

CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND
FRANCHISES

----- X

November 17, 2022
Start: 11:06 a.m.
Recess: 11:25 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: Hon. 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

A P P E A R A N C E S

1 <INSERT TITLE OF MEETING>

3

2 SERGEANT AT ARMS: Webinar has been
3 started.

4 SERGEANT AT ARMS 2: Thank you. We ask
5 everyone to please silence cell phones and keep
6 private conversations outside. Thank you very much.
7 Chair Riley, we are ready to begin.

8 CHAIR RILEY: Good morning, and welcome to
9 a meeting of the Subcommittee of Zoning and
10 Franchises. I'm councilmember Kevin Riley, Chair of
11 the Subcommittee. This morning, I'm joined by Chair
12 Louis, Councilmember Bottcher, Councilmember
13 Schulman, Councilmember Carr, Councilmember Abreu,
14 and remotely by Councilmember Moya.

15 Today we will vote for a rezoning
16 proposal in Queens for the Innovation Queens that was
17 heard by the subcommittee on October 19th. We will
18 also hold a public hearing and a vote on one rezoning
19 proposal in Brooklyn for Innovative Urban Village,
20 which was partially heard by the subcommittee on
21 October 25th. I would also like to note that the
22 votes for 1571 McDonald Avenue and 280 Bergen Street
23 that were scheduled for today will be voted at a
24 future date.

25

1 <INSERT TITLE OF MEETING>

4

2 Before we begin, I recognize the
3 Subcommittee Council to review the hearing
4 procedures.

5 COUNCILMEMBER MARTINEZ: Thank you, Chair
6 Riley, I am Angelina Martinez, Review of Council to
7 the Subcommittee. This meeting is being held in
8 hybrid format so members of the public who wish to
9 testify might testify in person or via Zoom. Members
10 of the public wishing to testify remotely may
11 register by visiting New York City Council's website
12 at www.council.nyc.gov/landuse to sign up, or for
13 those of you here in chambers, please see one of the
14 Sergeants at Arms to prepare and submit a speaker
15 card.

16 Members of the public may also view a
17 livestream broadcast of this meeting at the council's
18 website. When called to testify, individuals
19 appearing before the subcommittee will remain muted
20 until recognized by the Chair to speak. When the
21 Chair or I recognize you, if you are joining us
22 remotely, your microphone will be unmuted. Please
23 take a moment to check your device and confirm that
24 your mic is on before you begin speaking.

25

1 <INSERT TITLE OF MEETING>

5

2 Public testimony will be limited to two
3 minutes per witness. If you have additional testimony
4 you would like the subcommittee to consider or if you
5 have written testimony you would like to submit
6 instead of appearing here before the subcommittee,
7 you may email it to landusetestimony@council.nyc.gov.
8 Please indicate the LU number and/or project name in
9 the subject line of your email.

10 Witnesses joining us remotely are
11 requested to remain in the meeting until excused by
12 the Chair as councilmembers may have questions.

13 Finally, there will be pauses over the
14 course of this hybrid meeting for various technical
15 issues, so we ask that you please be patient as we
16 work through any of them.

17 Chair Riley will not continue with
18 today's agenda items.

19 CHAIR RILEY: Thank you, Council. I will
20 now open the public hearing on LUs 145 and 146
21 related to the Innovative Urban Village Rezoning
22 Proposal in Councilmember Barron's district in
23 Brooklyn. I will note that the subcommittee
24 previously heard comprehensive testimony regarding
25 this project, which also includes preconsiders LUs

1 <INSERT TITLE OF MEETING>

6

2 141 and 142 on October 25th. As a whole, this
3 application seeks a zoning map amendment to rezone
4 exist R5 to an R7-2/C2/4 zoning district, a related
5 zoning text amendment to map an MIH program area and
6 to expand the transit zone to include the rezoning
7 area and two special permits to waive bulk
8 regulations for a large-scale general development and
9 to establish a parking garage at the development
10 site.

11 For anyone wishing to testify on this
12 item remotely, if you have not already done so, you
13 must register online, and you may do that now by
14 visiting the council's website at
15 council.nyc.gov/landuse, and once again, for anyone
16 with us in person, please see one of the Sergeant at
17 Arms to, excuse me. Please see one of the Sergeant at
18 Arms to prepare and submit a speaker's card.

