

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Monday, February 26, 2024**

**2:00 PM**

**250 Broadway - Committee Room, 14th 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, Abreu, Carr, Hanks, Moya, Salaam and Schulman

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, Minutes of the Stated Meeting - January 18, 2024, Calendar of the Land Use Meeting - February 27, 2024, Committee Report, Res. No., February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

**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, Minutes of the Stated Meeting - January 18, 2024, Calendar of the Land Use Meeting - February 27, 2024, Committee Report, Res. No., February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**Affirmative:** 6 - Riley, Abreu, Hanks, Moya, Salaam and Schulman

**Non-voting:** 1 - Carr

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, Minutes of the Stated Meeting - January 18, 2024, Calendar of the Land Use Meeting - February 27, 2024, Committee Report, Res. No., February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

**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, Minutes of the Stated Meeting - January 18, 2024, Calendar of the Land Use Meeting - February 27, 2024, Committee Report, Res. No., February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**Affirmative:** 6 - Riley, Abreu, Hanks, Moya, Salaam and Schulman

**Non-voting:** 1 - Carr

LU 0018-2024

**Application number M 210229 LDQ (88-08 Justice Avenue Restrictive Declaration Termination) submitted by Justice Avenue Tower, LLC, for a modification pursuant to Section 8 of the Declaration D-60 (CP-21465A) to cancel said Declaration D-60, to facilitate as-of-right uses within an existing building on property located at 88-08 Justice Avenue (Block 1842, Lots 39 & 66), within a C4-2 District, Borough of Queens, Community District 4, Council District 25.**

**Attachments:** February 8, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-8-24, Calendar of the Zoning Subcommittee Meeting - February 26, 2024, Hearing Transcript - Zoning 2-26-24

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

**Attachments:** February 8, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-8-24, Calendar of the Zoning Subcommittee Meeting - February 26, 2024, Hearing Transcript - Zoning 2-26-24

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

LU 0024-2024

**Application number C 230255 ZMK (Jennings Hall Expansion) submitted by St. Nicks Alliance 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 R6B District to an R7A District and changing from an R7A District to an R7X District, Borough of Brooklyn, Community District 1, Council District 34.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

LU 0025-2024

**Application number N 230256 ZRK (Jennings Hall Expansion) submitted by St. Nicks Alliance 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 1, Council District 34.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**LU 0026-2024**      **Application number C 230306 ZMQ (21-17 37th Avenue Rezoning) submitted by 21-17 37th Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M1-1 District to an M1-5 District property bounded a line 90 feet northeasterly of 37th Avenue, 22nd Street, 37th Avenue, and 21st Street, Borough of Queens, Community District 1, Council District 26.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**LU 0028-2024**      **Application number N 230242 ZRM (East 94th Street Rezoning) submitted by LM East 94 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 Manhattan, Community District 8, Council District 5.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**LU 0027-2024**      **Application number C 230241 ZMM (East 94th Street Rezoning) submitted by LM East 94 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 M1-4 District to a C2-8 District and changing from an M1-4 District to a C4-6 District, Borough of Manhattan, Community District 8, Council District 5.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024, February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 2-26-24

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - February 26, 2024,  
February 28, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning  
2-26-24

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