Subcommittee of Zoning and Franchises.

At this time, please don't approach the dais.

Chair, you may begin.

CHAIRPERSON LOUIS: Good morning and welcome to our meeting of the Subcommittee on Zoning and Franchises. I am Council Member Farah Louis, Chair of the Subcommittee. This morning, I'm joined by Council Members Farías, Encarnación, Schulman virtual, Sanchez and that is about it. Today we are voting...

COUNCIL MEMBER FELDER: Excuse me.

CHAIRPERSON LOUIS: Oh, sorry, and Felder that I love so much.

COUNCIL MEMBER FELDER: (INAUDIBLE)

CHAIRPERSON LOUIS: Not at all. I appreciate you.

Today, we are voting on five proposals.

The first proposal concerns LUs 17, 18 and 19 related to 1417 Avenue U Rezoning Project in Council Member Vernikov's District. Applicant is seeking to develop a mixed-use residential project with approximately 76 apartments in Sheepshead Bay, Brooklyn. The proposal involves two actions. The first is a zoning map amendment to change the existing residential R5 district with a commercial C1-3 overlay to a residential R7A district with a commercial C2-4 overlay. The second action is a zoning text amendment to map a Mandatory Inclusionary Housing area. We are recommending one modification to remove MIH Option One and only map Option Two in order to maximize the number of affordable apartments in this development. Council Member Vernikov supports this application with the recommended modification. Council Member Vernikov could not be with us today, but I would like to read a statement on her behalf.

The proposed housing development at 1417 Avenue U has my support and community concerns have been met with dialogue, action, and good faith efforts to alleviate those concerns and reasons for disapproval at Community Board 15. The lack of

adequate parking across the district is a huge concern. When we bring in new development we always try to work with the community to both protect the parking spaces we do have and ensure as many spaces are as feasible as possible. This project has 27 parking spaces for 76 units of housing, as many as were feasible when they could have gone as low as zero. This is especially important as this is a commercial corridor with residential areas nearby. There is also a preference for Option Two, and both of these preferences are represented in a commitment letter. Thank you to the Members of the Zoning and Franchises Subcommittee for their consideration today and thank you to the applicant and their team for working with us to ensure the needs and realities of the community were met.

The second proposal concerns LUs 22 and 23 related to 63-12 Broadway rezoning project and Council Member Won's District. Applicant is seeking to develop a mixed-use residential project with approximately 67 apartments in Woodside, Queens. The proposal involves two actions. The first is a zoning map amendment to change the existing residential R5 district with a commercial C2-2 overlay to a

residential R7-8 district with a commercial C2-4 overlay. The second action is a zoning text amendment to map a Mandatory Inclusionary Housing area. We are recommending one modification to remove MIH Option Two and add Option Three which will ensure that the affordable housing to be provided is actually affordable to residents in this part of the city. Council Member Won supports this application with the recommended modification. She couldn't be here with us today.

The third proposal concerns LUs 24, 25, and 26 related to the 78-08 Linden Boulevard rezoning project and Council Member Ariola's District. Applicant is seeking to develop a mixed-use residential project with approximately 264 apartments in Lindenwood, Queens. The proposal involves two actions. The first is a zoning map amendment to change the existing residential R4 district with a commercial C1-2 overlay to a residential R7-D district with a commercial C2-4 overlay. The second action is a zoning text amendment to map a Mandatory Inclusionary Housing area. Council Member Ariola supports this application.

Please hold.

And we've been joined by Council Member Thomas-Henry.

The fourth proposal concerns LU 27 related to 247-56 90th Avenue Rezoning Project and Council Member Lee's District. The applicant is seeking to develop and attach to a family home on an existing lot owned by applicant in Bellerose, Queens. The proposal consists of a zoning map amendment to change the existing residential R4-1 district to a residential R4 district. Council Member Lee supports this application.

The fifth proposal concerns LU 30 related to the sidewalk cafe application by Ethyl's Alcohol and Food in Speaker Menin's District. Applicant is seeking to place four tables and 16 chairs along the sidewalk fronting the establishment. Speaker Menin supports this application.

Counsel, are there any Council Members with questions or remarks at this time?

SUBCOMMITTEE COUNSEL VIDAL: No, Chair.

CHAIRPERSON LOUIS: All right. Members appearing remotely who have questions or remarks about today's items, please use the raise hand button now.

SUBCOMMITTEE ON ZONING AND FRANCHISES

7

Okay. I now call for a vote to approve with modifications LU 17, 18, and 19 related to the 1417 Avenue U Rezoning Proposal; LUs 22, 23 related to the 63-12 Broadway Rezoning Proposal; to approve LUs 24, 25, 26 related to the 78-08 Linden Boulevard Rezoning Proposal; LU 27 related to the 2247-56 90th Avenue Rezoning Proposal; LU 30 related to Ethyl's Sidewalk Cafe and Application.

Counsel, please call the roll.

SUBCOMMITTEE COUNSEL VIDAL: Chair Louis.

CHAIRPERSON LOUIS: I vote aye on all.

SUBCOMMITTEE COUNSEL VIDAL: Council Member Farías.

COUNCIL MEMBER FARÍAS: I vote aye.

SUBCOMMITTEE COUNSEL VIDAL: Council Member Schulman. Council Member Schulman.

We will give Council Member Shulman a minute. I will go to Council Member Felder.

COUNCIL MEMBER FELDER: Yes.

SUBCOMMITTEE COUNSEL VIDAL: Thank you.

Council Member Encarnación.

COUNCIL MEMBER ENCARNACIÓN: Aye on all.

SUBCOMMITTEE COUNSEL VIDAL: Council Member Sanchez.

SUBCOMMITTEE ON ZONING AND FRANCHISES

8

COUNCIL MEMBER SANCHEZ: Aye.

SUBCOMMITTEE COUNSEL VIDAL: Council
Member Thomas-Henry.

COUNCIL MEMBER THOMAS-HENRY: Aye.

SUBCOMMITTEE COUNSEL VIDAL: Thank you.

And I will return to Council Member
Schulman.

Okay. Chair, if it's okay with you, can
we hold the vote?

COUNCIL MEMBER SCHULMAN: Yeah. I was
having trouble. Aye.

SUBCOMMITTEE COUNSEL VIDAL: Thank you,
Council Member.

And then, okay, so can we hold the vote
open just for a few minutes?

CHAIRPERSON LOUIS: Sure.

SUBCOMMITTEE COUNSEL VIDAL: Thank you.

So far out of seven Members that we have,
all voted in favor, zero opposing, and zero
abstentions.

CHAIRPERSON LOUIS: Let's stand at ease.

All right, Members, you all can leave.
I'll hold the vote open for the last Council Member.
Thank you for being here.

We've been joined by Council Member
Salaam.

SUBCOMMITTEE COUNSEL VIDAL: Council
Member Salaam, how do you vote on the items?

COUNCIL MEMBER SALAAM: Yes, I vote aye.

SUBCOMMITTEE COUNSEL VIDAL: Thank you,
Council Member.

CHAIRPERSON LOUIS: Thank you.

SUBCOMMITTEE COUNSEL VIDAL: Okay. So, by
a vote of eight in the affirmative, zero opposing,
and zero abstentions, the items are approved as
described by the Chair, and these items are now
referred to the full Land Use Committee.

CHAIRPERSON LOUIS: Thank you.

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

This meeting is hereby adjourned. [GAVEL]

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 February 12, 2026