

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 4, 2025
Start: 11:21 a.m.
Recess: 11:25 a.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
Kamillah M. Hanks
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

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2 SERGEANT-AT-ARMS: Testing, testing. This
3 is a microphone check for the New York City Council
4 Committee on Land Use. Today's date is December 4,
5 2025. We are currently in Hearing Room 3, 250
6 Broadway. This is being recorded by Sergeant Ben
7 Levy.

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

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

13 Chair, you may begin.

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

24 Today, we are voting on three proposals
25 referred to us by our Subcommittees. As always, I

2 would like to thank Chair Riley and Chair Hanks for
3 their ongoing leadership.

4 I want to note that the following items
5 that had originally appeared on today's agenda are
6 being laid over and will not be voted on today. LU-
7 414 for the 2149 Pacific Street Article XI request
8 and Proposed Intro. Number 958-A. These items will be
9 voted on a future meeting and now for our votes.

10 First, we will vote to approve with
11 modifications LUs numbers 426 and 427 regarding the
12 MTA's 125th Street and Lexington Avenue rezoning
13 proposal in Deputy Speaker Ayala's District. The
14 proposal includes a zoning map amendment and related
15 zoning text amendment which together will facilitate
16 the development of a new mixed-use building with
17 approximately 680 dwelling units, up to about 170 of
18 which would be permanently affordable above the
19 future terminus of Phase 2 of the 2nd Avenue Subway
20 in East Harlem. Our modifications will be to rezone a
21 portion of the subject block to a C6-4 district while
22 the remainder would be mapped with a C6-11 district
23 to facilitate the MTA development. Deputy Speaker
24 Ayala is in support of the application as modified.

2 We will also vote to approve the two
3 applications under the City's Walk to a Park
4 initiative brought by the Department of Parks and
5 Recreation together with DCAS seeking combined site
6 selections and acquisition approval of privately
7 owned properties for potential future parks
8 development in underserved areas. We will approve LU
9 420 in Brooklyn District 5 in Council Member Nurse's
10 District and Banks' District in Brooklyn and LU 421
11 in Queens Community District 3 in Council Member
12 Cabán, Krishnan, and Moya's District in Queens. All
13 the affected Council Members are in support of the
14 respective proposals.

15 Now I would like to recognize any of my
16 Colleagues who would like to give remarks or have
17 questions.

18 Seeing none, I will call for a vote with
19 the support of the local Council Members to approve
20 with modifications LUs 426 and 427 for the MTA and
21 125th Street and Lexington Avenue Rezoning Proposal;
22 and to approve two Walk to Park site selection
23 acquisition actions including LU-420 for Brooklyn
24 Community District 5 and LU-421 for Queens Community
25 District 3.

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2 Will the Clerk please call the roll?

3 COMMITTEE CLERK MATTHEW DISTEFANO:

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

6 Chair Salamanca.

7 CHAIRPERSON SALAMANCA: Before I vote aye
8 on all, I just want to congratulate my Colleagues and
9 congratulate Deputy Speaker Ayala on over 600 units
10 of housing that's being built in her District, and
11 aye on all.

12 COMMITTEE CLERK MATTHEW DISTEFANO:

13 Farías.

14 COUNCIL MEMBER FARÍAS: I vote aye on all.

15 COMMITTEE CLERK MATTHEW DISTEFANO: Ayala.

16 COUNCIL MEMBER AYALA: Aye.

17 COMMITTEE CLERK MATTHEW DISTEFANO: Moya.

18 COUNCIL MEMBER MOYA: I vote aye.

19 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
20 you. Riley.

21 COUNCIL MEMBER RILEY: Aye.

22 COMMITTEE CLERK MATTHEW DISTEFANO:

23 Brooks-Powers. Brooks-Powers.

24 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

25 COMMITTEE CLERK MATTHEW DISTEFANO: Abreu.

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2 COUNCIL MEMBER ABREU: I vote aye.

3 COMMITTEE CLERK MATTHEW DISTEFANO: Hanks.

4 COUNCIL MEMBER HANKS: I vote aye.

5 Congratulations.

6 COMMITTEE CLERK MATTHEW DISTEFANO:

7 Hudson.

8 COUNCIL MEMBER HUDSON: Aye.

9 COMMITTEE CLERK MATTHEW DISTEFANO:

10 Sanchez.

11 COUNCIL MEMBER SANCHEZ: Aye.

12 COMMITTEE CLERK MATTHEW DISTEFANO:

13 Ariola.

14 COUNCIL MEMBER ARIOLA: I vote aye.

15 COMMITTEE CLERK MATTHEW DISTEFANO: By a

16 vote of 11 any affirmative, zero in the negative, no

17 abstentions, the items have been adopted as described

18 and indicated by the Chair.

19 CHAIRPERSON SALAMANCA: Thank you. That

20 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 participating in today's

24 meeting.

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 December 15, 2025