

SUBCOMMITTEE ON ZONING AND FRANCHISES

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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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September 25, 2025

Start: 11:22 a.m.

Recess: 11:34 a.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 1

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu
David M. Carr
Kamillah M. Hanks
Francisco P. Moya
Yusef Salaam
Lynn C. Schulman

OTHER COUNCIL MEMBERS ATTENDING:

Sandy Nurse
Rita C. Joseph
Althea V. Stevens
Selvena N. Brooks-Powers

SERGEANT-AT-ARMS: This is a microphone check on the Committee on Zoning recorded by James Marino on September 25, 2025, in Hearing Room One.

SERGEANT-AT-ARMS: Good morning, and welcome to the New York City Council vote of the Committee on Zoning and Franchise.

At this time, can everybody please silence your cell phone.

Chair, we are ready to begin.

CHAIRPERSON RILEY: [GAVEL] Good morning, everyone, and welcome to a meeting of the Subcommittee on Zoning and Franchises. I'm Council Member Kevin Riley, Chair of the Subcommittee. This morning, I'm joined remotely by Council Member Moya, by Council Member Abreu, Hanks, Schulman, Salaam, Carr, Stevens, Joseph, Nurse. I believe that's it.

Today, we are voting on six proposals. We will vote to approve LUs 351 and 352 for 350 Park Avenue, an application by a private applicant to facilitate the construction of a commercial office tower in Council Member Power's District in Manhattan of approximately 1,586 feet in height which will contain an approximately 12,500 square foot public concourse. The application before us are 1) a special

permit for a floor area bonus for the provision of a public concourse on a qualifying site within East Midtown Subdistrict and a special permit to modify bulk public space and design requirement in the subdistrict.

Next, we will vote to approve LUs 357 for the JFK Conduit Logistics Center demapping, an application by a private applicant to demap and dispose of portions of three unbuilt mapped streets to facilitate the development of a proposed new logistic warehouse, which is allowed as-of-right in the existing M1-1 zoning district. The development site is located in the JFK Industrial Business Zone in Majority Whip Brooks-Powers' District.

We will next vote to approve LUs 358 for the Broadway Junction Station City Map Amendment, an application by the MTA and the New York City Department of Parks and Recreation to facilitate improvements to the expansion of the Broadway Junction subway station complex in Council Member Nurse's District in the neighborhood of East New York. This action will eliminate approximately 9,600 square feet of the existing Callahan Kelly playground to allow for the conversion of Sackman Street to new

parkland to replace the eliminated portion of the playground as well as associated changes of grades and block dimension.

I would now like to give the floor to Council Member Nurse for her statement.

COUNCIL MEMBER NURSE: Thank you, Chair, and thanks to the Committee.

You know, the last time we were here I was pretty direct with MTA that they are not doing their part to take care of Broadway Junction and keep the area clean. They've told us that they would reach out to us, and they did send us an email and said that they towed some derelict cars and got their cars off the sidewalk, but I wanted to bring photos again because I am now fully committed to being a real pain in the ass to MTA, so I just wanted to show for the Committee that this has been since this hearing. Still disgusting. Still cars all over the sidewalks. Tons of trash that they don't clean up. Just disgusting. This was only after we begged them to move the cars after we came here and chewed them out then they did something so I'm just sick and tired of them, and I really hope that they can get it together and take care of our neighborhood. There's no reason

that East New York should look like this. There's no reason that MTA should allow East New York to look like this. It's not fair that Black communities have to deal with a lack of services. And I asked MTA to in good faith present a plan on how they are going to take care of this area. There are plenty more ULURPs coming down the pipeline for Broadway Junction, and I'm really going to need them to get their shit together if they want things to go their way so I'm really hoping that MTA can reach out and be consistent in keeping the area clean. I'm going to be voting for this project because ultimately the larger vision will benefit the community, but we are a long way from when that happens and when ground breaks and so in between there I really need them to get it together. Thank you, Chair.

CHAIRPERSON RILEY: Thank you, Council Member Nurse.

Next, we will vote to disapprove LUs 379 regarding the sidewalk cafe application for El Caldero Restaurant and Sports Bar for five tables and 20 chairs located on Jerome Avenue in the Bronx in Council Member Stevens' District. The Council Member is not in support of this application because of its

location in a congested area along Jerome Avenue and (INAUDIBLE) of a sidewalk cafe with the nearby auto mechanic shops and car repair in the surrounding area.

I would now like to recognize Council Member Stevens for her remarks.

COUNCIL MEMBER STEVENS: Good morning. Unfortunately, I am not in support of the sidewalk cafe, not because El Caldero is not a community neighbor and a great small business partner at this time because there are auto mechanic shops across the street directly across the street from where this cafe will be. I do not feel like it is too hazardous for people to be there. In addition, it has heavy traffic, auto mechanic shops, car repair businesses creating noise and pollution and daily congestion for pedestrians and families simply trying to go through the neighborhood safely. Adding a sidewalk cafe in this setting would own not only be impeccable for the surrounding area's use but it would worsen the quality of life that residents have consistently raised around our office. While I remain committed to supporting small businesses and this small business because they create a vibrant space in our community,

it must be done in a way that prioritized safety and accessibility as well as well-being for all people who live in the community. And again, I'm really saddened that this would have to happen. Because of the rezoning, a lot of these auto mechanic shops were supposed to be relocated throughout the city and in the Bronx and that hasn't done and so that is another big reason that we need to really be considering this and making sure that the things that's supposed to be there are there. So, thank you.

