

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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March 25, 2026
Start: 11:34 a.m.
Recess: 11:44 a.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 2

B E F O R E: Farah N. Louis, Chairperson

COUNCIL MEMBERS:

David M. Carr
Elsie Encarnación
Amanda Farías
Simcha Felder
Yusef Salaam
Justin E. Sanchez
Lynn C. Schulman

OTHER COUNCIL MEMBERS ATTENDING:
Lincoln Restler

2 SERGEANT-AT-ARMS: This is the
3 Subcommittee on Zoning and Franchise on March 25,
4 2026. This is Roman Petrov (phonetic) recording in
5 HR2.

6 Zoom host, start the webinar.

7 ZOOM HOST: Webinar started.

8 SERGEANT-AT-ARMS: Good morning. Welcome
9 to the New York City Council vote for the
10 Subcommittee on Zoning and Franchises.

11 Please silence all cell phones and
12 electronic devices.

13 Moving forward, no one is to approach the
14 dais.

15 Chair, we are ready to begin.

16 CHAIRPERSON LOUIS: [GAVEL] Good morning,
17 and welcome to the meeting of the Subcommittee on
18 Zoning and Franchises. I am Council Member Farah
19 Louis, Chair of the Subcommittee. This morning we are
20 joined by Council Members Farías, Schulman,
21 Encarnación, and Minority Leader David Carr.

Today we are voting on four proposals.
The first proposal concerns LUs 38, 39, and 40
related to the 20 Berry Street Industrial Rezoning
Proposal in Council Member Restler's District.

1 Applicant is seeking to develop a mixed-use light
2 manufacturing and office building in Williamsburg,
3 Brooklyn. The proposal involves three actions. The
4 first is zoning map amendment to change the existing
5 manufacturing M1-1 district to a manufacturing M1-2
6 district. The second action is a zoning text
7 amendment to map an industrial business incentive
8 area where the proposed development would be located.
9 The third action is a special permit pursuant to
10 Section 74-94 of the Zoning Resolution, which allows
11 development in a mapped industrial business incentive
12 area to increase the amount of allowed density and
13 modify bulk, open space, parking, and loading
14 requirements permits if a certain amount of space in
15 the proposed development is reserved for industrial
16 uses. Council Member Restler supports this. I'll
17 return to this one as we await Council Member
18 Restler.

16 We've been joined by Council Member J.
17 Sanchez.

18 All right. The second proposal concerns
19 LU-41, related to the proposal by 1325 Avenue of the
20 Americas to permit outdoor cafes in a through-block
21 galleria in a Special Midtown District in Manhattan.

This is in Council Member Maloney's District.

Applicant operates a restaurant next to a public passageway known as 6-1/2 Avenues between 53rd and 54th Street. Within this covered passage known as a galleria, applicant currently has placed tables that are an extension of the restaurant. However, operating an outdoor cafe is presently not allowed in a galleria. Applicant is seeking to amend the Zoning Resolution provisions for the Special Midtown District to allow outdoor cafes in through-block galleries. Council Member Maloney supports this application.

The third proposal concerns LUs 42 and 43 related to the Allen Street demapping in the Lower East Side in Council Member Marte's District. The Parks Department is seeking to map a portion of the Allen Street median known as the Allen Street Mall as parkland in order to operate a concession stand and reopen a long-closed public bathroom. The proposal involves two actions. The first action is to demap the section of the Allen Street median between Delancey and Riverton Streets. The median is currently mapped as a street on the city map, and the amendment would change this section of the median to

1 parkland. The second action is to a zoning text
2 amendment to specify that Allen Street on either side
3 of the demapped median remains a wide street. Chair
4 Marte supports this application.

5 The final application we are voting on
6 today is LU47, which is a request to operate a
7 sidewalk cafe by Le Dive, a restaurant located in the
8 Lower East Side, also in Chair Marte's District.
9 Applicant applied for a permit to operate nine tables
10 and 18 chairs. However, we are voting to modify this
11 application to permit a maximum of six tables and 12
12 chairs to address noise concerns by the surrounding
13 residential community. Chair Marte supports this
14 application as modified.

15 And now Council Member Restler is here to
16 provide remarks.

17 COUNCIL MEMBER RESTLER: Thank you so
18 much, Chair Louis. I really appreciate the
19 opportunity. 20 Berry Street is a rezoning that I'm
20 really happy to support today. The owner of this site
21 has owned a warehouse at this location since before I
was alive when the north side of Williamsburg looked
a whole lot different, and it's a beautiful thing to
see somebody who's invested so much in the community,

