

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 11, 2026
Start: 11:50 a.m.
Recess: 11:55 a.m.

HELD AT: 250 BROADWAY - 8TH FLOOR -
HEARING ROOM 1

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

COUNCIL MEMBERS:

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

2 SERGEANT-AT-ARMS: Good morning. This is a
3 microphone check, Committee vote on Land Use. Today's
4 date is February 11, 2026, recorded by Taisha
5 Sherman, Hearing Room Number 1.

6 SERGEANT-AT-ARMS: Good morning. Good
7 morning. Welcome to the New York City Council meeting
8 on the hearing on Land Use.

9 At this time, please silence all
10 electronics and do not approach the dais. I repeat,
11 please do not approach the dais.

12 Chair Riley, you may begin.

13 CHAIRPERSON RILEY: [GAVEL] Good morning,
14 and welcome to a meeting of the Committee on Land
15 Use. I am Council Member Kevin Riley, Chair of this
16 Committee. I want to welcome my esteemed Colleagues
17 joining me today. We are joined by Chair Louis,
18 Council Member Selvena Brooks-Powers, Ossé, Zhuang,
19 Justin Sanchez, and Salaam. Oh, and we are joined
20 remotely by Council Member Encarnación and Thomas-
21 Henry remotely.

22 Before we begin, I want to make a
23 procedural announcement, that the following items
24 listed on today's agenda are being laid over These
25 include LUs numbers 7 through 11 for the Seaside Park

2 Project, and LUs Number 31 and 32 for the Beverley
3 Square West and Ditmas Park West Historic Districts.

4 Today, we will vote to approve with
5 modifications LUs 17, 18, and 19 relating to the 1417
6 Avenue U Rezoning Proposal in Council Member
7 Vernikov's District in Brooklyn. The proposal
8 consists of a zoning map amendment and related zoning
9 text amendment, the cancellation of a previously
10 approved restrictive declaration originally executed
11 in 1979 concerning specific use and signage
12 requirements on the subject property which are no
13 longer needed based on the proposed rezoning and a
14 new plan development. These actions will facilitate
15 the development of a new mixed-use building with
16 approximately 76 apartments in the Hillcrest
17 neighborhood in Brooklyn. Our modifications will be
18 striking MIH Option 1 while retaining Option 2.

19 We will also vote to approve with
20 modifications LUs 22 and 23 relating to the 63-12
21 Broadway Rezoning in Council Member Won's District in
22 Queens. The proposal includes a zoning map amendment
23 and a related zoning text amendment to facilitate the
24 development of a new mixed-use building with
25 approximately 67 apartments in Woodside Queens. Our

2 modification will be to remove MIH Option 2 and
3 Option 3.

4 We will also vote to approve LUs 24, 25,
5 and 26 relating to the 78-08 Linden Boulevard
6 Rezoning Proposal in Council Member Ariola's District
7 in Queens. The proposal includes a zoning map
8 amendment, zoning text amendment, and cancellation of
9 a 1976 restrictive declaration concerning site plan
10 and streetscape improvement requirements for the
11 project site which is no longer applicable under the
12 proposed rezoning and plan development. The proposed
13 actions will facilitate the development of a new
14 mixed-use building with approximately 264 apartments
15 in Linwood Queens.

16 We will vote to approve LU 27 Related to
17 the 247-56 90th Avenue Rezoning in Council Member
18 Lee's District in Queens. The proposal is for a
19 zoning map amendment to facilitate the construction
20 of an attached two-family home in Bellerose Queens.

21 And finally we will vote to approve LU 30
22 relating to the sidewalk cafe application by Ethyl's
23 Alcohol and Food in Speaker Menin's District in
24 Manhattan, approving four tables and 16 chairs.

2 I would like to recognize any of my
3 Colleagues who would like to give any remarks.

4 I now call for a vote with the support of
5 elected local Members to approve the following items
6 LUs 24, 25, 26 for the 78-08 Linden Boulevard
7 Rezoning; LU 27 for the 247-56 90th Avenue Rezoning;
8 LU 30 for Ethyl's Food and Alcohol Sidewalk Café; and
9 to approve with modifications as I described LUs 17,
10 18, 19 for the 1417 Avenue U Rezoning; and LUs 22 and
11 23 for the 63-12 Broadway Rezoning.

12 Will the Clerk please call the roll?

13 COMMITTEE CLERK WILLIAM MARTIN: Thank
14 you. Good morning. William Martin, Committee Clerk.
15 Roll call vote Committee on Land Use. All items are
16 coupled.

17 Chair Riley.

18 CHAIRPERSON RILEY: Aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Louis.

20 COUNCIL MEMBER LOUIS: Aye on all.

21 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
22 Powers.

23 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Cabán.
25 Abreu. Ossé.

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2 COUNCIL MEMBER OSSÉ: I vote aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Thank
4 you.

5 Salaam.

6 COUNCIL MEMBER SALAAM: I vote aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Banks.
8 Zhuang.

9 COUNCIL MEMBER ZHUANG: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Thank
11 you.

12 Encarnación.

13 COUNCIL MEMBER ENCARNACIÓN: I vote aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Thank
15 you.

16 Sanchez.

17 COUNCIL MEMBER JUSTIN SANCHEZ: Aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Thomas-
19 Henry.

20 COUNCIL MEMBER THOMAS-HENRY: Aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Thank
22 you.

23 Carr.

24 With a vote of nine in the affirmative,
25 zero in the negative, and no abstentions, all items

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2 have been adopted by the Committee as described by
3 the Chair.

4 CHAIRPERSON RILEY: Okay. We're going to
5 keep the vote open for a second.

6 COMMITTEE CLERK WILLIAM MARTIN: Council
7 Member Cabán.

8 COUNCIL MEMBER CABÁN: I vote aye. Thank
9 you.

10 COMMITTEE CLERK WILLIAM MARTIN: Thank
11 you, Council Member.

12 Continuation roll, Committee on Land Use.
13 All items are coupled.

14 Council Member Banks.

15 COUNCIL MEMBER BANKS: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Final
17 vote, Committee on Land Use. All items have been
18 adopted by a vote of 11 in the affirmative, zero in
19 the negative, and no abstentions, again as described
20 by the Chair.

21 CHAIRPERSON RILEY: That concludes today's
22 business. I would like to thank the members of the
23 public, my Colleagues, Council Staff, and Sergeant-
24 at-Arms for participating in today's meeting.

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2 This meeting is hereby adjourned. Thank
3 you. [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 February 17, 2026