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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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June 14, 2022  
Start: 3:44 p.m.  
Recess: 3:50 p.m.

HELD AT: REMOTE HEARING - VIRTUAL ROOM 2

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

COUNCIL MEMBERS:

Joseph C. Borelli  
Erik D. Botcher  
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  
Charles Barron

2 SERGEANT HOPE: Sergeants, can you begin  
3 your recordings?

4 SERGEANT BRADLEY: PC recording is up.

5 SERGEANT HOPE: Thank you. Good evening  
6 and welcome to the New York City Council vote on the  
7 Committee on Land Use.

8 At this time, will all panelists please  
9 turn on your videos? Thank you.

10 To minimize disruption, please all  
11 electronic devices to vibrate or silent mode. Thank  
12 you.

13 Chair, we are ready to begin.

14 CHAIRPERSON SALAMANCA: Thank you,  
15 Sergeant-at-Arms. Good afternoon and welcome to the  
16 Committee on Land Use. I am Council Member Salamanca,  
17 Chair of the Committee.

18 I would like to welcome my esteemed  
19 Colleagues for joining us today. We have been joined  
20 by Council Members Barron, Botcher, Hanks, Kagan,  
21 Krishnan, Chair Louis, Mealy, Moya, Chair Riley,  
22 Rivera, and Sanchez. Also, we've been joined by  
23 Majority Whip Brooks-Powers and Minority Leader  
24 Borelli.

2 I would like to thank Chair Louis and  
3 Chair Riley for their work on our 2 Subcommittees.  
4 Today, we will vote on applications referred by our 2  
5 Subcommittees, but, before we begin, I would like to  
6 recognize the Committee Counsel to review the hearing  
7 procedures.

8 COMMITTEE COUNSEL ARTHUR HUH: Thank you,  
9 Chair Salamanca: I am Arthur Huh, Counsel to this  
10 Committee.

11 Council Members who would like to ask  
12 questions or make remarks should use the Zoom raise  
13 hand function. The raise hand button should appear at  
14 the bottom of your participant panel or primary  
15 viewing window. Chair Salamanca or I will then  
16 recognize Members to speak.

17 We ask that you please be patient if any  
18 technical difficulties arise today.

19 Chair Salamanca will now continue with  
20 today's agenda.

21 CHAIRPERSON SALAMANCA: Thank you,  
22 Counsel. Today, we will vote to approve LU 52, the  
23 Sutter Place NCP project in Brooklyn, Council  
24 Districts represented by Council Member Nurse and  
25 Council Member Barron. The application requests

2 designation of an Urban Development Action Area,  
3 approval of an Urban Development Action Area Project  
4 for such areas, and approval of a disposition of  
5 city-owned property to a developer to be selected by  
6 HPD to facilitate the development of 4 buildings  
7 containing approximately 46 affordable housing units  
8 and ground floor commercial space.

9           We will vote to approve LUs 61 and 62  
10 related to a proposed new EMS Station 17 facility  
11 related to property in Council Member Stevens'  
12 district in the Bronx. The proposal requests approval  
13 of a site selection of property located at 1257  
14 Morris Avenue for use as a new emergency medical  
15 service station as well as approval for the grant of  
16 a zoning special permit to allow the EMS station use  
17 in a residential district.

18           We will also vote to approve LUs 65 and  
19 66 related to the 98th Third Avenue Rezoning Proposal  
20 in Council Member Restler's district in Brooklyn. The  
21 proposal includes a zoning map amendment to rezone an  
22 M1-2 district to an R7D/C2-4 and R6B district and a  
23 rezoning text amendment to establish an MIH program  
24 area utilizing Option 1 and Option 2.

2           We will also vote to approve with  
3 modifications LUs 63 and 64 for the 4541 Furman  
4 Avenue rezoning in Council Member Dinowitz's district  
5 in the Bronx. This proposal includes a zoning map  
6 amendment to rezone an M1-1 district to an R7D/C2-4  
7 district and a related zoning text amendment to  
8 establish an MIH program utilizing Option 1 and 2.  
9 Our modification will be to eliminate the proposed  
10 transit zone extension.

