

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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September 10, 2025

Start: 3:20 p.m.

Recess: 3:26 p.m.

HELD AT: COUNCIL CHAMBERS - CITY HALL

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

COUNCIL MEMBERS:

Shaun Abreu
Selvena N. Brooks-Powers
Amanda Farías
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Eric Dinowitz

1 COMMITTEE ON LAND USE

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2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Land Use, recorded on
4 September 10, 2025, located in Chambers by Nataly
5 Paytuvi.

6 SERGEANT-AT-ARMS: Quiet please. Keep it
7 down. Thank you.

8 Good evening and welcome to the Committee
9 on Land Use.

10 At this time, please silent all
11 electronic devices.

12 Chair, we are ready to begin.

13 CHAIRPERSON SALAMANCA: [GAVEL] All right.
14 Good afternoon and welcome to the Committee on Land
15 Use. I am Council Member Rafael Salamanca, I Chair
16 this committee. I would like to welcome my esteemed
17 Colleagues who have joined us today. We've been
18 joined by Council Member Moya, Chair Riley, Majority
19 Whip Brooks-Powers, Abreu, Majority Leader Farías,
20 Huston Sanchez, and Council Member Dinowitz.

21 Today we are voting on five proposals
22 referred to by the Zoning Subcommittee. As always, I
23 would like to thank Chair Riley and Chair Hanks for
24 their ongoing leadership in our two Subcommittees.

25

First, we will vote to approve with modifications LUS 347 and 348, the 1946 East 7th Street rezoning related to property in Council Member Felder's District in Brooklyn. The proposal includes a zoning map amendment and a related zoning tax amendment, which will facilitate the development of a new seven-story mixed-use building with residential and community facilities and approximately 53 units serving low-income seniors. Our modification, as Chair Riley discussed, is more detailed. We will reduce the proposed rezoning area, modify the amended zoning district designation to an R6A district, and strike MIH Option Two.

We will also vote to approve a Pre-Considered LU under application number G 250081 CCQ to amend a prior City Council resolution for an Article XI tax exemption for the Ocean Crest Development in Majority Whip Brooks-Powers' District in Queens. The Majority Whip is in support of the application.

We will also vote to approve LU 359, an application for a Sidewalk Cafe revocable consent for Cozy Corner in Council Member Holden's District in Queens. The Zoning Subcommittee voted earlier today

on the application following a statement on the record by Council Member Holden detailing the many concerns he has raised throughout this process.

We will also vote to approve LUs 349 and 350 for the 5602-5604 Broadway rezoning, which includes a zoning map amendment and a related zoning text amendment to facilitate the development of a 100 percent affordable housing project with approximately 226 units in Council Member Dinowitz's District in the Bronx. Council Member Dinowitz is in support of the proposal, and I understand he will be giving a statement in support at today's hearing.

Council Member, you have the floor.

COUNCIL MEMBER DINOWITZ: Thank you, Chair. Today, the Land Use Committee is voting on 5602 and 5604 Broadway rezoning. This is a 13-story, 100 percent affordable housing development in the heart of Kingsbridge with a proposal for 226 affordable units, 91 set aside as permanently affordable. But the number of units that are being built isn't the whole story about this development. This is a development that meets the needs of the local community. And this was a development we're able to negotiate because of the ULURP process. And

early in the process, we negotiated deeper affordability, a majority two- and three-bedroom apartments, parking spaces, and enhanced environmental infrastructure. This development underscores the type of housing the city needs, more affordable housing, family-friendly housing, environmentally sound housing rooted in the fabric of the North Bronx. This development is not about as many small units as can be shoved in a building. It is about the type of units that are going in a building that meets the community's needs. It came out of a rigorous land-use process with developers testifying in front of the Community Board and even meeting with us before the ULURP process even began. Most residents will be working families earning between 30,000 and 130,000 dollars with units set aside for formerly homeless New Yorkers. This is the type of housing that keeps families in the Bronx, and families are the ones leaving our city at the fastest pace. To support flexibility, a commercial overlay was mapped that allows residential parking to be reclassified as public parking if needed. Residents will also have the first opportunity to access these parking spaces. And again, this is exactly the kind

2 of development that I and my community have been
3 fighting for, actually affordable units, family-
4 friendly homes, space and stability family needs.
5 Thank you.

6 CHAIRPERSON SALAMANCA: Thank you, Council
7 Member.

8 Finally, we will vote to approve with
9 modifications LU 353 and 355 for the 515 Seventh
10 Avenue proposal which consists of two zoning special
11 permits to facilitate the development of a new
12 commercial building in Council Member Bottcher's
13 District in Manhattan. The proposal includes a zoning
14 special permit to allow transient hotel use and a
15 zoning special permit for a floor area bonus for a
16 covered pedestrian space. These actions require
17 Council modifications to reflect updated rules made
18 applicable to the site as a result of the newly
19 adopted MSMX proposal just last month. I want to be
20 clear that these modifications are technical in
21 nature and will not alter the proposed height, bulk,
22 or uses for either of the two potential development
23 scenarios. Council Member Bottcher is in support of
24 the proposal as modified. I will also note for the
25 record as explained in the Zoning Subcommittee that

this proposal originally included two additional applications, LU 354 for a bulk modification special permit and LU 356 for a zoning tax amendment which became unnecessary upon the adoption for the City Council of the MSMX proposal. As a result, the applicant withdrew LU 354 and LU 356 by letter on August 20, 2025. Therefore, pursuant to Council Rules 11.60B, I am making a motion to file LUs 354 and 356.

I would now like to recognize any of my Colleagues who wish to make any remarks.

Seeing none, I now call to approve LUs 349, 350 for 5602-5604 Broadway and the Pre-Considered Applications G 250081 CCQ for Ocean Crest; to approve with modifications, LUs 347-348 for the 1946 East 7th Street and LUs 353 and 355 for the 515 Seventh Avenue; and to disapprove LU 359 for the Cozy Corner; and a motion to file LUs 354 and 356.

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.

1 COMMITTEE ON LAND USE

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2 COUNCIL MEMBER MOYA: I vote aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Thank
4 you. Riley.

5 COUNCIL MEMBER RILEY: Aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
7 Powers.

8 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

9 COMMITTEE CLERK WILLIAM MARTIN: Thank
10 you. Abreu.

11 COUNCIL MEMBER ABREU: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Farías.

13 COUNCIL MEMBER FARÍAS: I vote aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Hanks.
15 Hudson.

16 COUNCIL MEMBER HUDSON: Aye.

17 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

18 COUNCIL MEMBER SANCHEZ: Aye.

19 COMMITTEE CLERK WILLIAM MARTIN: With a
20 vote of eight in the affirmative, zero in the
21 negative, and no abstentions, all items have been
22 adopted as described by the Chair.

23 CHAIRPERSON SALAMANCA: Thank you. That
24 concludes today's business.
25

I would like to thank members of the public, my Colleagues on Land Use and Council Staff, and the Sergeant-at-Arms for attending today's meeting.

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 September 12, 2025