

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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October 9, 2025
Start: 1:53 p.m.
Recess: 2:10 p.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 1

B E F O R E: Kevin C. Riley

COUNCIL MEMBERS:

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

OTHER COUNCIL MEMBERS ATTENDING:

Speaker Adrienne Adams
Nantasha M. Williams

SERGEANT-AT-ARMS: Test one, two, one, two. Today's date is October 9, 2025. Today's hearing is on Zoning and Franchises in HR1 being recorded by Keith Polite.

SERGEANT-AT-ARMS: Good afternoon, and welcome to today's vote on the Subcommittee on Zoning and Franchises.

At this time, please silence all cell phones and electronic devices.

Chair, we are ready to begin.

CHAIRPERSON RILEY: [GAVEL] Good afternoon, everyone, and welcome to a meeting of the Subcommittee on Zoning and Franchises. I am Council Member Kevin Riley, Chair of the subcommittee. Today I'm joined by Speaker Adams, remotely by Council Member Moya, Council Member Abreu, Hanks, Schulman, Salaam, Carr, Sanchez, and Williams.

Today we are voting on three proposals. I will now note for the record that LU 397, the 74 Bogart Street rezoning in Council Member Gutiérrez's District is being laid over to a future date.

First, we will vote to approve a modification, a set of City-sponsored applications known as the Jamaica Neighborhood Plan under LU

Number 369, 370, and 371, along with the related action under LU 372 for the Station Plaza Jamaica City Map Amendment, all of which are related to a property in Council Member Williams' and Council Member Gennaro's District, as well within Speaker Adams' District in Southeast Queens. I'm going to briefly describe these four actions along with Council modification, and then I will let Speaker Adams and Council Member Williams speak in detail about the process and additional capital and policy commitments they have secured for this area from the Administration through their negotiations on the proposal. The Jamaica Neighborhood Plan seeks to rezone approximately 230 blocks in Southeast Queens, including downtown Jamaica, industrial areas to the east and south, and key corridors such as Hillside, Jamaica, and Liberty Avenues, as well as Sutphin, Guy R. Brewer, and Merrick Boulevards. The plan will bring over 11,800 additional housing units, including over 4,000 affordable units. It will also generate over 2 million square feet of new commercial and community facility spaces, bringing more than 7,000 new jobs. To support this growth and community goals expressed throughout over three years of planning and

those engagements, the Administration has committed over 412 million in new capital and programmatic investments, which I will let Speaker Adams and Council Member Williams describe further in their remarks. We will vote to approve with modification the proposed zoning map amendment under LU-369, which updates existing zoning throughout the project area to allow for increased housing opportunities, including affordable housing, and support the development of new commercial and light industrial businesses. Our modifications to the proposed zoning map amendments application will make targeted adjustments to densities along corridors extending south of downtown Jamaica and remove very limited portions of certain districts along the southern corridors from the rezoned area. These modifications create a transition from the higher densities of downtown Jamaica to residential neighborhoods to the south, where there are blocks of occupied homes and less access to transit, while still ensuring new opportunities for significant housing and affordable housing development that will revitalize the corridor of Sutphin, Guy R. Brewer, and Merrick Boulevards. The Council is also modifying the M-Zone between

Liberty Avenue and the LIRR, Merrick Boulevard, and 180th Street from an M2-3A district to an M1-2A district in order to support clean redevelopment of open industrial uses like scrap yards and waste transfer stations, while ensuring appropriate scale for these narrow streets, which are in close proximity to residential communities. We will vote to approve a modification to the proposed zoning text amendment under LU-370, which advances the plan's goal for reworking the special downtown Jamaica rules, as well as implementing affordability requirements through the mapping of Mandatory Inclusionary Housing areas through the planned area. This new MIH area is the largest ever to be established since MIH was created in 2016. Our modifications will adjust the applicability of MIH options throughout the new MIH areas by removing MIH Option 2 from the downtown Jamaica area, leaving in place the more deeply affordable MIH Option 1 and 3, where higher-density rental projects are likely to close proximity to transit. The remainder of the proposed MIH areas in lower-density corridors such as downtown where homeownership development is more likely will permit MIH Option 1, 2, and 3. As part of

