

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 4, 2025
Start: 10:57 a.m.
Recess: 11:00 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
Kamillah M. Hanks
Francisco P. Moya
Yusef Salaam
Lynn C. Schulman

2 SERGEANT-AT-ARMS: Testing, testing. This
3 is a microphone check for New York City Council
4 Subcommittee on Zoning and Franchises. Today's date
5 is December 4, 2025. We are located in 250 Broadway,
6 Hearing Room 3. This is being recorded by Sergeant
7 Ben Levy.

8 SERGEANT-AT-ARMS: Good morning, welcome
9 to the New York City Council Subcommittee on Zoning
10 and Franchises.

11 At this time, we ask that you please
12 silence all electronics, and at no point please do
13 not approach the dais.

14 Chair, you may begin.

15 CHAIRPERSON RILEY: [GAVEL] Good morning,
16 and welcome to a meeting of the Subcommittee on
17 Zoning and Franchises. I'm Council Member Kevin
18 Riley, Chair of the Subcommittee. I'm joined today
19 remotely by Council Member Moya and Carr, and in the
20 room we're joined by Council Member Abreu, Hanks,
21 Schulman, Salaam, and Marte.

22 Today, we are voting on one proposal. We
23 will vote on LU numbers 426 and 427 regarding the MTA
24 125th and Lexington Avenue Rezoning Proposal in
25 Deputy Speaker Ayala's District in Harlem, Manhattan.

The applicant, MTA, is seeking to develop a new 405-foot residential and commercial building containing more than 680 dwelling units, of which roughly 170 will be permanently income-restricted above the future terminus of Phase 2 of the 2nd Avenue subway in East Harlem. The proposed MTA development, along with all lots in the rezoning area, will be mapped as mandatory inclusionary housing area requiring Option 1 or Option 3. The proposal includes two actions, a zoning map amendment to change the existing C4-4D zoning district to a C6-11 zoning district, as well as a zoning text amendment to map a Mandatory Inclusionary Housing area and create a new sub-district within the Special 125th Street District. We will recommend and approve of the rezoning for the MTA portion of the rezoning area to a C6-11 zoning district and will modify the remainder of the rezoning area consisting of Lots 27 and Lot 33 on Block 1773 to C6-4 rather than CPC-approved C6-11 designation. The modification to a C6-4 district will better match the proposed development over these non-applicant lots while allowing the MTA site to actualize its full development plan under the new C6-

2 11 zoning district. Deputy Speaker Ayala supports
3 this application with the recommendation.

4 I will now call for a vote to approve
5 with modification LUs 426 and 427 relating to the MTA
6 125th and Lexington Avenue Rezoning Proposal.

7 Counsel, can you please call the roll?

8 SUBCOMMITTEE COUNSEL: Chair Riley.

9 CHAIRPERSON RILEY: Aye.

10 SUBCOMMITTEE COUNSEL: Council Member

11 Moya.

12 COUNCIL MEMBER MOYA: I vote aye.

13 SUBCOMMITTEE COUNSEL: Thank you. Council

14 Member Abreu.

15 COUNCIL MEMBER ABREU: Aye.

16 SUBCOMMITTEE COUNSEL: Chair Hanks.

17 CHAIR HANKS: Aye.

18 SUBCOMMITTEE COUNSEL: Council Member

19 Schulman.

20 COUNCIL MEMBER SCHULMAN: Aye.

21 SUBCOMMITTEE COUNSEL: Council Member

22 Salaam.

23 COUNCIL MEMBER SALAAM: I vote aye.

24 SUBCOMMITTEE COUNSEL: Council Member

25 Carr.

2 COUNCIL MEMBER CARR: Aye.

3 SUBCOMMITTEE COUNSEL: Thank you. By a
4 vote of seven in the affirmative, zero abstentions,
5 and zero negatives, LU Items Numbers 426 and 427 as
6 described by the Chair are modified or approved to
7 the full Land Use Committee.

8 CHAIRPERSON RILEY: Thank you, Counsel.

9 That concludes today's business.

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

14 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 15, 2025