

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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September 20, 2023

Start: 12:18 p.m.

Recess: 12:26 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 14TH
FLOOR

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

COUNCIL MEMBERS:

Shaun Abreu
Erik D. Bottcher
Selvena N. Brooks-Powers
Kamillah Hanks
Shekar Krishnan
Farrah N. Louis
Darlene Mealy
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Land Use. Today's date is
4 September 20, 2023, located on the 14th Floor Hearing
5 Room, recorded by Steve Sadowsky.

6 SERGEANT-AT-ARMS: Good afternoon and
7 welcome to the Committee on Land Use.

8 At this time, we ask if everybody can
9 please phones on vibrate or silent mode. Thank you.

10 Chair, we are ready to begin.

11 CHAIRPERSON SALAMANCA: [GAVEL] All right,
12 good afternoon and welcome to the Committee on Land
13 Use. I am Council Member Rafael Salamanca. I Chair
14 this Committee.

15 I would like to welcome my Colleagues who
16 have joined us today. We've been joined by Council
17 Member Moya, Chair Louis, Chair Riley, Council
18 Members Abreu, Brooks-Powers, Bottcher, Hanks,
19 Krishnan, and Menin.

20 I would like to thank Chair Louis and
21 Chair Riley for their work on our two Subcommittees.
22 Today, we will vote to approve items in all five
23 boroughs. We are voting to approve LU numbers 264 and
24 265 for the 1460-1480 Sheridan Boulevard Proposal in
25 my District in the Bronx. The proposal includes a

2 zoning map amendment and a related MIH zoning text
3 amendment which together would facilitate a large
4 mixed-use development along the Bronx River just
5 south of Starlight Park with over 900 units of low-
6 income and middle-income affordable housing and a
7 publicly accessible waterfront esplanade.

8 We are voting to approve LUs 266 for an
9 Article XI disposition approval related to Share NYC
10 project on 106th Street in Deputy Speaker Ayala's
11 District in Manhattan. This proposal would facilitate
12 the development of a shared supportive housing
13 building with approximately 32 affordable units under
14 the City's Share NYC pilot program.

15 We are voting to approve LU 259 for the
16 2761 Plumb 2nd Street Rezoning in Council Member
17 Vernikov's District in Brooklyn. The proposal
18 consists of a zoning map amendment that would render
19 a popular waterfront restaurant in Sheepshead Bay a
20 legal conforming use and no longer require the
21 renewal of a special permit every few years.

22 We are voting to approve with
23 modifications LUs 260 and 261 for the 42-18 31st
24 Avenue Rezoning in Council Member Won's District in
25 Queens. The proposal includes a zoning map amendment

2 and related MIH zoning text amendment that together
3 would facilitate a mixed-use project with 59
4 residential units and retail space. Our modification
5 will be to strike MIH Option 2 and add the Deep
6 Affordability Option.

7 We are voting to approve LUs 262 for the
8 125th Greaves Lane Proposal in Minority Leader
9 Borelli's District in Staten Island. The proposal
10 consists of a zoning map amendment to map a
11 commercial overlay that will render existing uses
12 lawfully nonconforming.

13 Finally, I make a motion to file LUs 253
14 and 254 for the 1233 57th Rezoning Proposal to remove
15 these items from the Council's calendar. The proposal
16 was withdrawn by the applicant on September 5th.
17 Therefore, pursuant to Council Rule 11-60(b), the
18 associated LU items are void.

19 Now, we will take any remarks or comments
20 from Members of the Committee.

21 Seeing none, I will call for a vote to
22 approve LUs 259, 262, 264, 265, and 266, and to
23 approve with the modifications I have described LUs
24 260 and 261, to file LUs 253 and 254.

25 Will the Clerk please call the roll?

1 COMMITTEE ON LAND USE 5

2 COMMITTEE CLERK WILLIAM MARTIN: Good
3 afternoon. William Martin, Committee Clerk. Roll call
4 vote Committee on Land Use, all items are coupled.
5 Chair Salamanca.

6 CHAIRPERSON SALAMANCA: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Moya.

8 COUNCIL MEMBER MOYA: I vote aye.

9 COMMITTEE CLERK WILLIAM MARTIN: Thank
10 you. Louis.

11 COUNCIL MEMBER LOUIS: Aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Riley.

13 COUNCIL MEMBER RILEY: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

15 COUNCIL MEMBER ABREU: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
17 Powers.

18 COUNCIL MEMBER BROOKS-POWERS: Aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Bottcher.

20 COUNCIL MEMBER BOTTCHEER: Aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

22 COUNCIL MEMBER HANKS: Aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Krishnan.

24 COUNCIL MEMBER KRISHNAN: Aye.

25 COMMITTEE CLERK WILLIAM MARTIN: Mealy.

2 COUNCIL MEMBER MEALY: Aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

4 COUNCIL MEMBER SANCHEZ: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: With a
6 vote of 11 in the affirmative, zero in the negative,
7 and no abstentions, all items have been adopted as
8 indicated by the Chair.

9 CHAIRPERSON SALAMANCA: Thank you. That
10 concludes today's business.

11 I would like to thank the members of the
12 public, my Colleagues, Land Use and other Council
13 Staff, and Sergeant-at-Arms for attending today's
14 meeting.

15 We're going to leave the roll open for
16 two minutes.

17 Thank you. This meeting is hereby
18 adjourned. [GAVEL]

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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 September 22, 2023