

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 23, 2026  
Start: 12:17 p.m.  
Recess: 12:39 p.m.

HELD AT: Remote Hearing - Virtual Room 1

B E F O R E: Kevin C. Riley  
Chairperson

COUNCIL MEMBERS:

Shaun Abreu  
Chris Banks  
Selvena Brooks-Powers  
Tiffany L. Cabán  
David M. Carr  
Elsie Encarnación  
Farah N. Louis  
Chi A. Ossé  
Yusef Salaam  
Justin E. Sanchez  
Shanel Thomas-Henry  
Susan Zhuang

A P P E A R A N C E S (CONTINUED)

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2 SERGEANT AT ARMS: Thank you, Chair. Ready  
3 to begin? Okay. Good afternoon and welcome to the New  
4 York City Virtual Vote on the Committee on Land Use.  
5 At this time, please silence all electronic devices.  
6 Chair, we are ready to begin.

7 CHAIRPERSON RILEY: Thank you, Sergeant.  
8 Good morning and welcome to a meeting of the  
9 Committee on Land Use. This meeting is being held in  
10 a remote format. The council has determined that the  
11 winter storm necessity- necessitating the disaster  
12 emergency declared in Executive Order 58, signed by  
13 Governor Kathy Hochul on February 21st, 2026, will  
14 affect or impair the council's ability to hold  
15 in-person meetings on February 23rd, 2026.  
16 Accordingly, all council meetings on the date are  
17 being conducted entirely virtual via video  
18 conferencing. Members of the public can view this  
19 meeting by visiting the council's website at  
20 council.nyc.gov. Scroll down to the meeting  
21 information for today's date, and click see more  
details. From there, a public link for video access  
will be available. For the viewing public as well as  
my colleagues, I want to state up front that there  
may be pauses over the course of this meeting for

1  
2 various technical reasons, and we ask that you please  
3 be patient as we work through any issues. And a final  
4 reminder for the viewing public, this is a meeting of  
5 the Committee on Land Use. There will be no public  
6 hearing in this meeting, and no public testimony will  
7 be taken. And now I want to welcome my esteemed  
8 colleagues who have joined me today. We are joined by  
9 Council Member Hanif, Council Member Zhuang, Minority  
10 Leader David Carr, Council Member Abreu, Council  
11 Member Cabán, Council Member Encarnación, Council  
12 Member Hudson, Council Member Sanchez, Council Member  
13 Louis, Council Member Mealy, Council Member Salaam,  
14 Council Member Selvena Brooks-Powers, Council Member  
15 Thomas-Henry, and Council Member Chi Ossé. We've been  
16 also joined by our Majority Leader, Shaun Abreu.  
17 We've also been joined by Council Member Chris Banks.  
18 Today we will vote to approve LUs 1 for the Prospect  
19 Farm accusation related to the property in Council  
20 Member Hanif's district in Brooklyn. This is an  
21 application by the Parks Department and DCAS seeking  
approval to acquire property at 1194 Prospect Avenue  
for the continued use as a community garden. We will  
also vote to approve LUs 2, 3, 4, 5, and 6 for the  
Constellation HPD project related to the property in

1 Council Member Mealy's and Council Member Banks'  
2 district in Brooklyn. The project consists of five  
3 related applications by HPD seeking the designations  
4 of an Urban Development Action Area, approval of any-  
5 an Urban Development Action Area project, and  
6 approval for the related disposition of city-owned  
7 property, together with an Article 11 real property  
8 tax exemption request to enable the development of a  
9 cluster of eight new buildings containing  
10 income-restriction affordable homeownership. I'm  
11 sorry, y'all, just give me one second. Sorry,  
12 everyone. Today we will also view- vote to approve  
13 LUs 7, 8, 9, 10, and 11 related to the property in  
14 Council Member Santosuosso's district in Brooklyn.  
15 The property includes a number of related  
16 applications by DCAS and EDC to facilitate the  
17 improvement and continued use of the Seaside Park and  
18 Community Arts Center in Coney Island. The package of  
19 applications includes a request for disposition  
20 approval for city-owned property comprising the  
21 facility to allow continued site operation and  
expanded public open space, acquisition authority for  
the city, disposition authority for the child's [sic]  
restaurant building and adjacent land, a zoning text

