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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July 14, 2026
Start: 11:13 a.m.
Recess: 11:32 a.m.

HELD AT: 250 Broadway - 8th Floor - Hearing Room 1

B E F O R E: Farah Louis,
Chairperson

COUNCIL MEMBERS:

David M. Carr
Elsie Encarnación
Amanda C. Farías
Simcha Felder
Yusef Salaam
Justin E. Sanchez
Lynn C. Schulman
Shanel Thomas-Henry

SERGEANT AT ARMS: Testing, testing. This is a sound check for New York City Council vote from the Subcommittee on Zoning and Franchises. Today is July 14th, 2026. We're located in Hearing Room 1, 250 Broadway, and this is being recorded by Sergeant Ben Levy. Good morning and welcome to today's vote from the New York City Council Subcommittee on Zoning and Franchises. At this point, I'd like to remind everyone to please silence their electronic devices, and at no point is anyone to approach the dais. Chair, we are ready to begin.

CHAIRPERSON LOUIS: Good morning and welcome to a meeting of the Subcommittee on Zoning and Franchises. I'm Councilmember Farah Louis, chair of the subcommittee. This morning we are joined by Councilmembers Farías, Schulman, Salaam, Felder, Encarnación, Thomas-Henry, and Minority Leader Carr. Today we are scheduled to vote on on 7 proposals. The first vote concerns LUs 98 and 99 related to the 198-208 Richmond Terrace rezoning proposal in Councilmember Hanks's district. The applicant is seeking to develop a mixed-use residential project in St. George on the North Shore of Staten Island that would have approximately 118 apartments, and up to 35

of the apartments would be permanently affordable. This proposal involves two actions. The first is a zoning map amendment to change the existing residential R6 district and C2-2 commercial overlay to a residential R7-3 with— -3 district with a C2-4 commercial overlay. A second action is a zoning text amendment to map a mandatory inclusionary housing area. Councilmember Hanks supports this proposal. This Oh, she's here. Council Member Hanks.

COUNCIL MEMBER HANKS: Uh, thank you, Chair. Uh, good morning again. Uh, the North Shore, uh, is changing, and with that comes responsibility to make sure people who have invested their lives here are not left behind. Because this is not simply, um, about approving another building, it is about creating the kinds of housing opportunities that allow working families, young professionals, and longtime Staten Islanders continue to build their futures here. This proposal will bring 118 new apartments to St. George, including permanently affordable workforce housing, along with community facility space that will serve the surrounding neighborhood. Located near the ferry, public transportation, jobs, and local businesses, this is

the type of location where housing— new housing makes sense. Throughout this process, my, my office has worked to ensure the project was strengthened with the final proposal that includes enhanced stormwater management, a rooftop green space, and a, and a better response to the site's conditions and surrounding community. We often talk about keeping Staten Islanders here, but that conversation has to include where they are going to live. If we want our teachers, healthcare professionals, first responders, and young professionals to remain on Staten Island, we have to create housing they can actually afford. With this said, no single project will solve all of our housing challenges, but this project moves us in the right direction by creating new rental opportunities, expanding workforce, uh, availability and affordability, and investing in continued growth of the North Shore. I look forward to my colleagues, um, supporting this project, and thank you so much, Chair.

CHAIRPERSON LOUIS: Thank you, Councilmember. We've also been joined by Councilmember Nurse. The second vote concerns LU-94 and 95 related to the 1— 164th Street rezoning

proposal in Councilmember Gennaros' district. The applicant is seeking to develop a mixed-use residential project in Hillcrest, Queens, that would have approximately 80 apartments, and up to 24 of the apartments would be permanently affordable. The proposal involves two actions. The first is a zoning map amendment to change the existing residential R3-2 district to a residential R6A district with a C2-4 commercial overlay. The second action is a zoning text amendment to map a mandatory inclusionary housing area. Councilmember Gennaro supports this proposal. The third vote concerns LUs 96 and 97 related to the 50-20 108th Street rezoning proposal in Councilmember Thomas-Henry's district. The applicant is seeking to develop a 2-mixed-use residential project in South Corona, Queens, that together would have a pro— approximately 196 apartments, of which 49 would be permanently affordable under MIH Option 1. The sites are located across the street from each other along 50th Avenue. The proposal involves two actions. The first is a zoning map amendment to change the existing residential R-6B district with a C-2-3 commercial overlay to a residential R-7A district with a C-2-4

commercial overlay. The second action is a zoning text amendment to map a mandatory inclusionary housing area. We are recommending 2 modifications. The first is to reduce the residential rezoning area that the applicant is requesting to address concerns of residential displacement. Removing existing residential buildings from the proposed upzoning will decrease development pressure in the area of the city that faces a high displacement pressure based on the city's Equitable Development Data Explorer. The second modification is to remove MIH Option 2, which will ensure that the affordable housing to which will ensure that the affordable housing to be provided is actually affordable. Councilmember Thomas-Henry supports this proposal as modified. We've been joined by Councilmember Jay Sanchez. I now recognize Councilmember Thomas-Henry for a statement. Mhm.

