

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Monday, March 21, 2022

1:00 PM

REMOTE HEARING (VIRTUAL ROOM 4)

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

Present: Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0016-2022

Application Number C 210213 ZMQ (97-04 Sutphin Boulevard Rezoning) submitted by BG Sutphin LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d, by changing from a C4-5X District to a C6-3 District property bounded by 97th Avenue, 146th Street, a line 100 feet southeasterly of 97th Avenue and Waltham Street, Borough of Queens, Community District 3, Council District 28.

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22, City Planning Commission Approval Letter, Land Use Calendar - April 19, 2022, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 10, 2022, Hearing Transcript - Zoning 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22, City Planning Commission Approval Letter, Land Use Calendar - April 19, 2022, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 10, 2022, Hearing Transcript - Zoning 3-21-22

This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0017-2022

Application Number N 210214 ZRQ (97-04 Sutphin Boulevard Rezoning) submitted by BG Sutphin 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 Article XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 3, Council District 28.

Attachments: February 10, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-10-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No., Committee Report, Hearing Transcript - Land Use 3-21-22, City Planning Commission Approval Letter, Land Use Calendar - April 19, 2022, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 10, 2022, Hearing Transcript - Zoning 3-21-22

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This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0026-2022

Application No. C 210161 ZMQ (98-81 QUEENS BOULEVARD REZONING) submitted by Trylon LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R7-1 District a C1-2 District, changing from an R7-1 District to an R8X District, and establishing within the proposed R8X District a C2-4 District, for property located in the Borough of Queens, Community District 6, Council District 29.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No. 125, Committee Report, Hearing Transcript - Land Use 3-21-22, City Planning Commission Approval Letter, April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No. 125, Committee Report, Hearing Transcript - Land Use 3-21-22, City Planning Commission Approval Letter, April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-21-22

This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0027-2022

Application No. C 210162 ZRQ (98-81 QUEENS BOULEVARD REZONING) submitted by Trylon 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 on property located in Borough of Queens, Community District 6, Council District 29.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No. 126, Committee Report, Hearing Transcript - Land Use 3-21-22, City Planning Commission Approval Letter, April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-21-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Subcommittee Meetings - March 3, 2022, Hearing Transcript - Zoning 3-3-22, Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Res. No. 126, Committee Report, Hearing Transcript - Land Use 3-21-22, City Planning Commission Approval Letter, April 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-21-22

This Land Use Application was Approved by Subcommittee with Modifications and Referred to CPC

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0032-2022

Application No. C 220111 ZMK (3285 Fulton Street Rezoning) submitted by MHANY Management, Inc. and Cypress Hills Local Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c, eliminating from within an existing R5 District a C2-3 District, changing from an R5 District to an R7A District, establishing within the proposed R7A District a C2-4 District, and establishing a Special Enhanced Commercial District (EC-6), Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 151, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-21-22

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

Attachments: Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 151, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-21-22

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

LU 0033-2022

Application No. N 220112 ZRK (3285 Fulton Street Rezoning) submitted by MHANY Management, Inc. and Cypress Hills Local Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XIII, Chapter 2 (Special Enhanced Commercial District), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 152, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-21-22

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

Attachments: Calendar of the Subcommittee Meetings and the Land Use Meeting - March 21, 2022, March 24, 2022 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 152, April 28, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 3-21-22

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