

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, February 6, 2024

1:00 PM

250 Broadway - Committee Room, 16th Floor

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, Carr, Moya, Salaam and Schulman

Absent: Abreu and Hanks

Other Council Members Attending: Hudson

LU 0001-2024

Application number C 230091 ZMQ (Whitestone Lanes Rezoning) submitted by Mar Mar Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District, Borough of Queens, Community District 7, Council District 20.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, City Planning Commission Approval Letter, Committee Report, Res. No. 36

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, City Planning Commission Approval Letter, Committee Report, Res. No. 36

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0002-2024

Application number N 230092 ZRQ (Whitestone Lanes Rezoning) submitted by Mar Mar Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 7, Council District 20.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, 1/23/24 Zoning (appearance cards), Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, City Planning Commission Approval Letter, Committee Report, Res. No. 37

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, 1/23/24 Zoning (appearance cards), Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, City Planning Commission Approval Letter, Committee Report, Res. No. 37

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0003-2024

Application number C 230344 ZMM (2226 Third Avenue) submitted by REEC Third Ave., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an R7B District to a C4-6 District and establishing a Special East Harlem Corridors District (EHC), Borough of Manhattan, Community District 11, Council District 8.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 28

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 28

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0004-2024

Application number N 230345 ZRM (2226 Third Avenue) submitted by REEC Third Ave., LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying regulations for floor area and loading in Article XIII, Chapter 8 (Special East Harlem Corridors District) and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11, Council District 8.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 29

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 29

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0005-2024

Application number C 230346 ZSM (2226 Third Avenue) submitted by REEC Third Ave., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 138-42 of the Zoning Resolution to allow a reduction in the number of required loading berths from three to one loading berth, in connection with a proposed commercial building on property located at 2226 Third Avenue (Block 1770, Lot 36), in a C4-6 District, within the Special East Harlem Corridors District (EHC), Borough of Manhattan, Community District 11, Council District 8.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 30

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 30

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0006-2024 **Application number C 230157 ZMK (962 Pacific Street Rezoning) submitted by 962 Pacific St, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M1-1 District to an M1-4/R7A District and establishing a Special Mixed-Use District (MX-20), Borough of Brooklyn, Community District 8, Council District 35.**

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 31

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 31

A motion was made that this Land Use Application be Disapproved by Subcommittee approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0007-2024 **Application number N 230158 ZRK (962 Pacific Street Rezoning) submitted by 962 Pacific St, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 8, Council District 35.**

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 32

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 32

A motion was made that this Land Use Application be Disapproved by Subcommittee approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0008-2024

Application number C 230159 ZSK (962 Pacific Street Rezoning) submitted by 962 Pacific St, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow the waiver of all required accessory off-street parking spaces for dwelling units in a development within the Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 962 Pacific Street (Block 1133, Lot 13), in an M1-4/R7A District, within a Special Mixed Use District (MX-20), Borough of Brooklyn, Community District 8, Council District 35.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 33

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 33

A motion was made that this Land Use Application be Disapproved by Subcommittee approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0009-2024

Application number C 230262 ZSQ (166-11 91st Avenue Special Permit) submitted by Amar 16611 91st, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 115-60 of the Zoning Resolution to modify the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), in connection with a proposed mixed-use building on property located at 166-11 91st Avenue (Block 9796, Lot 47), in a C4-5X District, within the Special Downtown Jamaica District, Borough of Queens, Community District 12, Council District 27.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 34

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 34

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0010-2024

Application number N 230263 ZRQ (166-11 91st Avenue Special Permit) submitted by Amar 16611 91st, LLC pursuant to Section 201 of the New York City Character, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 12, Council District 27.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 35

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Testimony - Zoning 1/23/24, Hearing Transcript - Zoning 1/23/24, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24, Hearing Transcript - Land Use 2/6/24, February 8, 2024 - Stated Meeting Agenda, Committee Report, Res. No. 35

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 5 - Riley, Carr, Moya, Salaam and Schulman

Absent: 2 - Abreu and Hanks

LU 0011-2024

Application number N 230288 ZRK (230 Kent Avenue Rezoning) submitted by Kent Riverview, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24

This Land Use Application was Laid Over by Subcommittee

LU 0012-2024

Application number C 230289 ZMK (230 Kent Avenue Rezoning) submitted by Kent Riverview, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, changing from an M1-4 District to an M1-4/R7X District and establishing a Special Mixed Use District, Borough of Brooklyn, Community District 1, Council District 33.

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - January 23, 2024, January 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 1-18-24, Hearing Transcript - Zoning 1/23/24, 1/23/24 Zoning (appearance cards), Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - February 6, 2024, Hearing Transcript - Zoning 2/6/24

This Land Use Application was Laid Over by Subcommittee