

# The New York City Council

*City Hall*  
New York, NY 10007



## Meeting Minutes

Monday, September 22, 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, Hanks and Moya

**Absent:** Carr, Salaam and Schulman

*Other Council Members Attending: Krishnan*

**LU 0351-2025**

**Application number C 250197 ZSM (350 Park Avenue) submitted by VNO 350 Park Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area ratio permitted on a qualifying site where an above-grade public concourse is provided, in connection with a proposed commercial building, on property located at 350 Park Avenue (Block 1287, Lots 21, 27, 28, and 33) in C5-3 and C5-2.5 Districts, within the Special Midtown District, Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 350 Park Ave Presentation, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1070, Hearing Transcript - Stated Meeting 9-25-25.pdf

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 350 Park Ave Presentation, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1070, Hearing Transcript - Stated Meeting 9-25-25.pdf

**This Land Use Application was Laid Over by Subcommittee**

LU 0352-2025

**Application number C 250198 ZSM (350 Park Avenue) submitted by VNO 350 Park Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution to modify: the definition of a qualifying site under Section 81-613 (Definitions) and Section 81-681 (Mandatory requirements for qualifying sites) relating to the publicly accessible space requirements; the requirements of Section 81-27 (Alternate Height and Setback Regulations – Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements); the requirements of Section 81-612 (Applicability along district boundaries; and requirements of Section 81-42 (Retail Continuity Along Designated Streets) and 32-30 (STREETSCAPE REGULATIONS), Section 81-45 (Pedestrian Circulation Space, and Section 81-47 (Major Building Entrances); in connection with a proposed commercial building, on property located at 350 Park Avenue (Block 1287, Lots 21, 27, 28, and 33) in C5-3 and C5-2.5 Districts, within the Special Midtown District, Borough of Manhattan, Community District 5, Council District 4.**

**Attachments:** August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 350 Park Ave Presentation, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1071, Hearing Transcript - Stated Meeting 9-25-25.pdf

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, 350 Park Ave Presentation, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1071, Hearing Transcript - Stated Meeting 9-25-25.pdf

**This Land Use Application was Laid Over by Subcommittee**

LU 0357-2025

**Application No. C 240151 MMQ (JFK Conduit Logistics Center Demapping) submitted by WF Industrial VII LLC 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: 153rd Way between South Conduit Avenue and Byron Street; Byron Street between 145th Avenue and 146th Avenue; and 145th Road between Byron Street and 155th Street; and the adjustment of grades and block dimensions necessitated thereby; and including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5044 dated February 20, 2025, revised July 7, 2025, and signed by the Borough President, Borough of Queens, Community District 13, Council District 31.**

**Attachments:** August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, JFK Conduit Logistics Center Demapping Presentation, Hearing Testimony - Zoning 9/9/25, Appearance Cards - Zoning 9/9/25, Hearing Transcript - Zoning 9-9-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1072, Hearing Transcript - Stated Meeting 9-25-25.pdf

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, Zoning Appearance Cards 8/20/25, Hearing Transcript - Zoning 8-20-25, JFK Conduit Logistics Center Demapping Presentation, Hearing Testimony - Zoning 9/9/25, Appearance Cards - Zoning 9/9/25, Hearing Transcript - Zoning 9-9-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1072, Hearing Transcript - Stated Meeting 9-25-25.pdf

**This Land Use Application was Laid Over by Subcommittee**

LU 0358-2025

**Application No. C 230375 MMK (Broadway Junction Station City Map Amendment) submitted by the Metropolitan Transportation Authority and the New York City Department of Parks and Recreation 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 a portion of Sackman Street between Truxton Street and Fulton Street; the establishment of a park addition within the former portion of Sackman Street; the elimination of a portion of public park within the area bounded by Truxton Street, Van Sinderen Avenue, Fulton Street, and Eastern Parkway; and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. N-2771 and N-2772 dated February 20, 2025 and signed by the Borough President, Borough of Brooklyn, Community District 16, Council District 37.**

