

CITY COUNCIL  
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING  
AND FRANCHISES

----- X

February 23, 2026  
Start: 11:06 a.m.  
Recess: 11:22 a.m.

HELD AT: REMOTE HEARING (VIRTUAL ROOM 1)

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

COUNCIL MEMBERS:

Selvena Brooks-Powers  
David M. Carr  
Elsie Encarnación  
Amanda C. Farias  
Simcha Felder  
Yusef Salaam  
Justin E. Sanchez  
Lynn C. Schulman

1 We're good to go, Dane. Okay. Good morning and  
2 welcome to the New York City, uh, hybrid vote, uh,  
3 virtual vote on the Subcommittee on Zoning and  
4 Franchises.

5 Please silence all electronic devices at this  
6 time. Chair, we're ready to begin.

7 CHAIRPERSON LOUIS: Thank you. Good morning and  
8 welcome to a meeting of the Subcommittee on Zoning  
9 and Franchises. I am Council Member Farrah Louis,  
10 Chair of the Subcommittee. This meeting is being held  
11 remotely via Zoom.

12 Pursuant to the Emergency Declaration signed by  
13 Governor Hochul on February 21st, 2026, Executive  
14 Order 58, the council has determined that this- that  
15 the winter storm has impaired the council's ability  
16 to hold in-person meetings and that all council  
17 meetings today are being conducted remotely via Zoom.  
18 Thank you in advance for your patience this morning.

19 This morning, I am joined remotely by council  
20 members - give me one second. Salaam, Sanchez, Ossé,  
21 Encarnación, Thomas-Henry. If I'm missing anyone  
else, please let me know.

COMMITTEE COUNSEL: Chair, I see Council Member  
Carr is present.

1  
2 CHAIRPERSON FARIAS: Thank you and Council Member  
3 Carr. Today we are only voting on three proposals and  
4 there is no public hearing. As a result, public  
5 testimony will not be heard today. Members of the  
6 public are able to view this meeting via the  
7 council's website at [www.council.nyc.gov](http://www.council.nyc.gov). Scroll down  
8 to the meeting information for today's date  
9 and click See More Details.

10 From there, a public link for video access will  
11 be available. Before I go over today's votes, I  
12 recognize the Committee Counsel to go over the  
13 meeting's procedures.

14 COMMITTEE COUNSEL: Thank you, Chair Louis. I am,  
15 uh, Arthur Ha, counsel to this Subcommittee. Council  
16 members, uh, who would like to ask questions or make  
17 remarks should use the Zoom raise hand function. The  
18 raise hand function, uh, should appear at the bottom  
19 of your screen.

20 Council members with remarks or questions will  
21 be, um, uh, will be called in the order in which  
their hands are raised, uh, and recognized by the  
Chair. We ask everyone that you please be patient if  
any technical difficulties arise today.

2 Uh, Chair Louis, we are going to, uh, I believe  
3 we're going to stand at ease for one second, but I  
4 will, um, I will text you in the chat. Um, once we  
5 resume, Chair, uh, the Chair will continue with  
today's agenda.

6 CHAIRPERSON LOUIS: Thank you.

7 I just wanna repeat for the record, the  
8 Subcommittee will stand at ease for a few moments,  
9 and we've also been joined by Council Member Farias.

10 COUNCIL MEMBER SCHULMAN: I'm here, Farah, if you  
11 need my vote.

12 CHAIRPERSON LOUIS: Okay, right now we're at ease.  
13 Give us a few minutes.

14 COUNCIL MEMBER SCHULMAN: Okay, I'm doing it on my  
15 phone so that I can leave on the BNT meeting on my  
16 computer.

17 CHAIRPERSON LOUIS: All right, as soon as we're  
18 ready to vote, I'll text you.

19 COUNCIL MEMBER SCHULMAN: I can stay on, I'm on  
20 already, so-

21 COUNCIL MEMBER BROOKS-POWERS: Chair, I'm on as  
well.

CHAIRPERSON LOUIS: Got it. Thank you.

20 Okay, we will now resume. Arthur?

1  
2 COMMITTEE COUNSEL: Thank you, Chair. Uh, we can  
3 proceed with the agenda. You can, um, resume, uh, on  
4 the remarks from 24th Avenue.

