

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 Farías
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Sandy Nurse

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

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

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

Chair, you may begin.

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

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

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

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and as explained in the Zoning Subcommittee, the Sidewalk Cafe Revocable Consent Application under LU number 447 was withdrawn by the applicant in writing to DOT dated December 5th, 2025, and confirmed in writing to the Council on December 9th, 2025.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

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

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

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

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

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

Seeing none, I now call for a vote with the support of the local Members to approve with modifications LUs 434 through 438 for the Herkimer-Williams Proposal and to approve LU 439 for the Francis Lewis Boulevard Commercial Overlay; a motion 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: Farías.

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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.

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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