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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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January 18, 2023
Start: 11:37 A.M.
Recess: 11:51 A.M.

HELD AT: 250 Broadway - 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-Power
Kamillah Hanks
Ari Kagan
Shekar Krishnan
Farah N. Louis
Darlene Mealy
Francisco P. Moya
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

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2 SERGEANT AT ARMS: This is a microphone check
3 for the Committee on Land Use located in the 14th
4 Floor Hearing Room recorded on January 18, 2023, by
5 Nesli Petuvie(SP?).

6 SERGEANT AT ARMS: Quiet please. Quiet please.
7 Good morning and welcome to the Committee on Land
8 Use. At this time, please silence all electronic
9 devices to vibrate or silent mode. Chair, we are
10 ready to begin.

11 CHAIRPERSON SALAMANCA: [GAVEL] Alright, good
12 morning and welcome to the Committee on Land Use. I
13 am Council Member Rafael Salamanca, Chair of this
14 Committee. I want to welcome my esteemed colleagues
15 who have joined us today. We've been - alright,
16 I've been told that there's some technical
17 difficulties, so just give us two minutes.

18 [00:00:54-00:00:58].

19 Alright, thank you. Alright, good morning and
20 welcome to the Committee on Land Use. I am Council
21 Member Rafael Salamanca, Chair of this Committee. I
22 want to welcome my esteemed colleagues who have
23 joined us today. We've been joined by Council
24 Member Chair Louis, Chair Riley, Council Member
25 Brooks-Powers, Bottcher, Hanks, Kagan and Borelli.

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2 And we've also been joined by remotely by Council
3 Member Sanchez and Council Member Moya.

4 I would like to thank Chair Louis and Chair
5 Riley for their work on our two Subcommittees.
6 We've also been joined by Council Member Krishnan.
7 Before we begin today's meeting, I would like to
8 recognize the Committee Counsel to review the
9 hearing procedures.

10 COMMITTEE COUNSEL: Thank you Chair Salamanca.
11 I am Arthur Huh, Counsel to this Committee. Council
12 Members who are physically present and you would
13 like to ask questions, should indicate so verbally.
14 While Council Members joining remotely who would
15 also like to ask questions or make remarks should
16 use the zoom raise hand function. Chair Salamanca
17 will recognize members to speak.

18 We ask all participants for your continued
19 patience should any technical difficulties arise and
20 Chair Salamanca will now continue with today's
21 agenda items.

22 CHAIRPERSON SALAMANCA: Thank you Counsel.
23 Today, we'll vote to approve the Preconsidered LU's
24 related to Application Number G 220026 CCM for an
25 amendment to the previously approved Council

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2 Resolution 261 of 2022 for the 34 Morningside Avenue
3 ANCP Cluster, related to property in Council Member
4 Richardson Jordans District in Manhattan.

5 We will also move to approve LU's 155 for the
6 97-27 57th Avenue Rezoning Proposal related to
7 property in Council Member Moya's District in
8 Queens. The proposal consists of a Zoning Map
9 Amendment to map a C2-4 Overlay with an existing R6A
10 C1-2 in R6B districts.

11 We will also vote to disapprove LU's 156 and 157
12 for the 58-02 Northern Boulevard Rezoning Proposal,
13 related to property in Council Member Won's District
14 in Queens. As proposed, the Application saw a
15 Zoning Map Amendment to rezone the R5 Zoning
16 District to an R6B C2-2 Zoning district together
17 with a related MIH Zoning Text Amendment.

18 As we heard during the public testimony in our
19 hearing, Northern Boulevard is oversaturated with
20 cars, dealerships and other auto related uses.
21 Where the Council would support a more comprehensive
22 balance and community-led approach for the future of
23 the corridor.

24 Queens Community Board 2 recently passed a
25 Resolution in support of this approach. Favoring a

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2 community-led mixed-use neighborhood plan including
3 affordable housing in a redesigned Northern
4 Boulevard.

