

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Wednesday, April 19, 2023

12:00 PM

250 Broadway - Committee Room, 14th Floor

### **Subcommittee on Zoning and Franchises**

*Kevin C. Riley, Chair*

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,  
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

**Present:** Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

*Other Council Members Attending: Velazquez, Won and Hanif*

LU 0181-2023

**Application number C 200232 ZMQ (25-46 Far Rockaway Blvd Rezoning) submitted by Queens Realty Holdings of NY LTD, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 31a, by changing an existing R4-1 District to an R6B District, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 23, 2023, Hearing Transcript - Zoning 3-23-23, April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 23, 2023, Hearing Transcript - Zoning 3-23-23, April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0182-2023

**Application number N 220330 ZRQ (25-46 Far Rockaway Blvd Rezoning) submitted by the Queens Realty Holdings of NY LTD, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 23, 2023, Hearing Transcript - Zoning 3-23-23, April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 23, 2023, Hearing Transcript - Zoning 3-23-23, April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**A motion was made that this Land Use Application be Filed by Subcommittee approved by Roll Call.**

**Affirmative:** 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0183-2023

**Application number C 230006 ZMQ (245-06 South Conduit Avenue Commercial Overlay) submitted by Tire Heaven, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 19b and 19d, eliminating from within an existing R3-2 District a C1-3 District and establishing within an existing R3-2 District a C2-3 District, Borough of Queens, Community District 13, Council District 31.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 23, 2023, Hearing Transcript - Zoning 3-23-23, April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - March 23, 2023, Hearing Transcript - Zoning 3-23-23, April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0184-2023

**Application number C 220283 ZMX (2560 Boston Road Rezoning) submitted by Boston Road Associates, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4a: changing from an R6 District to an R7-2 District, changing from a C8-1 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of the Bronx, Community District 11, Council District 13.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Laid Over by Subcommittee**

LU 0185-2023

**Application number N 220284 ZRX (2560 Boston Road Rezoning) submitted by Boston Road Associates, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 11, Council District 13.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Laid Over by Subcommittee**

LU 0186-2023

**Application number C 210317 ZMQ (23-10 Queens Plaza South) submitted by AAGS Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b: by changing from an M1-5/R9 District to an M1-6/R9 District, Borough of Queens, Community District 2, Council District 26.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Laid Over by Subcommittee**

**LU 0187-2023**      **Application number N 210318 ZRQ (23-10 Queens Plaza South) submitted by AAGS Holdings LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XI, Chapter 7 (Special Long Island City Mixed Use District) to add new Area D to the Queens Plaza Subdistrict, Borough of Queens, Community District 2, Council District 26.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Laid Over by Subcommittee**

**LU 0188-2023**      **Application number C 210319 ZSQ (23-10 Queens Plaza South) submitted by AAGS Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 117-533 of the Zoning Resolution to modify the distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), and the street wall location requirements of Section 117-531 (Street wall location), to facilitate a 22-story enlargement of an existing 4-story building on property located at 23-10 Queens Plaza South (Block 425, Lots 1 & 5), in a proposed M1-6/R9 District within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict), Borough of Queens, Community District 2, Council District 26.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Laid Over by Subcommittee**

LU 0189-2023

**Application number C 220470 ZMK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c: changing from an M2-1 District to an R6B District, changing from an R6 District to a C4-4A District, changing from an M1-2 District to a C4-4A District and changing from an M2-1 District to a C4-4A District, Borough of Brooklyn, Community District 12, Council, District 39.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

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**This Land Use Application was Laid Over by Subcommittee**

LU 0190-2023

**Application number N 220471 ZRK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 12, Council, District 39.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Laid Over by Subcommittee**

LU 0191-2023

**Application number C 220472 ZSK (Paperific Rezoning) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow a portion of the right of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area in connection with a proposed 5-story building on property located at 1463 38th Street (Block 5348, Lots 15, 17, 49 and 54), in a proposed C4-4A District. Borough of Brooklyn, Community District 12, Council District 39.**

**Attachments:** April 11, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meetings of April 19-20, 2023, Hearing Transcript - Stated Meeting 4-11-23, Hearing Transcript - Zoning 4-19-23

**This Land Use Application was Hearing Held by Committee**

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