

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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Thursday, January 30, 2025  
Start: 11:20 A.M.  
Recess: 11:37 A.M.

HELD AT: 250 Broadway - Committee Room, 16th  
Floor

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

COUNCIL MEMBERS:

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

Other Council Members Attending: Narcisse

COMMITTEE ON LAND USE

A P P E A R A N C E S (CONTINUED)  
**(NONE)**

1  
2 SERGEANT KING: Test, test, test. Good morning,  
3 this is a pre-recorded test, today is January 30,  
4 2025. This is a pre-recorded test on Land Use  
5 recorded by Tyvel (phonetic) King.

6 SERGEANT AT ARMS: Quiet, please, thank you.

7 Good morning, and welcome to the New York City  
8 hybrid hearing on the Committee On Land Use. To  
9 minimize disruptions, please place all electronic  
10 devices to vibrate or silent mode.

11 Chair, we are ready to begin.

12 CHAIRPERSON SALAMANCA: (GAVELING IN)

13 All right. Good morning, and welcome to the  
14 Committee on Land Use. I am Council Member Rafael  
15 Salamanca, chair of this committee.

16 I would like to welcome my esteemed colleagues  
17 who have joined us today. We've been joined by  
18 Council Member Moya; Chair Riley; Brooke-Powers...  
19 I'm sorry, Majority Whip Brooks-Powers; Majority  
20 Leader Fariás; Chair Hanks; Council Member Hudson;  
21 Council Member Sanchez; and Council Member Narcisse.

22 As always, I would like to thank Chair Riley and  
23 Chair Hanks for their work on leading our two  
24 subcommittees. Today, we are voting on two items  
25 referred by our Zoning Subcommittee.

1  
2 We'll also approve the modification of the of LU  
3 Numbers 208 and 209 for the 2185 Coyle Street  
4 Rezoning Proposal in Council Member Narcisse's  
5 district in Brooklyn.

6 The proposal includes a Zoning Map Amendment and  
7 related Zoning Text Amendment, which together will  
8 facilitate a mixed-use residential building in  
9 Sheepshead Bay with over 400 apartments of which  
10 between 20 and 25% will be permanently affordable.

11 The Council's modification will reflect the  
12 actual height of the proposed building and help it  
13 show consistency with recent rezoning in the area.

14 A modifications will modify proposal R7A to an  
15 R6A district and a proposed R7X to an R7D district.

16 We are also modifying to remove MIH Option 2 and  
17 add deep affordability option.

18 Council Member Narcisse supports this proposal as  
19 modified. And we will recognize Council Member  
20 Narcisse to give a brief comment on her project.

21 COUNCIL MEMBER NARCISSE: Thank you, Chair  
22 Salamanca, and all of my colleagues here.

23 It's about time. I'm so happy for the project. We  
24 are in a crisis, but the modification is needed  
25 because we don't want to build out of character at

1  
2 the same time. We want to respect our community,  
3 especially when we engage, uhm, Community Board 15.  
4 All the groups were very engaged, and that's, uhm,  
5 their quest, their request, I should say.

6 So I'm happy to be here and say, yay! We have,  
7 some units to our city, because I know some of my  
8 colleagues complain that not everybody is doing their  
9 parts, and I'm happy to do my part. So, yes, thank  
10 you so much for your support, guys.

11 CHAIRPERSON SALAMANCA: Congratulations, Council  
12 Member.

13 Today we will also vote to approve the  
14 modifications LUs 210 and 211 related to the 438  
15 Concord Avenue Proposal in Deputy Speaker Ayala's  
16 district in the Bronx.

17 The proposal includes a Zoning Map Amendment and  
18 a related Zoning Text Amendment, which would  
19 facilitate a mixed-use residential building in the  
20 South Bronx with approximately 87 apartments of which  
21 24 would be permanently affordable. A modification  
22 would to remove MIH Option 2 and add deep the  
23 affordability option. Deputy Speaker Ayala is in  
24 support of the proposal as modified.

1  
2 Now I would like to recognize my colleagues for  
3 any comments or questions. Seeing none, I will call  
4 for a vote on the following items which have the  
5 support of the local members to approve the  
6 modifications LUs 208, 209, 210, and 211.

7 Would the Clerk please call the roll?

8 COMMITTEE CLERK: Good morning, William Martin,  
9 Committee Clerk, roll call vote Committee on Land  
10 Use. All items are coupled.

11 Chair Salamanca?

12 CHAIRPERSON SALAMANCA: Aye on all.

13 COMMITTEE CLERK: Council Member Moya?

14 COUNCIL MEMBER MOYA: I vote aye.

15 COMMITTEE CLERK: Thank you, Council Member Moya.

16 Council Member Rivera?

17 COUNCIL MEMBER RIVERA: (NO RESPONSE)

18 Chair Riley?

19 CHAIR RILEY: Aye.

20 COMMITTEE CLERK: Thank you.

21 Majority Whip Brooks-Powers?

22 COUNCIL MEMBER BROOKS-POWERS: Aye.

23 COMMITTEE CLERK: Council Member Abreu?

24 COUNCIL MEMBER ABREU: (MEDICAL)

25 COMMITTEE CLERK: Majority Leader Farías?

1 MAJORITY LEADER FARIÁS: I vote aye on all.

2 COMMITTEE CLERK: Council Member Hanks?

3 CHAIR HANKS: I vote aye.

4 COMMITTEE CLERK: Council Member Hudson?

5 COUNCIL MEMBER HUDSON: Aye.

6 COMMITTEE CLERK: Council Member Sanchez?

7 COUNCIL MEMBER SANCHEZ: Aye.

8 COMMITTEE CLERK: Thank you, Council Member  
9 Sanchez.

10 Council Member Borelli?

11 COUNCIL MEMBER BORELLI: (ABSENT)

12 COMMITTEE CLERK: With a vote of 8 in the  
13 affirmative, 0 in the negative, and no abstentions  
14 all items have been adopted by the Committee as  
15 described by the Chair.

16 CHAIRPERSON SALAMANCA: Thank you, uh, I would  
17 like to thank my colleagues and Council Land Use  
18 staff for attending today's hearing. We will leave  
19 the roll open for five minutes.

20 (PAUSE)

21 COMMITTEE CLERK: Continuation roll call,  
22 Committee on Land Use.

23 Council Member Rivera?

24 COUNCIL MEMBER RIVERA: I vote aye.  
25

COMMITTEE CLERK: The vote is now 9 in the affirmative, 0 in the negative, and no abstentions.

(PAUSE)

CHAIRPERSON SALAMANCA: All right, well, that concludes today's business. I would like to thank the members of the public and my colleagues, Land Use and Council staff, and the Sergeant at Arms for attending today's meeting.

This meeting is hereby adjourned. (GAVELING OUT)

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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 February 8, 2025