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SUBCOMMITTEE ON ZONING AND FRANCHISES

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 6, 2022
Start: 11:31 a.m.
Recess: 11:43 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

- Shaun Abreu
- Erik D. Bottcher
- David M. Carr
- Kamillah Hanks
- Farah N. Louis
- Francisco P. Moya
- Lynn C. Schulman
- Marjorie Velazquez

2 SERGEANT-AT-ARMS ONE: Good morning. This
3 is a soundcheck for the Committee on Zoning and
4 Franchise. Today's date is October 6, 2022. Located
5 in the Committee Room. Recording done by Pedro Lugo.

6 SERGEANT-AT-ARMS TWO: Good afternoon and
7 welcome to today's hybrid New York City Council
8 hearing for the Subcommittee on Zoning and
9 Franchises.

10 To minimize disruptions, please place all
11 electronic devices to vibrate or silent mode.

12 If you'd like to submit testimony, please
13 send via email to landusetestimony@council.nyc.gov.

14 Thank you for your cooperation. Chair
15 Riley, we are ready to begin.

16 CHAIRPERSON RILEY: [GAVEL] Good morning
17 and welcome to a meeting of the Subcommittee of
18 Zoning and Franchises. I'm Council Member Kevin
19 Riley, Chair of the Subcommittee.

20 This morning, I'm joined by Council
21 Member Lynn Schulman, Council Member Bottcher, Chair
22 Louis, Council Member Abreu, and that's all right
23 now.

24 Today, we will vote on the rezoning
25 proposals for several projects, for 2080 McDonald

2 Avenue in Brooklyn and the Bruckner Sites in the
3 Bronx that were heard by the Subcommittee on
4 September 7th and for the 78-46 Metropolitan Avenue,
5 79-18 164th Street, and 40-25 Crescent Street, all in
6 Queens, that were heard by the Subcommittee on
7 September 22nd.

8 Before we begin, I recognize the
9 Subcommittee Counsel to review the hearing
10 procedures.

11 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank
12 you, Chair Riley. I'm Angeline Martinez-Rubio,
13 Counsel to the Subcommittee.

14 Members who are physically present and
15 who would like to ask questions should indicate so
16 verbally while Council Members joining remotely who
17 would like to ask questions or make remarks should
18 use the Zoom raise hand function. Chair Riley will
19 recognize Members to speak.

20 We ask all participants for your patience
21 if any technical issues arise.

22 Chair Riley will now continue with
23 today's agenda items.

24 CHAIRPERSON RILEY: Thank you, Counsel.
25 Today, we will vote to approve Preconsidered LUs 102

and 103 relating to the Bruckner Sites Rezoning Proposal in Council Member Velazquez's District in the Bronx. The proposal will rezone the existing R4A/C1-2, R4A, R4-1/C2-4, and R4-1 zoning districts to R6A/C2-4, R6A, and R5B/C2-4 zoning districts and establish an MIH Program Area utilizing Options 1 and 2. The approvals will facilitate the development of four mixed-use buildings with 348 residential units with up to 166 permanently affordable units including a 99-unit, 100 percent affordable building for seniors under HPD SARA term sheet. Council Member Velazquez will cover in her remarks later on additional commitments she secured with this project.

We also vote to approve Preconsidered LUs 115 relating to the 78-46 Metropolitan Avenue Rezoning Proposal in Council Member Holden's District in Queens. The proposal will rezone an existing R5 zoning district to an R5D/C2-3 district. This approval will facilitate a two-story enlargement of an existing one-story veterinary clinic. Council Member Holden is in support of this proposal.

We also will vote to approve Preconsidered LU 116 relating to 79-18 164th Street Rezoning Proposal in Council Member Gennaro's

District in Queens. This proposal will map a C2-3 overlay with an existing R4/C1-3 and an R5D/C1-3 zoning districts. These approvals will bring an existing medical laboratory into conformity with zoning and allow a large number of commercial use in the rezoning area. Council Member Gennaro is in support of this proposal.

We will also vote to approve with modifications Preconsidered LUs 117 and 118 relating to the 40-25 Crescent Street Rezoning Proposal in Council Member Won's District in Queens. The proposal would rezone existing M1-2/R5B and an M1-2/R5D zoning districts to an M1-2/R6A zoning district and establish an MIH Program Area utilizing Options 1 and 2. These approvals will facilitate a new seven-story mixed-use building. Our modification will strike MIH Option 2 and the deep affordability option.

