

SUBCOMMITTEE ON ZONING AND FRANCHISES  
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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Tuesday, March 18, 2025

Start: 1:02 p.m.

Recess: 1:11 p.m.

HELD AT: 250 Broadway - Committee Room,  
14th Floor

B E F O R E: Hon. Kevin C. Riley, Chair

COUNCIL MEMBERS:

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

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CHAIRPERSON RILEY: Good morning and welcome to the Subcommittee on Zoning and Franchises. I am Council Member Kevin Riley, Chair of this subcommittee. This afternoon I am joined by Council Member Carr, Council Member Hanks, Council Member Salaam, and remotely by Council Member Moya, Council Member Abreu, and Council Member Schulman.

Today we are voting on one proposal known as 123-12 Sutphin Boulevard Rezoning; it consists of LUs 239 and 240. The proposed residential mixed-use development in Queens is located in Speaker Adams' district.

The applicant is the Full Gospel Mission Church of God in Christ and partnering with developer SBR Equities. The rezoning area consists of two areas across the street from each other on 123rd Avenue and along Sutphin Boulevard.

The area to the north of 123rd Avenue is where the applicant's current place of worship is located. In the area to the south is a largely vacant site the applicant is seeking to redevelop into a residential mixed-use development.

The proposed development would have approximately 111 apartments of which approximately 28 are

projected to be affordable; part of the ground floor would be used as a new place of worship by the applicant.

The proposal consists of two actions: The first is a Zoning Map Amendment to change multiple residential districts with a commercial overlay to a contextual residential districts consisting of R3A and R6A with a C1-3 commercial overlay. The second action is Zoning Text Amendment to map a mandatory inclusionary housing area. We are recommending to modify the proposed R6A Zoning District to a R6D and R6B District. This would de incentivize the teardown of existing homes and provide for a maximum height that is more consistent with the buildings surrounding the proposed development site.

The second modification is to remove MIH Option 2 and add Option 3. This would the applicant to provide more deeply affordable housing. Speaker Adams supports this application as modified. And will be reading some remarks from the Speaker.

"The EULA process should be about all stakeholders working together, council members, applicants, and our communities, to create a plan that meets the needs of our residents. It's not

always an easy process, but through hard work and commitment to our shared goals, we can deliver better outcomes for the city and communities we represent.

Today, I'm proud to express my support for a project at 123-12 Sutphin Boulevard that I believe will improve the Great 28," the district that speaker Adams represents. "The initial proposal had its challenges with many local residents and Community Board 12 opposed. However, through meeting with the community in my office over the last several months, I believe we have landed on an agreement that meets the needs of the neighborhood, while delivering on the creation of much needed new housing. This revised project will be five stories, roughly the same height as the adjacent school, PS 223 Q, and the nearby Baisley Park Gardens residential community. It will have a setback at the 4th to blend in with the surrounding neighborhood. The project will provide 111 new units of housing, of which 28 units will be affordable at 60% of the area median income. The Ground Floor and cellar space will feature a new home for the Full Gospel Mission Church.

Our community is in dire need of more community space. As part of the agreement, the developer and

the church will set aside 1,500 square feet for community uses. Since the project will face an elementary school, the developer has agreed to partner with and pay for an artist to work with the students and local community to paint a brand new mural that will face the school. The developer will also work with the school and local gardening group to build a rooftop community garden.

All these changes will improve the surrounding community, support local residents, and help ease our citywide housing crisis. I'm proud of the work we have done together to advance a project that works for all stakeholders. Thank you to the applicant, our community members, and my colleagues in the Council for your support throughout this process. I look forward to supporting this project as it moves forward for a full council vote."

Counsel, are there any council members with remarks at this time?

COMMITTEE COUNSEL: No, Chair.

CHAIRPERSON RILEY: I will now call for a vote to approve, with modifications, LUs 239 and 240 relating to the 123-12 Sutphin Boulevard Rezoning Proposal.

Counsel, please call the roll.

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COMMITTEE COUNSEL: Chair Riley?

CHAIRPERSON RILEY: Aye.

COMMITTEE COUNSEL: Council Member Moya?

COUNCIL MEMBER MOYA: I vote aye.

COMMITTEE COUNSEL: Council Member Abreu?

COUNCIL MEMBER ABREU: Aye.

COMMITTEE COUNSEL: Chair Hanks?

COUNCIL MEMBER HANKS: I vote aye.

COMMITTEE COUNSEL: Council Member Schulman?

COUNCIL MEMBER SCHULMAN: Aye.

COMMITTEE COUNSEL: Council Member Salaam?

COUNCIL MEMBER SALAAM: I vote aye.

COMMITTEE COUNSEL: Council Member Carr?

COUNCIL MEMBER CARR: Aye.

By a vote of 6 (sic) in the affirmative, 0  
opposing, and 0 abstentions LUs 239 and 40 are  
approved with... Let me correct the record: By a vote  
of 7 in the affirmative, 0 opposing, and 0  
abstention, the LUs 239 and 240 are approved with  
modifications and the items are referred to the full  
land use committee.

CHAIRPERSON RILEY: Thank you, Counsel. I just  
want to confirm that the vote is now closed.

That concludes today's business. I would like to thank the members of the public, my colleagues on the 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 April 10, 2025