

# **The New York City Council**

*City Hall  
New York, NY 10007*



## **Meeting Minutes**

**Thursday, December 18, 2025**

**11:00 AM**

**250 Broadway - 8th Floor - Hearing Room 3**

### **Committee on Land Use**

*Rafael Salamanca, Jr., Chair*

*Members: Shaun Abreu, Joann Ariola, Diana I. Ayala, Selvena N. Brooks-Powers,  
Amanda C. Farias, Kamillah Hanks, Crystal Hudson,  
Francisco P. Moya, Kevin C. Riley and Pierina Ana Sanchez*

## Roll Call

**Present:** Salamanca Jr., Abreu, Ariola, Ayala, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

**Absent:** Hanks

*Other Council Members Attending: Dinowitz and Mealy*

**Int 0958-2024**

**Attachments:** Summary of Int. No. 958-A, Summary of Int. No. 958, Int. No. 958, June 20, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-20-24, Minutes of the Stated Meeting - June 20, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Land Use 9-19-24, Committee Report 9/19/24, Hearing Testimony 9/19/24, Proposed Int. No. 958-A - 11/26/25, Calendar of the Subcommittee and Land Use Meetings - December 4, 2025, Hearing Transcript - Land Use 12/4/25, Int. No. 958-A - Fiscal Impact Statement - City Council, Int. No. 958-A - Fiscal Impact Statement - OMB, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

*Proposed Int. No. 958-A*

**This Introduction was Hearing Held by Committee**

**Attachments:** Summary of Int. No. 958-A, Summary of Int. No. 958, Int. No. 958, June 20, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-20-24, Minutes of the Stated Meeting - June 20, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Land Use 9-19-24, Committee Report 9/19/24, Hearing Testimony 9/19/24, Proposed Int. No. 958-A - 11/26/25, Calendar of the Subcommittee and Land Use Meetings - December 4, 2025, Hearing Transcript - Land Use 12/4/25, Int. No. 958-A - Fiscal Impact Statement - City Council, Int. No. 958-A - Fiscal Impact Statement - OMB, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**This Introduction was Amendment Proposed by Comm**

**Attachments:** Summary of Int. No. 958-A, Summary of Int. No. 958, Int. No. 958, June 20, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-20-24, Minutes of the Stated Meeting - June 20, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Land Use 9-19-24, Committee Report 9/19/24, Hearing Testimony 9/19/24, Proposed Int. No. 958-A - 11/26/25, Calendar of the Subcommittee and Land Use Meetings - December 4, 2025, Hearing Transcript - Land Use 12/4/25, Int. No. 958-A - Fiscal Impact Statement - City Council, Int. No. 958-A - Fiscal Impact Statement - OMB, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**This Introduction was Amended by Committee**

**Int 0958-2024-A**

**Attachments:** Summary of Int. No. 958-A, Summary of Int. No. 958, Int. No. 958, June 20, 2024 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-20-24, Minutes of the Stated Meeting - June 20, 2024, Calendar of the Land Use Meeting - September 19, 2024, Hearing Transcript - Land Use 9-19-24, Committee Report 9/19/24, Hearing Testimony 9/19/24, Proposed Int. No. 958-A - 11/26/25, Calendar of the Subcommittee and Land Use Meetings - December 4, 2025, Hearing Transcript - Land Use 12/4/25, Int. No. 958-A - Fiscal Impact Statement - City Council, Int. No. 958-A - Fiscal Impact Statement - OMB, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**A motion was made that this Introduction be Approved by Committee approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Ariola, Ayala, Brooks-Powers, Farias, Hudson, Moya, Riley and Sanchez

**Absent:** 1 - Hanks

**Int 1433-2025**

Report Required

**Attachments:** Summary of Int. No. 1433-A, Summary of Int. No. 1433, Int. No. 1433, Memorandum in Support, October 29, 2025 - Stated Meeting Agenda, Calendar of the Land Use Meeting - November 19, 2025, Committee Report 11/19/25, Fiscal Impact Statement - City Council, Fiscal Impact Statement - OMB, Hearing Testimony 11/19/25, Hearing Transcript 11/19/25, Hearing Transcript - Stated Meeting 10-29-25, Proposed Int. No. 1433-A - 12/11/25, Int. No. 1433-A - Fiscal Impact Statement - OMB, Int. No. 1433-A - Fiscal Impact Statement - City Council, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

