

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 26, 2025
Start: 12:21 p.m.
Recess: 12:31 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

Shaun Abreu
Amanda Farías
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Tiffany Cabán

2 SERGEANT-AT-ARMS: Good morning, good
3 morning, and welcome to today's Committee on Land
4 Use. This recording is done in the Committee Room.
5 Today's date is June 26, 2025, and this recording is
6 done by Ginelle Yearwood.

7 SERGEANT-AT-ARMS: Good afternoon, and
8 welcome to the New York City hearing on the Committee
9 on Land Use.

10 Please silent all electronic devices at
11 this time.

12 Chair, we are ready to begin.

13 CHAIRPERSON SALAMANCA: [GAVEL] Good
14 afternoon, and welcome to the Committee on Land Use.
15 I am Council Member Rafael Salamanca. I chair this
16 Committee. I would like to welcome my esteemed
17 Colleagues who have joined us today. We've been
18 joined by Council Member Moya, Rivera, Chair Riley,
19 Abreu, Majority Leader Farías, Hudson, and Council
20 Member Tiffany Cabán.

21 Today we are voting on six proposals
22 referred by our two Subcommittees, and I would like
23 to thank Chair Riley and Chair Hanks for their
24 ongoing leadership.

2 First, we will vote to approve pre-
3 considered LU items for the Halletts Point, a 547- to
4 754-seat primary and intermediate school facility
5 siting request submitted by the New York City School
6 Construction Authority for a new school facility in
7 Council Member Cabán's District in Queens.

8 We will also vote to approve with
9 modifications LUs 313 through 316 for the Carmen
10 Villegas Apartments proposal related to property in
11 Deputy Speaker Ayala's District in Manhattan. The
12 proposal includes a zoning map amendment, zoning text
13 amendment, acquisition of property by the City, and
14 disposition of City-owned property, all of which
15 together will facilitate the development of a new
16 affordable housing development with approximately 210
17 units, including 147 affordable senior housing units.
18 Our modification will be to remove MIH Option 2.

19 We will also vote to approve LUs 297
20 regarding the Coney development proposal related to
21 property in Council Member Brannan's District in
22 Brooklyn. The proposal seeks to amend the City map as
23 one step in the process towards competing for a State
24 gaming facility license. As we have seen through
25 other proposals, New York State intends by the end of

2 the year to award up to three downstate gaming
3 facility licenses, including within the five
4 boroughs. As Chair Riley made clear in our Zoning
5 Subcommittee, the action before us today is only one
6 of a series of necessary steps and part of the
7 lengthy process. The proposal requests modifications
8 of the City map, including the demapping of streets,
9 both at grade and within clearly defined air volumes
10 above grade, along with the adjustment of grades
11 throughout the project site.

12 We will also vote to approve with
13 modifications LUs 298 through 299 regarding the North
14 7th Street rezoning proposal related to property in
15 Council Member Gutiérrez's District in Brooklyn. The
16 proposal includes a zoning map amendment and a
17 related zoning text amendment, which together will
18 facilitate a new mixed-use development with
19 approximately 28 apartments, including six units as
20 permanently affordable. Our modification will be to
21 remove MIH Option 2.

22 We will also vote to approve with
23 modifications LUs 300, 301, and 302 regarding the
24 Marcus Garvey Boulevard rezoning proposal related to
25 property in Council Member Ossé's District in

2 Brooklyn. The proposal includes a zoning map
3 amendment, zoning text amendment, and a zoning
4 special permit, which together will facilitate a new
5 senior housing infill building with approximately 292
6 income-restricted units. Our modification will be to
7 remove MIH Option 2 and add Option 3.

8 Finally, we will vote to approve with
9 modifications LUs 294, 295, and 296 regarding the
10 One45 for Harlem proposal related to property in
11 Council Member Salaam's District in Manhattan. The
12 proposal includes three related actions, a zoning map
13 amendment, a zoning text amendment, and a zoning
14 special permit, which would facilitate the
15 development of a multi-building mixed-use development
16 in Harlem. As discussed in more detail at our zoning
17 Subcommittee vote, we are recommending modifications
18 to all three related actions. The special permit
19 approval is being modified to reflect programming and
20 site plans changes across the three proposed new
21 buildings, including the change to Building C into a
22 100 percent affordable senior housing building. The
23 zoning text amendment is being modified to require
24 MIH Option 1 for Building A and to retain Option 1
25 and 2 over the remainder of the rezoning area.