1 amendment to allow arenas with more than 2,500 seats  
2 in the special Coney Island District and a zoning  
3 special permit pursuant to the proposed amended text  
4 to permit an area with a maximum of 6,000 seats. We  
5 will be voting to approve with modifications LUs 12,  
6 13, 14, 15, and 16 related to the property in Council  
7 Member Hudson's district in Brooklyn. This proposal  
8 by HPD in conjunction with the Department of Health  
9 and Mental Hygiene and DCAS seeking a set of actions  
10 to facilitate the redevelopment of 395 Flatbush  
11 Avenue. The actions include a zoning map amendment, a  
12 related zoning text amendment, an amendment to the  
13 Brooklyn Center Urban Renewal Plan, disposition  
14 approval for city-owned properties, and a combination  
15 site selection acquisition of a real property  
16 interest in downtown Brooklyn. Our modifications will  
17 be to strike MIH option 2 as a part of the proposed  
18 text amendment. We will also vote to approve LUs 20  
19 and 21 for the 217-14 24th Avenue rezoning related in  
20 property in Council Member Paladino's district in  
21 Queens. The proposal involves a zoning map amendment,  
and a related zoning text amendment to map a  
mandatory inclusionary housing area. And together,  
these will facilitate the development of a new

1  
2 mixed-use project with approximately 183 dwelling  
3 units and 65 long-term care units in Bay Terrace,  
4 Queens. We will vote to approve with modifications,  
5 LUs 28 and 29. For the 14-10 Beach Channel Drive  
6 rezoning related to the property in Council Member  
7 Brooks-Powers' district in Queens. The proposal  
8 includes a zoning map amendment and related zoning  
9 text amendment. As Chair Louis noted in the zoning  
10 subcommittee, we are recommending a modification to  
11 the rezoning area and the corresponding proposed MIH  
12 area. Our modifications will be to reduce the  
13 rezoning area to the applicant site to ensure against  
14 the real displacement pressure in low-income Black  
15 and Brown communities that can be exacerbated by  
16 upzoning. To be consistent with this change in the  
17 zoning district boundary, the MIH area mapped through  
18 the proposed text amendment will also be modified to  
19 match the more limited boundary. Council Member  
20 Brooks-Powers supports this application. We will also  
21 be voting to approve two Historic District  
designations, including LU31 for the Beverly Square  
West Historic District and LU32 for the Ditmas Park  
West Historic District, both related in prop- excuse  
me, both related to property in Council Member

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2 Joseph's district in Brooklyn. And finally, we will  
3 vote to approve with modifications LU33 and 34 for  
4 the 33-01 11th Street rezoning proposal relating to  
5 property in Council Member Cabán's district in  
6 Queens. The proposal consists of a zoning map  
7 amendment and related zoning text amendment, which  
8 together will facilitate the development of a new  
9 mixed-use residential project with approximately 258  
10 apartments in Ravenswood, Queens. Our modification  
11 will be to remove MIH Option 2 and add Option 3.  
12 Council Member Cabán supports this application as  
13 modified. I would now like to recognize Council  
14 Member Hudson, followed by Council Member Hanif,  
15 followed by Council Member Mealy, to give remarks on  
16 their projects. Councilmember Hudson, the floor is  
17 yours.

18  
19 COUNCIL MEMBER HUDSON: Thank you so much,  
20 Chair Riley, for the opportunity to make this  
21 statement on the 395 Flatbush Avenue Extension  
redevelopment. I want to thank our city partners for  
their collaboration on this project, and I must also  
use this opportunity to express my strong  
disappointment that we were not able to secure  
dedicated funding for Fort Greene Park. While we