11           Are there any Members who wish to speak?

12 I would like to recognize Council Member Barron.

13           COUNCIL MEMBER BARRON: I want to thank  
14 the sub-Chairs and the Chair of this Committee for  
15 the Sutter Avenue project in Council Member Nurse's  
16 and my district. It started off not where we wanted  
17 it to be, and now it's exactly where we wanted to be,  
18 100 percent affordability, 50, 40, and 30 percent of  
19 the AMI, and I thank Council Member Nurse for joining  
20 me in insisting that it be 100 percent affordable so  
21 we ask that you support this project and that we got  
22 it exactly where we wanted it to be. Thank you.

23           CHAIRPERSON SALAMANCA: Thank you, Council  
24 Member. Are there any other Members who wish to  
25 speak? Counsel, do you see anyone's hands up?

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2 COMMITTEE COUNSEL ARTHUR HUH: No, Mr.  
3 Chair, I see no Members with hands up.

4 CHAIRPERSON SALAMANCA: Excellent. All  
5 right, seeing none, I will now call for a vote in  
6 accordance with the Subcommittees' recommendations to  
7 approve LUs 52, 61, 62, 65, and 66 and to approve  
8 with modifications LUs 63 and 64. Will the Clerk  
9 please call the roll?

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

14 CHAIRPERSON SALAMANCA: Aye on all.

15 WILLIAM MARTIN, COMMITTEE CLERK: Moya.

16 COUNCIL MEMBER MOYA: I vote aye.

17 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
18 you. Rivera.

19 COUNCIL MEMBER RIVERA: I vote aye.

20 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
21 you. Louis.

22 COUNCIL MEMBER LOUIS: I vote aye.

23 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
24 you. Riley.

25 COUNCIL MEMBER RILEY: Aye.

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2 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
3 you. Brooks-Powers.

4 COUNCIL MEMBER BROOKS-POWERS: Aye on all.

5 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
6 you. Botcher.

7 COUNCIL MEMBER BOTCHER: Aye.

8 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
9 you. Hanks.

10 COUNCIL MEMBER HANKS: I vote aye.

11 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
12 you. Kagan.

13 COUNCIL MEMBER KAGAN: Aye on all.

14 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
15 you. Krishnan.

16 COUNCIL MEMBER KRISHNAN: Aye on all.

17 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
18 you. Mealy.

19 COUNCIL MEMBER MEALY: I vote aye on all.

20 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
21 you. Sanchez.

22 COUNCIL MEMBER SANCHEZ: Pass for a  
23 second.

24 WILLIAM MARTIN, COMMITTEE CLERK: Sure.  
25 Borelli.

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2 COUNCIL MEMBER BORELLI: I vote aye.

3 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
4 you. Council Member Sanchez, just let me know when  
5 you're ready.

6 COUNCIL MEMBER SANCHEZ: Will do. Just a  
7 second.

8 WILLIAM MARTIN, COMMITTEE CLERK: Sure.

9 COUNCIL MEMBER SANCHEZ: Okay. I vote aye  
10 on all except Land Use Item 63 and 64 on which I  
11 abstain.

12 WILLIAM MARTIN, COMMITTEE CLERK: Okay.  
13 Thank you. Okay, all items have been adopted by the  
14 Committee with 13 in the affirmative, 0 in the  
15 negative and no abstentions with the exceptions of  
16 Land Use Items 63 and 64 which are adopted by the  
17 Committee with 12 in the affirmative, 0 in the  
18 negative, and 1 abstention. All items have been  
19 adopted as indicated by the Chair.

20 Mr. Chair, that is a full Committee. You  
21 can close at your convenience.

22 CHAIRPERSON SALAMANCA: I would like to  
23 thank you, Clerk. I would like to thank the members  
24 of the public, my Colleagues, Land Use and Council  
25 staff, and the Sergeants-at-Arms for attending



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2 today's hearing. This meeting is hereby adjourned.

3 Thank you.

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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 July 23, 2022