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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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June 29, 2022  
Start: 11:05 a.m.  
Recess: 11:12 a.m.

HELD AT: REMOTE HEARING - VIRTUAL ROOM 2

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

COUNCIL MEMBERS:

- Shaun Abreu
- Erik D. Bottcher
- David M. Carr
- Kamillah Hanks
- Farah N. Louis
- Francisco P. Moya
- Lynn C. Schulman

2 SERGEANT KOTOWSKI: Computer recording  
3 started.

4 SERGEANT BRADLEY: Cloud recording is up.

5 Good morning and welcome to today's New  
6 York City Council Subcommittee on Zoning and  
7 Franchises.

8 At this time, will all panelists please  
9 turn on the videos.

10 To minimize disruption, please place  
11 electronic devices on silent and vibrate mode.

12 Thank you for your cooperation. Chair,  
13 you may begin.

14 CHAIRPERSON RILEY: Good morning and  
15 welcome to a meeting of the Subcommittee on Zoning  
16 and Franchises. I am Council Member Kevin Riley,  
17 Chair of the Subcommittee.

18 This morning, I am joined remotely by  
19 Council Members Carr, Moya, Council Member Hanks,  
20 Bottcher, Abreu, and Louis.

21 Today, we will vote on 3 rezoning  
22 proposals in Queens for the Wetherole Street and 67th  
23 Avenue, 11th Street and 34th Avenue, and 77-39 Vleigh  
24 Place that were heard by the Subcommittee on June  
25 14th.

2           Before we begin, I recognize the  
3 Subcommittee Counsel to review the hearing  
4 procedures.

5           COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank  
6 you, Chair Riley. Good morning, Subcommittee Members.  
7 I am Angelina Martinez-Rubio, Counsel to the  
8 Subcommittee.

9           My announcements will be brief since we  
10 only have votes this morning. Council Members who  
11 would like to ask questions or make remarks prior to  
12 today's vote should use the Zoom raise hand function.  
13 The raise hand function should appear at the bottom  
14 of the participant panel. Chair Riley or I will then  
15 recognize Members to speak.

16           We ask that you please be patient if any  
17 technical difficulties arise today.

18           Chair Riley will now continue with  
19 today's agenda items.

20           CHAIRPERSON RILEY: Thank you, Counsel.  
21 Today, we will vote to approve with modifications  
22 Preconsidered LUs 83 and 84 relating to the Wetherole  
23 Street and 67th Avenue Rezoning proposal in Council  
24 Member Schulman's district in Queens.

2 The proposal includes a zoning map  
3 amendment to rezone an existing R4B district to an  
4 R6A district and a related zoning text amendment to  
5 establish an MIH program area utilizing Option 1 and  
6 2. These approvals would facilitate the development  
7 of an 8-story residential building.

8 The Council's modification would be to  
9 strike MIH Option 2. Council Member Schulman is in  
10 support of this proposal. Council Member Schulman is  
11 here. I would like to allow her a second to give some  
12 remarks. Council Member Schulman.

13 COUNCIL MEMBER SCHULMAN: Thank you, Chair  
14 Riley. I'm proud to support this application which  
15 will allow an appropriately scaled building for this  
16 location and bring permanently affordable homes to my  
17 district. I'd also like to commend the entire  
18 applicant team for their responsive to the public at  
19 every stage of the review process. Chair Riley, is it  
20 possible for me to vote because I'm Chairing a  
21 Committee hearing?

22 CHAIRPERSON RILEY: Counsel.

23 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
24 Member Schulman, this should be very quick. We will  
25 get to the vote in literally not even 3 minutes.

2 CHAIRPERSON RILEY: Yeah. I will get there  
3 really quick, Council Member Schulman.

4 COUNCIL MEMBER SCHULMAN: Thank you so  
5 much.

6 COMMITTEE COUNSEL MARTINEZ-RUBIO: No one  
7 else is making remarks. I shouldn't speak for the  
8 others. Go ahead, Chair.