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2 certainly need more housing, New Yorkers need more  
3 than just housing. Our residents need housing they  
4 can afford, they need housing that is large enough to  
5 house their families, and our residents need access  
6 to the critical services that support them on a daily  
7 basis. One of these critical services is open space.  
8 The benefits of access to open space are  
9 well-documented. Adequate open space provides health  
10 benefits, environmental benefits, and fosters  
11 community. It is well known that the development in  
12 downtown Brooklyn has far outpaced the creation of  
13 open space. Given this lack of open space, the  
14 community, the Fort Greene Park Conservancy, and my  
15 office have made it clear that we must invest in Fort  
16 Greene Park. So I'm here today to state that this  
17 issue cannot go unaddressed and that we will continue  
18 to fight for Fort Greene Park. With that said, I do  
19 want to recognize and thank Robina [sp?] for their  
20 thoughtful contribution to the park, and I look  
21 forward to working with others who are interested in  
further development in the area to create and support  
open spaces for my constituents. I also want to  
commend this developer for providing more than just  
studios and one-bedroom units. Families in my

1 district and throughout the city cannot find  
2 affordable housing that is large enough to  
3 accommodate their families. Robina worked with my  
4 office to significantly increase the number of  
5 affordable two-bedroom apartments that this project  
6 will provide, and this is a significant achievement  
7 for my district. In closing, we must build more  
8 housing and we must build this housing now, and we  
9 have an obligation to build this housing responsibly.  
10 I strongly urge the administration to reconsider its  
11 position, and start sufficiently funding Fort Greene  
12 Park and the other critical infrastructure and  
13 services needed to support our residents. Thank you.

14 CHAIRPERSON RILEY: Thank you, Council  
15 Member Hudson. Council Member Hanif?

16 COUNCIL MEMBER HANIF: Thank you, Chair  
17 Riley, and thank you to my colleagues. Today, I'm  
18 proud to support the Prospect Farm acquisition. This  
19 action transfers Prospect Farm into permanent public  
20 ownership under the Parks Department, protecting a  
21 beloved community asset and ensuring it remains  
publicly stewarded open space for generations to  
come. Prospect Farm is more than a community garden.  
It is a community-built farm and shared green space

1 that provides environmental education, composting  
2 infrastructure, habitat restoration, climate  
3 resilience, and a place where neighbors come together  
4 around collective stewardship. Bringing it under  
5 Parks' ownership protects it from displacement and  
6 strengthens its long-term stability. At the same  
7 time, the site sits adjacent to the anticipated  
8 Seeley Street Bridge Reconstruction Project, which  
9 DOT is leading in the near future. That reality  
10 requires not just strong coordination, but binding  
11 interagency collaboration and accountability. For  
12 that reason, it is especially meaningful to receive a  
13 joint letter from Commissioners Mike Flynn of DOT  
14 Tricia Shimamura of Parks outlining commitments to  
15 community engagement and the development of a  
16 memorandum of agreement. That framework strengthens  
17 cross-agency collaboration in partnership with my  
18 office and our constituents and helps ensure that  
19 long-term planning for Prospect Farm under Parks and  
20 the Seeley Street Bridge redesign move forward in a  
21 coordinated and transparent manner. As Chair of the  
Committee on Disabilities, I also want to underscore  
the importance of meaningful engagement with members  
of the disability community, particularly regarding

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2 any ADA ramp design associated with the Bridge  
3 Project. This acquisition is a rare opportunity to  
4 protect a community-built farm as permanent public  
5 land. With the commitments outlined in the agency's  
6 letter and with continued oversight, I urge my  
7 colleagues to vote yes.

8 SERGEANT AT ARMS: Time expired.

9 COUNCIL MEMBER HANIF: Thank you.

10 CHAIRPERSON RILEY: Thank you, Council  
11 Member Hanif. Just letting the members know, you  
12 would just have two minutes, and then the sergeants  
13 will be muting the mics at two minutes. Council  
14 Member Mealy, followed by Council Member  
15 Brooks-Powers, followed by Council Member Banks.