the plan, we will vote to approve the proposed UD AAP application under LU-371, which seeks the designation of Urban Development Action Plan approval of the Urban Development Action Area project, and related disposition of City-owned property for parcels owned and managed by HPD, which will facilitate the development of two 100 percent affordable housing developments along Union Hall Street, with approximately 83 units of rental units and 34 units of homeownership in Speaker Adams' District. And we will also vote to approve the related LU-372 for the Station Plaza Jamaica City Map change, an application by New York City Department of Transportation and the Economic Development Corporation to amend the City's map to facilitate refinements to the overall design of the ongoing Station Plaza Enhancement Project, which is within the Jamaica Neighborhood Plan area in Council Member Williams' District. The updated Station Plaza project will increase pedestrian access and safety, improve traffic flow, and enhance the public open spaces immediately adjacent to downtown Jamaica's transit hub.

I would now like to recognize Speaker Adams for her remarks on this project.

SPEAKER ADAMS: Thank you very much, Mr. Chair. I am pleased to express support for our City's largest neighborhood rezoning in over two decades that will deliver nearly 12,000 new homes, including almost 4,200 permanently affordable homes by mapping the largest MIH zone in the entire city, and all this is in my own neighborhood. This historic plan for Southeast Queens will generate 7,000 new jobs, create over 2 million square feet of commercial and community facility space, and provide over 413 million dollars in new community investments and infrastructure for our beloved Jamaica. The plan includes commitments to bring new affordable homeownership opportunities to Jamaica after years of advocacy. These neighborhood investments will include infrastructure investments to address flooding issues, improve streets and sidewalks, improve public spaces, create new parks, and improve existing ones, upgrade public transportation hubs, increase public health and safety resources, bolster educational institutions, and enhance our quality of life. When the Jamaica Neighborhood Plan came to the City Council, we secured these major neighborhood investments knowing that's what our neighbors wanted.

The most pro-housing Council in a generation did not ignore the needs of the community as some would seem to prefer. We listened, channeled that community power, and fought for the investments that will deliver a more prosperous and vibrant Jamaica. We made this historic neighborhood rezoning better for our constituents and all New Yorkers. I'm grateful to everyone who played a role in shaping, improving, and supporting the Jamaica Neighborhood Plan, most importantly, Council Member Nantasha Williams, who led a community planning process unprecedented with local stakeholders, and I look forward to its passage by the full City Council later on this month.

And of course, I want to acknowledge the hard work of Council Planning and Land Use team, including Perris Straughter, Brian Paul, Ann McCoy, James Catone (phonetic), and Arthur Huh. Thank you all for your hard work.

Mr. Chair, I yield.

CHAIRPERSON RILEY: Thank you, Madam Speaker.

I would now like to recognize Council Member Williams for her remarks on this project.

COUNCIL MEMBER WILLIAMS: Thank you, Chair Riley, and thank you, Speaker Adams, for your support, and to all the Members of the Subcommittee, I know I stressed you out a little bit. But for years, administration after administration has brought forward working groups and action agendas for downtown Jamaica, but real change never came. Too often, our community was told to wait. Wait for funding. Wait to be a priority. Wait for next year. When I was elected to represent the 27th Council District, I made a promise that Jamaica would wait no longer. Our families, our small businesses, and our young people deserve more than promises. They deserve results. They deserve housing that is affordable, jobs that can sustain a family, and public spaces that reflect the pride and possibility of Southeast Queens. This Jamaica Neighborhood Plan is the result of that commitment. It finally makes Jamaica a priority. It brings modern zoning that will help us build more housing, affordable housing, homeownership, and jobs alongside a package of fully funded investments that put this community at the center of growth. The rezoning will make way for nearly 12,000 new homes, including close to 3,800

permanently affordable units under Mandatory Inclusionary Housing. This will be the largest MIH area ever established in New York City. Hundreds more homes will rise on public and faith-based sites, creating affordable and senior housing for long-term residents who want to stay in the community they helped to build, and it will open the door for new commercial, cultural, and entertainment spaces that bring downtown Jamaica to life as a place where people can truly live, work, and play. To support this growth, we secured over 400 million dollars in new infrastructure and community investments. These priorities came directly from the people. They came from the voices we heard at town halls, from steering committee members, from youth symposiums, and from neighbors who showed up and spoke up over the last two years. This plan will deliver safer streets, new sidewalks, and plazas along Archer Avenue, Jamaica Avenue, and Merritt Boulevard. It will renovate six major parks and playgrounds and create two new pocket parks. It includes more than 80 million dollars to expand Jamaica's healthcare infrastructure, 40 million dollars for school upgrades and to begin the long-overdue Queen's STEAM Center, and nearly 20

