

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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November 12, 2025
Start: 12:42 p.m.
Recess: 12:49 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
Joann Ariola
Selvena N. Brooks-Powers
Amanda Farías
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

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2 SERGEANT-AT-ARMS: Testing, testing. This
3 is a sound check for the New York City Council
4 Committee on Land Use, recorded on November 12, 2025,
5 by Sergeant Ben Levy. Our location is Hearing Room 1
6 of 250 Broadway.

7 SERGEANT-AT-ARMS: Good afternoon. Welcome
8 to the New York City Council vote on the Committee on
9 Land Use.

10 At this time, please silence all
11 electronics and do not approach the dais.

12 Chair, you may begin.

13 CHAIRPERSON SALAMANCA: Thank you. [GAVEL]
14 All right. Good afternoon, and welcome to the
15 Committee on Land Use. I am Council Member Council
16 Member Rafael Salamanca. I Chair of this Committee. I
17 would like to welcome my esteemed Colleagues who have
18 joined us today. We've been joined by Council Members
19 Moya, Chair Riley, Majority Whip Brooks-Powers,
20 Majority Leader Farías, Council Member Hudson,
21 Sanchez, and Minority Leader Ariola.

22 Today we are voting on five proposals
23 referred out to us by our Subcommittees, and as
24 always I would like to thank Chair Riley and Chair
25 Hanks for their ongoing leadership.

First, we will vote on LUs Number 405 and 406 regarding the 58 Nixon Court Rezoning Proposal in Council Member Brannan's District in Gravesend, Brooklyn, to develop a mixed-use residential building with approximately 19 apartments, of which approximately six would be permanently affordable. We will vote to amend the zoning map for the project area to an R7A district with a C2-4 commercial overlay within the Special Ocean Parkway District together with the zoning text amendment to map a Mandatory Inclusionary Housing area. Council Member Brannan supports these applications.

464 Ovington Avenue. Next, we will vote on LUsNumbers 407 and 408 concerning the 464 Ovington Avenue Rezoning Proposal also located in Council Member Brannan's District in Bay Ridge, Brooklyn. The project seeks a development of a 40-unit residential building, of which approximately 10 will be permanently affordable. We will vote to approve the zoning map amendment to map a residential R6A residential district within the Bay Ridge Special District, as well as a zoning text amendment to map a Mandatory Inclusionary Housing area. Council Member Brannan supports the application.

Next, 5502 Flatland Avenue. Next, we will vote on LUs Numbers 409 and 410 concerning the 5502 Flatlands Avenue Rezoning in Council Member Narcisse's District in the Bergen Beach neighborhood of Brooklyn. The proposal involves two actions. The first is a zoning map amendment to change the existing R3-2 residential district to an R6A residential district with a C2-4 commercial district. The second action is a zoning text amendment to map a Mandatory Inclusionary Housing area. The applicant seeks to develop a commercial building on the project site. As explained by Chair Riley in the Zoning Subcommittee this morning, we are voting to modify the proposed R6A residential district to an R6B while maintaining the CPC approved commercial overlay district and modifying the MIH Option to remove Option 1 and 2 and allow Option 3.

Next, 699-703 Lexington Avenue. We will vote on LUs Numbers 424 and 425 concerning the 699-703 Lexington Avenue Rezoning in Council Member Ossé's District in Bed-Stuy, Brooklyn for the development of 85 units of transitional housing. We will vote to approve an amendment to the zoning map to an R6A residential district and a zoning text

amendment to map a Mandatory Inclusionary Housing area. We will modify the MIH Options to deepen the required level of affordability by removing Option 2 and adding Option 3. Council Member Ossé supports this application with the proposed modifications.

AAMUP follow-up. Our last vote concerning LU 428 which is a follow-up action to the neighborhood study and rezoning known as AAMUP that we approved earlier this year. We are approving a tax amendment to the newly created Atlantic Avenue Mixed-Use Special District to tailor the floor area bonus for certain industrial uses within the mixed-use area of the district to promote users engaged in industrial, art-related, and other community-centered uses. Council Member Hudson supports this application.

Now I would like to recognize any of my Colleagues to wish and to make any remarks.

I would also like to recognize that we've been joined by Council Member Abreu.

I will now call for a vote with the support of the local Members to approve the modifications LUs 409 and 410 related to the 5502 Flatlands Avenue Rezoning Proposal; LUs 424 and 425

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2 related to the 699-703 Lexington Avenue Rezoning
3 Proposal; and to approve LUs 405 and 406 related to
4 the 58 Nixon Court Rezoning Proposal; LUs 407 and 408
5 related to the 464 Ovington Avenue Rezoning Proposal;
6 and LU 428 related to AAMUP follow-up action.

7 Will the Counsel please call the roll.

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

12 Chair Salamanca.

13 CHAIRPERSON SALAMANCA: Congratulations to
14 all my Colleagues. I vote aye on all.

15 COMMITTEE CLERK WILLIAM MARTIN: Ayala.
16 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.

4 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

5 Hudson.

6 COUNCIL MEMBER HUDSON: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

8 COUNCIL MEMBER SANCHEZ: Aye.

9 COMMITTEE CLERK WILLIAM MARTIN: Ariola.

10 COUNCIL MEMBER ARIOLA: I vote aye.

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

15 CHAIRPERSON SALAMANCA: That concludes
16 today's business.

17 I would like to thank the members of the
18 public, my Colleagues, Subcommittee Counsel, Land Use
19 and other Council Staff, and the Sergeant-at-Arms for
20 participating in today's meeting.

21 This 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 November 25, 2025