1 who's created economic opportunity in the community,
2 now look to help redevelop a site to better meet the
3 needs of a growing neighborhood. The model that is
4 being adopted here today is the IBIA model, which was
5 crafted actually by my predecessor, Council Member
6 Levin and his staff working with the Land Use
7 Committee, and essentially, it incentivizes more
8 manufacturing development the more commercial space
9 that is created. And so, it's a help helpful way for
10 us to preserve the light manufacturing industrial
11 uses that are, you know, historically relevant in the
12 area while also adding commercial space, which is
13 very much needed. I think the developer has a smart
14 approach -- the landlord, I should say, has a smart
15 approach to try to break the commercial spaces up
16 into small 3,000, 5,000-square-foot spaces to
17 hopefully support and attract local entrepreneurs to
18 maximize the economic opportunity here. The property
19 owner has also worked with us to rethink the street
20 design of Berry from North 12th to North 14th so that
21 it can be much safer for people in our community.
This is an area that is adjacent to the second
largest open street in the City of New York, and we
want to make sure that these blocks are also made

1 safer, and I'm grateful for the property owner's
2 support in that effort. I'm grateful for the property
3 owner's support to green our community. We have a
4 major green Parks project and green infrastructure
5 project happening across the street, and I know the
6 developer is committed to enhancing the tree canopy
7 of our community as well. And I'm also grateful that
8 the developer has been a supporter of the Northside
9 Business Improvement District, which is an important
10 project that we're undertaking across this area as
11 well. So, Hadi (phonetic) is -- I think to call him a
12 developer might be misleading. He's a longtime
13 property owner and neighbor in our community, and I'm
14 hopeful that this project will ultimately come to
15 fruition and add good jobs and activate a site that
16 is frankly underutilized today, and I'm really proud
17 of the opportunity to support for this project.

16 So, I want to thank the Land Use
17 Committee team who did a great job, James Catone
18 (phonetic), Lena, who was, I guess, here for some of
19 it, and Brian Paul, and especially want to thank my
20 Staff, especially Hannah, for helping to navigate all
21 of this, and thank Hadi and his representatives,
Howard Goldman, I think is his name, and everyone

2 else who worked on it. So, with that, thank you very
3 much, and I'm grateful for the support of the City
4 Council through this effort.

5 CHAIRPERSON LOUIS: Thank you, Council
6 Member Restler.

7 Counsel, are there any Members with
8 questions or remarks at this time?

9 Members appearing remotely who have
10 questions or remarks about today's items should use
11 the raise hand button now.

12 And we've been joined by Council Member
13 Felder.

14 Okay. I now call for a vote to approve
15 with modifications LU-47 related to the Sidewalk Cafe
16 application by Le Dive; to approve LUs 38, 39, and 40
17 related to the 20 Berry Street Rezoning Proposal;
18 LU-41 related to the tax amendment requested by 1325
19 Avenue of the Americas; and LUs 42 and 43, related to
20 the street demapping and tax amendment by the Parks
21 Department regarding Allen Street.

Counsel, please call the roll.

SUBCOMMITTEE COUNSEL VIDAL: Chair Louis.

CHAIRPERSON LOUIS: Aye on all.

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2 SUBCOMMITTEE COUNSEL VIDAL: Council

3 Member Farías.

4 COUNCIL MEMBER FARIÁS: I vote aye on all.

5 SUBCOMMITTEE COUNSEL VIDAL: Council

6 Member Schulman.

7 COUNCIL MEMBER SCHULMAN: Aye on all.

8 SUBCOMMITTEE COUNSEL VIDAL: Council

9 Member Felder.

10 COUNCIL MEMBER FELDER: Aye on all.

11 SUBCOMMITTEE COUNSEL VIDAL: Council

12 Member Encarnación.

13 COUNCIL MEMBER ENCARNACIÓN: I vote aye on
14 all.

15 SUBCOMMITTEE COUNSEL VIDAL: Council

16 Member Sanchez.

17 COUNCIL MEMBER SANCHEZ: Aye on all.

18 SUBCOMMITTEE COUNSEL VIDAL: Minority

19 Leader Carr.

20 MINORITY LEADER CARR: Aye on all.

21 CHAIRPERSON LOUIS: And we're going to

keep the vote open.

SUBCOMMITTEE COUNSEL VIDAL: And just for
those Council Members that are present, we currently

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2 have seven votes in the affirmative, zero opposing,
3 and zero abstentions.

4 CHAIRPERSON LOUIS: We've just been joined
5 by Council Member Salaam.

6 SUBCOMMITTEE COUNSEL VIDAL: Good morning,
7 Council Member Salaam. How do you vote?

8 COUNCIL MEMBER SALAAM: I vote aye.

9 SUBCOMMITTEE COUNSEL VIDAL: Thank you.

10 So, we now have eight votes in the
11 affirmative, zero opposing, and zero abstentions. The
12 items are approved as described by the Chair, and
13 these items are now referred to the full Land Use
14 Committee.

15 CHAIRPERSON LOUIS: That concludes today's
16 business.

17 I would like to thank the members of the
18 public, my Colleagues, Subcommittee Counsel, Land Use
19 and other Council Staff, and the Sergeant-at-Arms for
20 participating in today's meeting.

21 This meeting is hereby adjourned. [GAVEL]

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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 April 30, 2026