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SUBCOMMITTEE ON ZONING AND FRANCHISES

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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January 18, 2023
Start: 11:17 A.M.
Recess: 11:32 A.M.

HELD AT: 250 Broadway - Committee Room,
14th Floor

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

COUNCIL MEMBERS: Shaun Abreu
Erik D. Bottcher
David M. Carr
Kamillah Hanks
Farah N. Louis
Francisco P. Moya
Lynn C. Schulman

2 SERGEANT AT ARMS: This is a microphone check
3 for the Committee on Zoning and Franchises located
4 in the 14th Floor recorded on January 18, 2023, by
5 Nesli Petuvie(SP?).

6 SERGEANT AT ARMS: Quiet please. Good morning
7 and welcome to the New York City Hybrid Hearing on
8 the Subcommittee on Zoning and Franchises. Please
9 silence all electronic devices to vibrate. Chair
10 Riley, we are ready to begin.

11 CHAIRPERSON RILEY: [GAVEL] Good morning and
12 welcome to the meeting of the Subcommittee on Zoning
13 and Franchise. I am Council Member Kevin Riley,
14 Chair of this Subcommittee. This morning, I am
15 joined by Council Member Bottcher, Council Member
16 Abreu, Council Member Hanks, Council Member Carr,
17 Council Member Kagan, Council Member Won, Chair
18 Louis and Council Member Carr. Oh, and we're joined
19 remotely by Council Member Moya.

20 Today, we will vote on the three-rezoning
21 proposal in Queens. One rezoning proposal in
22 Brooklyn and the Empire State Development
23 Corporation grant to be awarded also in Brooklyn.
24 All these proposals were heard by the Subcommittee
25 on January 5th. Before we begin, I recognize the

2 Subcommittee Counsel to review the hearing
3 procedures.

4 Thank you Chair Riley. I am Angelina Martinez,
5 Review of Counsel to the Subcommittee. Council
6 Members who are physically present and would like to
7 ask a question should indicate verbally, while
8 Council Members joining remotely who would like to
9 ask questions or make remarks should use the zoom
10 raise hand function. Chair Riley will recognize any
11 members with questions to speak. We ask that all
12 participants be patient with us if we experience any
13 technical difficulties. Chair Riley will now
14 continue with today's agenda items.

15 CHAIRPERSON RILEY: Thank you Counsel. Today we
16 will vote to approve LU's Number 155, relating to
17 the 97-27 57th Avenue Commercial Overlay Proposal in
18 Council Member Moya's District in Queens.

19 This proposal would Map a C2-4 Overlay within
20 existing R6A/C1-2 and an R6B Zoning District. The
21 proposal will facilitate the mixed-use redevelopment
22 of an existing supermarket at the site with an
23 expanded supermarket residential apartment and
24 community facility space. Council Member Moya is in
25 support of this proposal.

2 We will also vote to approve LU's Number 162
3 related the Gowanus Green Empire State Development
4 Corporation Grant Proposal in Council Member Hanif's
5 District in Brooklyn. This application by the New
6 York City Department of Housing Preservation and
7 Development seeks up to \$5 million in capital
8 funding from the ESDC to facilitate the Gowanus
9 Green Affordable Housing Development. Council
10 Member Hanif is in support of this proposal.

11 We will vote to approve with modifications LU's
12 Numbers 158 and 159 relating to the 446-448 Park
13 Avenue Rezoning Proposal in Council Member Restler's
14 District in Brooklyn. This Application we're
15 rezoning existing M1-1 Zoning District to an M1-
16 4/R6A Zoning District and establish an MIH program
17 area utilizing MIH Option 1 and 2. This proposal
18 will facilitate the development of a new six story
19 residential building. Our modifications will be to
20 strike MIH Option 2. Council Member Restler is in
21 support of this proposal as modified.

22 We will also vote to approve with modifications
23 LU's Numbers 160 and 161 relating to the Reform
24 Temple of Forest Hills Rezoning proposal in Council
25 Member Schulman's District in Queens. This

2 Application we're rezoning exists in R1-2A Zoning
3 District to an R7D Zoning District and establish an
4 MIH program area utilizing MIH Option 1 and 2. This
5 proposal will facilitate the redevelopment of the
6 site into a new facility for the Temple with nine
7 stories of residential apartments above. Our
8 modification will be to strike MIH Option 2.
9 Council Member Schulman is in support of this
10 proposal as modified.

11 Finally, we will vote to disapprove LU's Numbers
12 156 and 157 relating to the 58-02 Northern Boulevard
13 Rezoning Proposal in Council Member Won's District
14 in Queens. This Application would rezone an
15 existing R5 Zoning District to an R6B/C2-2 Zoning
16 District and establish an MIH Program Area utilizing
17 MIH Options 1 and 2.

