

SUBCOMMITTEE ON ZONING AND FRANCHISES

1

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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June 11, 2025

Start: 1:19 p.m.

Recess: 1:22 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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:

Rafael Salamanca, Jr.

SERGEANT-AT-ARMS: This is a microphone check for the Subcommittee on Zoning and Franchises. Today's date is June 11, 2025. Committee Room, City Hall, being recorded by John Biondo.

Chair Riley, we're ready to begin.

CHAIRPERSON RILEY: [GAVEL] Good morning, and welcome to a meeting of the Subcommittee on Zoning and Franchises. I'm Council Member Kevin Riley, Chair of this Subcommittee. This afternoon I'm joined remotely by Council Member Moya, Abreu, and in the Chambers by Council Member Hanks, Salaam, Carr, and Chair Salamanca.

Today, we are voting on two proposals. The first vote concerns the Pre-Considered LUs under application number G 250076 XAQ, heard last week by this Subcommittee regarding the Ocean Crest Article XI tax exemption request. This application follows the Ocean Crest rezoning proposal for this site, which the Council approved in 2023, and will facilitate the development as a 100 percent affordable homeownership project. Majority Whip Brooks-Powers is in support of this proposal.

The second vote concerns LUs 287 and 288 regarding the Grace Houses proposal in Council Member

Nurse's District in Brooklyn. The applicant is seeking to build two new 100 percent affordable buildings of five and seven stories with a total of 135 affordable units in the East New York neighborhood of Brooklyn. The proposal involves two actions, a zoning map amendment to change an R5B district to an R6A district, a zoning text amendment to map any Mandatory Inclusionary Housing area. We are recommending two modifications. First, we will modify the proposal to limit the MIH option to MIH Option 3 to ensure that at least 20 percent of the apartments are affordable to families making an average of 40 percent of the AMI, or approximately 58,300 dollars for a family of three. In addition, we will be modifying the zoning map application to limit the rezoning area by removing certain portions of Block 3705, fronting on the New Jersey Avenue South of the applicant-controlled development site. The excluded properties will remain within an R5B zoning district, which is more in keeping that portion of the New Jersey Avenue frontage and remains consistent with the build context of nearby properties on Glenmore Avenue, immediately south and southeast of

SUBCOMMITTEE ON ZONING AND FRANCHISES

4

the rezoning area. Council Member Nurse supports this application as modified.

Just want to state for the record, we've been also joined by Council Member Schulman.

Are there any Council Members with questions for this project?

There being no questions, I will now call for a vote to approve Pre-Considered LU regarding the Ocean Quest Article XI property tax exemption and to approve with modification LUs 287 and 288 relating to the Grace Houses redevelopment proposal.

Counsel, please call the roll.

SUBCOMMITTEE COUNSEL HUH: Chair.

CHAIRPERSON RILEY: Aye.

SUBCOMMITTEE COUNSEL HUH: Chair Riley.

CHAIRPERSON RILEY: Aye.

SUBCOMMITTEE COUNSEL HUH: Council Member Moya.

COUNCIL MEMBER MOYA: I vote aye.

SUBCOMMITTEE COUNSEL HUH: Council Member Abreu.

COUNCIL MEMBER ABREU: Aye.

SUBCOMMITTEE COUNSEL HUH: Council Member Hanks.

SUBCOMMITTEE ON ZONING AND FRANCHISES

5

COUNCIL MEMBER HANKS: I vote aye.

SUBCOMMITTEE COUNSEL HUH: Council Member  
Schulman.

COUNCIL MEMBER SCHULMAN: Aye.

SUBCOMMITTEE COUNSEL HUH: Council Member  
Salaam?

COUNCIL MEMBER SALAAM: I vote aye.

SUBCOMMITTEE COUNSEL HUH: Council Member  
Carr.

COUNCIL MEMBER CARR: Aye.

SUBCOMMITTEE COUNSEL HUH: Chair, by a  
vote of seven in the affirmative, zero in the  
negative, and no abstentions, the items are adopted  
and referred to the full Land Use Committee.

CHAIRPERSON RILEY: That concludes today's  
business.

I would like to thank the members of the  
public, my Colleagues, Subcommittee Counsel, Land Use  
and other Council Staff, and the Sergeant-at-Arms for  
participating in today's meeting. This meeting is  
hereby adjourned. Thank you. [GAVEL]

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 July 30, 2025