

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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July 14, 2025

Start: 4:39 p.m.

Recess: 5:03 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

Shaun Abreu
Selvena N. Brooks-Powers
Amanda Farías
Kamillah M. Hanks
Crystal Hudson
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

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2 SERGEANT-AT-ARMS: This is a microphone
3 check on the Committee of Land Use, recorded by James
4 Marin, in the Committee Room on July 14, 2025.

5 SERGEANT-AT-ARMS: Good afternoon.
6 Welcome to the New York City Council Committee Vote
7 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. I am Council Member Rafael Salamanca.
14 I chair this Committee. I would like to welcome my
15 esteemed Colleagues who have joined us today. We've
16 been joined by Council Member Rivera, Chair Riley,
17 Majority Whip Brooks-Powers, Abreu, Majority Leader
18 Farías, Hanks, Hudson, and Sanchez.

19 Today, we're voting on a number of
20 proposals referred by our two Subcommittees. I would
21 like to thank Chair Riley and Chair Hanks for their
22 ongoing leadership.

23 First, we will vote to approve pre-
24 considered LUs items for the Interior Landmark
25 Designation of the Modulightor Building Apartment

Complex in Council Member Powers' District in Manhattan.

We will also vote to approve a Pre-Considered LU item for the 993-995 Union Avenue Cluster Amendment Request submitted by HPD to amend the project summary related to a previously approved project in my District in the Bronx.

We will vote to approve LUs 326 related to an application by the Mykonian House seeking a revocable consent to operate a sidewalk cafe located in Council Member Powers' District in Manhattan.

We will also vote to approve with modifications LU 327 related to an application by Ajo and Oregano Restaurant seeking a revocable consent to operate a sidewalk cafe located in Majority Leader Farías' District in the Bronx. Our modification would be to adjust the sidewalk cafe site plan to remove one of the originally proposed seating areas access points and to permit up to eight tables and 16 chairs and conditions that this layout complies with all applicable DOT sidewalk cafe rules.

Finally, we will vote with resolution to disapprove LUs 321, 322, and 323 regarding the Bally's Ferry Point Map Amendment Proposal related to

property in Council Member Marmorato's District in the Bronx. The proposal seeks a zoning amendment for the map parkland, a City map amendment, and disposition authority for a non-exclusive easement across City land. These actions are filed by the applicant as a required step to compete for a State gaming facility license. As we have seen through other proposals, New York State intends by the end of the year to award up to three downstate gaming facility licenses including within the five boroughs. Council Member Marmorato does not support the approval of these applications. The Zoning Subcommittee recommends disapproval of the Bally's application. For these reasons and consent with recommendations of the Zoning Subcommittee, there will be a vote on the resolutions to disapprove these actions.

I would like to recognize anyone who has any comments or statements to be made.

Council Member, you have a comment? I want to recognize Council Member Marmorato.

COUNCIL MEMBER MARMORATO: Okay. Thank you, Chair. Colleagues, I speak to you today as a representative of District 13. To state clearly and

firmly, I oppose this application. I've done the work, I've sat with my community, with the applicant, and with my Colleagues, and I've taken the meetings, reviewed the proposal, and kept my door open for discussion. But some of those discussions and conversation came far too late. My community has made it crystal clear they did not want a casino, and I was elected to represent them, not outside interests. This proposal is not true economic development. It is a high-risk bet so, Colleagues, I ask you to stand with me and District 13. This is about how we value each other's communities and their wishes, especially when the community's position is this unified, and I urge you to vote in favor of the resolution disapproving these applications. Thank you.

CHAIRPERSON SALAMANCA: Thank you, Council Member.

Any other members have any comments or statements?

Seeing none, I will now call for a vote on the following items with the support of the local Members. To approve LUs 326 for the Mykonian House; to approve two Pre-Considered LUs, one for the 993-995 Union Avenue Cluster Amendment, and one for the

Modulightor Building Apartment Duplex exterior landmark; also to disapprove LUs 321, 322, and 323 for the Bally's Ferry Point Map Amendment Proposal; and to approve LU 327 for the Aro and Oregano Sidewalk Café as modified.

And just to remind my Colleagues that a yes vote is to approve resolutions to disapprove the development proposed by Bally's in the Bronx.

