

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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November 20, 2023

Start: 1:23 p.m.

Recess: 1:28 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

Shaun Abreu  
Joseph C. Borelli  
Erik D. Bottcher  
Selvena N. Brooks-Powers  
Shekar Krishnan  
Farrah N. Louis  
Darlene Mealy  
Kevin C. Riley  
Carlina Rivera  
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: This is a microphone  
3 test for the vote on Land Use. Today's date is  
4 November 20, 2023. We are located in the Committee  
5 Room in City Hall. Recording done by Rocco Massini.

6 CHAIRPERSON SALAMANCA: Good afternoon and  
7 welcome to the Committee on Land Use. I am Council  
8 Member Rafael Salamanca. I Chair this Committee.

9 I would like to welcome my esteemed  
10 Colleagues who have joined us today. We have been  
11 joined by Council Members Moya, Rivera, Chair Louis,  
12 Chair Riley, Abreu, Brooks-Powers, Bottcher,  
13 Krishnan, Mealy, Borelli, and Council Member Sanchez.

14 I also want to thank Chair Louis and  
15 Chair Riley for their work on our two Subcommittees.

16 Today, we are voting to approve with  
17 modifications LUs 277 from the Administration's City  
18 of Yes Zoning for Carbon Neutrality text amendment.  
19 This crucially important initiative will update the  
20 City's Zoning Resolution to facilitate more  
21 effective, efficient, and sustainable development  
22 across the five boroughs. Our modifications will  
23 address the accessory use and ultra-low-energy  
24 building definitions. Our modification will maintain  
25 in the fundamental elements of the accessory use

2 definition while updating the specific list of uses  
3 that could qualify as accessory. Our modifications  
4 will also clarify the definition of ultra-low-energy  
5 building with regards to how such buildings' energy  
6 performance should be assessed.

7           Passing this proposal is an important  
8 step in the right direction to addressing climate  
9 change, and I am proud to bring this proposal forward  
10 to a vote.

11           We will also vote to approve with  
12 modifications LUs 284 and 285 regarding the 534 Coney  
13 Island Avenue rezoning in Council Member Joseph's  
14 District in Brooklyn. The proposal includes a zoning  
15 map amendment and related zoning text amendment to  
16 facilitate a new mixed-use residential development.  
17 Our modification will be to strike MIH Option 2 and  
18 add deeper affordability option.

19           We will also vote to approve with  
20 modifications LUs 278 and 279 regarding the Belmont  
21 Osborn rezoning in Council Member Mealy's District in  
22 Brooklyn. The proposal includes a zoning map  
23 amendment and related zoning text amendment to  
24 facilitate a new mixed-use development in  
25 Brownsville. Our modification will be to strike MIH

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2 Option 2 and add the deep affordability option as  
3 well as reduce the scope of rezoning by limiting the  
4 rezoned area to the site located between Osborn and  
5 Watkins Street.

6 At this time, I would like to welcome my  
7 Colleagues who might wish to ask questions or  
8 remarks.

9 Seeing none, I will call for a vote with  
10 the support of the local Members to approve with  
11 modifications LUs 277, 278, 279, 284, and 285.

12 Will the Clerk please call the roll?

13 COMMITTEE CLERK WILLIAM MARTIN: Good  
14 afternoon. William Martin, Committee Clerk. Roll call  
15 vote Committee on Land Use. All items are coupled.  
16 Chair Salamanca.

17 CHAIRPERSON SALAMANCA: Aye on all.

18 COMMITTEE CLERK WILLIAM MARTIN: Moya.

19 Rivera.

20 COUNCIL MEMBER RIVERA: I vote aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Thank  
22 you. Louis.

23 COUNCIL MEMBER LOUIS: Aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Riley.

25 COUNCIL MEMBER RILEY: Aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

3 COUNCIL MEMBER ABREU: Aye.

4 COMMITTEE CLERK WILLIAM MARTIN: Brooks-  
5 Powers.

6 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Bottcher.

8 COUNCIL MEMBER BOTTCHEER: Aye.

9 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

10 COUNCIL MEMBER SANCHEZ: Permission to  
11 explain my vote.

12 CHAIRPERSON SALAMANCA: Council Member  
13 Sanchez to explain her vote.

14 COUNCIL MEMBER SANCHEZ: Thank you, Chair.

15 I want to congratulate everyone who worked on the  
16 City of Yes for Carbon Neutrality proposals to remove  
17 impediments to and expand opportunities for  
18 decarbonization of our energy grid, our building  
19 stock, our vehicles, and our waste streams, and,  
20 while these 17 initiatives will allow for more  
21 decarbonization projects to move forward in our city,  
22 I also want to take this opportunity to highlight  
23 that many of the concerns that the environmental  
24 justice community and advocates raised throughout  
25 this process still stand and were determined to be

2 outside of scope, and so I hope that together as  
3 Colleagues, whether it's through the legislation or  
4 other future Land Use actions, we can address the  
5 concerns that were raised around carbon capture and  
6 storage technology, the solar parking canopies,  
7 battery storage, electric vehicle chargers, automated  
8 parking, trees and pavement, green zones, and last  
9 mile of warehouses. Thank you so much.

10 With that, I vote aye.

11 COMMITTEE CLERK WILLIAM MARTIN: Thank  
12 you. Krishnan.

13 COUNCIL MEMBER KRISHNAN: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Mealy.

15 COUNCIL MEMBER MEALY: Can I explain my  
16 vote.

17 CHAIRPERSON SALAMANCA: Council Member  
18 Mealy to explain her vote.

19 COUNCIL MEMBER MEALY: I just want to  
20 thank Chair Riley and Chair Louis and you, Chair  
21 Salamanca, for taking this opportunity just to make  
22 sure that we get the affordability that we need. I'm  
23 looking forward to this development to come back to  
24 get deeper affordability for housing. Thank you.

25 I vote aye on all.

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

4 COUNCIL MEMBER BORELLI: No on 277. Aye on  
5 the rest.

6 COMMITTEE CLERK WILLIAM MARTIN: With a  
7 vote of 11 in the affirmative, zero in the negative,  
8 and no abstentions with the exception of Land Use  
9 item 277 with a vote of 10 in the affirmative, one in  
10 the negative, and no abstentions, all items have been  
11 adopted by the Committee as indicated by the Chair.

12 CHAIRPERSON SALAMANCA: I would like to  
13 thank members of the public, Land Use and Council  
14 Staff for attending today's hearing.

15 This hearing 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 November 22, 2023