

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 25, 2026

Start: 12:07 p.m.

Recess: 12:17 p.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING
ROOM 2

B E F O R E: Kevin C. Riley, Chairperson

COUNCIL MEMBERS:

Shaun Abreu
Chris Banks
Selvena N. Brooks-Powers
Tiffany Cabán
David M. Carr
Elsie Encarnación
Farah N. Louis
Yusef Salaam
Justin E. Sanchez
Shanel Thomas-Henry
Susan Zhuang

2 SERGEANT-AT-ARMS: SERGEANT-AT-ARMS: This
3 is a sound check on the Committee on Land Use. Today
4 is March 25th, 2026. My name is Sergeant Roman Petrov
(phonetic). We're in HR2 room.

5 SERGEANT-AT-ARMS: Good morning. Welcome
6 to today's New York City Council vote for the
7 Committee on Land Use.

8 Please silence all cell phones and
9 electronic devices.

10 As a friendly reminder, please do not
11 approach the dais.

12 Chair, we are ready to begin.

13 CHAIRPERSON RILEY: [GAVEL] Good
14 afternoon, and welcome to a meeting on the Committee
15 on Land Use. I am Council Member Kevin Riley, Chair
16 of this Committee. I want to welcome my esteemed
17 Colleagues joining me today. We are joined by Chair
18 Louis, Minority Leader Carr, Council Member Justin
19 Sanchez, Majority Leader Abreu, Council Member
20 Encarnación, Council Member Banks, and Council Member
21 Zhuang, and Council Member Salaam.

Today, we are voting on a number of items
referred by our two Subcommittees. I want to thank
Chair Louis and Chair Marte for their ongoing

1 leadership here. We will vote to approve LU-35 for
2 the 1727 Amsterdam Hill Top Apartment proposal, an
3 HPD application for the designation of an Urban
4 Development Action Area and Urban Development Action
5 Area project, and the related disposition of a
6 City-owned property related to property in Majority
7 Leader Abreu's District in the Hamilton Heights
8 neighborhood of Manhattan. The proposal will
9 facilitate the development of a new nine-story
10 mixed-use, 100 percent affordable building with 200
11 dwelling units consisting of both supportive and
12 affordable housing units together with community
13 facility space. Majority Leader Abreu is in support
14 of this application.

15 We will vote to approve LUs 36 and 37 for
16 the DEP Newtown Creek CSO Tunnel relating to property
17 in the District of Council Member Won, Wong, Restler,
18 and Gutiérrez. This is an application by the
19 Department of Environmental Protection and DCAS for a
20 site selection and acquisition of multiple properties
21 and the site selection of City-owned properties,
which together will facilitate a significant
infrastructure project for a combined sewer overflow
retention system, including a three-mile overflow

2 tunnel and related facilities, all to improve water
3 quality of Newtown Creek in Brooklyn Community
4 District 1 and Queens Community District 2 and 5.
5 Council Members Won, Wong, Restler, and Gutiérrez are
6 in support of this proposal.

7 We will vote to approve LUs 38, 39, and
8 40 for the 20 Berry Street proposal related to
9 property in Council Member Restler's District in
10 Brooklyn. The proposal includes a zoning map
11 amendment, zoning text amendment, and zoning special
12 permit which together will facilitate the development
13 of a mixed-use light manufacturing and office
14 building in Williamsburg. Council Member Restler
15 supports this application.

16 We will vote to approve LU-41 for the
17 1325 Avenue of Americas zoning text amendment
18 relating to a property in Council Member Maloney's
19 District in Manhattan. The proposed text amendment
20 will permit the location of open-air cafes in
21 through-block gallerias within the Special Midtown
District. Council Member Maloney supports this
application.

We will vote to approve LUs 42 and 43 for
the Allen Street demapping proposal related to

1 property in Chair Marte's District in Lower East Side
2 neighborhood of Manhattan. The proposal consists of a
3 street demapping action and related zoning text
4 amendment to facilitate the mapping of parkland in
5 portion of the Allen Street median between Delancey
6 Street and Riverton Street while maintaining
7 appropriate wide street bulk regulations for block
8 frontage in the affected area. Chair Marte supports
9 this application.

10 We will also vote to approve LU-47, a
11 request for a revocable consent to facilitate the
12 operation of Le Dive Sidewalk Cafe, also in Chair
13 Marte's District. We are modifying the proposal to
14 limit the requested six tables and 12 chairs to
15 address noise concerns from the surrounding
16 residential community. Chair Marte supports this
17 application as modified.

18 And last but not least, we will vote to
19 approve a Pre-Considered LU for a 754-seat Primary
20 and Intermediate School related to a proposed SCA
21 siting in Council Member Morano's District in Staten
Island. Council Member Morano is in support of this
application.

2 I would now like to recognize Chair Abreu
3 for his remarks and also state we've been joined by
4 Council Member Brooks-Powers.

