

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 29, 2025

Start: 2:48 p.m.

Recess: 3:04 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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: This is a microphone
3 check for the Committee on Land Use located in the
4 Committee Room on October 29, 2025, by Pat Kurzyna.

5 COMMITTEE COUNSEL: Good evening, and
6 welcome to the New York City vote on Land Use.

7 Please silent all electronic devices at
8 this time.

9 Also please do not approach the dais.

10 Chair, we're ready to begin.

11 CHAIRPERSON SALAMANCA: [GAVEL] All right.

12 Good afternoon, and welcome to the Committee on Land
13 Use. I am Council Member Rafael Salamanca, Chair of
14 this Committee. I would like to welcome my esteemed
15 Colleagues who have joined us today. We've been
16 joined by Deputy Speaker Ayala, Moya, Chair Riley,
17 Abreu, Majority Leader Farías, Chair Hanks, Sanchez,
18 and Minority Leader Ariola.

19 Today, we are voting on a number of
20 projects referred to us by our two Subcommittees. As
21 always, I would like to thank Chair Riley and Chair
22 Hanks for their ongoing leadership.

23 Today we will vote to approve some
24 modifications to the City's sponsored package of
25 applications for the Long Island City Neighborhood

Plan under LU number 737 through 378 and LU 392 related to property in Council Member Won's District in Queens, covering roughly 54 blocks along and near the East River waterfront. As Chair Riley described in detail at the Zoning Subcommittee, we're voting on seven separate actions, including a zoning map amendment to expand and modify the special Long Island City mixed-use district and rezone existing M districts to paired mixed-use residential and manufacturing districts, a zoning text amendment to modify the special Long Island City mixed-use district rules, establish new MIH areas, and modify the Northern Hunters Point waterfront access plan, a designation of an urban development action area, approval of an urban development action area project, and disposition of City-owned property, a site selection and acquisition for a waterfront easement on Vernon Boulevard, the disposition of City-owned property on Vernon Boulevard, the disposition of City-owned property related to development rights connected to certain properties located underneath the Queensboro Bridge, and City map amendment making various street network adjustments within the project area. Together, these actions will facilitate the

development of approximately 14,700 new housing units, including approximately 4,300 income-restricted units through MIH and 3.8 million square feet of commercial, community facility, and light industrial space. Modifications will adjust the MIH options within the special district, limit residential building height in the area adjacent to the existing NYCHA Queensbridge housing campus, and adjust a certain maximum tower with regulations applicable to the specified waterfront lots to allow the design flexibility and improve site planning.

We will also vote to approve LU 367 for the 74 Bogart Street rezoning related to property in Council Member Gutiérrez's District in Brooklyn, to rezone M1-2 district to an M1-4A district, which will facilitate the development of a new seven-story light industrial use building for fine art storage.

We will vote to approve the modifications LUs 398 and 399 for the 78-01 Queens Boulevard rezoning related to property in Council Member Krishnan's District in Queens. The proposal includes a zoning map amendment and related zoning text amendment. A modification will be to adjust the

rezoning area boundaries and also to remove MIH
Option 2.

We will also vote to approve LUs 400,
401, and 402 for the Domino Site B proposal related
to property in Council Member Restler's District in
Brooklyn. The proposal includes a zoning text
amendment to adjust certain bulk regulations within
the large-scale development, a zoning special permit
to modify bulk, height, and setback rules, and a
second zoning special permit to waive a required
loading burden. These actions will facilitate the
construction of a new building with approximately
1,262 dwelling units and 12,230 square feet of
commercial space.

We will vote to disapprove LU 403, the
Sidewalk Cafe revocable consent application by Ovi's
Place related to property in Council Member Louis'
District in Brooklyn. As noted throughout this
process, Council Member Louis shares the local
community concerns regarding congestion and safety
and believes it is not an appropriate location for
the requested cafe setup.

We will vote to approve LUs 345 and 346
for a project in Council Member Banks' District in

Brooklyn, the Lincoln Wortman Project, now known as the Taylor Wooten Estates, a proposal by HPD seeking amendments of a prior UDAP approval and along with an Article XI tax exemption. These actions will facilitate the development of 21 three-story buildings with approximately 63 affordable cooperative homes and a superintendent unit, along with 63 parking spaces and recreation space.

