

SUBCOMMITTEE ON ZONING AND FRANCHISES

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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 Farias
Simcha Felder
Yusef Salaam
Justin E. Sanchez
Lynn C. Schulman
Shanel Thomas-Henry

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

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

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

11 Chair, you may begin.

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

19 COUNCIL MEMBER FELDER: Excuse me.

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

22 COUNCIL MEMBER FELDER: (INAUDIBLE)

23 CHAIRPERSON LOUIS: Not at all. I
24 appreciate you.

25

2 Today, we are voting on five proposals.

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

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

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2 adequate parking across the district is a huge

3 concern. When we bring in new development we always

4 try to work with the community to both protect the

5 parking spaces we do have and ensure as many spaces

6 are as feasible as possible. This project has 27

7 parking spaces for 76 units of housing, as many as

8 were feasible when they could have gone as low as

9 zero. This is especially important as this is a

10 commercial corridor with residential areas nearby.

11 There is also a preference for Option Two, and both

12 of these preferences are represented in a commitment

13 letter. Thank you to the Members of the Zoning and

14 Franchises Subcommittee for their consideration today

15 and thank you to the applicant and their team for

16 working with us to ensure the needs and realities of

17 the community were met.

18 The second proposal concerns LUs 22 and

19 23 related to 63-12 Broadway rezoning project and

20 Council Member Won's District. Applicant is seeking

21 to develop a mixed-use residential project with

22 approximately 67 apartments in Woodside, Queens. The

23 proposal involves two actions. The first is a zoning

24 map amendment to change the existing residential R5

25 district with a commercial C2-2 overlay to a

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

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

25 Please hold.

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

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

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

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

21 SUBCOMMITTEE COUNSEL VIDAL: No, Chair.

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

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2 Okay. I now call for a vote to approve
3 with modifications LU 17, 18, and 19 related to the
4 1417 Avenue U Rezoning Proposal; LUs 22, 23 related
5 to the 63-12 Broadway Rezoning Proposal; to approve
6 LUs 24, 25, 26 related to the 78-08 Linden Boulevard
7 Rezoning Proposal; LU 27 related to the 2247-56 90th
8 Avenue Rezoning Proposal; LU 30 related to Ethyl's
9 Sidewalk Cafe and Application.

10 Counsel, please call the roll.

11 SUBCOMMITTEE COUNSEL VIDAL: Chair Louis.

12 CHAIRPERSON LOUIS: I vote aye on all.

13 SUBCOMMITTEE COUNSEL VIDAL: Council
14 Member Fariás.

15 COUNCIL MEMBER FARÍAS: I vote aye.

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

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

20 COUNCIL MEMBER FELDER: Yes.

21 SUBCOMMITTEE COUNSEL VIDAL: Thank you.

22 Council Member Encarnación.

23 COUNCIL MEMBER ENCARNACIÓN: Aye on all.

24 SUBCOMMITTEE COUNSEL VIDAL: Council
25 Member Sanchez.

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2 COUNCIL MEMBER SANCHEZ: Aye.

3 SUBCOMMITTEE COUNSEL VIDAL: Council
4 Member Thomas-Henry.

5 COUNCIL MEMBER THOMAS-HENRY: Aye.

6 SUBCOMMITTEE COUNSEL VIDAL: Thank you.

7 And I will return to Council Member
8 Schulman.

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

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

13 SUBCOMMITTEE COUNSEL VIDAL: Thank you,
14 Council Member.

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

17 CHAIRPERSON LOUIS: Sure.

18 SUBCOMMITTEE COUNSEL VIDAL: Thank you.

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

22 CHAIRPERSON LOUIS: Let's stand at ease.

23 All right, Members, you all can leave.

24 I'll hold the vote open for the last Council Member.
25 Thank you for being here.

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2 We've been joined by Council Member
3 Salaam.

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

6 COUNCIL MEMBER SALAAM: Yes, I vote aye.

7 SUBCOMMITTEE COUNSEL VIDAL: Thank you,
8 Council Member.

9 CHAIRPERSON LOUIS: Thank you.

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

15 CHAIRPERSON LOUIS: Thank you.

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

21 This meeting is hereby adjourned. [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 February 12, 2026