CHAIRPERSON RILEY: Thank you, Council Member Stevens.

Next, we will vote to approve LUs 380 regarding the sidewalk cafe application for Lava Rock Kitchen for a cafe with approximately 24 tables and 46 chairs located on Starland Avenue and Odell Street in the Bronx in Majority Leader District.

Next, we will vote to disapprove LUs 381 regarding the sidewalk cafe application by the Green Pavilion Restaurant and Sports Lounge for six tables and 15 chairs located on 18th Avenue in Council Member Joseph's District in Brooklyn. The Council Member is not supportive of this sidewalk cafe because of the serious public safety concerns which

remain unresolved with no concrete plan of action to address the safety issues.

I would now like to recognize Council Member Joseph for her remarks.

COUNCIL MEMBER JOSEPH: Thank you, Chair Riley.

Following the hearing last week, Wednesday, 17, to listen to the owners and the representative of Green Pavilion Restaurant and Sports Lounge regarding the issues raised by Community Board 14, 70th precinct, and neighboring residents, today I'm here to respectfully ask that you vote no on the application submitted by Green Pavilion Restaurant and Sports Lounge for a sidewalk cafe for the following reasons. The restaurant's representative did not testify in good faith, they failed to acknowledge certain incidents that had taken place at the location, they have not taken proper or responsible steps to address or prevent these issues, they have not been transparent with 70th precinct, community board, or the community about what's been happening. Because of these concerns, I strongly recommend that we disapprove this application. As I mentioned during my remark, I

encourage the restaurant to take necessary steps to resolve these issues. If improvements are made, they may reapply during the next application period in spring of 2026. For now, they will continue to operate on the regular hours closing at midnight and will be limited to indoor use only. That means no sidewalk or outdoor seating. Thank you.

CHAIRPERSON RILEY: Thank you, Council Member Joseph.

I would now like to recognize our Majority Whip Selvena Brooks-Powers for her remarks.

MAJORITY WHIP BROOKS-POWERS: Good morning, Chair and Members of the Committee. The JFK Conduit Logistics Center proposal in Springfield Gardens has the potential to deliver real benefits to our community. Wildflower has worked with Urban Upbound and local stakeholders to address concerns around flooding and truck traffic, and their engagement shows a commitment to doing this responsibly. This project is expected to create more than 150 construction jobs in over 70 permanent positions with strong labor standards to ensure fair pay and safe conditions. It also incorporates solar panels, EV charging capacity, and stormwater upgrades

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to make the site more resilient and environmentally sound. Importantly, truck routes will be carefully managed to protect neighborhood streets. With these commitments to workers, sustainability, and the community, I believe this project should move forward under the continued oversight. Thank you.

CHAIRPERSON RILEY: Thank you, Majority Whip.

I will now call for a vote to approve LUs 351 and 352 for 350 Park Avenue; LU 357 for the JFK Conduit Logistics Center Demapping; LUs 358 for the Broadway Junction Station City map amendment; LUs 380 for the Lava Rock Kitchen Sidewalk Cafe; and to disapprove LUs 379 for the El Caldero Restaurant and Sports Bar Sidewalk Cafe; and LU 381 for the Green Pavilion Restaurant and Sports Lounge Sidewalk Café.

Counsel, please call the roll.

SUBCOMMITTEE COUNSEL HUH: Chair Riley.

CHAIRPERSON RILEY: Aye.

COUNCIL MEMBER MOYA: I vote aye.

SUBCOMMITTEE COUNSEL HUH: Council Member Abreu.

COUNCIL MEMBER ABREU: Aye.

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2 SUBCOMMITTEE COUNSEL HUH: Council Member

3 Hanks.

4 COUNCIL MEMBER HANKS: Aye.

5 SUBCOMMITTEE COUNSEL HUH: Council Member

6 Schulman.

7 COUNCIL MEMBER SCHULMAN: Aye.

8 SUBCOMMITTEE COUNSEL HUH: Council Member

9 Salaam.

10 COUNCIL MEMBER SALAAM: I vote aye.

11 SUBCOMMITTEE COUNSEL HUH: Council Member

12 Carr.

13 COUNCIL MEMBER CARR: Aye.

14 SUBCOMMITTEE COUNSEL HUH: Chair, by a

15 vote of seven in the affirmative, zero in the

16 negative, and no abstentions, the items are adopted

17 and recommended to the full Land Use Committee.

18 CHAIRPERSON RILEY: Thank you, Counsel.

19 That concludes today's business.

20 I would like to thank the members of the

21 public my Colleagues, Subcommittee Counsel, Land Use

22 and other Council Staff, and the Sergeant-at-Arms for

23 participating in today's meeting.

24 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 September 30, 2025