

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Monday, July 10, 2023**

**11:00 AM**

**Committee Room - City Hall**

### **Subcommittee on Zoning and Franchises**

*Kevin C. Riley, Chair*

*Members: Shaun Abreu, Erik D. Bottcher, David M. Carr, Kamillah Hanks,  
Farah N. Louis, Francisco P. Moya and Lynn C. Schulman*

Roll Call

**Present:** Riley, Abreu, Bottcher, Carr, Louis, Moya and Schulman

**Absent:** Hanks

*Other Council Members Attending: Paladino*

LU 0230-2023

**Application number C 220218 ZMQ (189-10 Northern Boulevard Commercial Overlay) submitted by Prince St. 606, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 10d, changing from an R3X District to an R3-2 District and establishing within the existing and proposed R3-2 District a C2-3 District, Borough of Queens, Community District 11, Council District 19.**

**Attachments:** June 8, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-8-23, Calendar of the Zoning Subcommittee Meeting - June 13, 2023, Hearing Testimony - Zoning 6/13/23, Hearing Transcript - Zoning 6-13-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, Hearing Transcript - Land Use 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Res. No. 719, Committee Report

**This Land Use Application was Hearing Held by Committee**

**Attachments:** June 8, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-8-23, Calendar of the Zoning Subcommittee Meeting - June 13, 2023, Hearing Testimony - Zoning 6/13/23, Hearing Transcript - Zoning 6-13-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, Hearing Transcript - Land Use 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Res. No. 719, Committee Report

**A motion was made that this Land Use Application be Filed by Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Bottcher, Carr, Louis, Moya and Schulman

**Absent:** 1 - Hanks

LU 0231-2023

**Application number C 210323 MMQ (43rd Avenue Demapping) submitted by Anthony Lim, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance and closing of a portion of 43rd Avenue between 222nd Street and 223rd Street; the adjustment of grades and block dimensions necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5036 dated June 21, 2022, and signed by the Borough President, Borough of Queens, Community District 11, Council District 19.**

**Attachments:** June 8, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-8-23, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Testimony - Zoning 6/28/23, Hearing Transcript - Zoning 6-28-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, Hearing Transcript - Land Use 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Res. No. 720, Committee Report

**This Land Use Application was Hearing Held by Committee**

**Attachments:** June 8, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-8-23, Calendar of the Zoning Subcommittee Meeting - June 28, 2023, Hearing Testimony - Zoning 6/28/23, Hearing Transcript - Zoning 6-28-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, Hearing Transcript - Land Use 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Res. No. 720, Committee Report

**A motion was made that this Land Use Application be Disapproved by Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Bottcher, Carr, Louis, Moya and Schulman

**Absent:** 1 - Hanks

LU 0237-2023

**Application number C 220285 ZMK (1656 West 10th Street Rezoning), submitted by Allstar Homecare Agency, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, changing from an R5B District to an R6A District Borough of Brooklyn, Community District 11, Council District 44.**

**Attachments:** June 22, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-22-23, Calendar of the Zoning Subcommittee Meeting - June 13, 2023, Hearing Testimony - Zoning 6/13/23, Hearing Transcript - Zoning 6-13-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, Hearing Transcript - Land Use 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Committee Report, Res. No. 721

**This Land Use Application was Hearing Held by Committee**

**Attachments:** June 22, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-22-23, Calendar of the Zoning Subcommittee Meeting - June 13, 2023, Hearing Testimony - Zoning 6/13/23, Hearing Transcript - Zoning 6-13-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, Hearing Transcript - Land Use 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Committee Report, Res. No. 721

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Bottcher, Carr, Louis, Moya and Schulman

**Absent:** 1 - Hanks

LU 0238-2023

**Application number N 220286 ZRK (1656 West 10th Street Rezoning), submitted by Allstar Homecare Agency, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area. Borough of Brooklyn, Community District 11, Council District 44.**

**Attachments:** June 22, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-22-23, Calendar of the Zoning Subcommittee Meeting - June 13, 2023, Hearing Testimony - Zoning 6/13/23, Hearing Transcript - Zoning 6-13-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, Hearing Transcript - Land Use 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Res. No. 722, Committee Report

**This Land Use Application was Hearing Held by Committee**

**Attachments:** June 22, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-22-23, Calendar of the Zoning Subcommittee Meeting - June 13, 2023, Hearing Testimony - Zoning 6/13/23, Hearing Transcript - Zoning 6-13-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, Hearing Transcript - Land Use 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23, Res. No. 722, Committee Report

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Riley, Abreu, Bottcher, Carr, Louis, Moya and Schulman

**Absent:** 1 - Hanks

LU 0243-2023

**Application number C 210314 ZMK (1160 Flushing Avenue) submitted by 1160 Flushing Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M1-1 District to an M1-5 District, Borough of Brooklyn, Community District 4, Council District 34.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0244-2023

**Application number N 230068 ZRR (56 William Avenue) submitted by the Estate of Clement Marotte, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Appendix A of Article X, Chapter 7, concerning the boundaries of Designated Open Space, within the Special South Richmond Development District in the Borough of Staten Island, Community District 3, Council District 51.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - July 10, 2023, Hearing Transcript - Zoning 7-10-23, July 13, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 7-13-23

**This Land Use Application was P-C Item Laid Over by Comm**