

CITY COUNCIL  
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

February 6, 2024  
Start: 1:35 p.m.  
Recess: 1:40 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH  
FLOOR

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

COUNCIL MEMBERS:

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

2 SERGEANT-AT-ARMS: This is a microphone  
3 check for the Committee on Land Use. Today's date is  
4 February 6, 2024, located in the 16th Floor Committee  
5 Room, recording done by Pedro Lugo.

6 SERGEANT-AT-ARMS: Good afternoon and  
7 welcome to the New York City Council vote of the  
8 Committee on Land Use.

9 At this time, could everybody please  
10 silence your cell phones.

11 At this time and going forward, no one is  
12 to approach the dais. I repeat, no one is to approach  
13 the dais.

14 Chair, we are ready to begin.

15 CHAIRPERSON SALAMANCA: [GAVEL] All right,  
16 good afternoon, everyone. Welcome to the Committee on  
17 Land Use. I am Council Member Rafael Salamanca, Chair  
18 of this Committee.

19 I want to welcome my esteemed Colleagues  
20 who have joined us today. We have been joined by  
21 Council Members Moya, Rivera, Chair Riley, Farías,  
22 Hudson, Sanchez, and Borelli.

23 I would also like to thank Chair Riley  
24 for his work on our Zoning Subcommittee and look  
25

2 forward to working with Chair Hanks in our Landmarks  
3 Subcommittee in the new Council session.

4 First, I'll note upfront that LUs 11 and  
5 12 relating to 230 Kent Avenue rezoning proposal in  
6 Council Member Restler's District are laid over.

7 Today, we are voting to approve with  
8 modifications LUs 1 and 2 for the Whitestone Lanes  
9 rezoning proposal in Council Member Ung's District in  
10 Queens. The proposal consists of a zoning map  
11 amendment and a related zoning text amendment to  
12 facilitate the development of a residential building  
13 with approximately 415 apartments, including  
14 approximately 113 permanently affordable units. Our  
15 modifications will be to add the deep affordability  
16 option. Council Member Ung is in support of the  
17 proposal as modified.

18 We also will vote to approve LUs 3, 4,  
19 and 5 for the 2226 Third Avenue proposal in Deputy  
20 Speaker Ayala's District in Manhattan. The proposal  
21 consists of a zoning special permit and related  
22 zoning map and text amendment to facilitate the  
23 development of a 10-story life sciences building.

24 We will also vote today to approve LUs 9  
25 and 10 for the 166-11 91st Street special permit

2 proposal in Council Member Williams' District in  
3 Queens. The proposal includes a zoning special permit  
4 and related zoning text amendment to facilitate the  
5 development of a new mixed-use building with  
6 approximately 28 units.

7           Finally, we will vote to disapprove LUs  
8 6, 7, and 8 related to the 962 Pacific Street  
9 rezoning proposal in Council Member Hudson's District  
10 in Brooklyn. Chair Riley along with Chair Hudson have  
11 given extensive remarks regarding this decision,  
12 which is not taken lightly. I will not repeat  
13 everything that my Colleagues clearly articulated in  
14 our Zoning Subcommittee except to reiterate that the  
15 Council together with the Department of City Planning  
16 and the broader community have been collaborating on  
17 and developing a comprehensive plan for the area  
18 known as AAMUP, which is nearing the final stages  
19 before embarking on the formal ULURP process. To  
20 maintain and protect the integrity of the process and  
21 to ensure that the AAMUP plan addresses the concerns  
22 of all affected stakeholders, we should not at the  
23 same time be considering individual piecemeal actions  
24 that do not take the same comprehensive approach.

1 COMMITTEE ON LAND USE

5

2 I would like to now recognize any of my  
3 Colleagues who have comments or questions.

4 I would like to recognize that Council  
5 Member Brooks-Powers is also in attendance with us.

6 Any of my Colleagues have any questions  
7 or remarks?

8 Seeing none, I will now call for a vote  
9 with the support of the local Council Members to  
10 approve LUs 3, 4, 5, 9, and 10 and to approve with  
11 modifications LUs 1 and 2, to disapprove LUs 6, 7,  
12 and 8.

13 Will the Clerk please call the roll?

14 COMMITTEE CLERK WILLIAM MARTIN: Good  
15 afternoon. William Martin, Committee Clerk. Roll call  
16 vote Committee on Land Use. All items are coupled.  
17 Chair Salamanca.

18 CHAIRPERSON SALAMANCA: Aye on all.

19 COMMITTEE CLERK WILLIAM MARTIN: Moya.

20 COUNCIL MEMBER MOYA: I vote aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Thank  
22 you. Rivera.

23 COUNCIL MEMBER RIVERA: I vote aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Thank  
25 you. Riley.

1 COMMITTEE ON LAND USE

6

2 COUNCIL MEMBER RILEY: I vote aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Brooks-  
4 Powers.

5 COUNCIL MEMBER BROOKS-POWERS: Aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Thank  
7 you, Council Member. Abreu. Farías.

8 COUNCIL MEMBER FARÍAS: I vote aye on all.

9 COMMITTEE CLERK WILLIAM MARTIN: Thank  
10 you. Hanks. Hudson.

11 COUNCIL MEMBER HUDSON: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

13 COUNCIL MEMBER SANCHEZ: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

15 COUNCIL MEMBER BORELLI: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: With a  
17 vote of nine in the affirmative, zero in the  
18 negative, and no abstentions, all items have been  
19 adopted as described by the Chair.

20 CHAIRPERSON SALAMANCA: Thank you. That  
21 concludes today's business.

22 I would like to thank the members of the  
23 public, my Colleagues, Land Use and other Council  
24 Staff, and the Sergeant-at-Arms for attending today's  
25 meeting.

1 COMMITTEE ON LAND USE

7

2 This meeting is hereby adjourned. [GAVEL]

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

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 February 7, 2024