19 COUNCILMEMBER MARTINEZ: Um, do we have,
20 let me, Chair, I'm double checking if we have any
21 witnesses here to testify on the Innovative Urban
22 Village items. Give me just one second. So no
23 testimony online, and do we have anyone here for this
24 item or any councilmembers with questions.

25

1 <INSERT TITLE OF MEETING>

7

2 CHAIR RILEY: Thank you. There being no
3 members of the public who wish to testify on LUs 145
4 and 146 relating to the Innovative Urban Village
5 Rezoning Proposal, the public hearing is now closed.

6 Today we will vote, now, today we will
7 vote to approve preconsiders LUs 141, 142 and LUs 145
8 and 146 relating to the Innovative Urban Village
9 Rezoning Proposal in Councilmember Barron's district
10 in Brooklyn. The proposal includes a zoning map
11 amendment to rezone the existent R5 to an R7-2/C2-4
12 zoning district, a related zoning text amendment to
13 map an MIH program area utilizing MIH option 1 and to
14 expand the transit zone to include the rezoning area,
15 and two special permits to waive bulk regulations for
16 a large-scale general development and to establish a
17 parking garage at the development site. These
18 approvals would facilitate the development of 11 new
19 mixed-use buildings with 1,975 affordable residential
20 units, ground floor commercial area, and a performing
21 arts center, residential and public parking, and open
22 space, and surrounding the existing Christian
23 Cultural Center in East New York. Councilmember
24 Barron is in support of this project.

25

2 We will also vote to approve with
3 modifications LUs 126 through 134 relating to the
4 Innovation Queens Rezoning and LSGD Proposal in
5 Councilmember Won's district in Queens. This
6 application seeks a zoning map amendment to rezone
7 existent M1-1 and a C4-2A zoning district to an M1-
8 4/R7X, M1-4/R73, M1-4/R9, and M1-5/R9-1 zoning
9 districts, A related zoning text amendment to map an
10 MIH program area to establish a new special mixed-use
11 district, a large scale general development bulk
12 special permit and other related special permits
13 applicable to large-scale general development, to
14 modify various parking, loading, signage, and large
15 retail use regulations, also facilitate a new five-
16 block mixed-use development. All of these approvals
17 will facilitate a series of mixed-use buildings and
18 public accessible open space with over 3,000 units of
19 market rate and affordable housing.

20 Our modification to the special permit
21 will facilitate the conversion, excuse me, facilitate
22 the conversion of office and community facility space
23 to residential space to increase the amount of
24 affordable housing units within the large-scale
25 general development. Our modification to the zoning

1 <INSERT TITLE OF MEETING>

9

2 map amendment will reduce residential density on
3 those partials outside, excuse me, outside of the
4 large-scale general development bulk special permit
5 to better reflect the existent neighborhood context.

6 Are there any councilmembers with any
7 questions or remarks at this time?

8 I will now call for a vote to approve
9 preconsiders LUs 141 and 142 and LUs 145 and 146 for
10 the Innovative Urban Village Rezoning Proposal and to
11 approve with modifications LUs 126 to 134 for the
12 Innovation Queens Rezoning Proposal. Council, please
13 call the role.

14 COUNCILMEMBER MARTINEZ: Chair Riley.

15 CHAIR RILEY: I.

16 COUNCILMEMBER MARTINEZ: Councilmember
17 Moya.

18 COUNCILMEMBER MOYA: I vote I.

19 COUNCILMEMBER MARTINEZ: Chair Louis.

20 CHAIR LOUIS: Ecstatically voting I if
21 this is, now I'm trying to figure out which one I'm
22 voting on. This is 141, 142, 145?

23 SERGEANT AT ARMS: Barron's district.

24 CHAIR LOUIS: There you go. Ecstatically
25 voting I.

1 <INSERT TITLE OF MEETING>

10

2 COUNCILMEMBER MARTINEZ: Um, thank you
3 Chair Louis. Um, Councilmember Abreu.

4 COUNCILMEMBER ABREU: I.

5 COUNCILMEMBER MARTINEZ: Councilmember
6 Bottcher.

7 COUNCILMEMBER BOTTCHER: I.

8 COUNCILMEMBER MARTINEZ: Councilmember
9 Schulman.

10 COUNCILMEMBER SCHULMAN: I.

11 COUNCILMEMBER MARTINEZ: Councilmember
12 Carr.

13 COUNCILMEMBER CARR: I.

14 COUNCILMEMBER MARTINEZ: All items are
15 approved with a final vote of seven in the
16 affirmative, no negatives, no abstentions, and will
17 be referred to the full Land Use Committee.

