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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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May 12, 2022
Start: 10:14 a.m.
Recess: 10:23 a.m.

HELD AT: REMOTE HEARING - VIRTUAL ROOM 2

B E F O R E: Rafael Salamanca, Chairperson

COUNCIL MEMBERS:

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

2 SERGEANT LEONARDO: PC recording is
3 underway.

4 SERGEANT BRADLEY: Okay. Cloud is up.

5 Good morning, and welcome to today's New
6 York City Council Committee on Land Use.

7 At this time, will all panelists please
8 turn on your videos for verification purposes?

9 Please place electronic devices on silent
10 or on vibrate mode. Thank you.

11 Chair, you may begin.

12 CHAIRPERSON SALAMANCA: Thank you,
13 Sergeant-at-Arms. Good morning, and welcome to the
14 Committee on Land Use. I am Council Member Rafael
15 Salamanca, Chair of this Committee.

16 I would like to welcome my esteemed
17 Colleagues who have joined us today. We've been
18 joined by Council Members Bottcher, Hanks, Krishnan,
19 Chair Louis, Moya, Chair Riley, Rivera, Majority Whip
20 Brooks-Powers, and Minority Leader Borelli.

21 I would like to thank Chair Louis and
22 Chair Riley for their work on our 2 Subcommittees.
23 Today, we will vote on applications referred by our 2
24 Subcommittees, but, before we begin, I would like to

2 recognize the Committee Counsel to review the hearing
3 procedures.

4 COMMITTEE COUNSEL HUH: Thank you, Chair
5 Salamanca. I am Arthur Huh, Counsel to this
6 Committee.

7 Council Members who would like to ask
8 questions or make remarks should use the Zoom raise
9 hand function. The raise hand button should appear at
10 the bottom of your participant panel or primary
11 viewing window. Chair Salamanca or I will then
12 recognize Members to speak.

13 We ask that you please be patient in the
14 event of any technical difficulties today.

15 Chair Salamanca will now continue with
16 today's agenda.

17 CHAIRPERSON SALAMANCA: Thank you,
18 Counsel. Today we will vote to approve with
19 modifications LUs 39 for 146-93 Guy R. Brewer
20 Boulevard rezoning proposal relating to property in
21 Majority Whip Brooks-Powers' district. The proposal
22 would rezone an existing R3-2 to an R6A/C2-2 district
23 together with the related zoning text amendment to
24 establish an MIH program area utilizing Options 1 and
25 2. Our modification will map an R5B district instead

2 of an R6A district to better reflect the surrounding
3 community character of small 1 and 2-family homes. We
4 will also reduce the rezoning area to concentrate the
5 increased density at the intersection of 2 wide
6 streets and in recognition of the applicant's
7 commitment to provide a community facility use such
8 as an urgent care medical office. The proposes C2-2
9 commercial overlay would remain in place over the
10 full block frontage to bring existing businesses into
11 compliance with zoning. I'll note that as discussed
12 by the Zoning Subcommittee, earlier this week the
13 applicant withdrew the proposed companion text
14 amendment as it would be inapplicable to an R5B
15 zoning district, and that pursuant to Council rule
16 11.60B preconsidered LU 40 was withdrawn. The
17 associated application is void, and we will be filing
18 LU 40 to remove it from our calendar.

19 We will also vote to approve with
20 modifications LUs 41 and 42 for the 103 Lee Avenue
21 rezoning proposal relating to property in Council
22 Member Restler's district. The proposal would rezone
23 an existing R6 and R6/C1-3 districts to an R7X/C2-4
24 district as well as establish an MIH program area
25 utilizing MIH Options 1 and 2. Our modification will

2 remove the 100 Lee Avenue site from the rezoning area
3 to avoid incentivizing the direct displacement of
4 existing neighborhood retail and service businesses
5 currently located at the site.

6 We will also vote to approve LU 46 for
7 the Broadway Triangle-Bartlett Crossing proposal,
8 also related to property in Council Member Restler's
9 district. This is an HPD application pursuant to
10 Article 16 of the General Municipal Law and Section
11 197-C of the New York City Charter requesting a
12 designation of Urban Development Action Area,
13 approval of an Urban Development Action Area project
14 for such area, and approval of the disposition of
15 city-owned property to a developer to be selected by
16 HPD.

17 We will also vote to approve LU 47 for
18 the 2300 Cropsey Avenue rezoning related to property
19 in Council Member Brannan's district. This proposal
20 would map a C2-4 overlay within an existing R6
21 district.

22 We will also vote to approve LUs 48 and
23 49 for the 35-01 Vernon Boulevard rezoning proposal
24 relating to property in Council Member Won's
25 district. This proposal would rezone an existing R5

2 district to an M1-4/R7A district and establish a
3 special mixed-use district as well as establish an
4 MIH program utilizing Option 1.

