

CITY COUNCIL  
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

----- X

Tuesday, March 18, 2025

Start: 1:32 P.M.

Recess: 1:34 P.M.

HELD AT: 250 Broadway - Committee Room, 14th  
Floor

B E F O R E: Hon. Rafael Salamanca, Jr., Chair

COUNCIL MEMBERS:

Shaun Abreu  
Joseph C. Borelli  
Selvena N. Brooks-Powers  
Amanda C. Farías  
Kamillah Hanks  
Crystal Hudson  
Francisco P. Moya  
Kevin C. Riley  
Carlina Rivera  
Pierina Ana Sanchez

COMMITTEE ON LAND USE

**(BLANK PAGE)**

SERGEANT AT ARMS: Good afternoon, welcome to the New York City Committee on Land Use. Please place your phone on silent or vibrate mode. At any time during this hearing, do not approach the dais. Thank you for your cooperation.

Chair, we are ready to begin.

CHAIRPERSON SALAMANCA: (GAVEL)

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 esteemed colleagues who have joined us today. We have been joined by Council Member Moya, Council Member Rivera, Chair Riley, Majority Whip Brooks-Powers, Council Member Abreu, Majority Leader Fariás, Chair Hanks, Chair Hudson, and Council Member Sanchez.

I would like to thank Chair Riley and Chair Hanks for their ongoing leadership on our two subcommittees.

Today we are voting to approve the modifications on LUs 239 and 240 which were referred by the Zoning subcommittee. These LU items are for 123-12 Sutphin Boulevard Rezoning Proposal related to property in Speaker Adams' district in Queens. This project

proposes a Zoning Map Amendment and a Zoning Text Amendment to facilitate the development of a new five-story mixed-use building with approximately 111 residential units, including 28 which would be affordable through MIH. Our modification would be to modify the proposed zoning to a mix of R6B in the R6D district and to strike MIH Option 2 and add MIH Option 3. Speaker Adams is in support of the proposal as modified.

I would now like to recognize any of my colleagues who have questions or answers.

Seeing none, I now call for a vote on the following items, with the support of Speaker Adams, which are to approve with modifications of LUs 239 and 240. Would the Clerk please call the roll?

COMMITTEE CLERK: Matthew DeStefano, Committee Clerk; Committee on Land Use roll call vote, all items are coupled.

Chair Salamanca?

CHAIRPERSON SALAMANCA: Aye on all.

COMMITTEE CLERK: Council Member Moya?

COUNCIL MEMBER MOYA: I vote aye.

COMMITTEE CLERK: Thank you.

Council Member Rivera?

COMMITTEE ON LAND USE

5

COUNCIL MEMBER RIVERA: I vote aye.

COMMITTEE CLERK: Council Member Riley?

COUNCIL MEMBER RILEY: Aye.

COMMITTEE CLERK: Council Member Brooks-Powers?

COUNCIL MEMBER BROOKS-POWERS: I vote aye.

COMMITTEE CLERK: Thank you.

Council Member Abreu?

COUNCIL MEMBER ABREU: Aye.

COMMITTEE CLERK: Council Member Farías?

COUNCIL MEMBER FARÍAS: I vote aye.

COMMITTEE CLERK: Council Member Hanks?

COUNCIL MEMBER HANKS: I vote aye.

COMMITTEE CLERK: Council Member Hudson?

COUNCIL MEMBER HUDSON: Aye.

COMMITTEE CLERK: Council Member Sanchez?

COUNCIL MEMBER SANCHEZ: Aye.

COMMITTEE CLERK: Thank you.

By a vote of 10 in the affirmative, 0 in the negative, and no abstentions the items have been adopted by the Committee as described by the Chair.

CHAIRPERSON SALAMANCA: Thank you. That concludes today's business. I would like to thank the members of the public, my colleagues, Land Use and Council

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMITTEE ON LAND USE

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 April 10, 2025