18 CHAIR RILEY: Thank you, Council. That
19 concludes today's business. I would like to thank the
20 members of the public, my colleagues, Subcommittee
21 Council, Land Use, and other council staff, and
22 Sergeant at Arms for participating in today's
23 meeting. This meeting is hereby adjourned.

24 (GAVEL)

25

1 <INSERT TITLE OF MEETING>

11

2 CHAIR RILEY: Good morning again,
3 everyone. This is Councilmember Kevin Riley, Chair of
4 the Zoning and Franchise Committee. Um, we just
5 wanted to reopen the meeting so we could allow our
6 members to give a statement on the project. I will
7 turn it over to Council.

8 COUNCILMEMBER MARTINEZ: I just want to
9 just reiterate on the record that the committee,
10 subcommittee just voted by a final vote of seven in
11 the affirmative, no negatives, no abstentions to
12 approve preconsiders LUs 141 and 142 and LUs 145 and
13 146 for the Innovative Urban Village. Likewise, by
14 the same amount of numbers, to approve with
15 modification seven in the affirmatives, no negatives,
16 no abstentions, the LUs 124 through 136 related to
17 Innovation Queens. Sorry, 126, 124 through 136 for
18 Innovation Queens. So the final vote again, the items
19 were approved by a vote of seven in the affirmative,
20 no negatives, and no abstentions, and now the members
21 would like to make some statements on the record.

22 CHAIR RILEY: Okay. I would like to
23 acknowledge Councilmember Schulman.

24 COUNCILMEMBER SCHULMAN: Yes, thank you. I
25 did want to make a statement on the record that, um,

1 <INSERT TITLE OF MEETING>

12

2 I am a firm believer in member deference and that
3 this vote for the, for the, um, Franchise and Zoning
4 Committee is the first step in a process, and my, I
5 am very confident, um, that the negotiations are
6 continuing. I know they're continuing with, with, uh,
7 Councilmember Julie Won who is the Councilmember in
8 that particular district, and I'm confident that
9 there will be a positive result of it, but this is
10 the first step in many, so, um, I, uh, I wanted to
11 explain my vote in that way. So thank you.

12 CHAIR RILEY: Thank you, Councilmember
13 Schulman. Councilmember Bottcher.

14 COUNCILMEMBER BOTTCHER: I just want to
15 commend Councilmember Won for negotiating what I
16 think is gonna be a great project, but I understand
17 there are some I's that need to be dotted and T's to
18 be crossed and some final commitments that need to be
19 adequately memorialized, and I expect the
20 administration to do that, working with the Speaker's
21 office because I believe if, this will get the
22 members' support, but it needs, they need to go all
23 the way. Thank you very much.

24 CHAIR RILEY: Thank you. Councilmember
25 Carr.

2 COUNCILMEMBER CARR: Thank you, Chair. I
3 just wanted to second the comments of my colleagues
4 who spoke prior. Uh, I really want to commend
5 Councilmember Won for all the due diligence and
6 thoroughness that she has brought to this process
7 that I understand is still ongoing, and so my vote
8 yes is in favor of further discussions, and I really
9 hope, again, that as those I's and T's are dotted and
10 crossed that, uh, everyone takes steps to, to address
11 the Councilmember's concerns because she is the voice
12 of her community, uh, the community that will have to
13 live with this project long after it's concluded, and
14 so I encourage all parties to hear what she has to
15 say and continue to work with her until the 11th hour
16 as necessary to, to reach an agreement. Thank you.

17 CHAIR RILEY: Thank you, Councilmember
18 Carr. Chair Louis.

19 CHAIR LOUIS: Thank you, Chair Riley, and
20 I know this process isn't easy, so I commend you. Uh,
21 definitely want to commend Councilmember Won for her
22 due diligence on this, this project. I know that
23 she's trying to protect the rich cultural fabric of
24 Astoria, and that's what we need to think about, um,
25 as we support her along the way, so I wanted to make

1 <INSERT TITLE OF MEETING>

14

2 sure I made a statement on that, and then sorry I
3 wasn't able to do that earlier, and that we're
4 holding folks accountable that need to give her the
5 commitment letters that she needs, so look forward to
6 carrying her to, to the finish line.

7 CHAIR RILEY: Thank you so much. Any other
8 members? Alright. This meeting is hereby adjourned.

9 Thank you so much.

10 (GAVEL)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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 22, 2022