

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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August 11, 2021
Start: 11:00 a.m.
Recess: 11:06 a.m.

HELD AT: Council Chambers - City Hall

B E F O R E: Francisco Moya
CHAIRPERSON

COUNCIL MEMBERS:
Carlina Rivera
Diana Ayala
Barry Grodenchik
Stephen T. Levin
Antonio Reynoso
Joseph C. Borelli

A P P E A R A N C E S (CONTINUED)

2 SERGEANT-AT-ARMS: Sound check. Sound
3 Check. This is a sound check for the Zoning and
4 Franchise Committee. Today's date is August 11th,
5 2021 located in the Chambers. Recording done by
6 Pedro Lugo.

7 CHAIRPERSON MOYA: Good morning. I am
8 Council member Francisco Moya, Chair of the
9 Subcommittee on Zoning and Franchises. I am pleased
10 to be joining my colleagues in person. We are joined
11 by Council members Ayala, Barry G., Rivera, and
12 Levin. Today, we will vote on two applications heard
13 by the Subcommittee at our August 3rd meeting. We
14 will vote to approve a pre-considered LEU for the 133
15 Beach 116th Street rezoning seeking a zoning map
16 change under ULURP number C 210148 ZMQ relating to
17 property and Council member Ulrich's district in
18 Queens. The rezoning would change the existing C1-3
19 to a C2-4 overlay district to facilitate a wider
20 variety for local retail uses within a newly
21 constructed as-of-right development within the
22 rezoning area. The amended commercial overlay also
23 allows for the applicant to apply for a BSA special
24 permit to open a gym. Council member Ulrich is in
25 support of the proposal.

2 We will also vote to approve with
3 modifications pre-considered LU items for the Beach
4 67th Street rezoning seeking a zoning map change
5 under ULURP number C 200230 ZMQ and a related zoning
6 text amendment under ULURP number N 200231 ZRQ for
7 property and Council member Brooks-Powers' district
8 in Queens. The proposal would facilitate two new
9 buildings, including a nine story 84 unit building to
10 be used as an affordable independent residents for
11 seniors and an 11 story community facility building
12 intended for use as a charter school. As proposed,
13 the action would also apply to an existing nursing
14 home not controlled by the applicant across the
15 street from the development site. We will modify
16 this application to remove the nursing home site from
17 the rezoning so as to avoid making out more memorable
18 to the redevelopment as projected in the EAS.
19 Council member Brooks-Powers is in support of the
20 proposal as modified and I would like to take this
21 moment to read a statement by Council member Powers
22 who is not able to attend today's meeting. Brooks-
23 Powers. Sorry. Thank you.

24 Good morning, everyone. I want to think
25 Chair Moya and my fellow councilmembers, as well as

1 the applicants for the Beach 67th rezoning for their
2 hard work and support to improve this project. I
3 want to commend the applicant and the Department of
4 City Planning for ensuring the application we approve
5 today not only helps to serve the seniors and
6 children in my district, but also is responsive to
7 the concerns of local community members. The
8 application we approve today will deliver
9 approximately 84 senior housing units for the
10 Rockaway Peninsula expected to be financed through
11 HPD senior housing financing program. The
12 application is also committed to delivering the
13 school located directly adjacent to the proposed
14 senior housing project. Through the public review
15 process, the applicant has agreed to deliver an
16 afterschool program for local children at the
17 proposed school within the rezoning area. We know
18 how important afterschool activities for students
19 learning and growing and provide flexibility to their
20 working parents. I also want to thank the Chair and
21 committee members for the support to approve this
22 application with the proposed modifications to remove
23 the existing resorts nursing home from the proposed
24 rezoning area. The environmental review documents
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1 considered the existing nursing home site to be a
2 projected development site and the environmental
3 review assumed that it would be redeveloped with a
4 220,706 gross square feet residential building. As
5 New York City's population continues to age and the
6 restrictions on location for nursing homes makes this
7 site-- these critical institutions use more and more
8 difficult. We need to do all we can to protect our
9 existing nursing home capacity. By removing the
10 nursing home property from the rezoning area, we will
11 alleviate development pressures to displace this
12 nursing home. Further, this removal from the
13 rezoning area would not preclude modernization of the
14 facility there is no information indicating that the
15 existing building footprint and building envelope
16 could not accommodate such improvements. Again,
17 thank you for your support on this matter and I look
18 forward to working with the developers as this
19 project progresses.

21 Okay. I now call for a vote to approve
22 the pre-considered LU for the 133 Beach 116th Street
23 rezoning and to approve, with modifications I have
24 described, the pre-considered LUs for the Beach 67th

2 Street rezoning. Council, can you please call the
3 role?

4 COMMITTEE COUNSEL: Chair Moya?

5 CHAIRPERSON MOYA: I vote aye.

6 COMMITTEE COUNSEL: Council member
7 Levin?

8 COUNCIL MEMBER LEVIN: Want to say aye?

9 UNIDENTIFIED: Aye.

10 COUNCIL MEMBER LEVIN: Aye on all.

11 COMMITTEE COUNSEL: OKAY. Grodenchik?

12 COUNCIL MEMBER GRODENCHIK: Aye.

13 COMMITTEE COUNSEL: Ayala?

14 COUNCIL MEMBER AYALA: I vote aye.

15 COMMITTEE COUNSEL: Rivera?

16 COUNCIL MEMBER RIVERA: I vote aye.

17 COMMITTEE COUNSEL: By a vote of five
18 in the affirmative, no negative, and no abstentions,
19 the items are approved and referred to the full Land
20 Use Committee.

21 CHAIRPERSON MOYA: Okay. That concludes
22 today's business. I would like to thank my
23 colleagues, subcommittee counsel, land use and other
24 Council staff, and the sergeant-at-arms for
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2 participating in today's meeting. This meeting is
3 hereby adjourned. Thank you.

4 [gavel]

5 [background comments]

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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 August 16, 2021