

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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December 12, 2023
Start: 12:29 p.m.
Recess: 12:37 p.m.

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

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

COUNCIL MEMBERS:

Shaun Abreu
Joseph C. Borelli
Erik D. Bottcher
Selvena N. Brooks-Powers
Kamillah Hanks
Shekar Krishnan
Farrah N. Louis
Darlene Mealy
Francisco P. Moya
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: A microphone check for
3 the Committee on Land Use on December 12, 2023, on
4 the 16th Floor, recorded by Layla Lynch.

5 SERGEANT-AT-ARMS: Good afternoon and
6 welcome to the New York City Council hybrid hearing
7 on the Committee on Land Use.

8 Please silence all electronic devices.

9 Chair, we are ready to begin.

10 CHAIRPERSON SALAMANCA: [GAVEL] All right,
11 good afternoon and welcome to the Committee on Land
12 Use. I am Rafael Salamanca, Jr., the Chair of this
13 Committee.

14 I would like to welcome our esteemed
15 Colleagues who have joined us today. We've been
16 joined by Council Members Moya, Chair Louis, Abreu,
17 Brooks-Powers, Bottcher, Hanks, Krishnan, Mealy,
18 Sanchez, and Borelli.

19 I would like to thank Chair Louis and
20 Chair Riley for their work on our two Subcommittees.

21 Today, we are voting to approve LU 281
22 for the 506 West 135th ANCP proposal in Council
23 Member Abreu's District in Manhattan. This proposal
24 by the HPD would facilitate the renovation of three
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2 buildings in Upper Manhattan resulting in 63
3 affordable cooperative homeownership units.

4 We will also vote to approve LUs 282 and
5 283 regarding the Linden Gardens proposal in Council
6 Member Nurse's District and Council Member Barron's
7 District in Brooklyn. This is a proposal by HPD for a
8 UDAAP approval and a related real property tax
9 exemption approval to facilitate an afford
10 homeownership project with approximately 37
11 affordable cooperative units.

12 We will also vote to approve LU 292
13 regarding an Article XI real property tax exemption
14 request by HPD for New Penn development in Council
15 Member Barron's District in Brooklyn. This tax
16 exemption would facilitate the previously approved
17 New Penn project yielding a total of 71 affordable
18 units.

19 We will vote to approve LU 293 for the
20 West 120th-126th Street ANCP cluster proposal by HPD
21 in Council Member Richardson Jordans' District in
22 Manhattan. This proposal would facilitate the
23 substantial renovation and preservation of 48
24 affordable cooperative homeownership units in four
25 buildings.

2 We will vote to approve two SCA site plan
3 submissions, LU 294 for a new 676-seat high school
4 facility in Council Member Brannan's District in
5 Brooklyn, and LU 295 for a new 696-seat public school
6 facility in Council Member Ung's District in Queens.

7 Finally, we will vote to approve with
8 modifications LUs 296 and 297 for the 541-545 Bay
9 Street proposal in Council Member Hanks' District in
10 Staten Island. The proposal includes a zoning map
11 amendment and the relating zoning text amendment to
12 facilitate the development of a new mixed-use
13 building with approximately 81 apartments and ground
14 floor commercial use. As discussed by the Zoning
15 Subcommittee and reflective of Council Member Hanks'
16 statement on affordability, our modification will be
17 to remove MIH Workforce Option while retaining Option
18 1 and Option 2.

19 At this time, I'm willing to welcome my
20 Colleagues who might wish to ask questions or make
21 remarks.

22 Seeing none, I now call for a vote with
23 the support of local Council Members to approve LUs
24 281, 282, 283, 292, 293, 294, and 295, and to approve
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2 with modifications LUs 296 and 297. Will the Clerk
3 please call the roll?

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

8 CHAIRPERSON SALAMANCA: Aye on all.

9 COMMITTEE CLERK WILLIAM MARTIN: Moya.

10 COUNCIL MEMBER MOYA: I vote aye.

11 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

12 COUNCIL MEMBER SANCHEZ: Aye.

13 COMMITTEE CLERK WILLIAM MARTIN: Thank
14 you. Rivera.

15 COUNCIL MEMBER RIVERA: I vote aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Louis.

17 COUNCIL MEMBER LOUIS: Aye on all.

18 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

19 COUNCIL MEMBER ABREU: Aye.

20 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
21 Powers.

22 COUNCIL MEMBER BROOKS-POWERS: Aye on all.

23 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

24 COUNCIL MEMBER HANKS: Aye on all.

25 COMMITTEE CLERK WILLIAM MARTIN: Krishnan.

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2 COUNCIL MEMBER KRISHNAN: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Mealy.

4 COUNCIL MEMBER MEALY: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

6 COUNCIL MEMBER BORELLI: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: With a
8 vote of 11 in the affirmative, zero in the negative,
9 and no abstentions, all items have been adopted as
10 described by the Chair.

11 CHAIRPERSON SALAMANCA: I want to thank
12 the Committee, Council Staff and Land Use Staff for
13 attending today's hearing.

14 We will leave the roll open for about 10
15 minutes.

16 COMMITTEE CLERK WILLIAM MARTIN:
17 Continuation roll call Committee on Land Use. Council
18 Member Riley.

19 COUNCIL MEMBER RILEY: Aye.

20 COMMITTEE CLERK WILLIAM MARTIN: Council
21 Member Bottcher.

22 COUNCIL MEMBER BOTTCHEER: Aye.

23 CHAIRPERSON SALAMANCA: I want to thank
24 Land Use Staff for attending today's hearing.

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2 COMMITTEE CLERK WILLIAM MARTIN: Final
3 vote Committee on Land Use. All items now have been
4 adopted by 13 in the affirmative, zero in the
5 negative, and no abstentions.

6 CHAIRPERSON SALAMANCA: Thank you. This
7 hearing 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 December 14, 2023