



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

2 SERGEANT AT ARMS: This is a microphone  
3 test for the Committee on Zoning and franchise.  
4 Today's date is July 11, 2022. Location Committee  
5 Room recorded by Sgt. Rodriguez.

6 SGT. RODRIGUEZ: At this time can the  
7 host please start the live stream. Good afternoon  
8 everyone. Welcome to today's hybrid New York City  
9 Council Meeting of the Subcommittee on Zoning and  
10 Franchise. Please place electronic devices to  
11 vibrate or silent. If you wish to submit testimony,  
12 you may send it to landusetestimony@council.NYC.gov.  
13 Again that's landusetestimony@council.NYC.gov. Thank  
14 you for your cooperation. Chair, we are ready to  
15 begin.

16 CHAIRPERSON KEVIN RILEY: Good morning.  
17 And welcome to the meeting of the Subcommittee on  
18 Zoning and Franchises. I am Council Member Kevin  
19 Riley Chair of the Subcommittee. This morning I am  
20 joined by Council Members Moya, Louis, Schulman,  
21 Abreu, Carr and Lee. Before we begin today's vote, I  
22 recognize the Subcommittee Counsel to the hearings  
23 procedures.

24 COMMITTEE COUNSEL: Uh, Chair Riley. We  
25 don't have hearing procedures today because we don't

2 have Council Members remote so we can proceed with  
3 the vote.

4 CHAIRPERSON KEVIN RILEY: Thank you  
5 Counsel. Today we will vote to approve Pre-  
6 Considered LUs 78 relating to 41 Summer Street Re-  
7 Zoning proposal in Council Member Hanif's District in  
8 Brooklyn. That was heard by the Subcommittee on June  
9 14th. The proposal seeks a zoning map amendment to  
10 rezone the existing M1-1 District to an R6B district  
11 to facilitate the development of a four-story  
12 residential building. I would now like to recognize  
13 Council Member Hanif to give any remarks regarding  
14 this project.

15 SHAHANA HANIF: Thank you so much Chair  
16 Riley and good afternoon everybody. I will be voting  
17 yes on the Re-zoning Application for 41 Summit Street  
18 and encourage my colleagues to do the same. This was  
19 an application that came across my pre-decesor's desk  
20 and was pulled due to the potential impact on a  
21 nearby committee garden. Throughout this process I  
22 sought to include committee voices as much as  
23 possible in this decision and I am pleased to say  
24 many of the concerns raised by neighbors have been  
25 met. At the outset was hesitant to support this

2 application. I made it known at the Democratic  
3 Conference last week because I believe there is a  
4 greater need in our City for manufacturing districts  
5 and the continued development of unaffordable  
6 housing. However, after several rounds of  
7 negotiations, community input, we were able to secure  
8 a fourth of the building for new affordable housing  
9 at 60 percent AMI and a commitment of \$20,000  
10 improvement for the backyard community garden a  
11 critical community resource in that neighborhood.

12 All of this work will also be in conjunction with the  
13 5th Avenue Committee in my district, a local housing  
14 rights organization and nonprofit housing developer  
15 ensuring that these community benefits are overseen  
16 by two community led organizations. While these  
17 changes are sensible and provide the real benefit to  
18 the community amidst an affordable housing crisis, I  
19 believe we still must be cautious in evaluating  
20 manufacturing to residential rezoning applications.  
21 We know all too well that the long term reduction of  
22 valuable manufacturing space does not come in large  
23 sweeping movements. It develops bit by bit and as  
24 you will see this proposal is a very tiny and I was  
25 feeling a lot of pressure to approve it because it is

2 so small but with every small change to the  
3 manufacturing zone map chipping away at the bedrock  
4 of our industrial community. So we need a  
5 comprehensive plan for my district and the City at  
6 large. My district borders Red Hook and other  
7 southern Brooklyn neighborhoods that are in dire need  
8 for comprehensive planning around our manufacturing  
9 neighborhoods to preserve vital manufacturing spaces  
10 and ensure that our built in environment is serving  
11 the need of the business and residents across the  
12 five boroughs. Thank you for the opportunity to  
13 speak.

14 CHAIRPERSON KEVIN RILEY: Thank you  
15 Council Member Hanif. I will now call for a vote to  
16 approve pre-considers LU 78 for the 41 Summit street  
17 rezoning proposal. Counsel, please call the role.

18 COMMITTEE COUNSEL: Chair Riley?

19 CHAIRPERSON KEVIN RILEY: Aye.

20 COMMITTEE COUNSEL: Council Member Moya?

21 FRANCISCO MOYA: I vote aye.

22 COMMITTEE COUNSEL: Chair Louis?

23 FARAH LOUIS: Aye.

24 COMMITTEE COUNSEL: Council Member Abreu?

25 SHAUN ABREU: I vote aye.

2 COMMITTEE COUNSEL: Council Member  
3 Schulman?

4 LYNN SCHULMAN: I vote aye.

5 COMMITTEE COUNSEL: And Council Member  
6 Carr?

7 DAVID CARR: Aye.

8 COMMITTEE COUNSEL: By a vote of 6 in the  
9 affirmative. No negatives. No abstentions the items  
10 are approved and will be referred to the full Land  
11 Use Committee.

12 CHAIRPERSON KEVIN RILEY: That concludes  
13 today's business. I would like to thank my  
14 colleagues, Subcommittee Counsel, Land Use, and other  
15 Council Staff and the Sergeant at Arms for  
16 participating in today's meeting. This meeting is  
17 hereby adjourned. Thank you. (gavel pounding).

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