

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

September 25, 2025

Start: 12:15 p.m.

Recess: 12:23 p.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 1

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
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Kristy Marmorato

1 COMMITTEE ON LAND USE

2

2 SERGEANT-AT-ARMS: This is a microphone
3 check on the committee on land use recorded by James
4 Marino in Hearing Room 1 on September 25, 2025.

5 SERGEANT-AT-ARMS: Will the Zoom host
6 please start the webinar?

7 ZOOM HOST: Webinar started.

8 SERGEANT-AT-ARMS: Good morning and
9 welcome to the New York City Council vote of the
10 Committee on Land Use.

11 At this time, can everybody please
12 silence your cell phones and no one is to approach
13 the dais.

14 Chair, we are ready to begin.

15 CHAIRPERSON SALAMANCA: [GAVEL] All right.
16 Good afternoon, and welcome to the Committee on Land
17 Use. I am Council Member Rafael Salamanca, Chair of
18 this Committee. I would like to welcome my Colleagues
19 who have joined us today. We've been joined by
20 Council Member Moya, Chair Riley, Majority Whip
21 Brooks-Powers, Council Member Abreu, Majority Leader
22 Farías, Chair Hanks, Hudson, and Sanchez. And we've
23 also been joined by Council Member Marmorato.

24 Today, we are voting on nine proposals
25 referred out to us by our two Subcommittees. As

always, I would like to thank Chair Riley and Chair Hanks for their ongoing leadership.

We will vote to approve LU 343 and LU 344, two LPC designations related to former Whitney Museum of Art building in Council Member Powers' District in Manhattan. LU 343 designates the buildings as an individual landmark, and LU 344 designates the building's interior as an interior landmark.

We will vote to approve LUs 351 and 352 for the 350 Park Avenue proposal, also in Council Member Powers' District, which comprises two zoning special permits to facilitate the construction of a new commercial office tower which will rise to approximately 1,600 feet in height and which will contain a public concourse of over 12,000 square feet in Park Avenue.

We will also vote to approve LU 357 for the JFK Conduit Logistics Center demapping, an application for a change to the City map to facilitate the development of a proposed new logistics warehouse in Majority Whip Brooks-Powers' District in Queens.

We will vote to approve LU 358 for the Broadway Junction station City map amendment, another City map amendment application to facilitate improvements to the expansion of the Broadway Junction subway station complex in Council Member Nurse's District in Brooklyn.

We will also vote to approve LUs 364 for the New York City Health and Hospital proposal known as Jacobi Just Home in Council Member Marmorato's District in the Bronx. The Health and Hospitals Enables Act requires the Council to approve the proposed lease for a parcel of land to the Fortune Society for the purpose of redeveloping the existing structure known as Building 2 on Jacobi Campus in the Bronx Community Board District 11 into an affordable and supportive housing development with a total of 83 residential units. The Board of Directors of the Health and Hospital has previously approved the lease for this proposal.

We vote to disapprove LUs 379 for sidewalk cafe application by El Caldero Restaurant and Sports Bar in Council Member Steven's District in the Bronx for the reasoning provided by Chair Riley at the Zoning Subcommittee.

We vote to approve LUs 380 for the sidewalk cafe application by Lava Rock Kitchen in Majority Leader Fariás' District in the Bronx.

Finally, we will vote to disapprove LUs 381 for the sidewalk cafe application by Green Pavilion Restaurant and Sports Lounge in Council Member Joseph's District in Brooklyn for the reasoning provided by Chair Riley at the Zoning Subcommittee.

Now, I would like to recognize any of my Colleagues who would like to make any remarks.

Council Member Marmorato, would you like to give remarks?

COUNCIL MEMBER MARMORATO: Yes, please.

CHAIRPERSON SALAMANCA: All right.

COUNCIL MEMBER MARMORATO: Thank you, Chair.

CHAIRPERSON SALAMANCA: Chair recognizes Council Member Marmorato.

