

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 15, 2024

Start: 1:04 p.m.

Recess: 1:07 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 14TH
FLOOR

B E F O R E: Rafael Salamanca, Jr., Chairperson

COUNCIL MEMBERS:

Shaun Abreu
Joseph Borelli
Selvena N. Brooks-Powers
Amanda Farías
Crystal Hudson
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: Good afternoon and
3 welcome to today's New York City Council hearing for
4 the Committee on Land Use.

5 At this time, please silence all
6 electronic devices.

7 Chair Salamanca, we are ready to begin.

8 CHAIRPERSON SALAMANCA: [GAVEL] Thank you.
9 Good afternoon. I am Council Member Rafael Salamanca.
10 I Chair this Committee. I would like to welcome my
11 esteemed Colleagues who have joined us today. We've
12 been joined by Council Member Rivera, Chair Riley,
13 Brooks-Powers, Abreu, Fariás, Hudson, Sanchez, and
14 Borelli.

15 I would like to thank Chair Riley and
16 Chair Hanks for their work on our two Subcommittees.

17 Today, we will vote to approve LU 18
18 related to property in Council Member Krishnan's
19 District in Queens. The application seeks the
20 termination of a Restrictive Declaration recorded
21 against a property located at 88-08 Justice Avenue.
22 Our approval will facilitate the inclusion of
23 commercial and additional community facility uses in
24 a recently constructed existing mixed-use building on
25 the site.

We will also vote to approve with modifications LUs 24 and 25 regarding the Jennings Halls Expansion Project in Council Member Gutiérrez's District in Brooklyn. The proposed development consists of 218 affordable senior housing units. The project includes a zoning map amendment and a related zoning text amendment to establish an MIH area. Our modification is to remove the MIH Option 2 and add the deep affordability.

We will also vote to approve LU 26 related to property in Council Member Won's District in Queens for a zoning map amendment which will facilitate a new seven-story mixed-use light industrial and office building at 21-17 37th Avenue.

Finally, we will vote to approve with modifications LUs 27 and 28 related to property in Council Member Menin's District in Manhattan. The East 94th Street Rezoning Proposal includes a zoning map amendment and related zoning text amendment, which together will facilitate a mixed-use residential development with approximately 486 units, of which approximately 146 will be permanently affordable. Our modification will be remove Option 1 and add Option 2.

2 Are there any Members who wish to make
3 any statements or ask any questions?

4 Seeing none, I will now call for a vote
5 with the support of the local Members to approve LUs
6 18 and 26 and to approve with modifications LUs 24,
7 25, 27, and 28.

8 Will the Clerk please call the roll?

9 COMMITTEE CLERK MATTHEW DISTEFANO: Good
10 afternoon. Committee Clerk Matthew DiStefano.
11 Committee on Land Use roll call vote. All items are
12 coupled. Chair Salamanca.

13 CHAIRPERSON SALAMANCA: Aye on all.

14 COMMITTEE CLERK MATTHEW DISTEFANO: Moya.
15 Rivera.

16 COUNCIL MEMBER RIVERA: I vote aye.

17 COMMITTEE CLERK MATTHEW DISTEFANO: Riley.

18 COUNCIL MEMBER RILEY: Aye.

19 COMMITTEE CLERK MATTHEW DISTEFANO:
20 Brooks-Powers.

21 COUNCIL MEMBER BROOKS-POWERS: Aye.

22 COMMITTEE CLERK MATTHEW DISTEFANO: Abreu.

23 COUNCIL MEMBER ABREU: Aye.

24 COMMITTEE CLERK MATTHEW DISTEFANO:
25 Farías.

1 COMMITTEE ON LAND USE

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2 COUNCIL MEMBER FARIÁS: I vote aye on all.

3 COMMITTEE CLERK MATTHEW DISTEFANO: Hanks.

4 Hudson.

5 COUNCIL MEMBER HUDSON: Aye on all.

6 COMMITTEE CLERK MATTHEW DISTEFANO:

7 Sanchez.

8 COUNCIL MEMBER SANCHEZ: Aye.

9 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
10 you. Borelli.

11 COUNCIL MEMBER BORELLI: Aye.

12 COMMITTEE CLERK MATTHEW DISTEFANO: By a
13 vote of nine in the affirmative, zero in the
14 negative, and no abstentions, all items have been
15 adopted as described by the Chair.

16 CHAIRPERSON SALAMANCA: Thank you, Clerk.

17 I would like to thank the members of the public, my
18 Colleagues, Land Use and Council Staff, and Sergeant-
19 at-Arms for attending today's hearing.

20 This meeting is hereby adjourned. [GAVEL]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date March 30, 2024