

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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December 11, 2025  
Start: 12:16 p.m.  
Recess: 12:24 p.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING  
ROOM 3

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

COUNCIL MEMBERS:

Shaun Abreu  
Joann Ariola  
Diana Ayala  
Selvena N. Brooks-Powers  
Amanda Farias  
Crystal Hudson  
Francisco P. Moya  
Kevin C. Riley  
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Sandy Nurse

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2 SERGEANT-AT-ARMS: This is a microphone  
3 recording check for Committee on Land Use on December  
4 11, 2025. Recording at Hearing Room 3, recording by  
5 Annie Lin.

6 SERGEANT-AT-ARMS: Good morning. Welcome  
7 to the New York City Committee Vote on Land Use.

8 At this time, we ask that you please  
9 silence all electronics, and at no point please do  
10 not approach the dais.

11 Chair, you may begin.

12 CHAIRPERSON SALAMANCA: [GAVEL] All right.  
13 Good afternoon, and welcome to the Committee on Land  
14 Use. I am Council Member Rafael Salamanca, Chair of  
15 this Committee. I would like to welcome my Colleagues  
16 who have joined us today. We've been joined by Chair  
17 Riley, Council Member Abreu, Council Member Hudson,  
18 Majority Leader Farias, Council Member Moya, Council  
19 Member Sanchez, Council Member Ariola, and Deputy  
20 Speaker Ayala.

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

25

2 I would like to make some procedural  
3 announcements prior to voting. First, there are two  
4 franchise authorizing resolutions which were  
5 originally on the agenda for today, Reso. 1109  
6 related to the Public Communication Structure  
7 Franchise and Reso. 1157 related to the Coordinated  
8 Street Furniture Franchise, which we are laying over.  
9 We will not be voting on those items today.

10 In addition, and as explained in the  
11 Zoning Subcommittee, the Sidewalk Cafe Revocable  
12 Consent Application under LU number 447 was withdrawn  
13 by the applicant in writing to DOT dated December  
14 5th, 2025, and confirmed in writing to the Council on  
15 December 9th, 2025. DOT is no longer processing this  
16 particular application.

17 For these reasons, pursuant to Council  
18 Rule 11.60b, I will be making a motion to file LUs  
19 447.

20 And now, for our votes. Today, we will  
21 vote to approve with modifications LUs 434 through  
22 438 for the Herkimer-Williams proposal relating to  
23 property in Council Member Nurse's District in  
24 Brooklyn in East New York. The proposal includes five  
25 related actions, including a Zoning Map Amendment,

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2 Zoning Text Amendment, Combination Site Selection  
3 Acquisition, and two Zoning Special Permits,  
4 including one which will establish a large-scale  
5 general development. Together, these actions will  
6 facilitate the redevelopment of four blocks with over  
7 1 million square feet of floor area, nearly 1,000  
8 residential units, commercial uses, light industrial  
9 uses, and publicly accessible open space. Our  
10 modifications will be to strike MIH Option 2 and to  
11 add MIH Option 3.

12 We will also vote to approve LU 439 for  
13 the 18-15 Francis Lewis Boulevard Commercial Overlay  
14 related to property in Council Member Paladino's  
15 District in Queens. The proposal will establish a C1-  
16 2 commercial overlay in an existing R3-2 zoning  
17 district.

18 I would now like to recognize any of my  
19 Colleagues who have remarks.

20 Seeing none, I now call for a vote with  
21 the support of the local Members to approve with  
22 modifications LUs 434 through 438 for the Herkimer-  
23 Williams Proposal and to approve LU 439 for the  
24 Francis Lewis Boulevard Commercial Overlay; a motion  
25 to file LU 447 for the Le Dive Sidewalk Cafe

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2 Revocable Consent Application, which was withdrawn by  
3 the applicant.

4 Will the Clerk please call the roll.

5 COMMITTEE CLERK WILLIAM MARTIN: Good  
6 afternoon. William Martin, Committee Clerk. Roll call  
7 vote. All items are coupled.

8 Chair Salamanca.

9 CHAIRPERSON SALAMANCA: I vote aye on all.

10 COMMITTEE CLERK WILLIAM MARTIN: Ayala.

11 COUNCIL MEMBER AYALA: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Moya.

13 COUNCIL MEMBER MOYA: I vote aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Thank  
15 you.

16 Riley.

17 COUNCIL MEMBER RILEY: Aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Brooks-  
19 Powers.

20 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Thank  
22 you.

23 Abreu.

24 COUNCIL MEMBER ABREU: Aye.

25 COMMITTEE CLERK WILLIAM MARTIN: Farias.

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2 COUNCIL MEMBER FARÍAS: I vote aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

4 Hudson.

5 COUNCIL MEMBER HUDSON: Aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

7 COUNCIL MEMBER SANCHEZ: Aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Thank

9 you.

10 Ariola.

11 COUNCIL MEMBER ARIOLA: I vote aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Thank

13 you.

14 With a vote of 10 in the affirmative,  
15 zero in the negative, and no abstentions, all items  
16 have been adopted as described by the Chair.

17 CHAIRPERSON SALAMANCA: Thank you. We will  
18 leave the roll open for five minutes.

19 All right. We're opening up the roll.

20 I just want to recognize Council Member  
21 Nurse for a statement.

22 COUNCIL MEMBER NURSE: Thank you, Chair.

23 Thanks to Committee Members for holding the vote  
24 open. Ran from Brooklyn today.

25

2 I am excited about this project. I think  
3 we've gotten to a good place. I know that you all  
4 voted, but I just wanted to put on the record that we  
5 do still have some things to work out, and hopefully  
6 we can achieve that before the 18th. So thank you so  
7 much, and thanks for holding it, Chair.

8 CHAIRPERSON SALAMANCA: You got it. You're  
9 welcome, Council Member.

10 COMMITTEE CLERK WILLIAM MARTIN: Final  
11 vote on Committee on Land Use is all items are  
12 adopted by 10 in the affirmative, zero in the  
13 negative, and no abstentions, and again as described  
14 by the Chair.

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

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

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 December 28, 2025