

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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November 12, 2025
Start: 12:23 p.m.
Recess: 12:31 p.m.

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

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

COUNCIL MEMBERS:

Shaun Abreu
David M. Carr
Lynn C. Schulman

SERGEANT-AT-ARMS: Testing. This is a microphone check for the Subcommittee on Zoning and Franchises, recorded on November 12, 2025, by Sergeant Ben Levy. Location is here in Room 1 in 250 Broadway.

SERGEANT-AT-ARMS: Good afternoon. Welcome to the New York City vote on the Committee on Zoning and Franchises.

At this time, please silence all electronics and do not approach the dais. Thank you for your cooperation.

Chair, you may begin.

CHAIRPERSON RILEY: [GAVEL] Good afternoon, everyone. Welcome to a meeting of the Subcommittee on Zoning and Franchises. I am Council Member Kevin Riley, Chair of this Subcommittee. Today I am joined by Council Members Abreu, Schulman, and Carr.

Today we are voting on six proposals. First, we will vote on LU Numbers 405 and 406 regarding the 58 Nixon Court Rezoning Proposal in Council Member Brannan's District in Grays End, Brooklyn. Applicant is seeking to develop a mixed-use residential building with approximately 19

apartments, of which approximately six will be permanently affordable. The proposal involves two actions. The first is a zoning map amendment to change the existing R5 residential district to the Special Ocean Parkway District to R7A residential district that will also be in the special district and have a C2-4 commercial district along Ocean Parkway. The second action is a zoning text amendment to map a Mandatory Inclusionary Housing area. Council Member Brannan supports this application.

Next, we will vote on LU Number 407 and 408 concerning the 464 Ovington Court rezoning proposal, also located in Council Member Brannan's District, but in the Bay Ridge neighborhood of Brooklyn. Applicant is seeking to develop a residential building with approximately 40 apartments, of which approximately 10 will be permanently affordable. The proposal involves two actions. The first is a zoning map amendment to change the existing R3-X residential district in the Bay Ridge Special District to an R6-A residential district that will also be in the special district. The second action is a zoning text amendment to map a

Mandatory Inclusionary Housing area. Council Member Brannan supports this application.

Next, we will vote on LU Number 409 and 410 concerning the 5502 Flatlands Avenue rezoning in Council Member Narcisse's District in Bergen Beach, a neighborhood of Brooklyn. The proposal involves two actions. The first is a zoning map amendment to change the existing R3-2 residential district to an R6-A residential district with a C2-4 commercial district. The second action is a zoning text amendment to map a Mandatory Inclusionary Housing area. We are recommending to modify the underlying R6-A residential district approved by the City Planning Commission to an R6-B residential district while maintaining the commercial overlay district approved by the Planning Commission. The R6-B zoning district provides a better transition to surrounding low-density residential districts while enabling Mandatory Inclusionary Housing. This modification will permit the application to construct the intended commercial-only development they described to this subcommittee on the project site which is now vacant. We will also be modifying the MIH Option to include Option number 3.

Next, we will vote on LU Numbers 424 and 425 concerning the 699-703 Lexington Avenue Rezoning Application in Council Member Ossé's District in Bed-Stuy, Brooklyn. Applicant is seeking to develop transitional housing for women and gender non-conformant individuals. The proposed building will have approximately 85 units. The proposal involves two actions. The first is a zoning map amendment to change the existing R6-B residential district to an R6-A residential district. The second action is a zoning text amendment to map a Mandatory Inclusionary Housing area. We recommend modifying the available MIH option to deepen the required level of affordability by removing Option 2 and adding Option 3. This will require that the applicant provide affordable units to families who on average make either 40 percent or 60 percent AMI, which is between 58,000 and 88,000 for a family of three if transitional housing is not provided. Council Member Ossé supports this application with the proposed modification.

Just for clarification, for the 5502 Flatlands Avenue, the modification to add Option 3 removes Option 1 and 2.

AAMUP follow-up. Our last vote concerns LU-428, which is a follow-up action to the Neighborhood Study and Rezoning known as AAMUP that we approved earlier this year. This is a small text amendment to the newly created Atlantic Avenue Mixed-Use Special District. Currently, the section of Atlantic Avenue just east of the Barclays Center is zoned for industrial uses. To ensure industrial uses can remain in the neighborhood and continue providing good-paying jobs, the Special District includes an incentive to promote the inclusion of industrial spaces in mixed-use areas of the Special District. The issue is that, as originally written, the incentive included non-residential uses, which includes regular commercial businesses such as Walgreens and medical offices. There is no need to incentivize chain stores or doctor's offices. This text amendment will ensure that the incentive is more narrowly targeted and promoted actual industrial, art-related, and other community-centered uses. Council Member Hudson supports this application.

I will now call for a vote to approve with modification LUs 409 and 410 relating to the 5502 Flatlands Avenue Rezoning Proposal; LUs 424 and

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425 relating to the 699-703 Lexington Avenue Rezoning Proposal; to approve LUs 405 and 406 relating to the 58 Nixon Court Rezoning Proposal; LUs 407 and 408 relating to the 464 Ovington Court Rezoning Proposal; and LU 428 relating to the AAMUP follow-up action.

Counsel, please call the roll.

SUBCOMMITTEE COUNSEL VIDAL: Chair Riley.

CHAIRPERSON RILEY: Aye.

SUBCOMMITTEE COUNSEL VIDAL: Council Member Abreu.

COUNCIL MEMBER ABREU: Aye.

SUBCOMMITTEE COUNSEL VIDAL: Council Member Schulman.

COUNCIL MEMBER SCHULMAN: Aye.

SUBCOMMITTEE COUNSEL VIDAL: Council Member Carr.

COUNCIL MEMBER CARR: Aye.

SUBCOMMITTEE COUNSEL VIDAL: By a vote of four in the affirmative, zero opposing, and zero abstentions, the items are approved as described by the Chair, and these items are now referred to the full Land Use Committee.

CHAIRPERSON RILEY: Thank you. That concludes today's meeting.

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2 This meeting is now 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 November 25, 2025