

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 9, 2024
Start: 11:42 a.m.
Recess: 11:50 a.m.

HELD AT: 250 BROADWAY - HEARING ROOM, 16TH
FLOOR

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

COUNCIL MEMBERS:

Shaun Abreu
Joseph Borelli
Selvena N. Brooks-Powers
Amanda Farías
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: Mic check, mic check,
3 this is a mic check on the Committee on Land Use.
4 Today's date is October 9, 2024, 250, 14th Floor,
5 recorded by Walter Lewis.

6 SERGEANT-AT-ARMS: Good morning to the New
7 York City Council hearing for the Committee on Land
8 Use.

9 At this time, we ask that you silence all
10 electronic devices, and at no time is anyone to
11 approach the dais.

12 If you'd like to sign up in person for
13 testimony or if you have any questions during the
14 hearing, please see the Sergeant-at-Arms.

15 Chair, we're ready to begin.

16 CHAIRPERSON SALAMANCA: [GAVEL] All right,
17 good morning, and welcome to the Committee on Land
18 Use. I'm Council Member Rafael Salamanca. I Chair
19 this Committee. I would like to welcome my esteemed
20 Colleagues who have joined us today. We've been
21 joined by Council Member Moya, Rivera, Chair Riley,
22 Majority Whip Brooks-Powers, Abreu, Majority Leader
23 Farías, Hudson, Sanchez, and Borelli.

24 Today we are voting on a number of items
25 recommended to us by our two Subcommittees, and I

2 would like to thank Chair Riley and Chair Hanks for
3 your work. Today we will vote to approve the
4 modifications that will use 149-152 related to the
5 West 135th Street rezoning proposal in Council Member
6 Abreu's District in Manhattan. The proposal includes
7 a zoning map amendment, zoning text amendment, and
8 two special permits, which together will facilitate
9 the development of a new mixed-use building with
10 approximately 60 units, of which 15 to 18 will be
11 permanently affordable. Our modification will be to
12 strike MIH Option 2 and retain Option 1.

13 We will also vote to approve LU 153 for
14 the 343 West 47th Street special permit related to
15 property in Council Member Bottcher's District in
16 Manhattan. This action will facilitate the completion
17 of the necessary renovations of an existing building
18 in the Special Clinton District.

19 We will vote to approve LUs 158, 159, and
20 160 for the South Jamaica Gateway rezoning related to
21 property in Speaker Adams' District and Council
22 Member Williams' District in Queens. The proposal
23 consists of a zoning map amendment, a zoning text
24 amendment, and designation of an urban development
25 action area, approval of an urban development action

2 area project, and the related disposition of City-
3 owned property. Together, these actions will
4 facilitate the development of two mixed-use
5 residential and community facility buildings with
6 approximately 143 affordable housing units in
7 Jamaica, Queens.

8 We will also be voting on a number of
9 pre-considered items out of the Landmarks
10 Subcommittee. We will vote to approve Pre-Considered
11 LUs items related to the MHANY Multifamily
12 Preservation Loan Program project, which includes the
13 designation of an urban development action area, and
14 approval of an urban development action area project,
15 disposition of City-owned property, and approval of
16 the Article XI tax exemption. These actions will
17 facilitate the preservation of affordable housing
18 projects with 12 rental units and one commercial
19 space located in multiple neighborhoods throughout
20 Brooklyn in the Districts of Council Member Joseph,
21 Louis, and Narcisse.

22 We will also vote to approve two Pre-
23 Considered LU items for the Coney Island Phase 3
24 project related to property in Council Member
25 Brannan's District in Brooklyn. This application by

2 HPD will facilitate an Article XI tax exemption and
3 disposition approval.

4 We will vote to approve two related pre-
5 considered LU items for the South Bushwick
6 Neighborhood Homes project also submitted by HPD for
7 a number of affordable housing developments in
8 Council Member Narcisse's District and Council Member
9 Gutiérrez's District in Brooklyn. These approvals
10 include an Article XI tax exemption for all six
11 properties in the project and two applications for
12 the amendments to previously approved UDAAP approvals
13 and UDAAP tax exemptions for South Bushwick
14 Neighborhood Homes 2 and South Bushwick Neighborhood
15 Homes 3.