We will vote to approve LU 383 for the H and H River Commons proposal by New York City Health and Hospitals Corporation for approval of a 99-year ground lease with River Commons Housing Development Fund and River Commons Owners LLC as a beneficial tenant at the Health and Hospitals' Gotham-Morrisania location in the Bronx in Council Member Stevens' District. The approval will facilitate a 17-story mixed-use building with approximately 98 supportive units and approximately 230 units of household earnings, less than 80 percent of AMI, along with community facility space and approximately 7,500 square feet of open space.

We will also vote to approve LUs 384, 385, 386 for the Ikos Senior Living Project, three related applications by HPD for a zoning map

amendment, a related zoning text amendment, and an Urban Development Action Area designation, UDAAP approval, and a related disposition of a City-owned property. These actions will facilitate the development of a new 13-story mixed-use building with 167 income-restricted apartments for seniors, plus community facility and commercial space, in Council Member Cabán's District in Queens.

We will also vote to approve LUs 387 through 391 for the Kingsbridge Armory redevelopment in Council Member Sanchez's District in the Bronx, which consists of five related applications which will facilitate the adaptive reuse of the landmark Kingsbridge Armory site as an indoor arena, and the construction of a new residential building and an adjacent National Guard site. The actions include the disposition of City-owned property, a zoning map amendment, a zoning text amendment, and two zoning special permits, one to allow an indoor arena with a capacity of 17,000, and another to allow 248 space public parking garage.

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

Before that, I just want to recognize that we've been joined by Majority Whip Brooks-Powers and Council Member Hudson.

I would now like to recognize Council Member Pierina Sanchez.

COUNCIL MEMBER SANCHEZ: Thank you, Chair.

I first just want to thank you, Chair. I want to thank the Members of the Bronx delegation, especially you, the Majority Leader, Council Member Stevens, Riley, all of us for coming together and supporting this project, and all of my Colleagues, especially, of course, the Speaker. I also want to take this moment to shout out my Staff, because they were up with me until like 1 o'clock in the morning, not just last night, but throughout this process many times, our Chief-of-Staff, Maria Villalobos; our Deputy Chief-of-Staff for Land Use, Ben Ratner; our Deputy Chief-of-Staff for Comms, Kim Castellanos; and our former Legislative Fellow but now Special Assistant, Gerard Fernandez, but the whole team, Dylan, Brenda, Stephanie, thank you so much for standing with me and walking with me in my multiple meltdowns in the last few days. Of course, to the Northwest Bronx Community Clergy Coalition, 50 organizations who were at a

community negotiating table that landed this plane on the Kingsbridge Armory, and my partners in government, Borough President Gibson, Representative Espaillat, Senator Jackson, Senator Rivera, Assemblymember Alvarez, thank you so much.

For me, today's vote and thing, and apologies in advance for those of you who will hear this twice, at Stated, for me, today's vote is deeply personal. I grew up in the shadows of the Kingsbridge Armory, a building that has always reflected both the immense potential of our community and the pain of decades of disinvestment. After 30 years of vacancy and four years of tireless work, we are finally transforming that potential into promise, with a historic 375 million dollars in public and private investment that will shape the future of the Bronx for generations. This agreement includes 130 million dollars in community benefits, one of the largest in history, ensuring local hiring, good union jobs, support for small businesses, cultural programming, and real community oversight. It also includes new public investments, funding for our small business corridors, parks renovations, community safety initiatives, and an unprecedented expansion in our

local after-school programming availability. We'll make it available for hundreds of children across the West Bronx. This is a blueprint for equity, for accountability, for opportunity made by and for the people of the Bronx.

But on a somber note, I dedicate this victory to Nicholas Feliz Dominici, a one-year-old who died in his daycare two years ago, and Pamela Almonte, who was killed in front of the armory just three days ago. Countless lives have been stolen in our community by violence and the neglect that has for too long defined our neighborhood. We owe it to these souls that we've lost. We owe it to their families, to every parent and every child who deserves a safe and thriving neighborhood. This investment is for you. And to my husband, DJ Dr. Dirty Dev, and our two beautiful babies born in the course of this fight, and to my parents who teach me the value of hard work and the love for community, you are my heart and you are my why.

Today, we have proven that possibility doesn't just exist, it is created by our collective hopes, our shared struggle, and our dreams for the future. Thank you, Chair.

CHAIRPERSON SALAMANCA: Thank you, Council Member, and I want to just congratulate you on your hard work on getting this project to the finish line, and I'll be remiss if I don't recognize Northwest Bronx Clergy Coalition, who's with us today, who have been a partner in this.

So with that, are there any other Members who would like to make any comments or speak?

