

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 19, 2024

Start: 1:07 p.m.

Recess: 1:13 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

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

OTHER COUNCIL MEMBERS ATTENDING:

Darlene Mealy

2 SERGEANT-AT-ARMS: Check one, two.

3 Prerecorded sound test for the Committee on Land Use.

4 Today's date is March 19, 2024. It's being recorded

5 by Michael Leonardo in the Committee Room.

6 SERGEANT-AT-ARMS: Good afternoon and

7 welcome to today's New York City Council hearing for

8 the Committee on Land Use.

9 At this time, we ask that you silence

10 cell phones and electronic devices to minimize

11 disruptions throughout the hearing.

12 Thank you for your cooperation.

13 Chair, we are ready to begin.

14 We're just standing by, working out some

15 technical issues here.

16 CHAIRPERSON SALAMANCA: [GAVEL] Good

17 afternoon and welcome to the Committee on Land Use. I

18 am Council Member Rafael Salamanca. I Chair this

19 Committee.

20 I would like to welcome my esteemed

21 Colleagues who have joined us today. We've been

22 joined by Council Member Rivera, Chair Riley, Brooks-

23 Powers, Abreu, Majority Leader Farías, Chair Hanks,

24 Hudson, Sanchez, and Borelli.

25

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

4 Today, we will vote to approve the
5 Brownsville Arts Center and Apartments project under
6 LU numbers 15, 16, and 17, related to property in
7 Council Member Mealy's District in Brooklyn. The
8 proposal includes a zoning map amendment, a zoning
9 text amendment, a designation for an Urban
10 Development Action Area, and a related UDAAP
11 approval, and related disposition of the development
12 site. These actions will facilitate the development
13 of a nine-story mixed-use affordable housing building
14 with ground floor community space in Brownsville.
15 Council Member Mealy is in support of this project,
16 and now I will recognize Council Member Mealy for
17 some comments.

18 COUNCIL MEMBER MEALY: Thank you, Chair
19 Salamanca. I was very happy to lend my support to the
20 Department of Housing Preservation and Development,
21 HPD, Brownsville Arts Center and Apartments
22 application. Our neighborhood is in need of deeply
23 affordable housing, and this development is 100
24 percent affordable housing. I was able to push HPD to
25 commit to removing the 80 percent AMI tier from the

2 development so that all units are at or below 70
3 percent AMI.

4 The community asked for larger
5 apartments, and I was able to get HPD to commit to
6 increase the size of all the apartments including
7 subsequently increasing the size of the living rooms
8 and in the apartments.

9 It's important that the community be able
10 to use the spaces in this building. I was able to
11 push HPD to develop and offer free time in these
12 spaces to the community groups, and they have agreed
13 to provide 20 hours per month free to the community
14 groups.

15 As my community knows, parking is a
16 challenge. This project was not able to include
17 parking because of the ground floor space is being
18 used for the community organizations and art
19 organizations, but I informed HPD that something
20 needed to be done. I was able to secure commitments
21 from the Department of Transportation to review the
22 street regulations in and around this project. As a
23 preliminary commitment, they have agreed to make 10
24 new on-site overnight parking spaces available on
25 East New York and Dumont Avenue.

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2 Finally, I pray and I'm glad to provide
3 this for the community and celebrate Brownsville
4 community for no doubt that the Brownsville Arts
5 Center will generate opportunities for so many of my
6 community members and the youth who are interested
7 dance, art, and music.

8 I want to thank all my Colleagues for
9 supporting this project with me. I want to thank our
10 Majority Leader Fariás, Chair Salamanca, and Chair
11 Hanks for indulging me in all these hours, and I want
12 to thank all of my Colleagues if you could vote in
13 support of this project. Thank you, and I support
14 this project.

15 CHAIRPERSON SALAMANCA: Thank you, Council
16 Member Mealy.

17 Are there any other Members who wish to
18 speak or have comments on this project?

19 Seeing none, I now call to approve LUs
20 15, 16, and 17. Will the Clerk please call the roll?

21 COMMITTEE CLERK WILLIAM MARTIN: Good
22 afternoon. William Martin, Committee Clerk. Roll call
23 vote Committee on Land Use. All items are coupled.
24 Chair Salamanca.

25 CHAIRPERSON SALAMANCA: Aye on all.

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2 COMMITTEE CLERK WILLIAM MARTIN: Moya.
3 Rivera.

4 COUNCIL MEMBER RIVERA: I vote aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Riley.

6 COUNCIL MEMBER RILEY: I vote aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
8 Powers.

9 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

11 COUNCIL MEMBER ABREU: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Farías.

13 COUNCIL MEMBER FARIÁS: I vote aye and
14 congratulations, Council Member Mealy. It was great
15 working together on this.

16 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

17 COUNCIL MEMBER HANKS: I vote aye.

18 Congratulations.

19 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

20 COUNCIL MEMBER HUDSON: I vote aye.

21 Congratulations.

22 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

23 COUNCIL MEMBER SANCHEZ: Aye.

24 Congratulations.

25

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2 COMMITTEE CLERK WILLIAM MARTIN: Moya.
3 Council Member Moya. Borelli.

4 COUNCIL MEMBER BORELLI: Aye.

5 COUNCIL MEMBER MOYA: I vote aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Council
7 Member Moya.

8 COUNCIL MEMBER MOYA: I vote aye.

9 COMMITTEE CLERK WILLIAM MARTIN: Thank
10 you, Council Member Moya.

11 With a vote of 11 in the affirmative,
12 zero in the negative, and no abstentions, all items
13 have been adopted by the Committee.

14 Mr. Chair, that is a full Committee.

15 CHAIRPERSON SALAMANCA: Thank you. That
16 concludes today's business. I would like to thank
17 members of the public, my Colleagues, and Land Use
18 Staff for attending today's hearing.

19 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