

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, April 12, 2022

1:45 PM

REMOTE HEARING (VIRTUAL ROOM 1)

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, Hanks, Louis, Moya and Schulman

Other Council Members Attending: Hudson and Borelli

LU 0020-2022

Application No. C 210386 ZMK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M1-1 District to an R7A District; changing from an M1-1 District to a C6-3A District; and establishing within the proposed R7A District a C2-4 District, for property located in the Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 143, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 143, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0021-2022

Application No. N 210387 ZRK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, for property located in the Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 144, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 144, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0022-2022

Application No. C 210379 ZSK (1034 – 1042 ATLANTIC AVENUE REZONING) submitted by EMP Capital Group pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the required number of accessory off-street parking spaces to 20 for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located in R7A/C2-4 and C6-3A Districts at 1034 -1042 Atlantic Avenue (Block 1125, Lots 29 and 33), Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 145, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 145, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0023-2022

Application No. C 210335 ZMK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, by changing from an existing M1-1 District to a C6-3A District on property located in the Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 146, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 146, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0024-2022

Application No. N 210336 ZRK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T Development 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 Article III Chapter 5 for the purpose of amending street wall location regulations and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, on property located in the Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 147, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 147, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman

LU 0025-2022

Application No. C 210260 ZSK (870 - 888 ATLANTIC AVENUE REZONING) submitted by Y & T Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property in a C6-3A located at Block 1122, Lots 21 & 26, Borough of Brooklyn, Community District 8, Council District 35.

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 148, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

This Land Use Application was Hearing Held by Committee

Attachments: February 24, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-24-22, Calendar of the Zoning Subcommittee Meeting - March 8, 2022, Hearing Testimony - Zoning 3-8-22, Hearing Transcript - Zoning 3-8-22, Calendar of the Zoning Subcommittee and Land Use Meetings - April 12, 2022, April 14, 2022 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 148, April 28, 2022 - Stated Meeting Agenda, Minutes of the Stated Meeting - February 24, 2022, Hearing Transcript - Land Use 4-12-22, Hearing Transcript - Zoning 4-12-22

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

Affirmative: 8 - Riley, Abreu, Bottcher, Carr, Hanks, Louis, Moya and Schulman