16 COUNCIL MEMBER MEALY: Thank you. I would  
17 just like to let my colleagues know that I am for  
18 affordable housing, but affordable to who? And this  
19 is— came— this has come an opportunity for my  
20 district to get true affordable housing, in which the  
21 AMI for my district is way too much, and I asked that  
HPD change this, in which they will not. So I will  
not be voting for this project even though it was  
co-op, but co-op affordable to who? This is the last  
opportunity that my area could afford homeownership,

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2 and I'm asking my colleagues to think about this, um,  
3 after we approve this, then our own residents will  
4 not have an opportunity if they get into financial  
5 trouble because the AMI is so high, and then the  
6 maintenance— with co-ops you pay AMI and maintenance—  
7 if that go too high, and giving it to a community  
8 land trust for 99 years, Who are the for-profits  
9 that's going to maintain these? And this is almost  
10 like COPA, that the for-profit— for nonprofits will  
11 be the owners for these properties. I feel we should  
12 put something else in place to make sure that  
13 homeownership is attainable and affordable throughout  
14 the 99 years. And I just ask that HPD come back with  
15 a better AMI for Brownsville. I did make a compromise  
16 in which that was fell to the wayside. So on this  
17 project, I asked my colleagues to think about  
18 everyone's district to make sure that everyone has  
19 the American dream of affordable housing, and I will  
20 be voting no on this project. Thank you.

17 CHAIRPERSON RILEY: Thank you. Council  
18 Member Brooks-Powers.

19 COUNCIL MEMBER BROOKS-POWERS: Can you  
20 hear me?

21 CHAIRPERSON RILEY: Yes, we can.

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2 SERGEANT AT ARMS: We hear you, Council  
3 Member.

4 COUNCIL MEMBER BROOKS-POWERS: All right,  
5 thank you. Thank you, Chair Riley and the members of  
6 the committee. The 14-10 Beach Channel Drive proposal  
7 reflects months of negotiation and community  
8 engagement. In Far Rockaway, we have seen growth, but  
9 we also know that growth must come with  
10 accountability and tangible benefits for residents.  
11 The final program shifts away from small units and  
12 towards more two and three-bedroom apartments, a  
13 better match for families who call the Peninsula  
14 home. The 1:1 parking ratio acknowledges the reality  
15 that many residents rely on cars in a community that  
16 is a transit desert and the furthest point from our  
17 central business district. The applicant has also  
18 committed to continuing to elevate both affordable  
19 and market-rate homeownership opportunities because  
20 ownership must be a part of our long-term housing  
21 strategy. Equally important are the broader community  
protections and investments developer— the developer  
has agreed to conduct an— conduct ambient air quality  
monitoring and install mechanical ventilation if  
conditions warrant. Recognizing that our community

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2 has been negatively impacted by a nearby industrial  
3 facility and the importance of protecting local  
4 residents, there is a commitment to 30 percent MBE  
5 and local hiring, including apprenticeships and job  
6 training for local residents. The project includes  
7 support for the Cornerstone Community Center operated  
8 by the Child Center of New York at Redfern Houses.  
9 And through a formal MOU, Glory Light Tabernacle will  
10 have the opportunity to lease community facility  
11 space at below market rent set at 60 percent of the  
12 market rate value. These elements matter. They  
13 reflect community priorities taken seriously. With  
14 those commitments secured, I will be voting in favor.  
15 Thank you.

16 CHAIRPERSON RILEY: Thank you. Council  
17 Member Banks?

18 COUNCIL MEMBER BANKS: Thank you, Council  
19 Member Riley, Chair Riley. Today's a great day for  
20 the 42nd Council District. The particular project  
21 which is up for a vote, the Constellation project,  
represents exactly the kind of community-centered  
development my district has longed for. This project  
will bring new affordable homeownership opportunities  
to the 42nd Council District with modern and

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2 sustainable design. These are also the kind of  
3 investments that strengthen communities, support  
4 working families, and help ensure that the longtime  
5 New Yorkers or residents of New York City can remain  
6 in the neighborhoods they know and love. I'm proud to  
7 have supported this particular effort and also  
8 allocated \$100,000 to— of capital funding \$50,000 to  
9 each of these projects, because I believe deeply in  
10 what these constellations will deliver to our  
11 community, which is homeownership, affordable  
12 homeownership. I want to repeat that. And when I took  
13 office, one of the goals for my district was about  
14 creating real pathways to homeownership, allowing  
15 families to build a sustainable, and grow  
16 generational wealth and secure a stronger future for  
17 their children. These constellations is a  
18 transformative step for the 42nd Council District,  
19 and we look forward to continuing to champion  
20 projects like this, projects that put residents first  
21 and expand access to affordability and opportunity  
across New York City. So I ask my colleagues to vote  
to support. Thank you.