COUNCIL MEMBER THOMAS-HENRY: Thank you, Chair. I wanna first thank the entire land use staff for your diligence in bringing this to the finish line. Um, I wanna thank the community members, neighbors, um, Community Board 4 members who spoke up about what they wanted to see in this neighborhood and helped guide these modifications. I wanna thank

the applicant who has longstanding roots in the community, which made this, um, first ULURP in my district in quite some time, and my first ULURP, um, quite a process of real development with community in mind. Um, so I'm happy that we reached an agreement where we will have more affordable units that actually are units that members of the current community can actually afford, that those units will reflect what is in the community, which is more families instead of smaller, um, units, working with our neighborhood partners to make sure that families within District 21 are able to gain access to these new, new units. Um, MWBE inclusion on building this new development, working with 32BJ for more local, um, union opportunities for local residents, and continuing to steward the local park that has been a part of the community for so long. So very excited where we're landing on this and looking forward to voting.

CHAIRPERSON LOUIS: Thank you, council member. The fourth, fourth vote concerns LUs 108 and 109 related to the 1166 Bedford Avenue rezoning proposal in council member Ossé's district. The applicant is seeking to develop a mixed-use

affordable senior housing project in Bed-Stuy, Brooklyn, that would have approximately 144 apartments, of which 43 would be permanently affordable. The proposal involves two actions. The first is a zoning map amendment to change the existing residential R6A district to a C2-4 with a C2-4 overlay district to a residential R7X district with a C2-4 commercial overlay. The second action is a zoning text amendment to map a mandatory inclusionary housing area. Councilmember Ossé supports this proposal. The fifth vote concerns LUs 100 through 103 related to the 2950 West 24th Street rezoning proposal in Councilmember Santosuosso's district. The applicant is seeking to develop a mixed-use affordable housing project in Coney Island, Brooklyn, that would have approximately 408 apartments, of which 122 would be permanently affordable. The proposed development would be an infill project on a large site that presently has one building and an underused surface parking lot. The proposal involves four actions. The first is a zoning map amendment to change the existing residential R-6 district with, with two— sorry, two— to a residential R-7-3 district with a C-2-4 commercial overlay. The

second action is a zoning text amendment to map a mandatory inclusionary housing area. The, the other actions are for two special permits that would provide bulk waivers, flexibility in the distribution of the bulk, and reduce the minimum required distance between buildings. The second special permit is to reduce the required parking. Council Member Santosuosso also supports this proposal. Is she online? The 6th vote concerns LUs 104 and 105 related to the 63-02 Fresh Pond Road rezoning proposal in Councilmember Wong's district. The applicant is seeking to develop a mixed-use residential project in Ridgewood, Queens that together would have approximately 54 apartments, of which 14 would be permanently affordable under MIH Option 1. The proposal involves 2 actions. The first is a zoning map amendment to change the existing residential R-5B district with a C-1-4 commercial overlay to a residential R-6A district with a C-2-4 commercial overlay. The second action is a zoning text amendment to map a mandatory inclusionary housing. We are recommending one modification to remove MIH Option 2, which will ensure the affordable apartments are provided at an average of 60% AMI. Councilmember Wong

supports this proposal as modified. The sixth and final vote concerns LUs 106 and 107 related to the 1160 Pugsley Avenue rezoning proposal— sorry, yeah, proposal in Councilmember Farías's district. The applicant is seeking to develop a mixed-use affordable housing project in the Unionport neighborhood of the Bronx that would have approximately 104 apartments, of which 37 would be permanently affordable. The proposal involves two actions. The first is zoning map amendment to change the existing residential R-5 district to a residential R7A district with a C2-4 commercial overlay. The second action is a zoning text amendment to map a mandatory inclusionary housing area. Councilmember Farías supports this project. I now recognize her for her statement.

COUNCIL MEMBER FARÍAS: Good morning. Thank you, Chair Louis and members of the Subcommittee on Zoning and Franchises. I'm excited to speak today in support of the 1160 Pugsley Avenue rezoning, a project I'm proud to advance and vote yes on because it delivers 104 affordable homes, including family-sized apartments, neighborhoods serving retail, outdoor recreation space, 32 parking

spaces, and a fresh green market that strengthens food access for our communities. With rents outpacing what working families can afford, and the Bronx continuing to carry some of the city's heaviest rent burdens, and tens of thousands of New Yorkers still sleeping in shelters each night, we have to be critical about how we get to the solution. We need to build more housing, make sure that housing is connected to affordability, support family stability, and meet the everyday needs of New Yorkers. A lot of thought, intention, and discourse went into getting us to this point. I have had ongoing conversations with this developer about what this project needs to deliver, because anyone who knows me knows that if a proposal is not taking a multifaceted approach to solving some of the greatest overarching problems in my district, I will always have some feedback. And in this case, the developer took all of those recommendations seriously. Affordability has to be measured by the full reality families are carrying every day— rent, groceries, transportation, access to healthier options, and the ability to remain in the neighborhoods where new development helps meet real community needs. The housing model for this project

