

CITY COUNCIL  
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

February 27, 2024  
Start: 10:57 a.m.  
Recess: 11:04 a.m.

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

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

COUNCIL MEMBERS:

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

2 SERGEANT-AT-ARMS: This is a sound check  
3 for the Committee on Land Use. Today's date is  
4 February 27, 2024. Being recorded by Danny Huang on  
5 the 14th Floor Hearing Room.

6 SERGEANT-AT-ARMS: Good morning welcome to  
7 Committee on Land Use.

8 At this time, we ask if you could please  
9 place phones on vibrate or silent mode.

10 Thank you.

11 Chair, we are ready to begin.

12 CHAIRPERSON SALAMANCA: [GAVEL] All right,  
13 good morning and welcome to the Committee on Land  
14 Use. I am Council Member Rafael Salamanca. I Chair  
15 this Committee. I would like to welcome my esteemed  
16 Colleagues who have joined us today. We've been  
17 joined by Council Members Brooks-Powers, Farias,  
18 Hanks, Sanchez, and Borelli.

19 I want to welcome my esteemed Colleagues  
20 including the Members that I just described. I also  
21 want to thank Chair Riley and Chair Hanks for their  
22 work on our two Subcommittees.

23 Today, we will be voting on LUs numbers  
24 11 and 12 relating to the 230 Kent Avenue Rezoning  
25 proposal in Council Member Restler's District in

2 Brooklyn. We will vote to approve with modifications  
3 these two related items which consist of a zoning map  
4 amendment and a zoning text amendment. Together,  
5 these actions will facilitate the development of a  
6 new mixed-use residential building with approximately  
7 40 units.

8 As Chair Riley noted in our Zoning  
9 Subcommittee, we will be modifying the zoning map  
10 amendment to reduce the rezoning area to include only  
11 the development site and to exclude the adjacent  
12 property which is controlled by Con Ed. The  
13 uncertainty over future energy utility needs in this  
14 as well as the surrounding area suggests that the  
15 parcel should not be rezoned and instead reserved for  
16 potential future utility use.

17 We will also vote to modify the proposed  
18 zoning text amendment, both to reflect the modified  
19 rezoning area boundary as well as to strike MIH  
20 Option 2 and retain Option 1. MIH Option 1 requires  
21 25 percent of the units to be provided to households  
22 making an average of 60 percent AMI or less or  
23 approximately 60,000 dollars for one person.

24 Are there any Members who wish to speak  
25 or have any questions? No?

1 COMMITTEE ON LAND USE

4

2 I would like to also recognize that we've  
3 been joined by Chair Riley.

4 I will now call for a vote with the  
5 support of Council Member Restler to approve with  
6 modifications LUs 11 and 12. Will the Clerk please  
7 call the role?

8 COMMITTEE CLERK WILLIAM MARTIN: Good  
9 morning. William Martin, Committee Clerk. Roll call  
10 vote Committee on Land Use. Both items are coupled.  
11 Chair Salamanca.

12 CHAIRPERSON SALAMANCA: Aye on all.

13 COMMITTEE CLERK WILLIAM MARTIN: Moya.  
14 Rivera. Riley.

15 COUNCIL MEMBER RILEY: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Brooks-  
17 Powers.

18 COUNCIL MEMBER BROOKS-POWERS: Aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Abreu.  
20 Farías.

21 COUNCIL MEMBER FARÍAS: I vote aye.

22 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

23 COUNCIL MEMBER HANKS: Aye on all.

24 COMMITTEE CLERK WILLIAM MARTIN: Hudson.  
25 Sanchez.

1 COMMITTEE ON LAND USE

5

2 COUNCIL MEMBER SANCHEZ: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

4 COUNCIL MEMBER BORELLI: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: With a  
6 vote of seven in the affirmative, zero in the  
7 negative, and no abstentions, both items have been  
8 adopted by the Committee as described by the Chair.

9 CHAIRPERSON SALAMANCA: All right. I want  
10 to thank my Colleagues for attending today's hearing.  
11 We will leave the roll open for five minutes. Thank  
12 you.

13 COMMITTEE CLERK WILLIAM MARTIN:  
14 Continuation roll call Committee on Land Use. Council  
15 Member Rivera.

16 COUNCIL MEMBER RIVERA: I vote aye.

17 COMMITTEE CLERK WILLIAM MARTIN: Vote is  
18 now eight in the affirmative, zero in the negative,  
19 and no abstentions.

20 CHAIRPERSON SALAMANCA: I want to thank my  
21 Colleagues, Land Use Staff, and Sergeant-at-Arms for  
22 attending today's hearing.

23 This meeting is hereby adjourned. [GAVEL]

24

25

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 3, 2024