5 CHAIRPERSON LOUIS: Got it. Thank you. The first  
6 proposal concerns LUs 20 and 21 related to 217-14  
7 24th Avenue. Rezoning project in Council Member  
8 Paladino's district. Applicant is seeking to develop  
9 a mixed-use residential project with approximately  
10 183 apartments and 65 long-term care living units in  
11 Bay Terrace, Queens.

12 The proposal involves two actions. The first is a  
13 Zoning Map Amendment to change the existing  
14 residential R1-2 district to a residential R6A  
15 district.

16 The second action is a Zoning Text Amendment to  
17 map a Mandatory Inclusionary Housing area. Council  
18 Member Paladino supports this application. Is Council  
19 Member Paladino on? I don't see her.

20 COMMITTEE COUNSEL: I know, Chair, I do not see,  
21 uh, Council Member Paladino here.

22 CHAIRPERSON LOUIS: Thank you so much, Arthur.  
23 The second proposal concerns LUs 33 and 34 related to  
24 33-01 11th Street rezoning project in Council Member  
25 Cabán's district. Applicant is seeking to develop a

1  
2 mixed-use residential project with approximately 258  
3 apartments in Ravenswood, Queens.

4 The proposal involves two actions. The first is a  
5 Zoning Map Amendment to change the existing  
6 residential R-5 district to a residential R-7A paired  
7 with a manufacturing M-1-4 district.

8 The second action is a Zoning Text Amendment to  
9 map a Mandatory Inclusionary Housing area. We are  
10 recommending one modification to remove MIH Option 2  
11 and add Option 3, which will ensure that the  
12 affordable housing to be— the affordable housing to  
13 be provided is actually affordable to the residents  
14 in this part of the city. Council Member Cabán  
15 supports this application with, with the recommended  
16 modification.

17 The third proposal concerns LU-28 and 29 related—  
18 the third proposal concerns LU-28 and 29 related to  
19 14-10 Beach Channel Drive rezoning project and  
20 Council Member Brooks-Powers' district. Applicant is  
21 seeking to develop a mixed-use residential project  
with approximately— that will include permanent—  
permanently affordable apartments in Far Rockaway,  
Queens.

1                   The proposal involves 2 actions. The first, a  
2 Zoning Map Amendment to change the existing  
3 residential R-5 district to a residential R-6A  
4 district with a commercial C2-4 overlay.

5                   The second action is a Zoning Text Amendment to  
6 map a Mandatory Inclusionary Housing area. We are  
7 recommending a modification to the rezoning area and  
8 proposed Mandatory Inclusionary Housing area.

9                   A proposed and rezoning area includes both  
10 applicant, applicant site, which primarily consists  
11 of surface parking and several existing homes. The  
12 modification is to reduce the rezoning area to the  
13 applicant site.

14                   This will ensure that the residents of the  
15 existing houses are not pressured into moving so that  
16 their homes can be— so that their homes can be torn  
17 down to build apartments, which they will not be able  
18 to afford. Displacement pressure in low-income Black  
19 and brown communities due to upzoning is real.

20                   Constituents in Council Member Brooks-Powers'  
21 district regularly contact her office about being  
pressured to sell by developers. Residents in  
downtown Far Rockaway are facing the same risks, and  
this issue cannot continue to go unaddressed.

2 To reflect this change in the rezoning area, the  
3 Mandatory Inclusionary Housing area to be applied  
4 through the proposed tax amendment should be limited  
5 to the development site.

6 I know Council Member Brooks-Powers is on. Would  
7 you like to make remarks?

8 COUNCIL MEMBER BROOKS-POWERS: Thank you again,  
9 Chair, and thank you to the— my colleagues on the  
10 Subcommittee. The proposal before us for 14-10 Beach  
11 Channel Drive is the result of real negotiation. Um,  
12 from the beginning, my focus has been simple. We must  
13 deliver meaningful benefits for the Rockaway  
14 community.

15 The project before us today looks very different  
16 from where it started, thanks in large part to  
17 community input. Studio apartments have been removed,  
18 and the building now includes a stronger  
19 concentration of 2 and 3-bedroom units—housing that  
20 actually works for families. The parking has also  
21 been increased to a 1-to-1 ratio, which reflects the  
22 transportation realities of the peninsula.