**Attachments:** August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, Zoning Appearance Cards 8/20/25, Sackman St Broadway Junction Presentation, Hearing Transcript - Zoning 8-20-25, Appearance Cards - Zoning 9/9/25, Hearing Transcript - Zoning 9-9-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1073, Hearing Transcript - Stated Meeting 9-25-25.pdf

**This Land Use Application was Hearing Held by Committee**

**Attachments:** August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Zoning Subcommittee Meeting - August 20, 2025, Zoning Appearance Cards 8/20/25, Sackman St Broadway Junction Presentation, Hearing Transcript - Zoning 8-20-25, Appearance Cards - Zoning 9/9/25, Hearing Transcript - Zoning 9-9-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1073, Hearing Transcript - Stated Meeting 9-25-25.pdf

**This Land Use Application was Laid Over by Subcommittee**

LU 0379-2025

**Application number D 2550159534 SWX (El Caldero Restaurant and Sport Bar) 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 1267 Jerome Avenue, Bronx, NY 10452, Borough of The Bronx, Community District 4, Council District 16.**

**Attachments:** September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Calendar of the Zoning Subcommittee Meeting - September 17, 2025, Appearance Cards - Zoning 9/17/25, Hearing Transcript - Zoning 9-17-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25, Committee Report, Res. No. 1075

**This Land Use Application was Hearing Held by Committee**

**Attachments:** September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Calendar of the Zoning Subcommittee Meeting - September 17, 2025, Appearance Cards - Zoning 9/17/25, Hearing Transcript - Zoning 9-17-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25, Committee Report, Res. No. 1075

**This Land Use Application was Laid Over by Subcommittee**

LU 0380-2025

**Application number D 2550152032 SWX (Lava Rock Kitchen) 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 2119 Starling Avenue, Bronx, NY 10462, Borough of The Bronx, Community District 9, Council District 18.**

**Attachments:** September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Calendar of the Zoning Subcommittee Meeting - September 17, 2025, Appearance Cards - Zoning 9/17/25, Hearing Transcript - Zoning 9-17-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1076, Hearing Transcript - Stated Meeting 9-25-25

**This Land Use Application was Hearing Held by Committee**

**Attachments:** September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Calendar of the Zoning Subcommittee Meeting - September 17, 2025, Appearance Cards - Zoning 9/17/25, Hearing Transcript - Zoning 9-17-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1076, Hearing Transcript - Stated Meeting 9-25-25

**This Land Use Application was Laid Over by Subcommittee**

**LU 0381-2025**

**Application number D 2540387825 SWK (Green Pavilion Restaurant & Sports Lounge) 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 4307 18th Avenue, Brooklyn, NY 11218, Borough of Brooklyn, Community District 14, Council District 40.**

**Attachments:** September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Calendar of the Zoning Subcommittee Meeting - September 17, 2025, Appearance Cards - Zoning 9/17/25, Hearing Transcript - Zoning 9-17-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25, Committee Report, Res. No. 1077

**This Land Use Application was Hearing Held by Committee**

**Attachments:** September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Calendar of the Zoning Subcommittee Meeting - September 17, 2025, Appearance Cards - Zoning 9/17/25, Hearing Transcript - Zoning 9-17-25, Calendar of the Zoning Subcommittee Meeting - September 22, 2025, Hearing Transcript - Zoning 9/22/25, Calendar of the Subcommittee and Land Use Meetings - September 25, 2025, Hearing Transcript - Zoning 9-25-25, Hearing Transcript - Land Use 9/25/25, September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25, Committee Report, Res. No. 1077

**This Land Use Application was Laid Over by Subcommittee**

**LU 0396-2025**

**Application number C 250090 ZMK (535 Morgan Avenue Rezoning) submitted by Hemmer 2 LLC and Me & Morgan LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, changing from an M1-1 District to a C7-1 District, Borough of Brooklyn, Community District 1, Council District 34.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 22, 2025, 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, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1098

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 22, 2025, 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, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1098

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

**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

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

**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

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

**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

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

**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

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

**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

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

**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

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