

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Wednesday, June 29, 2022

11:00 AM

REMOTE HEARING (VIRTUAL ROOM 2)

### **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

LU 0079-2022

**Application number C 210128 ZMQ (77 – 39 Vleigh Place Rezoning) submitted by VP Capital Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R3-2 District a C1-2 District, changing from an R3-2 District to an R6A District, and establish within the proposed R6A District a C2-3 District, Borough of Queens, Community District 8, Council District 24.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Hearing Testimony - Zoning 6-14-22, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 277, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Hearing Testimony - Zoning 6-14-22, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 277, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

**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 0080-2022

**Application number N 210129 ZRQ (77 – 39 Vleigh Place Rezoning) submitted by VP Capital Holdings, 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 Queens, Community District 8, Council District 24.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Hearing Testimony - Zoning 6-14-22, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 278, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, Hearing Testimony - Zoning 6-14-22, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 278, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

**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 0081-2022

**Application number C 210234 ZMQ (11th Street & 34th Avenue Rezoning) submitted by JPP 33rd Street, LLC and Lily & John Realty Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an M1-5/R6A District and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 26.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Restrictive Declaration, Res. No. 279, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Restrictive Declaration, Res. No. 279, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

**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 0082-2022

**Application number N 210235 ZRQ (11th Street & 34th Avenue Rezoning) submitted by JPP 33rd Street, LLC and Lily & John Realty Inc., pursuant to Section 201 of the New York City Charter for an amendment to the Zoning City of New York, modifying provisions of Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 26.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Restrictive Declaration, Res. No. 280, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Restrictive Declaration, Res. No. 280, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

**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 0083-2022

**Application number C 210375 ZMQ (Wetherole Street and 67th Avenue Rezoning) submitted by Novel Medicine, P.C., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14a, changing from an R4B District to an R6A District, Borough of Queens, Community District 6, Council District 29.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 281, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 281, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

**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 0084-2022

**Application number N 210376 ZRQ (Wetherole Street and 67th Avenue Rezoning) submitted by Novel Medicine, P.C., 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 Queens, Community District 6, Council District 29.**

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 282, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

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

**Attachments:** Calendar of the Subcommittee Meetings and Land Use Meeting - June 14, 2022, June 16, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, Speaker Adams Letter - Open Meetings Law, UPDATED - Calendar of the Subcommittee Meetings and Land Use Meeting - June 29, 2022, City Planning Commission Approval Letter, Res. No. 282, Committee Report, July 14, 2022 - Stated Meeting Agenda, Hearing Transcript - Zoning 6-14-22, Hearing Transcript - Stated Meeting 6-16-22, Hearing Transcript - Stated Meeting 7-14-22, Hearing Transcript - Zoning 6-29-22

**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