

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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January 27, 2022
Start: 1:10 p.m.
Recess: 1:15 p.m.

HELD AT: HYBRID HEARING - Council Chambers -
City Hall

B E F O R E: CHAIR RAFAEL SALAMANCA, JUNIOR

COUNCIL MEMBERS:

JOSEPH C. BORELLI
ERIK D. BOTTCHER
SELVENA N. BROOKS-POWERS
KAMILLAH HANKS
ARI KAGAN
SHEKAR KRISHNAN
FARAH N. LOUIS
DARLENE MEALY
FRANCISCO P. MOYA
KEVIN C. RILEY
CARLINA RIVERA
PIERINA ANA SANCHEZ

OTHER COUNCIL MEMBERS ATTENDING:

VICKIE PALADINO

COMMITTEE ON LAND USE

A P P E A R A N C E S (CONTINUED)

[N/A]

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2 SERGEANT SADOWSKY: Recording to the cloud all
3 set.

4 And, good afternoon, and welcome to today's New
5 York City Council Hearing of the Committee on Land
6 Use.

7 At this time would all council members and
8 council staff, please turn on their video?

9 To minimize disruptions, please place all
10 electronic devices to vibrate or silent mode.

11 Thank you for your cooperation, we are ready to
12 begin.

13 CHAIRPERSON SALAMANCA: Thank you, uhm, good
14 afternoon, and welcome to the first meeting of The
15 Committee on Land Use in this new council session. I
16 am Council Member Rafael Salamanca, chair of this
17 committee.

18 I would like to welcome my esteemed colleagues
19 joining me today. And, we have Council Members
20 Bottcher, Brooks - Powers, Kagan, Krishnan, Louis,
21 Mealy, Moya, Paladino, Chair Riley, Rivera, and
22 Council Member Sanchez.

23 I would like to thank Chair Riley for his work on
24 our zoning subcommittee. And, I would also like to
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1
2 welcome Chair Louis, who will be leading our
3 Landmarks subcommittee.

4 Today we will vote on 1415 Madison Avenue
5 proposal, which was referred out of our Zoning
6 subcommittee.

7 But, before we begin, I would like to recognize
8 the Committee Counsel to review the hearing
9 procedures.

10 COMMITTEE COUNSEL: Thank you, Chair Salamanca,
11 I'll just that we also have Council Member Hanks, uh,
12 in the Chambers.

13 CHAIRPERSON SALAMANCA: Thank you.

14 COMMITTEE COUNSEL: I am Arthur Huh, counsel to
15 this committee. Council Members who would like to
16 questions or make remarks, should use the Zoom Raise
17 Hand Function. The raise hand function should appear
18 at the bottom of your participant panel or your
19 primary viewing window. Chair Salamanca or I will
20 recognize members to speak. We ask that you please
21 be patient, uh, should any technical difficulties
22 arise today.

23 And, Chair Salamanca will now continue with
24 today's agenda items.

25 CHAIRPERSON SALAMANCA: Thank you, Counsel.

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2 We will vote to approve the modifications pre-
3 considers LU items on the ULAR numbers C 210453 ZSM
4 and C 210454 ZSM, related to 415 Madison Avenue
5 proposal in Majority Leader Power's district in
6 Manhattan.

7 This is an application for two special permits,
8 one to generate a floor area bonus for the provision
9 of a public concourse at the ground floor of a
10 proposed new office building; and two, a special
11 permit to waive east midtown and setback rules and
12 certain other sub-district requirements.

13 These actions would facilitate the new class A
14 commercial office building at the corner of Madison
15 Avenue and East 48th Street. While not part of the
16 approvals before us today, I will note that the
17 development site will also include a new entrance to
18 a below-grade MTA concourse and platform as part of
19 the East Side Access Project. Our modification would
20 be to ensure that the design of any future artwork
21 installation within the public space will not
22 overwhelm or interfere with the public seating.

23 Majority Leader Powers is in support of this
24 proposal as modified.

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2 Council Members who have questions or remarks
3 should use their Raise Hand button now.

4 Uhm, Counsel, do we see anyone with their hands,
5 uh, raised for comments of questions?

6 COMMITTEE COUNSEL: No, Mr. Chair, I see no
7 members with, uh, hands raised.

8 CHAIRPERSON SALAMANCA: Great, so seeing none, I
9 will now call for a vote in accordance with the
10 recommendations of The Zoning Subcommittee. So
11 approval modifications I have described; the pre
12 considers LU's ULAH numbers C 210453 ZSM and C 210454
13 ZSM for the 415 Madison Avenue Proposal.

14 Will the clerk please call the roll?

15 COMMITTEE CLERK: Good afternoon, William Martin
16 Committee Clerk, roll call vote Committee on Land
17 Use.

18 Chair Salamanca?

19 CHAIRPERSON SALAMANCA: I vote aye on all.

20 COMMITTEE CLERK: Thank you.

21 Moya?

22 COUNCIL MEMBER MOYA: I vote aye.

23 COMMITTEE CLERK: Thank you.

24 Rivera?

25 COUNCIL MEMBER RIVERA: I vote aye.

COMMITTEE ON LAND USE

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COMMITTEE CLERK: Thank you.

Louis?

COUNCIL MEMBER LOUIS: I vote aye.

COMMITTEE CLERK: Thank you.

Riley?

COUNCIL MEMBER RILEY: I vote aye.

COMMITTEE CLERK: Thank you.

Brooks - Powers?

COUNCIL MEMBER BROOKS - POWERS: I vote aye.

COMMITTEE CLERK: Thank you.

Bottcher?

COUNCIL MEMBER BOTTCHEER: I vote aye.

COMMITTEE CLERK: Thank you.

Hanks?

COUNCIL MEMBER HANKS: I vote aye.

COMMITTEE CLERK: Thank you.

Kagan?

COUNCIL MEMBER KAGAN: I vote aye.

COMMITTEE CLERK: Thank you.

Krishnan?

COUNCIL MEMBER KRISHNAN: I vote aye.

COMMITTEE CLERK: Thank you.

Mealy?

COUNCIL MEMBER MEALY: I vote aye on all.

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2 COMMITTEE CLERK: Thank you.

3 Sanchez?

4 COUNCIL MEMBER SANCHEZ: Aye on all.

5 COMMITTEE CLERK: Thank you.

6 Uh, Council Member Borelli?

7 COUNCIL MEMBER BORELLI: I vote aye.

8 COMMITTEE CLERK: Council Member Borelli votes
9 aye, thank you.

10 By a vote of 13 in the affirmative, 0 in the
11 negative, and no abstentions, all items have been
12 adopted by the committee.

13 Mr. Chair that is a full committee.

14 COUNCIL MEMBER RILEY: You're on mute, Mr. Chair.

15 SERGEANT SADOWSKY: Chair, you're on mute.

16 CHAIRPERSON SALAMANCA: Thank you, I think that's
17 what Chair Riley was trying to tell me, thank you.

18 Uhm, I would like to thank the members of the
19 public, my colleagues in Land Use, and other council
20 staff, and the Sergeant At Arms for attending today's
21 meeting.

22 I will leave the roll open, uh, for about five to
23 ten minutes, so thank you.

24 COMMITTEE CLERK: Mr. Chair that is a full
25 committee. You can close at your convenience.

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COMMITTEE ON LAND USE

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CHAIRPERSON SALAMANCA: Uh, did we get a vote from
Council Member Borelli?

COMMITTEE CLERK: Yes, sir.

CHAIRPERSON POWERS: Okay, so, the meeting's
hereby adjourned, thank you.

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 February 7, 2022