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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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October 6, 2022
Start: 12:26 p.m.
Recess: 12:37 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

Joseph C. Borelli
Erik D. Bottcher
Kamillah Hanks
Ari Kagan
Shekar Krishnan
Farah N. Louis
Darlene Mealy
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: Good morning. This is a
3 sound check for the Committee on Land Use. Today's
4 date is October 6, 2022. Located in the Committee
5 Room. Recording done by Pedro Lugo.

6 SERGEANT-AT-ARMS LUGO: Good afternoon. At
7 this time, will the Zoom host please start the
8 webinar?

9 Thank you. Once again, good afternoon and
10 welcome to the Committee on Land Use.

11 At this time, we ask if you could please
12 place phones on vibrate or silent mode.

13 Thank you for your cooperation. Chair, we
14 are ready to begin.

15 CHAIRPERSON SALAMANCA: [GAVEL] Good
16 afternoon and welcome to the Committee on Land Use. I
17 am Council Member Rafael Salamanca, Chair of this
18 Committee.

19 I would like to welcome my esteemed
20 Colleagues who have joined us today. We've been
21 joined by Council Members Moya, Louis, Chair Riley,
22 Bottcher, Hanks, Kagan, Krishnan, Mealy, Sanchez, and
23 Borelli.

24 I would like to thank Chairs Louis and
25 Riley for their work on our two Subcommittees, but,

2 before we begin today's meeting, I would like to
3 recognize the Committee Counsel who will review the
4 hearing procedures.

5 COMMITTEE COUNSEL HUH: Thank you, Chair
6 Salamanca. I am Arthur Huh, Counsel to this
7 Committee. Council Members who are physically present
8 who would like to ask questions should indicate so
9 verbally while Council Members joining remotely who
10 would like to ask questions or make remarks should
11 use the Zoom raise hand function. Chair Salamanca
12 will recognize Members to speak.

13 We ask all participants for your
14 continued patience should any technical difficulties
15 arrive. Chair Salamanca will now continue with
16 today's agenda.

17 CHAIRPERSON SALAMANCA: Thank you,
18 Counsel. I want to first note that LU numbers 113 and
19 114 for the Gateway 26-A and Phase 5 Redevelopment
20 Proposal are being deferred, and we'll take those up
21 at a future meeting.

22 Today, we will vote to approve with
23 modifications LUs 100 and 101 related to 2080
24 McDonald Avenue Rezoning in Council Member Yeger's
25 District and Council Member Kagan's District in

2 Brooklyn including a zoning map amendment to rezone
3 an R5B and an M1-1 District to a C4-4L District and
4 the related zoning text amendment to establish an MIH
5 Program Area. Our modification will be to reduce the
6 proposed rezoning area in order to protect against
7 the potential displacement of existing community
8 facility related uses.

9 We will also vote to approve LUs 102 and
10 103 related to the Bruckner Sites Rezoning Proposal
11 in Council Member Velazquez's District in the Bronx
12 including a zoning map amendment to rezone an
13 existing R4A/C1-2, R4A, and a R4-1/C2-4, and a R4-1
14 zoning district to an R6A/C2-4, R6A, and R5B/C2-4
15 zoning district and a related zoning text amendment
16 to map an MIH Program Area.

17 We will also vote to approve LUs 104
18 through 107 relating to the 705 10th Avenue-DEP site
19 redevelopment proposal in Council Member Bottcher's
20 District in Manhattan which includes two zoning
21 special permits, a UDAAP area designation, a UDAAP
22 project approval, and a related disposition of city-
23 owned property in an Article 11 Tax Exemption which
24 together would facilitate the development of a new
25 eight-story mixed-use building with approximately 157

2 units of affordable housing, ground-floor community
3 facility space, and a publicly accessible open space
4 to be operated by the New York City Department of
5 Parks and Recreation.

6 We will also vote to approve LUs 108 and
7 109 related to the Cambria Heights, 222nd Street and
8 227th Street Historic District designations
9 respectively in Council Member Williams' District in
10 Queens.

11 We will also vote to approve LU 115
12 related to the 78-46 Metropolitan Avenue Rezoning in
13 Council Member Holden's District in Queens, which
14 consists of a zoning map amendment to rezone an
15 existing R5 zoning district to an R5D/C2-3 district.