18 The proposal would facilitate a new two story,
19 8,000 square foot auto showroom. As we heard during
20 the public testimony at our hearing on January 5th,
21 the Northern Boulevard is oversaturated with auto
22 dealerships and other auto related uses. The
23 Council wants to limit further expansion of these
24 uses and instead, support a comprehensive balance
25

2 and community led approach for the future of the
3 corridor.

4 Queens Community Board 2 recently passed a
5 Resolution in support of this approach and formed a
6 working group to provide guidance on the community
7 led mixed use neighborhood. A plan that would
8 include the creation of affordable housing and
9 redesign Northern Boulevard. Council Member Won is
10 in support of this disapproval for these reasons.

11 At this time, I would like to ask Council
12 Members who have projects, if they want to give any
13 statements and I'll begin with Council Member Won.

14 No statement. Council Member Moya.

15 COUNCIL MEMBER MOYA: Thank you Chair. I will
16 be very brief this morning. Good morning everyone.
17 I just want to encourage everyone to support LU
18 0155. This rezoning would provide the area with
19 much needed upgrades to a grocery store, which has
20 been a big part of our community for a very long
21 time. I'm ready to continue to work with the
22 developer of this project to continue to improve the
23 area and thanks to the commitment to building out a
24 community space. We are working in close contact
25 with the Queens Public Library, as this being an

2 impossible location for a future site, which will
3 serve as a resource of enrichment and provide free
4 resources to our residents. The developer has shown
5 that they are committed to doing this project the
6 right way and ensuring that it serves the people of
7 this community. I'm excited to see the new
8 improvements coming to the district, especially when
9 it comes to providing improved access to food and
10 community access to services. And I want to thank
11 you Chair for your work on this but I also want to
12 thank James Catone(SP?) and Angelina and the entire
13 Land Use staff for their support on this project and
14 I will be voting in the affirmative and I encourage
15 my colleagues to do the same. Thank you.

16 CHAIRPERSON RILEY: Thank you Council Member
17 Moya. We're going to stand at ease for a few
18 seconds. [STAND AT EASE 7:33-9:32].

19 I will now call on the vote to approve LU's
20 Numbers 155 for the 97-27 57th Avenue Commercial
21 Overlay proposal and LU's Number 162 for the Gowanus
22 Green ESDC Grant. To approve with modifications
23 LU's Numbers 158 and 159 for the 446-448 Park Avenue
24 Rezoning Proposal and LU's Numbers 160 and 161 for
25 the Reform Temple of Forest Hills Proposal and to

2 disapprove LU's Numbers 156 and 157 for the 58-02
3 Northern Boulevard Proposal.

4 Counsel, can you please call the roll?

5 COMMITTEE COUNSEL: Chair Riley?

6 CHAIRPERSON RILEY: Aye on all.

7 COMMITTEE COUNSEL: Council Member Moya?

8 COUNCIL MEMBER MOYA: I vote aye on all.

9 COMMITTEE COUNSEL: Chair Louis?

10 CHAIRPERSON LOUIS: I vote aye on all.

11 COMMITTEE COUNSEL: Council Member Abreu?

12 COUNCIL MEMBER ABREU: Aye.

13 COMMITTEE COUNSEL: Council Member Bottcher?

14 COUNCIL MEMBER BOTTCHER: Aye.

15 COMMITTEE COUNSEL: Council Member Hanks? We'll

16 call on her next. Council Member Carr?

17 COUNCIL MEMBER CARR: Aye on all.

18 COMMITTEE COUNSEL: The current vote Chair
19 stands at six in the affirmative, no negatives, no
20 abstentions and we will leave the vote open.

21 [10:54-11:37] We can continue the vote. Council
22 Member Hanks?

23 COUNCIL MEMBER HANKS: Aye on all.

24 COMMITTEE COUNSEL: Current vote stands at seven
25 in the affirmative, no negatives, no abstentions and

2 we're leaving the vote open for a few minutes.

3 [11:50-13:40]

4 CHAIRPERSON RILEY: We've been joined by Council
5 Member Schulman. I would like to give Council
6 Member Schulman the opportunity to make a statement.

7 COUNCIL MEMBER SCHULMAN: Yeah, I want to thank
8 the Reform Temple of Forest Hills for all of their
9 real diligent work on this project. They really
10 went above and beyond what was asked of them in
11 terms of making the project something that we can
12 all support and I am in full support of it and I
13 want to thank them for that. Thank you.

14 COMMITTEE COUNSEL: Okay, Council Member
15 Schulman, how do you vote for the items in the
16 agenda today?

17 COUNCIL MEMBER SCHULMAN: Aye on all.

18 COMMITTEE COUNSEL: The final vote is eight in
19 the affirmative, no negatives, no abstention. The
20 items are approved and we will be recommended to the
21 full Land Use Committee.

22 CHAIRPERSON RILEY: That concludes today's
23 business. I would like to thank the members of the
24 public, my colleagues, Subcommittee Counsel, Land
25 Use and other Council staff and the Sergeant at Arms

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SUBCOMMITTEE ON ZONING AND FRANCHISES

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 JANUARY 20, 2023