

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 22, 2024
Start: 12:33 p.m.
Recess: 12:40 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 14TH
FLOOR

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

COUNCIL MEMBERS:

Shaun Abreu
Joseph Borelli
Selvena N. Brooks-Powers
Amanda Farías
Kamillah Hanks
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: Good afternoon, welcome
3 to the Committee on Land Use.

4 At this time, please silence all
5 electronics.

6 Please do not approach the dais. I
7 repeat, do not approach the dais.

8 If you need any assistance, contact the
9 Sergeant-at-Arms.

10 Chair, you may begin.

11 CHAIRPERSON SALAMANCA: Thank you. [GAVEL]
12 Good afternoon, and welcome to the Committee on Land
13 Use. I am Council Member Rafael Salamanca. I Chair
14 this Committee.

15 I would like to welcome my esteemed
16 Colleagues who have joined us today. We've been
17 joined by Council Members Moya, Chair Riley, Brooks-
18 Powers, Abreu, Majority Leader Farías, Hanks, Hudson,
19 and Sanchez.

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

22 Today we will vote to approve with
23 modifications LUs 55 and 56 for two related zoning
24 text amendments being proposed by the Department of
25 City Planning as part of the City of Yes Initiative:

2 Zoning for Economic Opportunity, or ZEO, and a
3 companion ZEO proposal specifically to address
4 manufacturing districts. These text amendments will
5 have citywide capability and reflect a comprehensive
6 update to the City's outdated framework of rules
7 around commercial uses.

8 Earlier today in our Zoning Subcommittee,
9 Chair Riley described the Council's modifications in
10 detail, including our land use basis for such
11 modifications. A summary of all these modifications
12 has been provided for Committee Members in your
13 briefing documents. I will simply reiterate that the
14 Council's modifications are intended to respond to
15 the concerns raised clearly and consistently over the
16 course of the public review process from communities
17 and stakeholders citywide while, at the same time,
18 updating and aligning our zoning rules more closely
19 with the way the City functions today.

20 In addition to the modifications we will
21 make to these text amendments, the City has secured
22 key commitments from the Administration to further
23 address the concerns we heard throughout this public
24 process regarding regulatory enforcement in our
25 communities of both the existing and the proposed

2 zoning regulations, the many problems that surround
3 last mile warehouses, and the need for the City to
4 further support and grow our industrial business
5 community. I am pleased to report the following. The
6 Administration and Council will partner on advancing
7 legislation to regulate emissions associated with the
8 last mile warehouses. The Department of City Planning
9 will advance a zoning change to regulate last mile
10 warehouses via a City Planning Commission special
11 permit, and this will begin environmental review in
12 March of 2025. To address concerns with the
13 Department of Building's capacity and enforcement,
14 the Council obtained a commitment from the
15 Administration for 4.7 million dollars to fund 60 new
16 full-time positions of the Department of Buildings in
17 order to staff a new proactive enforcement program
18 that will include follow-up inspections at problem
19 locations. The Administration will explore an
20 industrial incentive program that pairs zoning
21 incentives with financial incentives, similar to the
22 existing FRESH program in order to attract and grow
23 industrial businesses in the city, and the
24 Administration has committed to increase staffing of
25 the Office of Nightlife by four full-time staff in

2 FY25 that will assist nightlife businesses in
3 complying with all laws and regulations. These added
4 resources will provide a nighttime swing shift to the
5 Office of Nightlife's outreach team to ensure these
6 businesses operate in compliance with regulations
7 during nighttime hours.

8 In addition to these votes on ZEO, we
9 will also vote to approve LU 82 for the Sunnyside
10 Barnett Article XI tax exemption requested in Council
11 Member Won's District in Queens, and we are also
12 voting to approve LU 74 related to the 15-21 West
13 124th Street proposal in Council Member Salaam's
14 District in Manhattan. This proposed zoning text
15 amendment will facilitate the development of a new
16 residential building in Harlem with 33 units.

17 At this time, I would like to welcome my
18 Colleagues who wish to ask questions or make remarks.

19 Seeing none, I will now call for a vote
20 with the support of the local Members to approve LUs
21 74 and 82, to approve with modifications LUs 55 and
22 56. Will the Clerk please call the roll.

23 COMMITTEE CLERK WILLIAM MARTIN: Good
24 afternoon, William Martin, Committee Clerk. Roll call

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2 vote, Committee on Land Use. All items are coupled.
3 Chair Salamanca.

4 CHAIRPERSON SALAMANCA: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Moya.

6 COUNCIL MEMBER MOYA: I vote aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Thank
8 you. Rivera. Riley.

9 COUNCIL MEMBER RILEY: Aye on all.

10 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
11 Powers. Abreu.

12 COUNCIL MEMBER ABREU: Aye.

13 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Oh,
15 excuse me. Thank you. Council Member Brooks-Powers
16 votes aye. Thank you. Abreu.

17 COUNCIL MEMBER ABREU: Aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Farías.

19 COUNCIL MEMBER FARÍAS: I vote aye on all.

20 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

21 COUNCIL MEMBER HANKS: I vote no on LUs 55
22 and 56 and aye on Land Use number 74 And aye on all
23 the rest.

24 COMMITTEE CLERK WILLIAM MARTIN: Thank
25 you. Hudson.

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2 COUNCIL MEMBER HUDSON: Aye on all.

3 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

4 COUNCIL MEMBER SANCHEZ: Aye on all.

5 COMMITTEE CLERK WILLIAM MARTIN: Borrelli.

6 COUNCIL MEMBER BORELLI: I vote no on Land
7 Use 55 and 56 and aye on the rest.

8 COMMITTEE CLERK WILLIAM MARTIN: Thank
9 you. With a vote of 10 in the affirmative, zero in
10 the negative, and no abstentions, we have Land Use
11 items 74 and 82 approved by the Committee and, with a
12 vote of eight in the affirmative, two in the
13 negative, and no abstentions, we have LUs numbers 55
14 and 56 also adopted by the Committee.

15 CHAIRPERSON SALAMANCA: All right. Thank
16 you. That concludes today's business.

17 I would like to thank the members of the
18 public, my Colleagues, Land Use Staff and other
19 Staff, and the Sergeant-at-Arms for attending today's
20 hearing.

21 This meeting 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 June 16, 2024