

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Thursday, October 6, 2022

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, Hanks, Louis, Moya and Schulman

*Other Council Members Attending: Velázquez*

LU 0100-2022

**Application number C 210174 ZMK (2080 McDonald Avenue) submitted by Jackson Ex 2 Avenue S, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R5B District to a C4-4L District and changing from an M1-1 District to a C4-4L District, Borough of Brooklyn, Community District 11, Council District 44.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 357, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 357, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

**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 0101-2022

**Application number N 210175 ZRK (2080 McDonald Avenue) submitted by Jackson Ex 2 Avenue S, 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 11, Council District 44.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 358, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 358, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

**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 0102-2022

**Application number C 220007 ZMX (Bruckner Sites Rezoning) submitted by Throggs Neck Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b, eliminating from within an existing R4-1 District a C1-2 District, eliminating from within an existing R4A District a C1-2 District, eliminating from within an existing R4A District, a C2-2 District, changing from an R4-1 District to an R5B District, changing from an R4-1 District to an R6A District, changing from an R4A District to an R6A District, establishing within the proposed R5B District a C2-4 District, establishing within the proposed R6A District a C2-4 District, Borough of the Bronx, Community District 10, Council District 13.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Hearing Testimony - Zoning 9-7-22, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Committee Report, Res. No. 347, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Hearing Testimony - Zoning 9-7-22, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Committee Report, Res. No. 347, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

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

LU 0103-2022

**Application number N 220008 ZRX (Bruckner Sites Rezoning) submitted by Throggs Neck Associates, 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 the Bronx, Community District 10, Council District 13.**

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Hearing Testimony - Zoning 9-7-22, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Committee Report, Res. No. 348, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

**Attachments:** Calendar of the Zoning Subcommittee Meeting - September 7, 2022, September 14, 2022 - Stated Meeting Agenda, Hearing Testimony - Zoning 9-7-22, Hearing Transcript - Zoning 9-7-22, Hearing Transcript - Stated Meeting 9-14-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Committee Report, Res. No. 348, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

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

LU 0115-2022

**Application number C 220133 ZMQ (78-46 Metropolitan Avenue Rezoning) submitted by Robert Thomas, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d, changing from an R5 District to an R5D and establishing within the proposed R5D District a C2-3 District, Borough of Queens, Community District 5, Council District 30.**

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Committee Report, Res. No. 355, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Committee Report, Res. No. 355, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

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

LU 0116-2022

**Application number C 220414 ZMQ (79-18 164th Street Rezoning) submitted by Mikhail Kantius, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R4 District a C1-3 District, eliminating from within an existing R5D District a C1-3 District, establishing within an existing R4 District a C2-3 District and establishing within an existing R5D District a C2-3 District, Borough of Queens, Community District 8, Council District 24.**

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Committee Report 10/12/22, Res. No. 356, Committee Report 10/25/22, Res. No. 365-A, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

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

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Hearing Transcript - Zoning 9-22-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22, Calendar of the Zoning Subcommittee and Land Use Meetings - October 25, 2022, Committee Report 10/12/22, Res. No. 356, Committee Report 10/25/22, Res. No. 365-A, Hearing Transcript - Land Use 10-25-22, October 27, 2022 - Stated Meeting Agenda

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

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

LU 0117-2022

**Application number C 220169 ZMQ (40-25 Crescent Street Rezoning) submitted by Crescent Street Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, changing from an M1-2/R5B District to an M1-2/R6A District and changing from an M1-2/R5D District to an M1-2/R6A District, Borough of Queens, Community District 1, Council Districts 26.**

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 359, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 359, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

**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 0118-2022

**Application number N 220170 ZRQ (40-25 Crescent Street Rezoning) submitted by Crescent Street Associates, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of Article XI, Chapter 7 (Special Long Island City Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council Districts 26.**

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 360, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

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

**Attachments:** Calendar of the Subcommittee Meetings - September 20, 2022 and September 22, 2022, Hearing Testimony - Zoning 9-22-22, Hearing Transcript - Zoning 9-22-22, September 29, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-29-22, Calendar of the Subcommittee Meetings and Land Use Meeting - October 6, 2022, City Planning Commission Approval Letter, Committee Report, Res. No. 360, Hearing Transcript - Zoning 10-6-22.pdf, Hearing Transcript - Land Use 10-6-22.pdf, October 12, 2022 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-12-22

**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