2 Lastly, the zoning map amendment will be modified so
3 that the associated restrictive declaration will
4 similarly reflect the revised height, density, and
5 programming of Buildings A, B, and C to be consistent
6 with the modified special permit approval. Together,
7 these actions as modified will facilitate the large-
8 scale general development project with approximately
9 1,000 total units, of which approximately 388 units
10 will be permanently affordable.

11 I would like now to recognize any of my
12 Colleagues who wish to make comments or remarks.

13 I recognize Council Member Tiffany Cabán.

14 COUNCIL MEMBER CABÁN: Thank you. I'm
15 honored to support the siting of a brand-new 100
16 percent ADA-accessible school in the Astoria Houses
17 campus in a section of my District that has long
18 experienced significant school overcrowding. This
19 siting has been in the works since 2013 as part of
20 the Greater Halletts Point Rezoning. I am so grateful
21 to all the community members, particularly the
22 Astoria Houses residents, who have provided critical
23 input on this project from the outset. I have immense
24 gratitude for the work that is carried out day in and
25 day out by our District 38 teachers and students. I'm

2 impressed by the care, dedication, and passion for
3 our neighborhood each and every day. Our students and
4 teachers deserve more space. They deserve state-of-
5 the-art equipment and facilities and smaller class
6 sizes. This future school will bring all of those
7 amenities and more to the neighborhood. We look
8 forward to this facility not only as an incredible
9 win for our teachers and students, specifically
10 students living in Astoria Houses, but also as a
11 cornerstone for the entire Astoria Houses community,
12 like exciting possible uses of the building include a
13 new polling site, a meal distribution center, and a
14 cooling center. It will also serve as a hub for civic
15 groups and a location where our Western Queens
16 community can enjoy the arts, entertainment, and
17 recreational events. As the project moves forward, I
18 am committed to continuing to work closely with
19 community members and the agencies involved to ensure
20 that this school is of the utmost service to its
21 students and neighbors for generations to come. So,
22 thank you, Chair.

23 CHAIRPERSON SALAMANCA: Thank you, Council
24 Member.

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2 Any other Members wish to make comments
3 or remarks?

4 Seeing none, I now call for a vote on the
5 following items with the support of the local
6 members. LUs 297 and the pre-considered School
7 Construction Authority school siting submission in
8 Halletts Point; to approve with modifications LUs
9 294, 295, and 296, LUs 298 and 299, LUs 300, 301, and
10 302, and LUs 313 through 316.

11 Will the Clerk please call the roll?

12 COMMITTEE CLERK WILLIAM MARTIN: Good
13 afternoon. William Martin, Committee Clerk. Roll call
14 vote, Committee on Land Use. All items are coupled.
15 Chair Salamanca.

16 CHAIRPERSON SALAMANCA: Aye on all.

17 COMMITTEE CLERK WILLIAM MARTIN: Moya.

18 COUNCIL MEMBER MOYA: I vote aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Thank
20 you, sir. Rivera.

21 COUNCIL MEMBER RIVERA: I just wanted to
22 say congratulations to Council Member Cabán, and I
23 vote aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Riley.

25 COUNCIL MEMBER RILEY: I vote aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
3 Powers. Abreu.

4 COUNCIL MEMBER ABREU: I vote aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Farías.

6 COUNCIL MEMBER FARÍAS: I vote aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Hanks.
8 Hudson.

9 COUNCIL MEMBER HUDSON: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

11 With a vote of seven in the affirmative, zero in the
12 negative, and no abstentions, all items have been
13 adopted by the Committee as described by the Chair.

14 CHAIRPERSON SALAMANCA: Well, we'll leave
15 the roll open for one minute.

16 COMMITTEE CLERK WILLIAM MARTIN:
17 Sergeants, are we rolling? Sergeants, are we good to
18 go?

19 SERGEANT-AT-ARMS: Yeah, we're good to go.

20 COMMITTEE CLERK WILLIAM MARTIN: Okay.
21 Thank you. Continuation roll call, Committee on Land
22 Use. Council Member Sanchez.

23 COUNCIL MEMBER SANCHEZ: Aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Thank
25 you.

2 Vote is now eight in the affirmative,
3 zero in the negative, and no abstentions.

4 CHAIRPERSON SALAMANCA: Thank you. That
5 concludes today's business.

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