Finally, we will vote to approve with modifications Preconsidered LUs 100 and 101 relating to the 2080 McDonald Avenue Rezoning Proposal in Council Member Yeger's and Kagan's District in Brooklyn. The proposal will rezone an existing R5B/M-1 district to a C4-4L district and the related zoning text amendment to establish an MIH Program Area

2 utilizing Options 1 and 2. Our modification will be
3 to reduce the rezoning area to protect against
4 potential displacement of existing tenants and the
5 corresponding zoning text modification to reflect the
6 reduced area. Council Members Yeger and Kagan are in
7 support of this proposal as modified.

8 Just before we begin, I know we've been
9 joined by Council Member Hanks and Council Member
10 Velazquez. We've also been joined by Council Member
11 Moya remotely.

12 COMMITTEE COUNSEL MARTINEZ-RUBIO: The
13 meeting will stand at ease while we resolve some
14 technical issues.

15 CHAIRPERSON RILEY: We will resume. I just
16 want to announce for the record we've been joined by
17 Council Member Carr. I would like to allow Council
18 Member Velazquez to give remarks on her project.

19 COUNCIL MEMBER VELAZQUEZ: A very good
20 morning to everybody. I haven't had enough sleep in a
21 couple of weeks especially. It's been built up for
22 this moment. Talking about building, we need to build
23 a better NYC. That does not mean we hand our keys to
24 developers. That does not mean that we remove the art
25 of negotiation from our Council Members, and I want

2 to thank every single Council Member that has
3 supported me through this process. I see you and
4 thank you. Member deference is not dead, and I love
5 you for that.

6 For me, the priority has been and will
7 always be building for my community locally and also
8 giving them the opportunity to work there. It has
9 always been for me about my District and meeting
10 their needs, and I would like to say thankfully we've
11 gotten there. With this, I ask my Colleagues, seeing
12 the ones that said that you're with me then be with
13 my community. Please put this as a yes and, more
14 importantly, let's hold every single developer
15 accountable, make sure that they know that they're
16 not just dealing with one but they're dealing with 51
17 Members united in making a decision that is best for
18 our individual communities and that we're building
19 New York City stronger, safer, and, more importantly,
20 we're giving jobs back to our people. With that, I
21 thank you all for this process, and I look forward to
22 building together.

23 CHAIRPERSON RILEY: Thank you, Council
24 Member Velazquez. I just want to commend the hard
25 work you've been doing for your community. We truly

2 appreciate the negotiation skills that you brought to
3 the table and actually getting this done so thank you
4 so much.

5 I will now call for a vote to approve
6 Preconsidered LUs 102 and 103 for the Bruckner Sites
7 Rezoning Proposal, Preconsidered LU 115 for the 78-46
8 Metropolitan Avenue Rezoning Proposal, and
9 Preconsidered LUs 116 for the 79-18 164th Street
10 Rezoning Proposal, and to approve with modifications
11 Preconsidered LUs 117 and 188 for the 40-25 Crescent
12 Street Rezoning Proposal, and Preconsidered LUs 100
13 and 101 for the 2080 McDonald Avenue Rezoning
14 Proposal. Counsel, please call the roll.

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: Chair
16 Riley.

17 CHAIRPERSON RILEY: Aye.

18 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council
19 Member Moya.

20 COUNCIL MEMBER MOYA: I vote aye.

21 COMMITTEE COUNSEL MARTINEZ-RUBIO: Chair
22 Louis.

23 CHAIR LOUIS: I vote aye.

24 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council
25 Member Abreu.

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2 COUNCIL MEMBER ABREU: Aye.

3 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council
4 Member Bottcher.

5 COUNCIL MEMBER BOTTCHER: Aye.

6 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council
7 Member Hanks.

8 COUNCIL MEMBER HANKS: I vote aye.

9 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council
10 Member Schulman.

11 COUNCIL MEMBER SCHULMAN: Aye.

12 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council
13 Member Carr.

14 COUNCIL MEMBER CARR: Aye.

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: By a
16 vote of eight in the affirmative, no negative, no
17 abstentions, the items are approved and will be
18 referred to the full Land Use Committee.

19 CHAIRPERSON RILEY: That concludes today's
20 business. I would like to thank the members of the
21 public and my Colleagues, Subcommittee Counsel, Land
22 Use and other Council staff, and Sergeant-at-Arms for
23 participating in today's meeting.

24 This meeting is hereby adjourned. Thank
25 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 17, 2022