

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

**Tuesday, October 17, 2023**

**11:00 AM**

**250 Broadway - Committee Room, 16th Floor**

### **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, Bottcher, Carr, Hanks, Louis and Schulman

**Absent:** Abreu

**Medical:** Moya

*Other Council Members Attending: Mealy and Joseph*

LU 0263-2023

**Application number N 230112 ZRR (South Richmond Zoning Relief) submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article X, Chapter 7 (Special South Richmond Development District) and related Sections, Borough of Staten Island, Community District 3, Council District 51.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 6, 2023, South Richmond Zoning Relief, Hearing Transcript - Zoning 9-6-23, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Transcript - Zoning 10-17-23, Hearing Transcript - Land Use 10-17-23, October 19, 2023 - Stated Meeting Agenda, Committee Report, Res. No.

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 6, 2023, South Richmond Zoning Relief, Hearing Transcript - Zoning 9-6-23, September 14, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-14-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Transcript - Zoning 10-17-23, Hearing Transcript - Land Use 10-17-23, October 19, 2023 - Stated Meeting Agenda, Committee Report, Res. No.

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 6 - Riley, Bottcher, Carr, Hanks, Louis and Schulman

**Absent:** 1 - Abreu

**Medical:** 1 - Moya

LU 0275-2023

**Application number C 220453 ZMK (703 Myrtle Avenue Rezoning) submitted by Ranco Capital, 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 R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 3, Council District 33.**

**Attachments:** Calendar of the Subcommittee Meetings - September 19, 2023, Hearing Testimony - Zoning 9/19/23, Hearing Transcript - Zoning 9-19-23, September 28, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 9-28-23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23, Hearing Transcript - Zoning 10-17-23

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

**Attachments:** Calendar of the Subcommittee Meetings - September 19, 2023, Hearing Testimony - Zoning 9/19/23, Hearing Transcript - Zoning 9-19-23, September 28, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 9-28-23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23, Hearing Transcript - Zoning 10-17-23

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 6 - Riley, Bottcher, Carr, Hanks, Louis and Schulman

**Absent:** 1 - Abreu

**Medical:** 1 - Moya

LU 0276-2023

**Application number N 220454 ZRK (703 Myrtle Avenue Rezoning) submitted by Ranco Capital, LLC, 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 3, Council District 33.**

**Attachments:** Calendar of the Subcommittee Meetings - September 19, 2023, Hearing Testimony - Zoning 9/19/23, Hearing Transcript - Zoning 9-19-23, September 28, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 9-28-23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23, Hearing Transcript - Zoning 10-17-23

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

**Attachments:** Calendar of the Subcommittee Meetings - September 19, 2023, Hearing Testimony - Zoning 9/19/23, Hearing Transcript - Zoning 9-19-23, September 28, 2023 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Committee Report, Res. No., Hearing Transcript - Stated Meeting 9-28-23, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Land Use 10-17-23, Hearing Transcript - Zoning 10-17-23

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 6 - Riley, Bottcher, Carr, Hanks, Louis and Schulman

**Absent:** 1 - Abreu

**Medical:** 1 - Moya

LU 0278-2023

**Application number C 220438 ZMK (Belmont Osborn Rezoning) submitted by Osborn Belmont Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to an R7A District, changing from a C4-3 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 16, Council District 41.**

**Attachments:** October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Transcript - Zoning 10-17-23

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

**Attachments:** October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Transcript - Zoning 10-17-23

**This Land Use Application was Laid Over by Subcommittee**

LU 0279-2023

**Application number N 220439 ZRK (Belmont Osborn Rezoning) submitted by Osborn Belmont Properties, LLC, 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 16, Council District 41.**

**Attachments:** October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Transcript - Zoning 10-17-23

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

**Attachments:** October 5, 2023 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-5-23, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, Hearing Transcript - Zoning 10-17-23

**This Land Use Application was Laid Over by Subcommittee**

LU 0284-2023

**Application number C 230010 ZMK (534 Coney Island Avenue) submitted by Remica Property Group Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22c, changing from a C8-2 District to an R7X District and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 12, Council District 40.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-17-23

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-17-23

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

LU 0285-2023

**Application number N 230011 ZRK (534 Coney Island Avenue) submitted by Remica Property Group Corp., 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 12, Council District 40.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-17-23

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 17, 2023, October 19, 2023 - Stated Meeting Agenda, Hearing Transcript - Zoning 10-17-23

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