5 Council Members who have questions or
6 remarks should use the raise hand button. Do we have
7 any Members who wish to speak today?

8 Committee Counsel, do you see anyone with
9 their hand raised?

10 COMMITTEE COUNSEL HUH: Council Member
11 Brooks-Powers has a hand raised.

12 CHAIRPERSON SALAMANCA: I would like to
13 recognize Majority Whip Brooks-Powers.

14 MAJORITY WHIP BROOKS-POWERS: Good
15 morning, everyone, and thank you so much, Chair
16 Salamanca, for convening today's Land Use Committee
17 hearing. I wanted to convey my support for LUs 39 and
18 40 on today's agenda at 146-93 Guy R. Brewer
19 Boulevard including a residential upzoning and
20 commercial overlay. I will keep my remarks brief as
21 I'm hopping over from our Finance hearing that I'm
22 Chairing, and I discussed this item in greater detail
23 on the Zoning this week. I am extremely proud and
24 grateful for the engagement we saw from all
25 stakeholders including a commitment from the

2 developer to make a good faith effort to identify a
3 healthcare center tenant for the community space. I'd
4 like to thank our community stakeholders, the
5 applicant and his development team, the Committee
6 staff, and my own staff for their collaboration on
7 this item. I would like to say this is an example of
8 what we can get when the community comes to the table
9 and the developers come to the table. Both sides get
10 an even better product at the end of the day. I just
11 wanted to share that, and I encourage my Colleagues
12 to vote aye on this item.

13 CHAIRPERSON SALAMANCA: Thank you, Council
14 Member Powers.

15 COMMITTEE COUNSEL HUH: Excuse me, Mr.
16 Chair and Majority Whip Brooks-Powers. I just want to
17 clarify as we voted out of the Subcommittee earlier
18 this week LU 39 is being approved with modifications
19 and LU 40 will be filed.

20 MAJORITY WHIP BROOKS-POWERS: Thank you.

21 CHAIRPERSON SALAMANCA: Okay. Thank you.

22 Are there any other Members who wish to speak?

23 Seeing none, I now call for a vote in
24 accordance with Subcommittee's recommendations to
25 approve with modifications as described LUs 39, 41,

1 COMMITTEE ON LAND USE 8

2 and 42 and to approve LUs 46, 47, 48, and 49, and to
3 file LU 40. Will the Clerk please call the roll?

4 WILLIAM MARTIN, COMMITTEE CLERK: Good
5 morning. 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 WILLIAM MARTIN, COMMITTEE CLERK: Moya.

10 COUNCIL MEMBER MOYA: I vote aye.

11 WILLIAM MARTIN, COMMITTEE CLERK: Rivera.

12 COUNCIL MEMBER RIVERA: Aye on all.

13 WILLIAM MARTIN, COMMITTEE CLERK: Thank
14 you. Louis.

15 COUNCIL MEMBER LOUIS: I vote aye.

16 WILLIAM MARTIN, COMMITTEE CLERK: Riley.

17 COUNCIL MEMBER RILEY: I vote aye.

18 WILLIAM MARTIN, COMMITTEE CLERK: Brooks-
19 Powers.

20 MAJORITY WHIP BROOKS-POWERS: I vote aye.

21 WILLIAM MARTIN, COMMITTEE CLERK:

22 Bottcher.

23 COUNCIL MEMBER BOTTCHEER: Aye.

24 WILLIAM MARTIN, COMMITTEE CLERK: Hanks.

25 COUNCIL MEMBER HANKS: Aye on all.

1 COMMITTEE ON LAND USE

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2 WILLIAM MARTIN, COMMITTEE CLERK:

3 Krishnan.

4 COUNCIL MEMBER KRISHNAN: Aye.

5 WILLIAM MARTIN, COMMITTEE CLERK: Sanchez.

6 Council Member Sanchez. Council Member Borelli.

7 COUNCIL MEMBER BORELLI: Aye on all.

8 WILLIAM MARTIN, COMMITTEE CLERK: Thank

9 you. Council Member Sanchez.

10 COUNCIL MEMBER SANCHEZ: Apologies.

11 WILLIAM MARTIN, COMMITTEE CLERK: We're

12 ready for your vote whenever you're ready.

13 COUNCIL MEMBER SANCHEZ: Aye on all.

14 WILLIAM MARTIN, COMMITTEE CLERK: Thank

15 you very much. By a vote of 11 in the affirmative, 0

16 in the negative, and no abstentions, all items have

17 been adopted as indicated on the agenda. Chair

18 Salamanca, you may close at your convenience.

19 CHAIRPERSON SALAMANCA: Thank you, Clerk.

20 I would like to thank members of the public, my

21 Colleagues, Land Use and other Council staff, and the

22 Sergeant-at-Arms for attending today's meeting. This

23 meeting is hereby adjourned.

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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 June 12, 2022