*Proposed Int. No. 1433-A*

**This Introduction was Hearing Held by Committee**

**Attachments:** Summary of Int. No. 1433-A, Summary of Int. No. 1433, Int. No. 1433, Memorandum in Support, October 29, 2025 - Stated Meeting Agenda, Calendar of the Land Use Meeting - November 19, 2025, Committee Report 11/19/25, Fiscal Impact Statement - City Council, Fiscal Impact Statement - OMB, Hearing Testimony 11/19/25, Hearing Transcript 11/19/25, Hearing Transcript - Stated Meeting 10-29-25, Proposed Int. No. 1433-A - 12/11/25, Int. No. 1433-A - Fiscal Impact Statement - OMB, Int. No. 1433-A - Fiscal Impact Statement - City Council, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**This Introduction was Amendment Proposed by Comm**

**Attachments:** Summary of Int. No. 1433-A, Summary of Int. No. 1433, Int. No. 1433, Memorandum in Support, October 29, 2025 - Stated Meeting Agenda, Calendar of the Land Use Meeting - November 19, 2025, Committee Report 11/19/25, Fiscal Impact Statement - City Council, Fiscal Impact Statement - OMB, Hearing Testimony 11/19/25, Hearing Transcript 11/19/25, Hearing Transcript - Stated Meeting 10-29-25, Proposed Int. No. 1433-A - 12/11/25, Int. No. 1433-A - Fiscal Impact Statement - OMB, Int. No. 1433-A - Fiscal Impact Statement - City Council, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**This Introduction was Amended by Committee**

**Int 1433-2025-A** Report Required

**Attachments:** Summary of Int. No. 1433-A, Summary of Int. No. 1433, Int. No. 1433, Memorandum in Support, October 29, 2025 - Stated Meeting Agenda, Calendar of the Land Use Meeting - November 19, 2025, Committee Report 11/19/25, Fiscal Impact Statement - City Council, Fiscal Impact Statement - OMB, Hearing Testimony 11/19/25, Hearing Transcript 11/19/25, Hearing Transcript - Stated Meeting 10-29-25, Proposed Int. No. 1433-A - 12/11/25, Int. No. 1433-A - Fiscal Impact Statement - OMB, Int. No. 1433-A - Fiscal Impact Statement - City Council, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**A motion was made that this Introduction be Approved by Committee approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Ariola, Ayala, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

**Absent:** 1 - Hanks

**Int 1443-2025** Report Required

**Attachments:** Summary of Int. No. 1443-A, Summary of Int. No. 1443, Int. No. 1443, Memorandum in Support, October 29, 2025 - Stated Meeting Agenda, Calendar of the Land Use Meeting - November 19, 2025, Committee Report 11/19/25, Fiscal Impact Statement - City Council, Fiscal Impact Statement - OMB, Hearing Testimony 11/19/25, Hearing Transcript 11/19/25, Hearing Transcript - Stated Meeting 10-29-25, Proposed Int. No. 1443-A - 12/11/25, Int. No. 1443-A - Fiscal Impact Statement - City Council, Int. No. 1443-A - Fiscal Impact Statement - OMB, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

*Proposed Int. No. 1443-A*

**This Introduction was Hearing Held by Committee**

**Attachments:** Summary of Int. No. 1443-A, Summary of Int. No. 1443, Int. No. 1443, Memorandum in Support, October 29, 2025 - Stated Meeting Agenda, Calendar of the Land Use Meeting - November 19, 2025, Committee Report 11/19/25, Fiscal Impact Statement - City Council, Fiscal Impact Statement - OMB, Hearing Testimony 11/19/25, Hearing Transcript 11/19/25, Hearing Transcript - Stated Meeting 10-29-25, Proposed Int. No. 1443-A - 12/11/25, Int. No. 1443-A - Fiscal Impact Statement - City Council, Int. No. 1443-A - Fiscal Impact Statement - OMB, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**This Introduction was Amendment Proposed by Comm**

**Attachments:** Summary of Int. No. 1443-A, Summary of Int. No. 1443, Int. No. 1443, Memorandum in Support, October 29, 2025 - Stated Meeting Agenda, Calendar of the Land Use Meeting - November 19, 2025, Committee Report 11/19/25, Fiscal Impact Statement - City Council, Fiscal Impact Statement - OMB, Hearing Testimony 11/19/25, Hearing Transcript 11/19/25, Hearing Transcript - Stated Meeting 10-29-25, Proposed Int. No. 1443-A - 12/11/25, Int. No. 1443-A - Fiscal Impact Statement - City Council, Int. No. 1443-A - Fiscal Impact Statement - OMB, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**This Introduction was Amended by Committee**