COUNCIL MEMBER MARMORATO: Thank you. For three years, I've done the work, held meetings, and heard concerns and fought for a process that respects both citywide needs and the people of my District, District 13. The Administration has already committed

to relocating this project and expanding affordable housing at the Jacobi property. That is a compromise and that is what governing looks like. I ask you to vote no, stand with the work that we have done and that has been done, and stand with my community, stand with fairness. Thank you.

CHAIRPERSON SALAMANCA: I would also like to recognize Majority Whip Brooks-Powers.

MAJORITY WHIP BROOKS-POWERS: Thank you, Chair and the Members of the Committee. I want to speak today regarding the JFK Conduit Logistics Center project located in Springfield Gardens. I want to acknowledge the work Wildflower has done, particularly in partnership with Urban Upbound and the outreach they've conducted with local stakeholders. Their engagement demonstrates a commitment to the community and to address longstanding concerns, including flooding mitigation and truck traffic management. This project will create meaningful economic opportunities. During construction, it is expected to generate approximately 150 jobs and, once operational, 65 full-time and six part-time positions will be available. Importantly, the applicant has committed

to high labor standards, ensuring that these jobs provide good pay and safe working conditions for local residents. Additionally, the project is designed with sustainability in mind, incorporating solar technology, future electric vehicle charging infrastructure, and stormwater management improvements to mitigate flooding and reduce emissions. Truck access will adhere strictly to designated routes, minimizing impacts on local streets. Given the careful planning, the strong labor commitments, and the ongoing community engagement, I support moving this project forward and encourage my Colleagues on this Committee to approve the proposal. With responsible oversight, this development can deliver tangible benefits to Springfield Gardens while maintaining the integrity of the surrounding neighborhood. Thank you.

CHAIRPERSON SALAMANCA: All right. Any other Members would like to give remarks?

Seeing none, I would now like to call a vote on the following items to approve LUs 343, 344 for the designation of the former Whitney Museum as both an individual landmark and as an interior landmark; LUs 351 and 352 for the 350 Park Avenue; LU

COMMITTEE ON LAND USE

8

357 for the JFK Conduit Logistics Center demapping;
LU 358 for the Broadway Junction Station City Map
Amendment; LU 363 for the Health and Hospital Just
Homes lease; and LU 380 for the Lava Rock Kitchen
Sidewalk Cafe. And to disapprove LU 379 for the El
Caldero Restaurant and Sports Bar Sidewalk Cafe; LU
381 for the Green Pavilion Restaurant and Sports
Lounge Sidewalk Cafe.

Will the Clerk please call the roll?

COMMITTEE CLERK WILLIAM MARTIN: Good
afternoon. William Martin, Committee Clerk. Roll Call
Vote, Committee on Land Use. All items are coupled.

Chair Salamanca.

CHAIRPERSON SALAMANCA: Aye on all.

COMMITTEE CLERK WILLIAM MARTIN: Moya.

COUNCIL MEMBER MOYA: I vote aye.

COMMITTEE CLERK WILLIAM MARTIN: Thank
you. Riley.

COUNCIL MEMBER RILEY: Aye.

COMMITTEE CLERK WILLIAM MARTIN: Brooks-
Powers.

COUNCIL MEMBER BROOKS-POWERS: Aye.

COMMITTEE CLERK WILLIAM MARTIN: Abreu.

COUNCIL MEMBER ABREU: Aye.

1 COMMITTEE ON LAND USE

9

2 COMMITTEE CLERK WILLIAM MARTIN: Farías.

3 COUNCIL MEMBER FARÍAS: I vote aye on all.

4 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

5 COUNCIL MEMBER HANKS: Aye on all.

6 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

7 COUNCIL MEMBER HUDSON: Aye on all.

8 COMMITTEE CLERK WILLIAM MARTIN: Sánchez.

9 COUNCIL MEMBER SANCHEZ: Aye on all.

10 COMMITTEE CLERK WILLIAM MARTIN: With a
11 vote of nine in the affirmative, zero in the
12 negative, and no abstentions, all items have been
13 adopted by the Committee as described by the Chair.

14 Mr. Chair, that is a full Committee.

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 the Sergeant-at-Arms for attending today's
20 meeting.

21 This meeting is hereby adjourned. [GAVEL]

22

23

24

25

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 September 30, 2025