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COMMITTEE ON LAND USE

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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October 25, 2022  
Start: 1:19 p.m.  
Recess: 1:27 p.m.

HELD AT: COMMITTEE ROOM - 14TH FLOOR

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

COUNCIL MEMBERS:

Joseph C. Borelli  
Erik D. Bottcher  
Selvena N. Brooks-Powers  
Ari Kagan  
Shekar Krishnan  
Farah N. Louis  
Francisco P. Moya  
Kevin C. Riley

2 CHAIRPERSON SALAMANCA: All right. Good  
3 afternoon and welcome to the Committee on Land Use. I  
4 am Council Member Rafael Salamanca. I Chair this  
5 Committee.

6 I would like to welcome and thank my  
7 esteemed Colleagues for joining us today. We've been  
8 joined by Council Members Moya, Chair Louis, Chair  
9 Riley, Bottcher, Kagan, Krishnan, and Borelli.

10 Before we begin today's meeting, I would  
11 like to recognize the Committee Counsel to review the  
12 hearing procedures.

13 COMMITTEE COUNSEL HUH: Thank you, Chair  
14 Salamanca. I am Arthur Huh, Counsel to this  
15 Committee.

16 Council Members who are physically  
17 present and would like to ask questions should  
18 indicate so verbally while Council Members joining  
19 remotely who would like to ask questions or make  
20 remarks should use the Zoom raise hand function.  
21 Chair Salamanca will recognize Members to speak.

22 We ask all participants for your  
23 continued patience should any technical difficulties  
24 arise.

2 Chair Salamanca will now continue with  
3 today's agenda.

4 CHAIRPERSON SALAMANCA: Thank you,  
5 Counsel. Today, we will vote to approve with  
6 modifications LUs 110, 111, and 112 for the Ninth  
7 Street Rezoning Proposal related to property in  
8 Council Member Hanif's District in Brooklyn. As  
9 originally proposed, the applicant requested approval  
10 to rezone an existing M2-1 district to an M1-2/R7A  
11 district together with the related zoning text  
12 amendment to establish an MIH Program Area utilizing  
13 Option 1 as well as to establish a new special mixed-  
14 use district and a zoning special permit to waive  
15 accessory residential parking requirements. Our  
16 modification will map an R6B instead of an R7A  
17 district to better reflect the character of this  
18 block and the nearby built context which were  
19 similarly rezoned as part of the recent Gowanus  
20 Neighborhood Rezoning while also maintaining MIH  
21 requirements for the development site. We will also  
22 modify the zoning text amendment to reflect a zoning  
23 district change as well as to add deep affordability  
24 option. Finally, we will also modify the zoning  
25 special permit to reflect the zoning district change.

2 We will also vote to approve LUs 113,  
3 114, and 125, which together comprises the Gateway  
4 Site 26A and Phase 5 Redevelopment Proposal related  
5 to property in Council Member Barron's District in  
6 Brooklyn. The proposal seeks approval for an urban  
7 renewal plan amendment, a UDAAP project approval, an  
8 amendment of a previously approved UDAAP all to  
9 facilitate the development of a new eight-story  
10 mixed-use development with approximately 191  
11 affordable dwelling units including 134 AIRS units  
12 and nine four-story buildings containing  
13 approximately 560 affordable dwelling units.

14 We will also vote to approve LUs 119 and  
15 124 covering three projects proposed by HPD in  
16 coordination with a dedicated development team. The  
17 three projects, Morrisania Open Doors under LUs 119  
18 and 120, Morris Heights NCP under LUs 121 and 122,  
19 and Morrisania Claremont Village Open Door under LUs  
20 123 and 124. Each includes requested for UDAAP  
21 designation and project approval as well as approval  
22 for the disposition of city-owned property as well as  
23 an Article XI tax exemption request. The Morrisania  
24 Claremont Village Open Door Project also includes a  
25 request for approval of a UDAAP tax exemption. The

2 projects together will facilitate the development of  
3 up to 75 units in a mix of affordable homeownership  
4 and rental units across the various project sites.

5 We will also vote to approve with  
6 modifications LU 116 related to the 79-18 164th  
7 Street Rezoning in Council Member Gennaro's District  
8 in Queens, which consists of a zoning map amendment  
9 to replace a C1-3 overlay with a new C2-3 overlay  
10 within an existing R4 and R5D zoning districts. I  
11 want to note that the Council as requested by Council  
12 Member Gennaro recommitted this item to the Land Use  
13 Committee for further consideration regarding the  
14 proposed uses that would have been permitted under  
15 the original proposal. Today, we are voting to modify  
16 the zoning map amendment by adjusting the boundaries  
17 of the proposed C2-3 district and generally limiting  
18 it to the frontage along 164th Street in order to  
19 help preserve the existing mix of neighborhood-  
20 oriented retail and service commercial use along the  
21 Union Turnpike frontage of the block.

22 Before we move to our vote, I would like  
23 to take a moment to recognize any of my Colleagues  
24 who wish to ask questions or make remarks at this  
25 time.

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2           Seeing none, I will now call for a vote  
3 with the support of the local Council Members to  
4 approve with modifications LUs 110, 111, 112, and  
5 116, and to approve LUs 113, 114, 125, 119, 120, 121,  
6 122, 123, and 124. Will the Clerk please call the  
7 roll?

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

12           CHAIRPERSON SALAMANCA: Aye on all.

13           COMMITTEE CLERK WILLIAM MARTIN: Moya.

14           COUNCIL MEMBER MOYA: (INAUDIBLE)

15           COMMITTEE CLERK WILLIAM MARTIN: My  
16 apologies, Council Member Moya. Could you repeat  
17 that, please? Council Member Moya. We'll come back to  
18 Council Member Moya. Louis.

19           COUNCIL MEMBER LOUIS: I vote aye.

20           COMMITTEE CLERK WILLIAM MARTIN: Riley.

21           COUNCIL MEMBER RILEY: I vote aye.

22           COMMITTEE CLERK WILLIAM MARTIN: Brooks-  
23 Powers.

24           COUNCIL MEMBER BROOKS-POWERS: I vote aye.

25           COMMITTEE CLERK WILLIAM MARTIN: Bottcher.

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2 COUNCIL MEMBER BOTTCHEER: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Kagan.

4 COUNCIL MEMBER KAGAN: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Krishnan.

6 COUNCIL MEMBER KRISHNAN: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

8 COUNCIL MEMBER BORELLI: Aye.

9 COMMITTEE CLERK WILLIAM MARTIN: Council  
10 Member Moya.

11 CHAIRPERSON SALAMANCA: Council Member  
12 Moya, if you can just repeat your vote. We couldn't  
13 hear it.

14 COMMITTEE CLERK WILLIAM MARTIN: Council  
15 Member Moya. Council Member Moya.

16 COUNCIL MEMBER MOYA: I vote aye on all.

17 COMMITTEE CLERK WILLIAM MARTIN: Thank  
18 you, sir. By a vote of nine in the affirmative, zero  
19 in the negative, and no abstentions, all items have  
20 been adopted by the Committee.

21 CHAIRPERSON SALAMANCA: I would like to  
22 thank the members of the public, my Colleagues, Land  
23 Use and Council staff, and the Sergeant-at-Arms for  
24 attending today's hearing. This meeting is hereby  
25 adjourned. [GAVEL]

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 October 29, 2022