Will the Clerk please call the roll?

COMMITTEE CLERK MATTHEW DISTEFANO:

Committee Clerk Matthew DiStefano. Committee on Land Use, roll call vote. All items are coupled.

CHAIRPERSON SALAMANCA: So, I just want to explain my vote here. You know, I want to first start saying that in terms of, I vote aye on all except for LUs 321, 322, and 323. And I want to say that this by no means means anything to disrespect you, Council Member. I think that you are an awesome Council Member, and you speak exactly for what your community needs in your community. But at times we just do not agree. And I think that this project is not just for Bally's, but it's for the economic development of the Borough of the Bronx. And that is why, in my opinion, the Bronx is always last in all indicators. That has

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2 to do with health, affordability, and the economy.

3 And that has to do because when there are

4 opportunities like this that are providing good-

5 paying jobs, union-paying jobs, we at times shoot

6 ourselves on the foot and deny ourselves these

7 opportunities. And, you know, we're not voting, in my

8 opinion, for Bally's to get a license, but we are

9 voting to allow the process to continue, and we are

10 missing an opportunity for the Bronx, and my no vote

11 is an opportunity for the Bronx. Thank you.

12 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
13 you, Chair Salamanca. Moya. Rivera.

14 COUNCIL MEMBER RIVERA: I vote aye.

15 COMMITTEE CLERK MATTHEW DISTEFANO: Hanks.

16 COUNCIL MEMBER HANKS: (NO AUDIBLE
17 RESPONSE)

18 COMMITTEE CLERK MATTHEW DISTEFANO:

19 Hudson.

20 COUNCIL MEMBER HUDSON: Aye.

21 COMMITTEE CLERK MATTHEW DISTEFANO:

22 Sanchez.

23 COUNCIL MEMBER SANCHEZ: Aye.

24 COMMITTEE CLERK MATTHEW DISTEFANO:

25 Brooks-Powers. Abreu.

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2 COUNCIL MEMBER ABREU: (NO AUDIBLE
3 RESPONSE)

4 COMMITTEE CLERK MATTHEW DISTEFANO:
5 Farías.

6 COUNCIL MEMBER FARÍAS: I vote aye on all
7 with the exception of LUs 321, 322, and 323, in which
8 I vote no on its disapproval. Personally, as one of
9 the highest-ranking Bronxites and Chair of the
10 Committee on Economic Development, I believe the
11 Bronx should have a shot at this opportunity, along
12 with all of the other casino applications this body
13 has approved. And so, with that, that's my vote.
14 Thank you so much.

15 COMMITTEE CLERK MATTHEW DISTEFANO: Riley.

16 COUNCIL MEMBER RILEY: I vote aye on all
17 with the exception of LUs 321, 322, and 323, which
18 I'm a no.

19 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
20 you. Brooks-Powers.

21 CHAIRPERSON SALAMANCA: I'm going to call
22 a five-minute recess, okay? A five-minute recess.

23 SERGEANT-AT-ARMS: Webinar Host, we're
24 about to restart.

25 WEBINAR HOST: Zoom is ready.

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2 SERGEANT-AT-ARMS: Thank you.

3 CHAIRPERSON SALAMANCA: All right, we're
4 going to open our recess. Clerk.

5 COMMITTEE CLERK MATTHEW DISTEFANO:
6 Continuation of roll call, Committee on Land Use.
7 Council Member Brooks-Powers.

8 COUNCIL MEMBER BROOKS-POWERS: I vote aye
9 with the exception of LUs 321, 322, and 323.

10 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
11 you. Council Member Moya.

12 All items have been adopted as stated and
13 described by the Chair by a vote of nine in the
14 affirmative, zero in the negative, and no
15 abstentions, with the exception of Land Use items
16 321, 322, 323, which were failed to be adopted by a
17 vote of five in the affirmative, four in the
18 negative, and no abstentions.

19 CHAIRPERSON SALAMANCA: All right, thank
20 you. That concludes today's business.

21 I would like to thank the members of the
22 public, my Colleagues, Land Use and Council Staff,
23 and the Sergeant-at-Arms for attending today's
24 hearing.

25 This meeting is hereby adjourned. [GAVEL]

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 July 31, 2025