

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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JULY 11, 2022  
Start: 3:24 P.M.  
Recess: 3:36 P.M.

HELD AT: HYBRID HEARING - COMMITTEE ROOM --  
CITY HALL

B E F O R E: RAFAEL SALAMANCA, JR. CHAIRPERSON

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

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

2 SERGEANT AT ARMS: For the Committee on  
3 Land Use. Today's date is July 11, 2022. Located in  
4 Committee Room. Recording done by Pedro Lugo.

5 STG. LUGO: At this time can the host  
6 please start the Webinar. Good afternoon everyone.  
7 Welcome to today's Hybrid New York City Council  
8 Meeting of the Committee on Land Use. Please place  
9 electronic devices to vibrate or silent. If you wish  
10 to submit testimony you may send it to  
11 landusetestimony@council.nyc.gov. Again, that is  
12 landusetestimony@council.nyc.gov. Thank you for your  
13 cooperation. Chair, we are ready to begin.

14 CHAIRPERSON RAFAEL SALAMANCA: All right.  
15 Good afternoon and welcome to the Committee on Land  
16 use. I am Council Member Rafael Salamanca. I Chair  
17 this Committee. I want to welcome my esteem  
18 colleagues who have joined us today. We have been  
19 joined by Council Members Moya, Brooks-Powers,  
20 Krishnan, Sanchez, Rivera, Chair Riley, Kagan and  
21 Borelli. I would like to thank Chair Louis and Chair  
22 Riley for their work on our subcommittee. Today we  
23 will vote on applications referred by our Zoning  
24 Subcommittee. Before we begin, I would like to

2 recognize the Committee Counsel to review the hearing  
3 procedures.

4                   ARTHUR HUTT, COMMITTEE COUNSEL: Thank  
5 you. Chair Salamanca, I am Arthur Huh, Counsel to  
6 this Committee Council Members joining remotely who  
7 would like to ask questions or make remarks should  
8 use the Zoom Raise Hand Function. The Raise Hand  
9 Button should appear at the bottom of your  
10 participant panel or primary viewing window just on  
11 and then recognize members to speak. Council Members  
12 physically present and would like to ask questions  
13 should indicate so verbally and Chair Salamanca may  
14 then recognize the members to speak. We ask all  
15 participants for your continued patience should any  
16 technical difficulties arise. And Chair Salamanca  
17 will now continue with today's agenda items.

18                   CHAIRPERSON RAFAEL SALAMANCA: Thank you  
19 Counsel. Today we will vote to approve pre-considers  
20 LU 78 for the 41 Summit Street Re-Zoning in Council  
21 Member Hanif's district in Brooklyn. To oppose a  
22 zoning map amendment to re-zone an existing M1-1  
23 District to an R6B District to facilitate the  
24 development of a 4 star residential building. We  
25 will also vote to approve the pre-considers LUs

2 related to application number G220016SCX for a 696  
3 seat public school. Site selection in Council Member  
4 Dinowitz's District in the Bronx. We will also vote  
5 to approve pre-considers LUs 45 related to 34  
6 Morningside Avenue ANCP cluster project proposed by  
7 HPD pursuant to article 16 of the general municipal  
8 law and article 11 of the private housing finance law  
9 requesting a waiver for the designation requirement  
10 of section 693 of the general municipal law. A  
11 waiver of her requirement of section 197-C and 197-D  
12 of the city charter. Approval of a project as an  
13 urban developmental action area project and approval  
14 of an exemption from real property taxation pursuant  
15 to section 577 of the private housing law. As  
16 originally proposed, the project will facilitate the  
17 renovation of a cluster of partially occupied city-  
18 owned residential buildings and their conversion from  
19 rentals to co-op owned by the tenants. As part of  
20 the HPD ANCP program according to HPDs original  
21 project summary, existing tenants would be able to  
22 purchase the units for \$2500 while new tenants would  
23 be able to buy in at prices affordable to families  
24 earning 100% of the AMI. The monthly maintenance for  
25 all units would be set to rates affordable to