16 Finally, today we will be voting to
17 approve two LPC designations, LU 130, the landmark
18 designation of the Brooklyn Edison Building in
19 Council Member Restler's District in Brooklyn, and LU
20 148, the designation of 1 Wall Street Banking Room
21 Interior in Council Member Marte's District in
22 Manhattan.

23 I now would like to recognize any of my
24 colleagues for any comments or questions. Just give
25 us one minute, please.

2 We've been joined by Council Member
3 Lincoln Restler, and we're going to allow Council
4 Member Restler to speak on his project.

5 COUNCIL MEMBER RESTLER: Thanks so much,
6 Chair Salamanca. It is good to be with you all today.

7 I'm proud that we are landmarking 345
8 Adams Street, the Edison Building in the heart of
9 downtown Brooklyn. At a time when downtown Brooklyn
10 was a very different place 20-odd years ago, the
11 renovation of this building, activation of
12 storefronts, made a critical difference in
13 revitalizing the heart of downtown Brooklyn. This is
14 a building that my Brooklyn Colleagues know well
15 because the BOE is in there. This is a building that
16 has an unusual ownership structure where it's
17 partially owned by the City and DCAS and the ground
18 two floors are owned by a private developer that have
19 activated the space for economic development
20 purposes. While I think this building is absolutely
21 meritorious of landmark designation and I support the
22 effort, I do want to underscore on the record our
23 expectation that LPC works closely with MUS, the
24 developer who owns the retail spaces, to develop a
25 master storefront plan that allows for ongoing

2 utilization of this space where we're not overly
3 hamstrung by landmarks that will prevent or prohibit
4 dynamic businesses from occupying these retail
5 spaces. They are really important for the dynamism
6 and economic vitality of downtown Brooklyn and we
7 want to make sure that LPC is flexible and thoughtful
8 in creating a master storefront plan that meets the
9 needs of existing and future small businesses in
10 these retail spaces so I really appreciate the
11 opportunity to comment briefly on this and state
12 clearly on the record that we want LPC to work
13 flexibly with our community. I prefer to have that
14 master storefront plan resolved before I'm voting,
15 but we are where we are and sometimes we don't
16 control everything so we are taking a leap of faith
17 that LPC is going to be a good actor and a good
18 partner to our community and I really do hope that
19 they follow through so thank you very much.

20 CHAIRPERSON SALAMANCA: Thank you, Council
21 Member.

22 Are there any other members who wish to
23 speak or make any comments?

24 No. All right. Seeing none, I now call
25 for a vote with the support of the local Members to

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2 approve LUs 130, 148, 153, 158, 159 and 160 and the
3 Pre-Considered LUs items on today's agenda related to
4 Coney Island phase 3, MHANY, MPLP, and South Bushwick
5 neighborhood homes and to approve with modifications
6 LUs 149, 150, 151 and 152. Will the Clerk please call
7 the roll?

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

12 CHAIRPERSON SALAMANCA: Aye.

13 COMMITTEE CLERK WILLIAM MARTIN: Moya.

14 COUNCIL MEMBER MOYA: I vote aye.

15 COMMITTEE CLERK WILLIAM MARTIN: Thank
16 you. Rivera.

17 COUNCIL MEMBER RIVERA: I vote aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Thank
19 you. Riley. Brooks-Powers.

20 COUNCIL MEMBER BROOKS-POWERS: Aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

22 COUNCIL MEMBER ABREU: Aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Farías.

24 COUNCIL MEMBER FARÍAS: I vote aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Hanks.
3 Hudson.

4 COUNCIL MEMBER HUDSON: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

6 COUNCIL MEMBER SANCHEZ: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Thank
8 you. Borelli.

9 COUNCIL MEMBER BORELLI: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: With a
11 vote of 10 in the affirmative, zero in the negative,
12 and no abstentions, all items have been adopted as
13 described by the Chair.

14 CHAIRPERSON SALAMANCA: Thank you. That
15 concludes today's business. I would like to thank the
16 members of the public, my Colleagues, Land Use Staff
17 and Council Staff and the Sergeant-at-Arms for
18 attending today's hearing. This meeting is hereby
19 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 October 13, 2024