

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 9, 2025

Start: 2:17 p.m.

Recess: 2:39 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
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

SERGEANT-AT-ARMS: Pre-recorded sound test for the Committee on Land Use. Today's date is October 9, 2025, being recorded by Michael Leonardo. Hearing Room 1, 250 Broadway.

SERGEANT-AT-ARMS: Good afternoon, and welcome to today's Committee meeting for Land Use.

Please silence all cell phones and electronic devices.

Chair, we are ready to begin.

CHAIRPERSON SALAMANCA: All right. Good afternoon and welcome to the Committee on Land Use. I am Council Member Rafael Salamanca, Chair of this Committee. I would like to welcome my Colleagues who have joined us today. We've been joined by Council Member Moya, Chair Riley, Majority Whip Brooks-Powers, Abreu, Majority Leader Fariás, Chair Hanks, Hudson.

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

Please note that LU number 397 appears on today's agenda and it is laid over.

Firs,t, the Jamaica Neighborhood Plan, which includes several related actions to rezone approximately 230 blocks in Southeast Queens in the Districts of Speaker Adams and Council Member Williams and Council Member Gennaro. The Jamaica Neighborhood Plan will bring over 11,800 additional housing units, including over 4,000 affordable units, along with over 2 million square feet of new commercial and community facility spaces and more than 7,000 new jobs. In addition to the package of zoning actions, the Administration is committing over 412 million dollars in capital and programmatic investments as my Colleagues have described in detail in the Zoning Subcommittee vote. We will vote to approve with modifications LU 369 for the proposed zoning map amendment. Chair Riley has described the modifications in much more detail. I would just note generally that our modifications will adjust the bulk regulations along corridors extending south of downtown Jamaica and remove targeted areas along the southern portion of those corridors, allowing for a transition between the higher densities of downtown Jamaica and the residential neighborhood to the south. We will also vote to approve the modifications

LU 370 for the proposed zoning text amendment, primarily to adjust the applicability of MIH options by removing MIH Option 2 from the downtown Jamaica area and leaving in place that more deeply affordable MIH Option 1 and 3, where higher density and rental projects are more likely in close proximity to transit. We will vote to approve LUs 371 for the designation of the urban development action area related to the UDAAP approval and related disposition of City-owned property to facilitate the development of two 100 percent affordable housing developments on-site controlled by HPD with approximately 83 rental units and 34 homeownership units in Speaker Adams' district. We will vote to approve LU 372 for the Station Plaza Jamaica City map change, which will facilitate design updates to the ongoing station plaza project to improve pedestrian access and safety, traffic flow, and the overall public open spaces adjacent to the downtown Jamaica transit hub.

We will vote to approve LUs 365, 366, 367, and 382 for the Claremont House proposal related to property in Council Member Feliz's District in the Bronx. The project includes four related applications to facilitate a new 13-story building with 65

affordable homeownership units through a zoning map amendment, zoning text amendment, approval for UDAAP, and related disposition and Article XI tax exemption. Council Member Feliz is in support of the proposal.

We will vote to approve LUs 393, 394, and 395 for the Arverne East project related to property in Majority Whip Brooks-Powers' District in Queens. We are approving three actions, an amendment to a prior UDAAP approval and two Article XI requests, one for the homeownership portion of the project and one for the rental portion. Majority Whip Brooks-Powers is in support of the proposal.

We will also vote to approve LU 396 for the Morgan Avenue rezoning proposal related to property in Council Member Gutiérrez's District in Brooklyn. The proposed zoning map amendment will facilitate the conversion of existing commercial space to supermarket use on site. Council Member Gutiérrez is in support of the application.

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

I want to recognize Majority Whip Brooks-Powers.

MAJORITY WHIP BROOKS-POWERS: Thank you, Chair Salamanca and Members of the Committee. Arverne East has long represented a vision for revitalization and resilience in the Rockaways, a vision first championed by my predecessor, now Queens Borough President Donovan Richards. Today's amendment reflects continued progress towards that vision. I'm proud that the Article XI tax exemption process is now moving forward. Most importantly, the increase in homeownership opportunities from 5 percent to 7 percent ensures that more families can build roots, stability, and generational wealth in Southeast Queens.

I want to thank HPD, the development team, and my Colleagues on the Land Use Committee for their partnership and commitment to seeing Arverne East through. This is an important milestone for the Rockaways and for the City of New York. Thank you.

CHAIRPERSON SALAMANCA: Thank you, Council Member.

Now, I will call for a vote to the following items with the support of the local Members: to approve with modifications LUs 369 and 370 related to the Jamaica Neighborhood Plan rezoning

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2 map and zoning tax amendments and to approve LU 371
3 for the UDAAP action and related disposition in
4 connection to the Jamaica Neighborhood Plan, LU 372
5 for the Station Plaza Jamaica City map change
6 proposal, LUs 365, 366, 367, and 382 related to the
7 Claremont House proposal, LUs 393, 394, and 395
8 related to the Arverne East development, and LU 396
9 for the Morgan Avenue rezoning.

10 Would the Clerk please call the roll?

11 COMMITTEE CLERK WILLIAM MARTIN: Good
12 afternoon. William Martin, Committee Clerk. Roll call
13 vote, Committee on Land Use. All items are coupled.

14 Chair Salamanca.

15 CHAIRPERSON SALAMANCA: Aye on all.

16 COMMITTEE CLERK WILLIAM MARTIN: Moya.

17 COUNCIL MEMBER MOYA: I vote aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Thank
19 you. Riley.

20 COUNCIL MEMBER RILEY: Aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
22 Powers.

23 COUNCIL MEMBER BROOKS-POWERS: Aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

25 COUNCIL MEMBER ABREU: Aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Farías.

3 COUNCIL MEMBER FARÍAS: I vote aye on all.

4 COMMITTEE CLERK WILLIAM MARTIN: Thank
5 you. Hanks. Hudson.

6 COUNCIL MEMBER HUDSON: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

8 COUNCIL MEMBER SANCHEZ: Aye.

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

13 CHAIRPERSON SALAMANCA: All right. Thank
14 you. That concludes today's business.

15 I would like to thank the members of the
16 public, my Colleagues, and Land Use Staff for
17 attending today's hearing.

18 We will leave the vote open for about
19 five to ten minutes. Thank you.

20 COMMITTEE CLERK WILLIAM MARTIN: Final
21 vote Committee on Land Use is all items have been
22 adopted, eight in the affirmative, zero in the
23 negative, and no abstentions, again as described by
24 the Chair.

25 CHAIRPERSON SALAMANCA: Thank you.

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2 This concludes today's hearing. This
3 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 16, 2025