2 families earning 40% of the AMI. Although these  
3 would be exempt from real property taxation for 40  
4 year, the buildings are located in districts  
5 represented by Council Member Richardson-Jordan who  
6 secured a hard 1 commitment from HPD that tenant  
7 association electing to opt out of the ANCP program  
8 may do so within 60 days of the full council  
9 approval. Finally, we will vote to approve the  
10 modifications LU 67, 68, 69, 70, and 71 for the  
11 resilient Edgemere Community Initiative which relates  
12 to property in Major Whip Brooks-Powers district.  
13 This application submitted by HPD approves the  
14 following proposed actions. LU67 for a zoning map  
15 amendment, LU68 for a zoning tax amendment, LU69 for  
16 the proposed disposition of city-owned property for  
17 uses identified in the Edgemere urban renewal plan,  
18 LU70 for the designation of an urban development  
19 action area and approval of an urban development  
20 action area project for such areas, LU71 for approval  
21 of a second amendment of the Edgemere Urban Renew  
22 Plan. The proposed actions generally reflect the  
23 goals and recommendations of the resilient Edgemere  
24 Community Plan and it's agency community planning  
25 initiative conducted between 2015 and 2017 in the

2 wake of Hurricane Sandy. In addition to creating  
3 open space and reducing the density of new  
4 construction closest to the waterfront, the project  
5 as submitted to the Council was conceived to create  
6 over 1,000 residential unit including over 600 as  
7 affordable rental and home ownership unit not  
8 currently owned by the city. A modification to  
9 reduce the proposed rezoning area by removing one  
10 block in the western portion of the project area and  
11 the corresponding deletion of that block from the  
12 newly proposed MIH area. Thank you. I now recognize  
13 Majority Whip Brooks-Powers for remarks on this  
14 project.

15 MAJORITY WHIP SELVENA BROOKS-POWERS:

16 Good afternoon everyone and thank you Chair Salamanca  
17 and the Committee staff for facilitating this  
18 hearing. I'd like to speak on items being heard  
19 today concerning the resilient Edgemere zoning  
20 proposal in my District lead by HPD. I said all  
21 along this project had some really good elements;  
22 however, there were areas that my community had major  
23 concerns with, specifically the increase in density  
24 to the peninsula with a high water table. The plan  
25 includes significant changes to the fabric of

2 Edgemere including significant down zoning near the  
3 Jamaica Bay coastline to minimize damage caused by  
4 future floods, in fill, zoning and the establishment  
5 of a community land tract in central Edgemere and  
6 upzoning along Rockaway Beach Boulevard to facilitate  
7 new development and boost much needed commercial  
8 activity. This project has been in the pipeline for  
9 several year dating back to before I was elected into  
10 office. And for the past several months we have been  
11 engaging productively with HPD and other members of  
12 the administration. I'd like to thank everyone for  
13 their work on this items thus far. I would  
14 particularly like to thank speaker Adrienne Adams,  
15 Chief of Staff Jeremy John, first deputy chief of  
16 staff Alicia Ali, the Council Land Use staff, for  
17 coordinating these discussions and liaisioning with  
18 all involved agencies. Lastly, I met with my  
19 constituents most directly impacted by the project to  
20 provide to updates on the work that we've done on  
21 this item. This community has been here for almost  
22 20 years. I said all along we must look at  
23 development at a holistic perspective and the impact  
24 when up zoning a community. Rockaway has seen a  
25 surge of new development in recent years but that