**Int 1443-2025-A**

Report Required

**Attachments:** Summary of Int. No. 1443-A, Summary of Int. No. 1443, Int. No. 1443, Memorandum in Support, October 29, 2025 - Stated Meeting Agenda, Calendar of the Land Use Meeting - November 19, 2025, Committee Report 11/19/25, Fiscal Impact Statement - City Council, Fiscal Impact Statement - OMB, Hearing Testimony 11/19/25, Hearing Transcript 11/19/25, Hearing Transcript - Stated Meeting 10-29-25, Proposed Int. No. 1443-A - 12/11/25, Int. No. 1443-A - Fiscal Impact Statement - City Council, Int. No. 1443-A - Fiscal Impact Statement - OMB, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025, Committee Report 12/18/25

**A motion was made that this Introduction be Approved by Committee approved by Roll Call.**

**Affirmative:** 9 - Salamanca Jr., Abreu, Ayala, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

**Negative:** 1 - Ariola

**Absent:** 1 - Hanks

**Res 1109-2025**

**Attachments:** Res. No. 1109, October 29, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - November 13, 2025, Hearing Testimony - Zoning 11/13/25, Appearance Cards - Zoning 11/13/25, Hearing Transcript - Zoning 11/13/25, Hearing Transcript - Stated Meeting 10-29-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025

**This Resolution was Hearing Held by Committee**

**Attachments:** Res. No. 1109, October 29, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - November 13, 2025, Hearing Testimony - Zoning 11/13/25, Appearance Cards - Zoning 11/13/25, Hearing Transcript - Zoning 11/13/25, Hearing Transcript - Stated Meeting 10-29-25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025

**This Resolution was Approved by Committee**

**Affirmative:** 10 - Salamanca Jr., Abreu, Ariola, Ayala, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

**Absent:** 1 - Hanks

**Res 1157-2025**

**Attachments:** Res. No. 1157, November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Hearing Transcript - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025

**This Resolution was Hearing Held by Committee**

**Attachments:** Res. No. 1157, November 25, 2025 - Stated Meeting Agenda, Calendar of the Zoning Subcommittee Meeting - December 3, 2025, Hearing Testimony - Zoning 12/3/25, Appearance Cards - Zoning 12/3/25, Hearing Transcript - Zoning 12/3/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - December 11, 2025, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025

**A motion was made that this Resolution be Approved by Committee approved by Roll Call.**

**Affirmative:** 10 - Salamanca Jr., Abreu, Ariola, Ayala, Brooks-Powers, Farías, Hudson, Moya, Riley and Sanchez

**Absent:** 1 - Hanks

**LU 0414-2025**

**Attachments:** Calendar of the Landmarks Subcommittee Meeting - October 15, 2025, Hearing Transcript - Landmarks 10/15/25, Appearance Cards - Landmarks 10/15/25, October 29, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-29-25, Calendar of the Subcommittee and Land Use Meetings - November 25, 2025, Hearing Transcript - Landmarks 11/25/25, Calendar of the Subcommittee and Land Use Meetings - December 4, 2025, Hearing Transcript - Landmarks 12/4/25, Hearing Transcript - Land Use 12/4/25, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Landmarks Subcommittee Meeting - October 15, 2025, Hearing Transcript - Landmarks 10/15/25, Appearance Cards - Landmarks 10/15/25, October 29, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 10-29-25, Calendar of the Subcommittee and Land Use Meetings - November 25, 2025, Hearing Transcript - Landmarks 11/25/25, Calendar of the Subcommittee and Land Use Meetings - December 4, 2025, Hearing Transcript - Landmarks 12/4/25, Hearing Transcript - Land Use 12/4/25, Calendar of the Subcommittee and Land Use Meetings - December 18, 2025

**A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.**

**Affirmative:** 8 - Salamanca Jr., Abreu, Ayala, Farías, Hudson, Moya, Riley and Sanchez

**Negative:** 1 - Ariola

**Abstain:** 1 - Brooks-Powers

**Absent:** 1 - Hanks