million dollars to strengthen York College and Jamaica Center for Arts and Learning. We also fought for new funding to expand workforce development and small business programs that will keep opportunities right here at home. We're also building on the City's earlier 315-million-dollar commitment to rebuild Jamaica's sewer systems, adding new stormwater management projects and funding to help homeowners and community facilities make basement repairs and flood resiliency upgrades. We secured commitments for new affordable housing on City-owned land, including affordable homeownership on Farmers Boulevard, and deeply affordable housing with the new community center at the South Jamaica Multi-Service Center on Guy R. Brewer Boulevard in the Speaker's District. And because real change requires accountability, the Administration, thank you very much, I know y'all are here, has agreed to create and fund an independent downtown Jamaica Oversight Task Force. This task force will be supported by a third-party facilitator to make sure agencies stay coordinated, progress stays transparent, and the public stays involved every step of the way. Finally, in response to community feedback during public review, the Council

is also making modifications to the Sutphin, Guy R. Brewer, and Merrick Corridors to reduce height as one moves from south from downtown Jamaica into the M-Zone between Liberty Avenue and the Long Island Railroad. We are modifying this M-Zone from an M2-3A district to an M1-2A to encourage clean, commercial redevelopment of open nuisance industrial uses like scrap yards and cement plants while ensuring that scale is appropriate.

I want to thank the Department of City Planning for their tireless work, my Colleagues across City Hall for their partnership, and the members of the Jamaica Area-Wide Rezoning Steering Committee and Executive Committees for their leadership and faith in this process. I also want to thank the Council Land Use Team, Perris, Brian, James, Arthur, my incredible Staff, Whitney, Amir, Clothilde, Joanne, for their dedication and perseverance.

Today, we are not just voting on a rezoning. We are voting on reinvestment, on equity, on hope. We are voting to give Jamaica the same opportunity to thrive that it has given this city for generations. Thank you for the opportunity to speak,

and I will ask all of my Colleagues to join me in supporting the Jamaican Neighborhood Plan. Thank you.

CHAIRPERSON RILEY: Thank you, Council Member Williams.

Moving on to our next project, we will vote to approve LU 396 for the 535 Morgan Avenue rezoning, a private application to rezone an existing M1-1 district to a C7-1 district to facilitate the development of a new supermarket and the existing retail development along the western edge of the development site. The zoning change will allow a portion of the existing building to be re-tenanted by a grocery store user of greater than 10,000 square feet, which is not permitted as a right under the existing zoning. This project is located in Brooklyn in Council Member Gutiérrez's District.

I will now call for the vote with the support of the local Members to approve with modification LUs 369 and 370 for the zoning map and zoning text amendment to implement the Jamaican Neighborhood Plan and to approve LU 371 for the UDAAP action and related disposition in connection with the Jamaican Neighborhood Plan, as well as LU 372 for the

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2 Station Plaza Jamaica City map change, and will also
3 approve LU 396 for the Morgan Avenue rezoning.
4 Counsel, can you please call the roll?
5 COMMITTEE COUNSEL HUH: Chair Riley.
6 CHAIRPERSON RILEY: Congratulations to my
7 Colleagues on a wonderful plan. I vote aye.
8 COMMITTEE COUNSEL HUH: Council Member
9 Moya.
10 COUNCIL MEMBER MOYA: I vote aye.
11 COMMITTEE COUNSEL HUH: Council Member
12 Abreu.
13 COUNCIL MEMBER ABREU: Congrats to my
14 Colleagues. I vote aye.
15 COMMITTEE COUNSEL HUH: Council Member
16 Hanks.
17 COUNCIL MEMBER HANKS: Congratulations. I
18 vote aye.
19 COMMITTEE COUNSEL HUH: Council Member
20 Schulman.
21 COUNCIL MEMBER SCHULMAN: Congratulations.
22 I vote aye.
23 COMMITTEE COUNSEL HUH: Council Member
24 Salaam.
25

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COUNCIL MEMBER SALAAM: Congratulations. I
vote aye as well.

COMMITTEE COUNSEL HUH: Council Member
Carr.

COUNCIL MEMBER CARR: Congratulations. I
vote aye on all.

COMMITTEE 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: Thank you. 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 October 16, 2025