5 We will also vote to approve with modifications
6 LU's 158 and 159 for the 446-448 Park Avenue
7 Rezoning Proposal, related to property in Council
8 Member Restler's District in Brooklyn. The
9 Application includes a Zoning Map Amendment to
10 rezone an existing M1-1 Zoning District to an M1-
11 4/R6A Zoning District in a related MIA Zoning Text
12 Amendment. A modification will be to strike MIH
13 Option 2 while retaining Option 1.

14 We will also vote to approve with modifications
15 LU's 160 and 161 for the Reform Temple of Forest
16 Hills Rezoning Proposal related to property in
17 Council Member Schulman's District in Queens. The
18 Application seeks a Zoning Map Amendment to rezone
19 an R1-2A Zoning District to an R7D Zoning District
20 and a related MIA Zoning Text Amendment. A
21 modification will be to strike MIH Option 2 while
22 retaining Option 1.

23 We will also vote to approve LU's 162, a request
24 by HPD for a Resolution and support of a grant
25 application under the restored New York communities

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2 initiatives and related to property in Council
3 Member Hanif's District in Brooklyn. The
4 application seeks capital funding from the Empire
5 State Development Corporation for up to \$5 million
6 to facilitate the Gowanus Green Affordable Housing
7 Development.

8 Before we move on to our vote, I would like to
9 take a moment to recognize any of my colleagues who
10 wish to ask questions or make remarks at this time.
11 Are there any members who wish to make remarks or
12 comments? Seeing none, I will now call for a vote
13 with the support of the local Council Members to
14 approve with modifications LU's 158, 159, 160 and
15 161 and to approve Preconsidered LU's related to
16 Application G 220026 CCM and LU's 155 and 162 and to
17 disapprove LU's 156 and 157. Will the clerk please
18 call the roll.

19 COMMITTEE CLERK: Testing. Good morning,
20 William Martin, Committee Clerk, roll call vote
21 Committee on Land Use. All items are coupled.
22 Chair Salamanca?

23 CHAIRPERSON SALAMANCA: Aye on all.

24 COMMITTEE CLERK: Moya?

25 COUNCIL MEMBER MOYA: I vote aye on all.

COMMITTEE CLERK: Thank you. Rivera? Louis?

COUNCIL MEMBER LOUIS: I vote aye.

COMMITTEE CLERK: Riley?

COUNCIL MEMBER RILEY: I vote aye.

COMMITTEE CLERK: Brooks-Powers?

COUNCIL MEMBER BROOKS-POWERS: Aye on all.

COMMITTEE CLERK: Bottcher?

COUNCIL MEMBER BOTTCHER: Aye.

COMMITTEE CLERK: Hanks?

COUNCIL MEMBER HANKS: I vote aye.

COMMITTEE CLERK: Krishnan?

COUNCIL MEMBER KRISHNAN: Aye on all.

COMMITTEE CLERK: Mealy? Sanchez?

COUNCIL MEMBER SANCHEZ: Aye on all.

COMMITTEE CLERK: Thank you. Kagan?

COUNCIL MEMBER KAGAN: Aye on all.

COMMITTEE CLERK: Borelli?

COUNCIL MEMBER BORELLI: I vote aye.

COMMITTEE CLERK: By eleven in the affirmative,
zero in the negative and no abstentions, all items
have been approved as indicated by the Chair.

CHAIRPERSON SALAMANCA: Thank you Clerk. I
would like to thank the members of the public, my
colleagues, Land Use and Counsel Staff and Sergeant

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COMMITTEE ON LAND USE

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at Arms for attending today's hearing. We will leave the roll open for five minutes for Council Member Rivera. Thank you. [6:52-13:07]

Yes, so we can open the roll Mr. Clerk, please.

COMMITTEE CLERK: Thank you. Council Member Rivera?

COUNCIL MEMBER RIVERA: I vote aye.

COMMITTEE CLERK: Final vote Committee on Land Use, all items have been adopted by a vote of 12 in the affirmative, zero in the negative and no abstentions. Thank you.

CHAIRPERSON SALAMANCA: Thank you Mr. Clerk. This meeting is hereby 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 JANUARY 21, 2023