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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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March 14, 2023

Start: 1:12 p.m.

Recess: 1:36 p.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

Farah N. Louis

Francisco P. Moya

Lynn C. Schulman

2 SERGEANT-AT-ARMS: Good morning. Today's
3 hearing is on Zoning and Franchises. Being recorded
4 by Keith Polite. Today's date is March 14, 2023.

5 SERGEANT-AT-ARMS: Good afternoon and
6 welcome to the Committee on Zoning and Franchises. At
7 this time, please place your phone on vibrate or on
8 silent mode. Thank you for your cooperation.

9 Chair, we are ready to begin.

10 CHAIRPERSON RILEY: [GAVEL] Good afternoon
11 and welcome to a meeting of the Subcommittee on
12 Zoning and Franchises. I am Council Member Kevin
13 Riley, Chair of the Subcommittee.

14 I am joined today by Council Members
15 Schulman, Abreu, Carr, and Chair Louis.

16 Today, we will vote on items heard by the
17 Subcommittee last month. I note that this meeting is
18 being in a hybrid format.

19 For any of my Colleagues participating
20 remotely, as always, please use the raise hand button
21 to be recognized for any questions or comments.

22 We will vote to approve LUs 172 and 173
23 relating to the 521 East Tremont Rezoning Proposal in
24 Council Member Feliz' District in the Bronx. The
25 proposal includes a zoning map amendment and relating

2 zoning text amendment which together will facilitate
3 the construction of a 14-story mixed-use development
4 containing 205 dwelling units, all of which will be
5 affordable including commercial and community
6 facility space, outdoor terraces, and accessory
7 parking.

8 We will also vote to approve LUs 178
9 related to the Otis Elevator Building 260th 11th
10 Avenue Text Amendment in Council Member Bottcher's
11 District in Manhattan. The application will
12 facilitate a two-story enlargement of the Landmark
13 Otis Elevator Building as approved by the LPC. It
14 will also clarify the relevant (INAUDIBLE) applicant
15 provisions regarding the site eligibility for a
16 future density bonus certification.

17 Finally, I note that the Council is in
18 receipt of a written statement of withdrawal from the
19 applicant regarding the Coney Island Avenue Proposal
20 on today's agenda. Therefore, pursuant to Council
21 Rule 11.60B, LUs 168 and 169 relating to the 1880-
22 1888 Coney Island Avenue Rezoning Proposal are void,
23 and I make a motion to file the items to remove them
24 from the Council's calendar.

2 At this time, I would like to welcome my
3 Colleagues who might want to ask questions or make
4 remarks.

5 Seeing none, I now call for a vote to
6 approve LUs 172, 173, and 178 and to adopt a motion
7 to file LUs 168 and 169.

8 Counsel, please call the roll.

9 COMMITTEE COUNSEL HUH: Chair Riley.

10 CHAIRPERSON RILEY: Aye on all.

11 COMMITTEE COUNSEL HUH: Council Member
12 Louis.

13 COUNCIL MEMBER LOUIS: I vote aye.

14 COMMITTEE COUNSEL HUH: Council Member
15 Abreu.

16 COUNCIL MEMBER ABREU: Aye.

17 COMMITTEE COUNSEL HUH: Council Member
18 Schulman.

19 COUNCIL MEMBER SCHULMAN: Aye.

20 COMMITTEE COUNSEL HUH: Council Member
21 Carr.

22 COUNCIL MEMBER CARR: Aye on all.

23 COMMITTEE COUNSEL HUH: I don't know if we
24 have Council Member Moya.

2 Chair, the vote is currently five in the
3 affirmative, zero in the negative, and no
4 abstentions.

5 CHAIRPERSON RILEY: Thank you, Counsel. We
6 will keep the vote open for a few minutes. Thank you.

7 COMMITTEE COUNSEL HUH: Council Member
8 Moya.

9 COUNCIL MEMBER MOYA: I vote aye.

10 COMMITTEE COUNSEL HUH: All right, Chair.
11 The vote is currently six in the affirmative.

12 CHAIRPERSON RILEY: We were joined by
13 Council Member Moya.

14 COMMITTEE COUNSEL HUH: Sorry. How do you
15 vote, Council Member Moya.

16 COUNCIL MEMBER MOYA: I vote aye.

17 COMMITTEE COUNSEL HUH: Thank you. Council
18 Member Moya voting aye. Chair, the vote is currently
19 six in the affirmative, zero in the negative, and no
20 abstentions.

21 CHAIRPERSON RILEY: Thank you, Counsel. We
22 will continue to leave the vote open for a few
23 minutes.

24 We have just been joined by Council
25 Member Bottcher.

2 COMMITTEE COUNSEL HUH: Continuing vote of
3 the Land Use items. Council Member Bottcher.

4 COUNCIL MEMBER BOTTCHEER: Aye on all.

5 COMMITTEE COUNSEL HUH: With that, Chair,
6 the vote stands at seven in the affirmative, zero in
7 the negative, and no abstentions. The items are
8 adopted and recommended to the full Land Use
9 Committee.

10 CHAIRPERSON RILEY: That concludes today's
11 business.

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

16 This meeting is hereby adjourned. Thank
17 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 March 16, 2023