

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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May 28, 2025
Start: 12:17 p.m.
Recess: 12:25 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

Shaun Abreu
Selvena N. Brooks-Powers
Amanda Farías
Kamillah M. Hanks
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, located in the
4 Committee Room, on May 28, 2025, by Pat Kurzyna.

5 SERGEANT-AT-ARMS: Good morning, and
6 welcome to today's New York City Council vote for the
7 Committee on Land Use.

8 At this time, we ask that you please
9 silence all electronic devices, and at no time are
10 you to approach the dais.

11 Chair Salamanca, we're ready to begin.

12 CHAIRPERSON SALAMANCA: All right. Good
13 afternoon, and welcome to the Committee on Land Use.
14 I am Council Member Rafael Salamanca, Chair of this
15 Committee. I would like to welcome my esteemed
16 Colleagues who have joined us today. We've been
17 joined by Council Member Moya, Rivera, Chair Riley,
18 Brooks-Powers, Abreu, Majority Leader Fariás, I'm
19 sorry, Majority Whip Brooks-Powers as well, Chair
20 Hanks, and Sanchez.

21 I would like to thank Chair Riley and
22 Chair Hanks for their ongoing leadership in our two
23 Subcommittees.

24 Today, we are voting on five proposals
25 referred by our Zoning Subcommittee. We will vote to

2 approve with modifications LUs 275 and 276 regarding
3 the 73-99 Empire Boulevard Rezoning Proposal related
4 to property in Council Member Hudson's District in
5 Brooklyn. The proposal consists of a zoning map
6 amendment and a related zoning text amendment, which
7 will facilitate the development of a new mixed-use
8 building with approximately 261 apartments, of which
9 approximately 52 are projected to be affordable. Our
10 modification will be to strike MIH Option 1 and 2,
11 while adding MIH Option 3.

12 We will also vote to approve with
13 modifications LUs 277 and 278 for the 166 Kings
14 Highway Rezoning Proposal related to property in
15 Council Member Zhuang's District in Brooklyn. The
16 proposal includes a zoning map amendment and a zoning
17 text amendment, which together will facilitate the
18 development of a new residential mixed-use building
19 with approximately 90 units, 22 of which would be
20 permanently affordable. We will be modifying the
21 proposal to map an R7A district instead of an R7X
22 district, reduce the scope of the proposed rezoning
23 area, and strike MIH Option 2 while retaining Option
24 1.

2 Next, we will vote to approve LUs 279 and
3 280 for the 19 Maspeth Avenue rezoning related to
4 property in Council Member Gutiérrez's District in
5 Brooklyn. The proposal includes a zoning map and a
6 related zoning text amendment to facilitate a new
7 residential mixed-use development with approximately
8 15 apartments, of which approximately four would be
9 permanently affordable.

10 We will also vote to approve LUs 281 and
11 282 for the 2201-2227 Neptune Avenue rezoning in
12 Council Member Brannan's District in Brooklyn. The
13 proposal consists of a zoning map amendment and a
14 zoning text amendment to facilitate the development
15 of a new residential mixed-use development with
16 approximately 145 apartments, of which approximately
17 37 would be permanently affordable.

18 Finally, we will vote to approve with
19 modifications LUs 283 through 286 related to the
20 Western Rail Yard Modification Project related to
21 property in Council Member Bottcher's District in
22 Manhattan. The proposal consists of four related land
23 use actions, including a zoning text amendment, a
24 zoning special permit, a City map amendment, and the
25 amendment of a previously approved restrictive

2 declaration. Together, these actions will facilitate
3 the development of a Western Yard Rail within the
4 Special Hudson Yards District, including commercial
5 residential community facility uses as well as public
6 open space on site bounded by 11th and 12th Avenue
7 between West 30th and West 33rd Street. As Chair
8 Riley described in our Zoning Subcommittee, the
9 Council will be modifying the zoning special permit
10 and the modified restrictive declaration to reflect a
11 number of key project changes, including that it no
12 longer includes a casino. It will include a greater
13 number of residential units than approved by the City
14 Planning Commission, up to approximately 4,000 total
15 units, and including an amount of nearly constructed
16 affordable units equal to the greater of 420 or 25
17 percent of all rental units constructed on the site.
18 An increase in the amount of publicly accessible open
19 space from 5.6 acres to a total of 6.6 acres within
20 the development, including a lawn of at least one
21 acre, and related technical adjustments to the
22 various bulk waivers across the entire site plan.

23 I would now like to recognize any of my
24 Colleagues who would like to make any comments or
25 remarks.

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2 Seeing none, I now call for a vote on the
3 following items with the support of the local
4 Members: to approve LUs 279, 280, 281, and 282, and
5 to approve with modifications LUs 275, 276, 277, 278,
6 283, 284, 285, and 286. Would the Clerk please call
7 the roll?

8 COMMITTEE COUNSEL HUH: Committee on Land
9 Use, roll call vote. All items are coupled. Chair
10 Salamanca.

11 CHAIRPERSON SALAMANCA: Aye.

12 COMMITTEE COUNSEL HUH: Council Member
13 Riley?

14 COUNCIL MEMBER RILEY: Aye.

15 COMMITTEE COUNSEL HUH: Council Member
16 Brooks-Powers.

17 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

18 COMMITTEE COUNSEL HUH: Council Member
19 Abreu.

20 COUNCIL MEMBER ABREU: Aye.

21 COMMITTEE COUNSEL HUH: Majority Leader
22 Farías.

23 COUNCIL MEMBER FARÍAS: I vote aye.

24 COMMITTEE COUNSEL HUH: Council Member
25 Hanks.

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2 COUNCIL MEMBER HANKS: I vote aye.

3 COMMITTEE COUNSEL HUH: Council Member

4 Sanchez.

5 COUNCIL MEMBER SANCHEZ: Aye.

6 COMMITTEE COUNSEL HUH: Council Member

7 Moya.

8 COUNCIL MEMBER MOYA: I vote aye.

9 COMMITTEE COUNSEL HUH: Council Member

10 Rivera.

11 COUNCIL MEMBER RIVERA: I vote aye.

12 CHAIRPERSON SALAMANCA: We're going to
13 take a brief recess and leave the roll open for two
14 minutes.

15 COMMITTEE COUNSEL HUH: Vote currently
16 stands at nine in the affirmative, no negative, and
17 no abstentions.

18 Committee on Land Use, continuing roll
19 call vote. All items are coupled. Council Member
20 Hudson.

21 COUNCIL MEMBER HUDSON: Aye.

22 COMMITTEE COUNSEL HUH: Chair, the items
23 are adopted by a vote of 10 in the affirmative, zero
24 in the negative, and no abstentions.

25

2 CHAIRPERSON SALAMANCA: Thank you. That
3 concludes today's business.

4 I would like to thank the members of the
5 public, my Colleagues, Land Use and other Council
6 Staff, and the Sergeant-at-Arms for attending today's
7 hearing.

8 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 July 10, 2025