2 development has not been always accompanied by  
3 commensurate investment and local infrastructure,  
4 transportation, health, sewage and education just to  
5 name a few. This is why we remained at the table  
6 with the administration to the very end to ensure  
7 critical priorities for my community we're committed  
8 to. Rockaway is in dire need of a new trauma  
9 facility following the closure of Peninsula Hospital  
10 last decade. We have had scarce access to quality  
11 healthcare. Site by St. John's Episcopal filled some  
12 gaps in coverage but they don't go far enough. For  
13 many, the closest trauma care facility is a long  
14 drive to Jamaica Hospital. In just the last year,  
15 too many families have lost loved ones, Justin  
16 Wallace to gun violence, Devina Afaphobe [phonetic]  
17 to traffic violence and firefighter Jessie Gerhard in  
18 the line of service. When lives are on the line and  
19 trauma center on the peninsula can mean a difference  
20 between life and death for many of these people.  
21 Another priority for me is the need to support home  
22 ownership opportunities for residents. I've also  
23 long said that home ownership is key to building  
24 generational wealth. Particularly for communities of  
25 color. To that end it is critical that this project

2 includes substantial protection for affordable home  
3 ownership opportunities to preserve and maintain the  
4 way of life that Edgemere residents have come to love  
5 about their neighborhood. These are just some of the  
6 pieces that are key to ensuring that this project  
7 meets the needs of Edgemere's residents and protects  
8 the neighborhood from a change in climate. While the  
9 project does not address all of my concerns, it is a  
10 very important step. This action is a win for all  
11 New Yorkers. We've achieved housing that will  
12 include 35 percent affordable home ownership. A  
13 community advisory board to see this project through.  
14 Infrastructure investments. A commitment on a  
15 timeline for a public school and that's just to name  
16 a few. So after extensive deliberation, I am pleased  
17 with the final results we were able to achieve  
18 understanding that there is more left ahead of us to  
19 be done. This project will bring transforming  
20 investments to Edgemere supporting residents health,  
21 improving our streetscape and providing ample  
22 opportunity for home ownership and protect us against  
23 changing climate. So with that, I hereby vote yes on  
24 resilient Edgemere, on the resilient Edgemere items

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2 and aye on all the rest and I expect my colleagues  
3 join with me on that. Thank you.

4 CHAIRPERSON RAFAEL SALAMANCA: Thank you  
5 Council Member Powers and congratulations on your  
6 project. Are there any Council Members who have  
7 questions or remarks? Seeing none. I now call for a  
8 vote in accordance with the subcommittee  
9 recommendations to approve pre-considered LU78, the  
10 approve the pre-considered LUs for application number  
11 G220016SCX, to approve pre-considered LUs 45 and to  
12 approve the modification of LU67, 68, 69, 70 and 71.  
13 And to approve pre-considered LU 78. Will the Clerk  
14 please call the roll?

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

19 CHAIRPERSON RAFAEL SALAMANCA: Aye on  
20 all.

21 WILLIAM MARTIN, COMMITTEE CLERK: Rivera?

22 CARLINA RIVERA: I vote aye.

23 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
24 you. Moya?

25 FRANCISCO MOYA: I vote aye.

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2 WILLIAM MARTIN, COMMITTEE CLERK: Riley?

3 KEVIN RILEY: I vote aye.

4 WILLIAM MARTIN, COMMITTEE CLERK: Brooks-  
5 Powers?

6 SELVENA BROOKS-POWERS: I vote aye.

7 WILLIAM MARTIN, COMMITTEE CLERK: Kagan?

8 ARI KAGAN: Aye.

9 WILLIAM MARTIN, COMMITTEE CLERK:  
10 Krishnan?

11 SHEKAR KRISHNAN: Aye on all.

12 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
13 you. Sanchez?

14 PIERINA ANA SANCHEZ: Aye on all.

15 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
16 you. Borelli?

17 JOSEPH BORELLI: Aye.

18 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
19 you. By a vote of 9 in the affirmative 0 in the

20 negative and no abstentions all items have been

21 adopted by the Committee.

22 CHAIRPERSON RAFAEL SALAMANCA: Thank you

23 Clerk. I would like to thank the members of the

24 public, my colleagues on Land Use and other Council

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2 staff and the Sergeant at Arms for attending today's  
3 meeting. This meeting 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 AUGUST 17, 2022