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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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August 4, 2022  
Start: 12:30 p.m.  
Recess: 12:35 p.m.

HELD AT: HYBRID HEARING - COMMITTEE ROOM -  
CITY HALL

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

COUNCIL MEMBERS:

Selvena N. Brooks-Powers  
Kamillah Hanks  
Ari Kagan  
Shekar Krishnan  
Farah N. Louis  
Francisco P. Moya  
Kevin C. Riley  
Carlina Rivera  
Amanda Farias

2 SERGEANT-AT-ARMS: This is a sound check  
3 for the Committee on Land Use. Today's date is August  
4 4, 2022, being recorded by Danny Huang (phonetic) in  
5 the Committee Room.

6 CHAIRPERSON SALAMANCA: Good afternoon and  
7 welcome to the Committee on Land Use. I am Council  
8 Member Rafael Salamanca, Chair of this Committee. I  
9 would like to welcome my esteemed Colleagues whoa  
10 have joined us today. We've been joined by Council  
11 Members Rivera, Shekar, Moya, Chair Louis, Hanks,  
12 Chair Riley, and Council Member Amanda Farias. I also  
13 want to welcome Council Member Riley's beautiful  
14 daughter here today.

15 I want to thank Chair Louis and Chair  
16 Riley for their work on our 2 Subcommittees. Today,  
17 we will vote on a project referred by our Zoning  
18 Subcommittee, but, before we begin, I would like to  
19 recognize the Committee Counsel to review the hearing  
20 procedures.

21 COMMITTEE COUNSEL HUH: Thank you, Chair  
22 Salamanca. Council Members who are physically present  
23 and would like to ask questions should indicate so  
24 verbally and the Chair will recognize Members to

2 speak. Chair Salamanca will now continue with today's  
3 agenda.

4 CHAIRPERSON SALAMANCA: Thank you,  
5 Counsel. Today, we will vote to approve Preconsidered  
6 LUs under ULURP numbers C 220203 ZMX and N 220204 ZRX  
7 related to the 1810 Randall Avenue rezoning proposed  
8 in Council Member Farias' district in the Bronx. The  
9 proposal will rezone the existing R4 and R5 zoning  
10 districts to an R6, reduce an existing C1-2 overlay  
11 district, and establish an MIH program area utilizing  
12 MIH Options 1 and 2. These actions will facilitate  
13 the development of a new 8-story mixed-use building  
14 with an upgraded house of worship facility. I will  
15 now hand this over to Council Member Farias for her  
16 remarks.

17 COUNCIL MEMBER FARIAS: Thank you so much,  
18 Chair Salamanca. Today, the Land Use Committee is  
19 voting on a very important project in the Soundview  
20 community which I represent and was born and raised.  
21 The project at 1810 Randall Avenue is one that I have  
22 been working on since the fall of 2021, before I was  
23 even officially sworn in as a Council Member. This is  
24 a project I am very proud to support, and I would  
25 like to applaud the stakeholders involved in this

2 development for their commitment to the community and  
3 its needs.

4           Throughout this process, Casa De La Fe,  
5 the developers, and the community have worked  
6 together to create a plan that would bring much  
7 needed affordable senior housing to the area while  
8 allowing the church, a staple in our community, to  
9 remain in this location. I cannot underscore enough  
10 how necessary affordable senior housing is in Council  
11 District 18, which has a large population of  
12 Bronxites aging in place. This building will be 100  
13 percent affordable senior housing financed through  
14 the SARA program with a rolling voucher for every one  
15 of the 167 units.

16           In addition to housing, the developers  
17 are committed to building the church a new space on  
18 the ground floor which they will own, investments  
19 into the local community garden, and a community  
20 center to serve the surrounding neighborhood. Because  
21 of the community's need for this type of development,  
22 I have allocated 1.5 million from my capital budget  
23 for FY-23 to ensure that this project will build a  
24 great building that breaks ground this year.

2 I'd like to thank Chair Salamanca and the  
3 Members of this Committee for the attention they have  
4 given this project, and I encourage everyone to vote  
5 yes. Thank you.

6 CHAIRPERSON SALAMANCA: Thank you, Council  
7 Member Farias, and congratulations on this project.

8 Are there any other Members who wish to  
9 speak?

10 Seeing none, I will now call for a vote  
11 in accordance with the Subcommittee's recommendation  
12 to approve Preconsidered LUs related to the 1810  
13 Randall Avenue rezoning proposing on the ULURP  
14 application number C 220203 ZMX and N 220204 ZRX.  
15 Will the Clerk please call the roll?

16 WILLIAM MARTIN, COMMITTEE CLERK: Good  
17 afternoon. William Martin, Committee Clerk. Roll call  
18 vote Committee on Land Use. Chair Salamanca.

19 CHAIRPERSON SALAMANCA: Aye on all.

20 WILLIAM MARTIN, COMMITTEE CLERK: Moya.

21 COUNCIL MEMBER MOYA: I vote aye.

22 WILLIAM MARTIN, COMMITTEE CLERK: Rivera.

23 COUNCIL MEMBER RIVERA: I vote aye.

24 Congratulations.

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2 WILLIAM MARTIN, COMMITTEE CLERK: Louis.  
3 Riley.

4 COUNCIL MEMBER RILEY: I vote aye.  
5 Congratulations.

6 WILLIAM MARTIN, COMMITTEE CLERK: Hanks.

7 COUNCIL MEMBER HANKS: I vote aye.  
8 Congratulations.

9 WILLIAM MARTIN, COMMITTEE CLERK:  
10 Krishnan.

11 COUNCIL MEMBER KRISHNAN: Aye. Congrats.

12 WILLIAM MARTIN, COMMITTEE CLERK: By a  
13 vote of 7 in the affirmative, 0 in the negative, and  
14 no abstentions, items have been adopted by the  
15 Committee.

16 CHAIRPERSON SALAMANCA: Thank you. I would  
17 like to thank the members of the public, my  
18 Colleagues, Land Use and Council staff, and the  
19 Sergeant-at-Arms at for attending today's meeting.  
20 This meeting is hereby adjourned. [GAVEL]

21 [CONTINUATION]

22 CHAIRPERSON SALAMANCA: Good afternoon and  
23 welcome to the Committee on Land Use. I am Council  
24 Member Rafael Salamanca, Chair of this Committee. We  
25 are voting to approve Preconsidered LUs for ULURP

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2 numbers C 220203 ZMX and N 220204 ZRX. Will the Clerk  
3 please call the roll?

4 WILLIAM MARTIN, COMMITTEE CLERK: Good  
5 afternoon. William Martin, Committee Clerk. Roll call  
6 vote Committee on Land Use. Items are coupled.  
7 Council Member Brooks-Powers.

8 COUNCIL MEMBER BROOKS-POWERS: Aye.

9 WILLIAM MARTIN, COMMITTEE CLERK: Final  
10 vote now Committee on Land Use. Both items have been  
11 adopted by the Committee with 8 in the affirmative, 0  
12 in the negative, and no abstentions.

13 CHAIRPERSON SALAMANCA: Thank you very  
14 much. This meeting is hereby adjourned.

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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 August 29, 2022