CHAIRPERSON RILEY: Thank you, Council  
Member Banks. If there are any other council members

1 who would like to speak on their projects that didn't  
2 already, you could use the raise hand function. Okay.  
3 I will now call for a vote to approve LUs 1 for the  
4 Prospect Farm acquisition, LUs 2, 3, 4, 5, and 6 for  
5 the Constellation HPD project, LUs 7, 8, 9, 10, and  
6 11 for the Seaside Park and Community Arts Center,  
7 LUs 20 and 21 for the 217-14th, 24th Avenue rezoning,  
8 LUs 31 for the Beverly Square West Historic District,  
9 LU 32 for the Ditmas Park West Historic District, and  
10 to approve with modifications as I've described, LUs  
11 12, 13, 14, 15, and 16 for the 395 Flatbush Avenue  
12 project, LUs 28 and 29 for the 14-10 Beach Channel  
13 Drive rezoning, and LUs 33 and 34 for the 33-01 11th  
14 Street rezoning. If there are any members who are  
15 online calling from phone, you have to use- raise  
16 your hand please and press \*9 to raise your hand  
17 online. I also wanna state for the record, we've been  
18 joined by Chair Louis. Will- Committee Clerk, you  
19 could call the call.

17 COMMITTEE CLERK: Thank you, Mr. Chair.

18 Good afternoon, everyone. William Martin, Committee  
19 Clerk. Roll call vote, Committee on Land Use. All  
20 items are coupled. Chair Riley?

20 CHAIRPERSON RILEY: Aye on all.

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COMMITTEE ON LAND USE

COMMITTEE CLERK: Thank you. Louis.

COUNCIL MEMBER LOUIS: Aye on all.

COMMITTEE CLERK: Thank you.

Brooks-Powers?

COUNCIL MEMBER BROOKS-POWERS: I vote aye.

COMMITTEE CLERK: Thank you. Cabán?

COUNCIL MEMBER CABÁN: Aye in all.

COMMITTEE CLERK: Thank you. Abreu?

COUNCIL MEMBER ABREU: Aye.

COMMITTEE CLERK: Thank you. Ossé? Council Member Ossé? Council Member Ossé, we'll come back.

Salaam?

COUNCIL MEMBER SALAAM: I'm an aye on all.

Thank you.

COMMITTEE CLERK: Thank you. Banks?

COUNCIL MEMBER BANKS: Aye on all.

COUNCIL MEMBER OSSÉ: I vote aye on all.

Sorry.

COMMITTEE CLERK: Council Member Ossé, thank you. And Council Member Banks, thank you.

Zhuang?

COUNCIL MEMBER ZHUANG: Aye on all.

COMMITTEE CLERK: Thank you. Encarnación?

COUNCIL MEMBER ENCARNACIÓN: Aye on all.

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2 COMMITTEE CLERK: Thank you. Council  
3 Member Sanchez?

4 COUNCIL MEMBER SANCHEZ: Aye on all.

5 COMMITTEE CLERK: Thank you. Thomas-Henry?

6 COUNCIL MEMBER THOMAS-HENRY: Aye.

7 COMMITTEE CLERK: Thank you. Carr?

8 COUNCIL MEMBER CARR: Respectfully abstain  
9 on Land Use items 3, 4, 5, and 6, and aye on all the  
10 rest.

11 COMMITTEE CLERK: Thank you, Council  
12 Member. Results: all items have been adopted by the  
13 committee with a vote of 13 in the affirmative, 0 in  
14 the negative, no abstentions, with Land Use items 3,  
15 4, 5, and 6 being adopted by the committee with 12 in  
16 the affirmative, 0 in the negative, and 1 abstention.  
17 Again, all items are adopted as described by the  
18 Chair. Mr. Chair, that is a full committee.

19 CHAIRPERSON RILEY: Thank you. That  
20 concludes today's business. I would like to thank the  
21 members of the public, my colleagues, council staff,  
and the Sergeant-at-Arms for participating in today's  
meeting. This meeting is hereby adjourned. Thank you.

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COMMITTEE ON LAND USE

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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 April 29, 2026