

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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December 11, 2025
Start: 11:40 a.m.
Recess: 11:45 a.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 3

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

COUNCIL MEMBERS:

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

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2 SERGEANT-AT-ARMS: Check one, two, check
3 one, two. This is a pre-recorded sound test for the
4 Subcommittee on Zoning and Franchises. Today's date
5 is December 11, 2025. It's being recorded by Annie
6 Lin in Hearing Room 3.

7 SERGEANT-AT-ARMS: Good morning. Welcome
8 to the New York City Council Committee hearing vote
9 on Zoning and Franchises.

10 At this time, we ask that you please
11 silence all electronics.

12 If you wish to fill out an appearance
13 card, please see one of the Sergeant-at-Arms at the
14 back.

15 Chair, we may begin.

16 CHAIRPERSON RILEY: [GAVEL] Good morning,
17 and welcome to a meeting of the Subcommittee of
18 Zoning and Franchises. I am Council Member Kevin
19 Riley, Chair of the Subcommittee. Today, I'm joined
20 remotely by Council Member Moya, Abreu, Schulman,
21 Salaam, and Carr.

22 Today, we are voting on two proposals.
23 Before we begin, I will note that several items that
24 were noticed for today will not be voted on today.
25 First, I will note that LU number 447 for an

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2 application by Le Dive Cafe seeking a sidewalk cafe
3 revocable consent approval was withdrawn by the
4 applicant in a written letter to DOT dated December
5, 2025, and as a result DOT is no longer processing
6 the application. The applicant confirmed the
7 withdrawal in writing to Council on December 9, 2025.
8 Therefore, it is recommended that we approve a motion
9 to file for LU 447.

10 Second, I would also like to note that we
11 will be laying over two items related to the citywide
12 franchise approval, Resolution 1109 for the extension
13 of the public communication structure franchise; and
14 Resolution 1157 for the extension of the coordinated
15 street furniture franchise. We are not voting on
16 these items today and they are laid over.

17 Today, we will vote on LUs 434, 435, 436,
18 437, and 438 relating to the Herkimer-Williams
19 project, a proposal involving the redevelopment of
20 four blocks in the Broadway Junction area of East New
21 York and Council Member Nurse's District. The
22 proposed development consists of four buildings with
23 over 1 million square feet of floor area that will
24 consist of almost 1,000 residential units, commercial
25 uses, light industrial uses, and possible community

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2 facility space. The site will also include 20,000

3 square feet of new publicly accessible open space.

4 The application includes several actions. A Zoning

5 Map Amendment to change an M1-2 zoning district to a

6 C6-4 district and an M1-6 district; a Zoning Text

7 Amendment to establish a Mandatory Inclusionary

8 Housing area coterminous with the proposed C6-4

9 district, and to modify the zoning resolution with

10 respect to contiguity of the ownership of zoning lots

11 in the larger scale general development; a zoning

12 special permit to establish a large-scale general

13 development to modify bulk regulations and to allow

14 for distribution of floor area; a zoning special

15 permit to allow use group 6 retail and service use

16 with a floor area of greater than 10,000 square feet;

17 an action for acquisition and site selection of a

18 privately owned lot. In today's vote, we will modify

19 the MIH level to strike Option 2 and add Option 3.

20 We will also vote to approve LU 439 for

21 the 18-15 Francis Lewis Boulevard Commercial Overlay

22 located in Council Member Paladino's District in

23 Queens. This is a private application for a zoning

24 map amendment to establish a C1-2 commercial overlay

25 in an R3-2 zoning district.

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2 I will now call for a vote to adopt a
3 motion to file LU 447; to approve LU 439 for the 18-
4 15 Francis Lewis Boulevard Commercial Overlay; and to
5 approve with modifications LU numbers 434, 435, 436,
6 437, and 438.

7 Counsel, can you please call the roll?

8 SUBCOMMITTEE COUNSEL VIDAL: Chair Riley.

9 CHAIRPERSON RILEY: Aye.

10 SUBCOMMITTEE COUNSEL VIDAL: Council
11 Member Moya.

12 COUNCIL MEMBER MOYA: I vote aye.

13 SUBCOMMITTEE COUNSEL VIDAL: Council
14 Member Abreu.

15 COUNCIL MEMBER ABREU: Aye.

16 SUBCOMMITTEE COUNSEL VIDAL: Council
17 Member Schulman.

18 COUNCIL MEMBER SCHULMAN: Aye.

19 SUBCOMMITTEE COUNSEL VIDAL: Council
20 Member Carr.

21 COUNCIL MEMBER CARR: Aye.

22 SUBCOMMITTEE COUNSEL VIDAL: Council
23 Member Salaam.

24 COUNCIL MEMBER SALAAM: I vote aye.

25 SUBCOMMITTEE COUNSEL VIDAL: Thank you.

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2 By a vote of six in the affirmative, zero
3 abstentions, and no opposition, these LU items are
4 approved as stated by the Chair.

5 CHAIRPERSON RILEY: That concludes today's
6 business.

7 I would like to thank the members of the
8 public, my Colleagues, Subcommittee Counsel, Land Use
9 and other Council Staff, and the Sergeant-at-Arms for
10 participating in today's meeting.

11 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 December 28, 2025