

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 12, 2023  
Start: 11:08 a.m.  
Recess: 11:11 a.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH  
FLOOR

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

COUNCIL MEMBERS:

Shaun Abreu  
Erik D. Bottcher  
David M. Carr  
Kamillah Hanks  
Farrah N. Louis  
Francisco P. Moya  
Lynn C. Schulman

2 SERGEANT-AT-ARMS: Good morning and  
3 welcome to the Subcommittee on Zoning and Franchises.

4 Please silence all electronic devices.

5 Chair, we are ready to begin.

6 CHAIRPERSON RILEY: [GAVEL] Good morning,  
7 everyone. Welcome to a meeting of the Subcommittee on  
8 Zoning and Franchises. I'm Council Member Kevin  
9 Riley, Chair of this Subcommittee.

10 This morning, I am joined by Council  
11 Members Bottcher, Abreu, Hanks, Carr, Chair Louis.

12 Today, we will hold one vote regarding  
13 the mixed-use development project on the North Shore  
14 of Staten Island in Council Member Hanks' District.

15 Before we begin, I recognize the  
16 Subcommittee Counsel to review the hearing  
17 procedures.

18 SUBCOMMITTEE COUNSEL VIDAL: Thank you,  
19 Chair Riley. I'm William Vidal, Counsel to the  
20 Subcommittee.

21 This meeting is being held in hybrid  
22 format. Council Members who would like to ask  
23 questions should either indicate so verbally or, if  
24 participating remotely, by using the Zoom raise hand  
25 function. The Chair will recognize Members to speak.

2 We ask all participants for your  
3 continued patience should any technical difficulties  
4 arise.

5 Chair Riley will now continue with  
6 today's agenda item.

7 CHAIRPERSON RILEY: Thank you, Counsel.  
8 Today's vote is to approve with modifications LUs 296  
9 and 297 known as the 541-545 Bay Street Rezoning  
10 Proposal. This is a proposal to develop a mixed-use  
11 building with approximately 81 apartments and ground  
12 floor commercial in Stapleton. This rezoning will  
13 change an existing C4-2 commercial district to an R6  
14 residential district with a C2-3 commercial overlay.  
15 This rezoning will also involve extending the Special  
16 Bay Street Corridor District to include the rezoned  
17 area and modifying certain bulk provisions of the  
18 Special District. Lastly, this proposal will map a  
19 Mandatory Inclusionary Housing over the rezoned area.  
20 The proposed modification is to remove the workforce  
21 option. As a result, the proposed 24 affordable  
22 housing units will be available either under Option 1  
23 to households with an average income of 60 percent  
24 AMI or under Option 2 with human services with an  
25 average income of 80 percent AMI.

2 I would like to give the floor to Council  
3 Member Hanks for her remarks.

4 COUNCIL MEMBER HANKS: Thank you, Chair  
5 Riley. Good morning, everyone.

6 I am committed to supporting the  
7 development of housing and affordable housing units  
8 for all income levels here in my District 49. This is  
9 why I support the modification today to eliminate  
10 MIH, Mandatory Inclusionary Housing Option 4. This  
11 Option would produce rents higher than market rate  
12 rents which is not conducive to inclusive housing.  
13 MIH Option 2 at 80 percent of the AMI serves incomes  
14 ranging from 79,000 for a single person to 113,000  
15 for a family of four. We can all agree that we need  
16 housing for working families of all income levels,  
17 not just the lowest income, and 80 percent of the AMI  
18 hits the right spot for my District and this specific  
19 spot and project. I look forward to seeing more of  
20 this development that fits in with the community and  
21 can provide both market rate housing and affordable  
22 housing. Thank you.

23 CHAIRPERSON RILEY: Thank you, Council  
24 Member Hanks.

2 We've been joined by Council Member  
3 Schulman and remotely by Council Member Moya.

4 I now call for a vote to approve with  
5 modifications LUs 296 and 297 relating to the 541-545  
6 Bay Street Rezoning Proposal. Counsel, please call  
7 the roll.

8 SUBCOMMITTEE COUNSEL VIDAL: Chair Riley.

9 CHAIRPERSON RILEY: Aye on all.

10 SUBCOMMITTEE COUNSEL VIDAL: Council  
11 Member Moya.

12 COUNCIL MEMBER MOYA: I vote aye.

13 SUBCOMMITTEE COUNSEL VIDAL: Chair Louis.

14 CHAIR LOUIS: I vote aye.

15 SUBCOMMITTEE COUNSEL VIDAL: Council  
16 Member Abreu.

17 COUNCIL MEMBER ABREU: Aye.

18 SUBCOMMITTEE COUNSEL VIDAL: Council  
19 Member Bottcher.

20 COUNCIL MEMBER BOTTCHEER: Aye.

21 SUBCOMMITTEE COUNSEL VIDAL: Council  
22 Member Hanks.

23 COUNCIL MEMBER HANKS: Aye.

24 SUBCOMMITTEE COUNSEL VIDAL: Council  
25 Member Schulman.

2 COUNCIL MEMBER SCHULMAN: Aye.

3 SUBCOMMITTEE COUNSEL VIDAL: Council  
4 Member Carr.

5 COUNCIL MEMBER CARR: With congratulations  
6 to my Colleague, I vote aye.

7 SUBCOMMITTEE COUNSEL VIDAL: Chair, we  
8 have eight votes in the affirmative, and therefore  
9 this Resolution is passed.

10 CHAIRPERSON RILEY: Thank you, Counsel.  
11 That concludes today's business.

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

16 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 14, 2023