23 The applicant has committed to continuing to  
24 pursue affordable homeownership options, which is  
25 critical. Our community needs ownership pathways that

1 allow working families to build equity. There are  
2 additional commitments that matter, including air  
3 quality monitoring during nearby industrial  
4 operations with filtration systems installed if  
5 necessary, a 30% MBE and local hiring goal, including  
6 outreach within Community Board 14, apprenticeship  
7 and job training programs during the project's  
8 construction, funding support for improvements at the  
9 Child Center for New York operating at Redburn  
10 Housing- Houses. A signed MOU giving Glory Light  
11 Tabernacle a right of first refusal for a  
12 below-market community facility space set at 60% of  
13 the market rate value.

14 This is not unconditional support. It is the  
15 support based on commitments secured through  
16 engagement. With those commitments on record. I will  
17 be voting yes. Thank you.

18 CHAIRPERSON LOUIS: Thank you, Council Member  
19 Brooks Powers. Counsel, are there any council members  
20 with questions or remarks at this time?

21 COMMITTEE COUNSEL: Any other Subcommittee members  
or any other council members, uh, wishing to make  
remarks or ask questions should now please use the  
raise hand function, and especially if you are not

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

named as a Committee Member or Council Member,  
please, uh, do use the raise hand function now uh, if  
you wanna make comments or ask questions.

Chair, I am not seeing any hands raised.

CHAIRPERSON LOUIS: Thank you so much. I now call  
for a vote to approve with modifications LU-33 and 34  
related to 33-01, 11th Street Rezoning Proposal.  
LU-28 and 29 related to 14-10 Beach Channel Drive  
Rezoning Proposal. LUs 20 and 21 related to the  
217-14 24th Avenue Rezoning Proposal.

Counsel, please call the roll.

COMMITTEE COUNSEL: Chair, if I may, just to, uh,  
clarify that the vote for LUs 20 and 21 is to  
approve. Uh, and with that-

CHAIRPERSON LOUIS: Yes.

COMMITTEE COUNSEL: Uh, roll call vote. Uh, Chair  
Louis?

CHAIRPERSON LOUIS: Aye on all.

COMMITTEE COUNSEL: Council Member Farias?

COUNCIL MEMBER FARIAS: I vote aye on all.

COMMITTEE COUNSEL: Council Member Schulman?

COUNCIL MEMBER SCHULMAN: Aye, aye on all.

COMMITTEE COUNSEL: Thank you.

COMMITTEE COUNSEL: Council Member Salaam?

2 COUNCIL MEMBER SALAAM: I vote aye on all.

3 COMMITTEE COUNSEL: Thank you. Council Member  
4 Felder?

5 COUNCIL MEMBER FELDER: Yes!

6 COMMITTEE COUNSEL: Thank you. Council Member  
7 Encarnación?

8 COUNCIL MEMBER ENCARNACIÓN: I vote aye on all,  
9 and congratulations to all of those who fought really  
10 hard for their projects. Thank you.

11 COMMITTEE COUNSEL: Council Member Justin  
12 Sanchez?

13 COUNCIL MEMBER SANCHEZ: I vote aye on all. Thank  
14 you.

15 COMMITTEE COUNSEL: Council Member Thomas-Henry?

16 COUNCIL MEMBER THOMAS-HENRY: Aye on all.

17 COMMITTEE COUNSEL: Minority Leader, uh, Carr.

18 COUNCIL MEMBER CARR: Aye on all.

19 COMMITTEE COUNSEL: Chair, by a vote of 9 in the  
20 affirmative, 0 in the negative, and no abstentions,  
21 the items are adopted and referred to the full Land  
Use Committee.

CHAIRPERSON LOUIS: Thank you, Counsel. That  
concludes today's business. I would like to thank the  
members of the public, my colleagues, Subcommittee

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

SUBCOMMITTEE ON ZONING AND FRANCHISES

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.

SERGEANT AT ARMS: Good job, gentlemen.

SERGEANT AT ARMS: Zoom is now ending.

SERGEANT AT ARMS: Thank you.

CHAIRPERSON LOUIS: Thank you, everyone.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

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 19, 2026