

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 20, 2023
Start: 12:42 p.m.
Recess: 12:46 p.m.

HELD AT: 250 Broadway-Committee Room, 14th fl

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

COUNCIL MEMBERS:

Shaun Abreu
Joseph Borelli
Erik D. Bottcher
Selvena N. Brooks-Powers
Kamillah Hanks
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)

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2 SERGEANT AT ARMS: Good afternoon and
3 welcome the New York City Council Subcommittee on
4 Land Use. At this time, please place your phone on
5 vibrate or silent mode. Thank you for your
6 cooperation. Chair, we are ready to begin.

7 CHAIRPERSON SALAMANCA: Alright, good
8 afternoon and welcome to the Committee on Land Use. I
9 am Council Member Rafael Salamanca, Chair of this
10 Committee. I would like to welcome my esteemed
11 colleagues who have joined us today. We've been
12 joined by Council Member Moya, Rivera, Chair Louis,
13 Chair Riley, Abreu, Brooks-Powers, Bottcher,
14 Krishnan, and Sanchez. I would like to thank Chair
15 Louis and Chair Riley for their work on our two
16 Subcommittees before we could get to this meeting. I
17 would like to recognize the Committee Counsel to
18 review hearing procedures.

19 COMMITTEE COUNSEL: Thank you, Chair
20 Salamanca. I'm Arthur Huh, Counsel to this
21 Committee. Council Members with questions need to
22 indicate so verbally or by using the Zoom raise hand
23 function if participating remotely, and the Chair
24 will recognize members to speak. Chair Salamanca
25 will now continue with today's agenda.

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2 CHAIRPERSON SALAMANCA: Thank you,
3 Counsel. Today we will vote to approve LUs 241 and
4 242 regarding the 7120 New Utrecht Avenue rezoning
5 proposal in Council Member Brannan's district in
6 Brooklyn. The proposal includes a zoning map
7 amendment and related zoning text amendment to
8 facilitate a new mixed-use residential development.
9 We will also vote to approve the modifications LUs
10 243 regarding the 1160 Flushing Avenue proposal in
11 Council Member Gutiérrez's district in Brooklyn.
12 This proposal seeks to rezone an existing M1-1
13 district to an M1-5 district to facilitate a new
14 mixed-use development that would contain industrial,
15 retail, and office space. As Chair Riley noted in our
16 Zoning Subcommittee, a modification would reduce the
17 proposed rezoning area in line with policy objectives
18 with the preservation of industrial space. While the
19 applicant here has entered into an agreement to
20 accommodate industrial uses, the lots removed from
21 the proposed rezoning area have not. Without similar
22 provisions, the proposed M1-5 zoning could
23 potentially undermine the IBZ's industrial character
24 by incentivizing purely commercial, office, and
25 retail development. We will also vote to approve LUs

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2 244 regarding the 56 William Avenue rezoning text
3 amendment in Minority Leader Borelli's district in
4 Staten Island. We will also vote to approve a pre-
5 considered LU item regarding the SCA site selection
6 for a 696-seat primary school facility in Council
7 Member Schulman's district in Queens. Finally, I
8 note that LUs 239 and 240 on today's agenda regarding
9 the Ocean Crest rezoning in Majority Whip Brooks-
10 Powers district in Queens are laid over. At this
11 time, I would like to welcome my colleagues who might
12 wish to ask questions or remarks. Seeing none, I now
13 call for a vote with the support of the local Council
14 Members to approve LUs 241, 242, 244, and the pre-
15 considered LUs for application number G230029 SZQ and
16 to approve the modifications LUs 243. Would the
17 Clerk please call the roll?

18 COUNCIL CLERK: Good afternoon. William
19 Martin Committee Clerk, roll call vote Committee on
20 Land Use. All items are coupled. Chair Salamanca?

21 CHAIRPERSON SALAMANCA: Aye on all.

22 COUNCIL CLERK: Moya?

23 COUNCIL MEMBER MOYA: I vote aye.

24 COUNCIL CLERK: Thank you. Rivera?

25 COUNCIL MEMBER RIVERA: I vote aye.

COMMITTEE ON LAND USE

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COUNCIL CLERK: Louis?

COUNCIL MEMBER LOUIS: Aye.

COUNCIL CLERK: Riley?

COUNCIL MEMBER RILEY: Aye.

COUNCIL CLERK: Abreu?

COUNCIL MEMBER ABREU: Aye.

COUNCIL CLERK: Brooks-Powers?

COUNCIL MEMBER BROOKS-POWERS: Aye.

COUNCIL CLERK: Bottcher?

COUNCIL MEMBER BOTTCHEER: Aye.

COUNCIL CLERK: Krishnan?

COUNCIL MEMBER KRISHNAN: Aye.

COUNCIL CLERK: Sanchez?

COUNCIL MEMBER SANCHEZ: Aye.

COUNCIL CLERK: Thank you. By a vote of
10 in the affirmative, 0 in the negative and no
abstentions, all items have been adopted by the
Committee as indicated by the Chair.

CHAIRPERSON SALAMANCA: Thank you, Clerk.
That concludes today's business. I would like to
thank the members of the public, my colleagues, Land
Use and Council Staff, and the Sergeant at Arms for
attending today's hearing. This meeting is hereby
adjourned. [gavel]

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COMMITTEE ON LAND USE

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 26, 2023