

COMMITTEE ON LAND USE

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CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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June 11, 2025

Start: 1:28 p.m.

Recess: 1:33 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

OTHER COUNCIL MEMBERS ATTENDING:

Yusef Salaam

SERGEANT-AT-ARMS: This is a microphone test. Today's date, June 11, 2025, for the vote on Land Use in the Committee Room, being recorded by John Biondo.

Chair Salamanca, we are ready to begin.

CHAIRPERSON SALAMANCA: [GAVEL] All right. Good afternoon, and welcome to the Committee on Land Use. I am Council Member Rafael Salamanca, Chair of this Committee. I would like to welcome my esteemed Colleagues who have joined us today. We've been joined by Council Member Moya, Rivera, Chair Riley, Majority Whip Brooks-Powers, Abreu, Majority Leader Farías, Chair Hanks, Hudson, and Sanchez.

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

Today, we are voting on two proposals referred out by our Zoning Subcommittee. We will vote to approve a Pre-Considered LU on the application number G 250076 XAQ for the Ocean Crest Article XI tax exemption request related to property in Majority Whip Brooks-Powers' District in Queens. The application will facilitate the development as a 100 percent affordable housing home ownership project

with approximately 89 units. And we'll also vote to approve the modifications LUs 287 and 288 regarding the Grace Houses proposal related to property in Council Member Nurse's District in Brooklyn. The proposal consists of a zoning map and a zoning text amendment, which together will facilitate the development of two 100 percent affordable buildings of five and seven stories with a total of 135 affordable units in East New York. Our modifications will be to limit the proposal to an MIH Option 3 to ensure that at least 20 percent of the apartments are affordable to families making an average of 40 percent of the average median income, and we'll also modify the zoning map amendment to remove portions of Block 3705 within the original rezoning area with frontage on New Jersey Avenue. The excluded area would remain under R5B rezoning, which is more in keeping with the affected buildings and consistent with the built context to the south and southeast of the rezoning area.

I would now like to recognize any of my Colleagues who would like to make any remarks.

Seeing none, I now call for a vote on the following items with the support of the local Members

1 COMMITTEE ON LAND USE

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2 to approve pre-considered LUs related to the Ocean
3 Crest Article XI tax exemption request and to approve
4 with modifications LUs 287 and 288. Will the Clerk
5 please call the roll?

6 COMMITTEE CLERK WILLIAM MARTIN: Good
7 afternoon. William Martin, Committee Clerk. Roll call
8 vote, Committee on Land Use. All items are coupled.
9 Chair Salamanca.

10 CHAIRPERSON SALAMANCA: I would first like
11 to congratulate Majority Whip Brooks-Powers on her
12 project, specifically on the development of 100
13 percent affordable homeownership projects, which is
14 89 units. You know, many of us in the Council, this
15 is what we strive for when we're building housing,
16 and it's good to see that we can use this project as
17 an example when we negotiate future projects. And
18 with that, I vote aye on all.

19 COMMITTEE CLERK WILLIAM MARTIN: Moya.

20 COUNCIL MEMBER MOYA: I vote aye.

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

23 COUNCIL MEMBER SANCHEZ: Aye.

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

1 COMMITTEE ON LAND USE

5

2 COUNCIL MEMBER RIVERA: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Riley.

4 COUNCIL MEMBER RILEY: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
6 Powers.

7 COUNCIL MEMBER BROOKS-POWERS: Permission
8 to explain my vote?

9 CHAIRPERSON SALAMANCA: Yes, permission
10 granted.

11 COUNCIL MEMBER BROOKS-POWERS: Thank you,
12 Chair Salamanca. Today, I call on my Colleagues to
13 vote in support of the Ocean Crest Article XI tax
14 exemption, an important step toward realizing a
15 historic affordable homeownership project in Far
16 Rockaway. Ocean Crest is the first 100 percent
17 affordable homeownership development in the Rockaways
18 in over a decade, and one of the few opportunities
19 for working class families, especially Black and
20 Brown New Yorkers, to build equity in a city that is
21 becoming increasingly unaffordable. This project has
22 shaped through months of negotiation, and I'm proud
23 that the final agreement includes major community
24 benefits, including 50 percent local hiring from
25 Community Board 14, 35 percent M/WBE contracting, a

labor monitor and use of union labor, stormwater infrastructure improvements, and outreach to NYCHA residents for homeownership opportunities. These are wins for the people of Far Rockaway, and a model for how we can move development forward with accountability and equity at the center. I thank my Colleagues in government for their support, especially Congressman Meeks, Senator Sanders, Assemblymember Anderson, and Community Board 14 for helping us deliver a project that meets the moment. With today's vote, we are moving closer to a more stable, more just future for Southeast Queens, and thank you.

I vote aye.

COMMITTEE CLERK WILLIAM MARTIN: Thank you. Abreu.

COUNCIL MEMBER ABREU: Aye.

COMMITTEE CLERK WILLIAM MARTIN: Thank you. Farías.

COUNCIL MEMBER FARÍAS: I vote aye.

COMMITTEE CLERK WILLIAM MARTIN: Hanks.

COUNCIL MEMBER HANKS: I vote aye.

COMMITTEE CLERK WILLIAM MARTIN: Hudson.

COUNCIL MEMBER HUDSON: Aye.

1 COMMITTEE ON LAND USE

7

2 COMMITTEE CLERK WILLIAM MARTIN: With a
3 vote of 10 in the affirmative, zero of the negative,
4 no abstentions, all items have been adopted as
5 described by the Chair.

6 CHAIRPERSON SALAMANCA: Thank you. That
7 concludes today's business.

8 I would like to thank the members of the
9 public, my Colleagues, Land Use, and other Council
10 Staff, and the Sergeant-at-Arms for attending today's
11 meeting. 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 30, 2025