includes much-needed flexibility within HPD's term sheets with MIH Options 1 or 2, which are competitive ranges for residents and our area, which helps contribute to a stronger rent affordability ecosystem for the residents we're trying to reach. When housing is paired with family-sized units, neighborhood retail, and access to fresh food, we are creating a project that supports more than one part of a family's budget and daily life. As I've said before, District 18 has every reason to be excited, as I am, about the proposed fresh green market included in this project, with roughly 10,900 square feet reserved for grocery use. This is a serious investment in food access for a district where food deserts remain a serious issue. For too long, the options for food and groceries in our community have been too limited, not always the healthiest, and not always the most affordable. Families should not have to travel outside of their neighborhood to find fresh food. Seniors should not have to struggle to access basic groceries close to home or even take multiple forms of transportation to access that, working people should not be left with fewer options and higher prices because their community has been

underserved. With the passage of this project, we're building new housing and continuing to transform the food landscape of our community for the better. A fresh green market at this site means families will have more choice, better access, and a stronger neighborhood grocery option close to home. It helps move us away from a food landscape where residents are forced to rely on whatever limited options are nearby and towards one where healthier food access and competitive pricing are part of the same affordability conversation. That is how we take on the affordability crisis seriously. Rent, groceries, transportation, and neighborhood services are all part of the same household budget. We have to move projects that can help address more than one pressure at a time. We fight for housing, we fight for food access, We fight for local retail. We fight for developments that add value to the lives of the people already here. That's why I'm proud to vote yes on this application and urge my colleagues to do the same. Today we're moving forward with a project that brings affordable homes, family-sized apartments, healthier food options, and neighborhood-serving retail together under one roof. This is the action we

should be taking when New Yorkers are asking us to make the city more affordable, more livable, and more responsive to the needs of working families. Thank you, Chair Louis. Again, my colleagues of the subcommittee, Council, Laney staff, and the willing development team to join us in tackling New York's housing crisis together.

CHAIRPERSON LOUIS: Thank you, Councilmember. Council, are there any members— any council members with questions or remarks at this time?

COUNCIL MEMBER FELDER: Yes.

CHAIRPERSON LOUIS: Councilmember Felder.

COUNCIL MEMBER FELDER: As usual, I, I'm not sure I know what I'm talking about, but the Bedford Avenue rezoning Uh, was that a house of prayer that was going to do senior housing? So I just wanted to mention briefly that I— that, uh, Councilmember Ossé is, is, uh, you know, so, you know, very much in favor of this. And that I, I, I mean, I, I don't remember having the opportunity to help, uh, house of prayer, or often. And this project has so many good parts to it. It's a Muslim house of prayer. It has a senior citizen component to it. It

has a children's kindergarten or play area in the same space, which would allow the children and the seniors hopefully to, uh, you know, spend some time together. It's just, uh, a, a, a wonderful project, and, uh, I, I am just delighted that it's coming before us today. Thank you.

CHAIRPERSON LOUIS: Thank you, Councilmember. I now call for a vote to approve with modification LUs 96 and 97 related to the 50-2108 Street rezoning, and LUs 104 and 105 related to the 63-02 Fresh Pond Road rezoning proposal, to approve LUs 94 and 95 related to the 164th Street rezoning proposal, LUs 98 and 99 related to the 198-208 Richmond Terrace rezoning proposal, LU-100 and 103 related to the 2950 West 24th Street rezoning proposal. LU-106 and 107 related to the Pugsley Avenue rezoning proposal. And LU-108 and 109 related to the 1166 Bedford Avenue rezoning proposal. Council, please call the roll.

COMMITTEE COUNSEL: Chair Louis.

CHAIRPERSON LOUIS: Aye on all.

COMMITTEE COUNSEL: Council Member Farías.

COUNCIL MEMBER FARÍAS: I vote Aye.

COMMITTEE COUNSEL: Council Member Schulman.

COUNCIL MEMBER SCHULMAN: Aye on all.

COMMITTEE COUNSEL: Council Member Salaam.

COUNCIL MEMBER SALAAM: I vote Aye on all.

COMMITTEE COUNSEL: Council Member Felder.

COUNCIL MEMBER FELDER: Aye on all.

COMMITTEE COUNSEL: Council Member Encarnación.

COUNCIL MEMBER ENCARNACIÓN: I vote Aye.

COMMITTEE COUNSEL: Council Member Sanchez.

COUNCIL MEMBER SANCHEZ: I vote Aye on all, and congratulations to, uh, my colleague Amanda Farías on a great project.

COMMITTEE COUNSEL: Council Member Thomas-Henry.

COUNCIL MEMBER THOMAS-HENRY: Aye.

COMMITTEE COUNSEL: Minority Leader Carr.

MINORITY LEADER CARR: Aye on all.

COMMITTEE COUNSEL: By a vote of 9 in the affirmative, 0 opposing, and 0 abstaining. No abstentions. The items are approved as described by

the chair, and these items are now referred to the full Land Use Committee.

CHAIRPERSON LOUIS: That concludes today's business. I would like to thank the members of the public, my colleagues, subcommittee counsel, land use and other council staff, and the sergeant-at-arms for participating in today's meeting. This meeting is hereby adjourned.

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 September 27, 2026