5 COUNCIL MEMBER ABREU: Thank you, Mr.
6 Chair. We're about to take a vote on the future of
7 1727 Amsterdam Avenue. The question before us is
8 simple: who is public land for? The pressure in Upper
9 Manhattan is real. Rents have climbed, families are
10 being pushed out, seniors are holding on month to
11 month. And too many New Yorkers are still cycling
12 through shelters or unstable housing because they
13 don't have a permanent place to land. The proposal
14 before us creates permanently affordable housing,
15 including units for families earning at or below 40
16 percent of area median income. It also includes
17 supportive housing, senior housing, and real
18 stability for people who need it most. It also
19 protects and expands resources for the neighborhood.
20 Emma Bowen , which has long operated on this site,
21 will have a new and improved home. They've been part
of this process from the beginning, and this project
ensures they can continue delivering critical mental
health services right here in the neighborhood. Ryan
Health, a top-of-the-line federally qualified health

1 center, will begin operating just a few blocks away.
2 And together with Mayor Mamdani, we are allocating 1
3 million dollars to support a new facility that will
4 provide eye care, dental services, prenatal care, and
5 primary medical care to this community. I was proud
6 to stand with the Mayor this morning at the site. We
7 walked the block, spoke with neighbors, and saw
8 firsthand both the need and the opportunity in front
9 of us.

10 Now I want to address something directly.
11 The details of this project have been public for four
12 years. There have been countless opportunities for
13 input, and we have heard from the community. When we
14 held our final public hearing, including online
15 testimony, this project received more than twice as
16 much support as opposition. The support this project
17 has received reflects the real work that was done to
18 listen to our neighbors and make this project a
19 strong one to protect real affordability, fully fund
20 services, and establish clear accountability for how
21 this building will operate. Of course, that didn't
stop some from trying to stop us from getting to this
point today. People who don't want the best for this
neighborhood and our neighbors, people who are

2 perfectly content to see poor families being pushed
3 out of Harlem, people who have spread lies about this
4 project and suggested that low-income housing and
5 supportive housing is a threat. That narrative is
6 wrong. Supportive housing stabilizes people who would
7 otherwise be in shelters or on the streets.

8 Affordable housing allows working families to stay in
9 the neighborhoods they already call home. The people
10 who will live here are not outsiders. There's also a
11 set-aside as part of this project. They are New
12 Yorkers trying to stay rooted in this city we all
13 love. And I say that public land is for them, as much
14 as anyone else. We can't let fear win, and I
15 encourage my Colleagues to vote aye. Thank you, Mr.
16 Chair.

17 CHAIRPERSON RILEY: Thank you, Majority
18 Leader.

19 I've been told we've been joined remotely
20 by Council Member Cabán.

21 Are there any other Members of the
committee who would like to share testimony?

There being no other Members, I will now
call for a vote with the support of local Members to
approve LU-35 for the 1727 Amsterdam Hilltop

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2 Apartments proposal; LU-36 and 37 for the Newtown
3 Creek CSO Tunnel Project; LUs 38, 39, and 40 for the
4 20 Berry Street proposal; LUs 41 for the 1325 Avenue
5 of the Americas text amendment; LUs 42 and 43 for the
6 Allen Street demapping; LU 47 for the Le Dive
7 Sidewalk Cafe revocable consent; and Pre-Considered
8 LU item for SCA school siting in Staten Island
9 Community District 3.

8 Will the Clerk please call the roll?

9 COMMITTEE CLERK WILLIAM MARTIN: Good
10 afternoon. William Martin, Committee Clerk. Roll call
11 of the Committee on Land Use. All items are coupled.

11 Chair Riley.

12 CHAIRPERSON RILEY: Aye.

13 COMMITTEE CLERK WILLIAM MARTIN:

14 Encarnación.

15 COUNCIL MEMBER ENCARNACIÓN: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Louis.

17 COUNCIL MEMBER LOUIS: Aye.

18 COMMITTEE CLERK WILLIAM MARTIN:

19 Brooks-Powers.

20 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Cabán.

22 Council Member Cabán.

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2 Okay. We'll come back.

3 Abreu.

4 COUNCIL MEMBER ABREU: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Ossé.

6 Salaam.

7 COUNCIL MEMBER SALAAM: I vote aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Banks.

9 COUNCIL MEMBER BANKS: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Zhuang.

11 COUNCIL MEMBER ZHUANG: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

13 COUNCIL MEMBER JUSTIN SANCHEZ: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN:

15 Thomas-Henry.

16 COUNCIL MEMBER THOMAS-HENRY: Aye.

17 COMMITTEE CLERK WILLIAM MARTIN: Thank

18 you.

19 Carr.

20 COUNCIL MEMBER CARR: Aye on all.

21 COMMITTEE CLERK WILLIAM MARTIN: Council

Member Cabán.

COUNCIL MEMBER CABÁN: Aye on all. Thank

you.

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2 COMMITTEE CLERK WILLIAM MARTIN: Thank
3 you, Council Member.

4 With a vote of 12 in the affirmative,
5 zero in the negative, and no abstentions, all items
6 have been adopted by the Committee as described by
7 the Chair.

8 CHAIRPERSON RILEY: That concludes today's
9 business.

10 I would like to thank the members of the
11 public, my Colleagues, Council Staff, and
12 Sergeant-at-Arms for participating in today's
13 meeting.

14 This meeting is hereby adjourned. Thank
15 you. [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 April 30, 2026