9 CHAIRPERSON RILEY: We will also vote to  
10 approve with modifications Preconsidered LUs 81 and  
11 82 for the 11th Street and 34th Avenue Rezoning  
12 proposal in Council Member Won's district in Queens.

13 The proposal would rezone an existing R5  
14 district to an M1-5/R6A district and a related zoning  
15 text amendment to establish a special mixed-use  
16 district with special height and setback regulations  
17 as well as establish an MIH program area utilizing  
18 Option 1 and 2.

19 These approvals will facilitate the  
20 development of a true 8-story mixed-use building. The  
21 Council's modification would be to strike MIH Option  
22 2. Council Member Won is in support of this proposal  
23 as modified.

24 Finally, we will also vote to approve  
25 with modifications Preconsidered LUs 79 and 80

2 relating to the 77-39 Vleigh Place Rezoning proposal  
3 in Council Member Gennaro's district in Queens.

4 This proposal includes a zoning map  
5 amendment to rezone the existing R3-2/C1-2 district  
6 to an R6A/C2-3 district and the relating zoning text  
7 amendment to establish an MIH program area utilizing  
8 Option 1 and 2. These approvals would facilitate the  
9 development of an new mixed-use building with  
10 housing, medical, and retail space.

11 The Council's modification will be to  
12 reduce the density of the proposed development from a  
13 proposed R6A district to an R6B district. With this  
14 modification, the proposed development will be more  
15 in context with the existing character of the  
16 neighborhood, which is characterized by a mix of 3-  
17 to 4-story multifamily buildings and smaller 1- to 2-  
18 family homes while still creating permanently  
19 affordable housing units under MIH. Council Member  
20 Gennaro is in support of this proposal as modified.

21 Members of the Subcommittee who have  
22 questions or remarks about today's items should use  
23 the raise hand button now. Counsel will announce  
24 Members in the order that the hands are raised.

2 Counsel, are there any Council Members  
3 with questions or remarks at this time?

4 COMMITTEE COUNSEL MARTINEZ-RUBIO: No  
5 Council Members with questions so we can call the  
6 roll.

7 CHAIRPERSON RILEY: I now call for a vote  
8 to approve with modifications Preconsidered LUs 79  
9 and 80 for the 77-39 Vleigh Place Rezoning proposal,  
10 Preconsidered LUs 81 and 82 for the 11th Street and  
11 34th Avenue Rezoning proposal, and Preconsidered LUs  
12 83 and 84 for the Wetherol Street and 67th Avenue  
13 Rezoning proposal. Counsel, please call the roll.

14 COMMITTEE COUNSEL MARTINEZ-RUBIO: Chair  
15 Riley.

16 CHAIRPERSON RILEY: Aye on all.

17 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
18 Member Schulman.

19 COUNCIL MEMBER SCHULMAN: Aye on all.

20 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
21 Member Moya.

22 COUNCIL MEMBER MOYA: I vote aye.

23 COMMITTEE COUNSEL MARTINEZ-RUBIO: Chair  
24 Louis.

25 CHAIR LOUIS: Aye on all.

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2 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
3 Member Abreu.

4 COUNCIL MEMBER ABREU: Aye on all.

5 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
6 Member Bottcher.

7 COUNCIL MEMBER BOTTCHER: Aye.

8 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
9 Member Hanks.

10 COUNCIL MEMBER HANKS: Aye on all.

11 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council  
12 Member Carr.

13 COUNCIL MEMBER CARR: Aye on all.

14 COMMITTEE COUNSEL MARTINEZ-RUBIO: By a  
15 vote of 8 in the affirmative, no negatives, no  
16 abstentions, the items are approved and will be  
17 referred to the full Land Use Committee.

18 CHAIRPERSON RILEY: That concludes today's  
19 business. I would like to thank the members of the  
20 public, my Colleagues, Subcommittee Counsel, Land Use  
21 and other Council staff, and the Sergeant-at-Arms for  
22 participating in today's hearing.

23 This meeting is hereby adjourned. Thank  
24 you very much, everyone. [GAVEL]

25



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 August 29, 2022