16 We will also vote to approve LU 116
17 related to the 79-18 164 Avenue rezoning in Council
18 Member Gennaro's District in Queens, which consists
19 of a zoning map amendment to replace a C1-3 overlay
20 with a new C2-3 overlay in an existing R4 and R5D
21 zoning districts.

22 We will also vote to approve with
23 modifications LUs 117 and 118 related to the 40-25
24 Crescent Street rezoning proposal in Council Member
25 Won's District in Queens including a zoning map

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2 amendment to change existing M1-2/R5B and an M1-2/R5D
3 zoning districts to an M1-2/R6A zoning district and
4 the related zoning text amendment to map an MIH
5 Program Area. Our modification will be to strike MIH
6 Option 2 and add the deep affordability option. MIH
7 Option 1 will be retained.

8 Before we move on to our vote, I would
9 like to take a moment to recognize any of my
10 Colleagues who wish to ask questions or make remarks
11 at this time. Are there any Members who wish to
12 speak?

13 Okay. Seeing none, I now call for a vote
14 with the support of the local Council Members to
15 approve with modifications LUs 100 and 101 and 117
16 and 118 and to approve LUs 102, 103, 104, 105, 106,
17 107, 108, 109, 115, and 116. Will the Clerk please
18 call the roll?

19 COMMITTEE CLERK WILLIAM MARTIN: Good
20 afternoon. William Martin, Committee Clerk. Roll call
21 vote Committee on Land Use. All items are coupled.
22 Chair Salamanca.

23 CHAIRPERSON SALAMANCA: Aye on all.

24 COMMITTEE CLERK WILLIAM MARTIN: Moya.

25 COUNCIL MEMBER MOYA: I vote aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Thank
3 you. Rivera. Louis.

4 COUNCIL MEMBER LOUIS: I vote aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Riley.

6 COUNCIL MEMBER RILEY: I vote aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
8 Powers. Bottcher.

9 COUNCIL MEMBER BOTTCHEER: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

11 COUNCIL MEMBER HANKS: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Kagan.

13 COUNCIL MEMBER KAGAN: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Krishnan.

15 COUNCIL MEMBER KRISHNAN: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

17 COUNCIL MEMBER SANCHEZ: Permission to
18 explain my vote.

19 CHAIRPERSON SALAMANCA: Council Member
20 Sanchez to explain her vote.

21 COUNCIL MEMBER SANCHEZ: I just want to
22 congratulate Council Member Velazquez on a very tough
23 negotiation on Bruckner. With that, I vote aye on
24 all.

25

2 COMMITTEE CLERK WILLIAM MARTIN: Thank
3 you. Borelli.

4 COUNCIL MEMBER BORELLI: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: By a vote
6 of 10 in the affirmative, zero in the negative, and
7 no abstentions, all items have been adopted.

8 CHAIRPERSON SALAMANCA: I would like to
9 thank the members of the public, my Colleagues, Land
10 Use and Council staff, and the Sergeant-at-Arms for
11 attending today's hearing.

12 We will leave the roll open for five
13 minutes.

14 COMMITTEE CLERK WILLIAM MARTIN:
15 Continuation roll call Committee on Land Use. Council
16 Member Mealy.

17 COUNCIL MEMBER MEALY: May I explain my
18 vote?

19 CHAIRPERSON SALAMANCA: Absolutely. Quiet
20 please.

21 COUNCIL MEMBER MEALY: I just want to
22 thank this Body that helped our elected official come
23 to a conscious decision on this project, and I thank
24 this Body. We always have to think about supporting a
25 Member in their own District so I'm glad our Council

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2 Member is for this project, and I vote aye on all.

3 Thank you.

4 COMMITTEE CLERK WILLIAM MARTIN: Thank
5 you, Council Member Mealy. Final vote now on the
6 Committee on Land Use. All items have been adopted by
7 the Committee with 11 in the affirmative, zero in the
8 negative, and no abstentions.

9 CHAIRPERSON SALAMANCA: Quiet, please. I
10 want to thank the members of the public, Council and
11 Land Use staff for attending today's hearing. This
12 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 October 16, 2022