

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, March 26, 2024

11:00 AM

Council Chambers - City Hall

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

Other Council Members Attending: Cabán, Powers, Bottcher and Marmorato

LU 0037-2024

Application number C 230126 ZMQ (30-11 12th Street Rezoning) submitted by 30-11 12th Street Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a by changing from an R4-1 District to an R6A District, changing from an R5B District to an R6A District, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-3 District, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 355, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24, Hearing Transcript - Land Use 3-28-24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 355, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24, Hearing Transcript - Land Use 3-28-24

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, Carr, Moya, Salaam and Schulman

Non-voting: 1 - Hanks

LU 0038-2024

Application number N 230127 ZRQ (30-11 12th Street Rezoning) submitted by 30-11 12th Street 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 1, Council District 22.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 356, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 356, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

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, Carr, Moya, Salaam and Schulman

Non-voting: 1 - Hanks

LU 0039-2024

Application number C 230307 ZMQ (23-01 Steinway Street Rezoning) submitted by Efraim Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c by eliminating from within an existing R5D District a C2-3 District, changing from an R5D District to an R6A District, and establishing within a proposed R6A District a C2-4 District, Borough of Queens, Community District 1, Council District 22.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 357, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 357, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

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, Carr, Moya, Salaam and Schulman

Non-voting: 1 - Hanks

LU 0040-2024

Application number N 230308 ZRQ (23-01 Steinway Street Rezoning) submitted by Efraim 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 1, Council District 22.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 358, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 358, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

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, Carr, Moya, Salaam and Schulman

Non-voting: 1 - Hanks

LU 0044-2024

Application number C 230381 ZMK (396-400 Avenue X Rezoning) submitted by PG Realty Investments, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c by changing from an R4 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 47.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 359, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 359, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

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, Carr, Moya, Salaam and Schulman

Non-voting: 1 - Hanks

LU 0045-2024

Application number N 230382 ZRK (396-400 Avenue X Rezoning) submitted by PG Realty Investments, 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 15, Council District 47.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 360, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - March 12, 2024, Hearing Transcript - Zoning 3/12/24, March 19, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Calendar of the Landmarks Subcommittee Meeting and the Land Use Meeting - March 28, 2024, City Planning Commission Approval Letter, Committee Report, Res. No. 360, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Land Use 3-28-24, Hearing Transcript - Zoning 3/26/24

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, Carr, Moya, Salaam and Schulman

Non-voting: 1 - Hanks

LU 0046-2024

Application number C 230339 ZSK (341 10th Street Rezoning) application submitted by Stellar 341, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors), and the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and Section 23-532 (Required rear yard equivalents), in connection with a proposed mixed-use development, within a large-scale general development, generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue (Block 1010, Lot 26), within R7-3 and R7-3/C2-4 Districts, and partially within C4-4D and C4-3A Districts, Borough of Brooklyn, Community District 6, Council District 38.

Attachments: March 19, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 386, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Hearing Held by Committee

Attachments: March 19, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 386, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Laid Over by Subcommittee

LU 0047-2024

Application number C 230340 ZSK (341 10th Street Rezoning) submitted by Stellar 341, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to allow the reduction of previously required accessory residential off-street parking spaces from 77 spaces to 39 spaces, and to allow the waiver of the required accessory residential off-street parking spaces, in connection with a proposed mixed-used development seeking bulk modifications, within a large-scale general development in a Transit Zone, generally bounded by a line 100 feet northeasterly of 10th Street, a line 345 feet northwesterly of 5th Avenue, 9th Street, a line 95 feet northwesterly of 5th Avenue, 10th Street, and a line 88 feet southeasterly of 4th Avenue (Block 1010, Lot 26), in R7-3 and R7-3/C2-4 Districts, and partially within C4-4D and C4-3A Districts, Borough of Brooklyn, Community District 6, Council District 38.

Attachments: March 19, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 387, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Hearing Held by Committee

Attachments: March 19, 2024 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Transcript - Stated Meeting 3-19-24, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 387, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Zoning 3/26/24

This Land Use Application was Laid Over by Subcommittee

LU 0057-2024

Application number N 240179 ZRY (Gaming Facility Text Amendment) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to allow gaming facilities licensed by the State as a permitted use in certain Commercial and Manufacturing districts, Citywide.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Testimony - Zoning 3/26/24, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 392, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, Hearing Testimony - Zoning 3/26/24, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 392, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

LU 0058-2024

Application number C 230051 ZMK (41 Richards Street) submitted by 54 Richards Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an M1-5 District, Borough of Brooklyn, Community District 6, Council District 38.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 393, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 393, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

LU 0059-2024

Application number C 230323 ZMK (817 Avenue H Rezoning) submitted by Agudist Council of Greater New York Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by eliminating from within an existing R5 District a C1-3 District, changing from an R5 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 14, Council District 45.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

LU 0060-2024

Application number N 230324 ZRK (817 Avenue H Rezoning) submitted by Agudist Council of Greater New York Inc., 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 14, Council District 45.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

LU 0061-2024

Application C 240075 ZMQ (80-01 Broadway Commercial Overlay) submitted by GWY Realty Inc., pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d by establishing within an existing R7ADistrict, a C2-4 District, Borough of Queens, Community District 4, Council District 25.

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 394, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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

Attachments: Calendar of the Zoning Subcommittee Meeting - March 26, 2024, April 11, 2024 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - April 17, 2024, Committee Report, Res. No. 394, April 18, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 4-11-24, Hearing Transcript - Zoning 3/26/24

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