Seeing none, I would now like to call for a vote on the following items with the support of the local Members to approve with modifications LUs 373, 374, 375, 376, 377, 378, and 392 for the Long Island City Neighborhood Plan, and LUs 398 and 399 for the 78-01 Queens Boulevard rezoning. And to approve LUs 345 and 346 for the Lincoln-Wortman Project, now known as the Taylor Wooten Estates, LUs. 383 for the H and H River Commons, LUs 384 and 385 and 386 for the Ikos Senior Living Project, LUs 387, 388, 389, 390, and 391 for the Kingsbridge Armory redevelopment, LUs. 397 for the 74 Bogart Avenue rezoning, LUs 400, 401, 402 for the Domino Site B, and to disapprove LU. 403 for the Sidewalk Cafe application for Ovi's Place.

Will the Clerk please call the roll?

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2 COMMITTEE CLERK WILLIAM MARTIN: Good
3 afternoon. William Martin, Committee Clerk. Roll call
4 vote, Committee on Land Use. All items are coupled.

5 Chair Salamanca.

6 CHAIRPERSON SALAMANCA: Thank you. I would
7 like to disclose on the record that in this package
8 of Land Use applications we will be voting on a
9 Health and Hospitals Gothamist-Morrisania application
10 in which my spouse is a board member for Gotham
11 itself. With that, I vote aye and all.

12 COMMITTEE CLERK WILLIAM MARTIN: Thank
13 you.

14 Ayala.

15 COUNCIL MEMBER AYALA: Huge
16 congratulations to Council Member Sanchez. I know how
17 hard you've worked, and as a former resident that
18 lived just a few blocks off of the armory, I'm really
19 impressed with how you've handled the situation, and
20 I'm really excited for the future of that community.
21 With that, I vote yes.

22 COMMITTEE CLERK WILLIAM MARTIN: Moya.

23 COUNCIL MEMBER MOYA: Congratulations, and
24 I vote aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Thank
3 you.

4 Riley.

5 COUNCIL MEMBER RILEY: I vote aye, and
6 just have to give a lot of praise to Council Member
7 Sanchez and the advocates that are here from the
8 Bronx. This has been a fight for a long time. Thank
9 you so much. I'm looking forward to upgrading the
10 Bronx with you. Aye.

11 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
12 Powers.

13 COUNCIL MEMBER BROOKS-POWERS: I'd also
14 like to congratulate my Colleagues on seeing these
15 two massive projects through to the finish line. I
16 remember when you all first came into the Council, it
17 was a big conversation. We finally made it, and I
18 hope that your community appreciates the sacrifice of
19 the hours that went into ensuring that you were able
20 to advocate on their behalf, so congratulations, and
21 I vote aye.

22 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

23 COUNCIL MEMBER ABREU: I've known Pierina
24 for about four years now, and the two words that came
25 out of her mouth every single time was Kingsbridge

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2 Armory, and so I know how important this project is
3 to her and to the West Bronx and to the legacy of the
4 West Bronx, so congratulations, Council Member. I'm
5 proud to vote aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Farías.

7 COUNCIL MEMBER FARÍAS: I'm really excited
8 today and proud to vote aye on these projects,
9 particularly with the fight that I've seen both
10 Council Member Sanchez and the community make. This
11 is a Bronx legacy project, so so proud and really
12 happy to cast my vote today.

13 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

14 COUNCIL MEMBER HANKS: Congratulations,
15 Council Member Sanchez. I vote aye on all.

16 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

17 COUNCIL MEMBER HUDSON: I vote aye and
18 also want to extend my congratulations to you and the
19 community. It's only when you have a Council Member
20 as dedicated and committed to delivering for their
21 community, centering the community, and prioritizing
22 the community that you get a project as amazing as
23 this is with all of the deep investments that you
24 won, so congratulations. I'm an aye for the second
25 time on the record.

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2 COMMITTEE CLERK WILLIAM MARTIN: Thank
3 you.

4 Sanchez.

5 COUNCIL MEMBER SANCHEZ: Proudly, full-
6 throated, I vote aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Ariola.

8 COUNCIL MEMBER ARIOLA: I vote aye.
9 Congratulations.

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

14 CHAIRPERSON SALAMANCA: Thank you.

15 I would like to thank the Members of the
16 public, my Colleagues, Land Use and Council Staff,
17 and the Sergeant-at-Arms for attending today's
18 meeting. 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 October 31, 2025