

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 12, 2025
Start: 12:45 p.m.
Recess: 1:06 p.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

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

OTHER COUNCIL MEMBERS ATTENDING:

Shahana Hanif
Keith Powers

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Land Use. Today's date is
4 February 12, 2025, located in City Hall Committee
5 Room. Recording is done by Rocco Mesiti.

6 SERGEANT-AT-ARMS: Quiet, please. Good
7 afternoon, and welcome to the New York City hybrid
8 vote on the Committee on Land Use.

9 Please silent all electronic devices at
10 this time.

11 If you have any questions, please raise
12 your hand, and one of us, the Sergeant-at-Arms, will
13 kindly assist you.

14 Chair, we're ready to begin.

15 CHAIRPERSON SALAMANCA: [GAVEL] All right,
16 good afternoon, and welcome to the Committee on Land
17 Use. I am Council Member Rafael Salamanca. I chair
18 this Committee. I would like to welcome my esteemed
19 Colleagues who have joined us today. We've been
20 joined by Council Members Moya, Rivera, Chair Riley,
21 Majority Whip Brooks-Powers, Chair Hanks, Hudson,
22 Sanchez, and we've also been joined by Aiden.

23 Today, we are voting on multiple items
24 referred out by our two Subcommittees, and I want to
25 thank Chair Riley and Chair Hanks for their ongoing

2 leadership here. First, we will vote to approve LU
3 207 for the landmark designation of the Jacob Day
4 Residence in Council Member Rivera's District in
5 Manhattan. As Council Member Rivera noted at the
6 hearing, this proposed Manhattan landmark holds not
7 just architectural and artistic significance, but it
8 is culturally important and embodies the spirit of
9 civil rights advocacy. Council Member Rivera is in
10 support of the LPC's designation. We will vote to
11 approve the modifications LUs 212 and 213 for the 441
12 and 467 Prospect Avenue rezoning, also known as the
13 Arrow Linen Proposal, and relating to property in
14 Council Member Hanif's District in Brooklyn. The
15 proposal consists of a zoning map amendment and
16 zoning text amendment to facilitate a new residential
17 mixed-use development with approximately 20
18 apartments, of which approximately 100 would be
19 affordable. A modification will be to modify the
20 proposed zoning district to a mix of R7A and R6B
21 districts, which will disincentivize the displacement
22 and demolition of existing buildings in the rezoning
23 area. These modified zoning districts are more
24 consistent with the built neighborhood context and
25 will also help retain the MIH designation for the

2 entire rezoning area. A modification will also remove
3 MIH Option Two. We've been joined by Council Member
4 Hanif, who is in support of this application, and she
5 will make some remarks.

6 COUNCIL MEMBER HANIF: Thank you so much.

7 Good afternoon, everyone. I'm Council Member Shahana
8 Hanif. I represent the 39th District in Brooklyn.

9 Thank you, Chairs Kevin Riley and Rafael Salamanca,

10 for holding today's hearings and including the 441

11 and 467 Prospect Avenue rezoning, also known as the

12 Arrow Linen rezoning, on the agenda. I would also

13 like to express my deep gratitude to every

14 constituent who shared their position on this project

15 throughout the Uniform Land Use Review Procedure, or

16 ULURP. I'd like to specifically thank Housing Not

17 High Rises, Community Board 7, and of course the

18 entire Windsor Terrace community for your advocacy.

19 The project before the Committee today is stronger

20 because of your engagement. I'm proud to support this

21 critical project, which if approved, will provide

22 desperately needed affordable housing in Windsor

23 Terrace. Since the project was previously brought

24 before the Subcommittee on January 9th, we've been

25 able to secure a number of key modifications and

2 negotiate a community benefits agreement that
3 prioritizes the two key issues that constituents
4 raised throughout every step of the ULRP,
5 affordability and height. The original proposal was
6 for an R7-1 development, two 13-story buildings, but
7 with no height limit and the potential to be even
8 taller, with 25 percent affordable units under
9 Mandatory Inclusionary Housing Option One. The
10 proposal in front of the Subcommittee today is an R7A
11 development and a legally binding commitment in a
12 community benefits agreement to build 250 units in
13 two 10-story buildings and 100 affordable units,
14 making 40 percent of the units affordable. Of these
15 affordable units, over half would be two- and three-
16 bedroom apartments to ensure that families can
17 continue to make Windsor Terrace their home. The
18 community benefits agreement also includes subsidized
19 community space for Sakhi for South Asian Survivors,
20 a local organization that serves survivors of
21 domestic violence, and a child care center run by a
22 local provider. The applicant has also committed to
23 the creation of a construction task force that will
24 engage my office and constituents to ensure continued
25 accountability and that construction is as least

2 disruptive as possible for residents. Further,
3 through partnership and an agreement with 32BJ, the
4 developer has given credible commitment to create
5 good jobs for New Yorkers. The development will also
6 include a green roof that will improve energy
7 efficiency and beautify the space as well as other
8 elements that address flood mitigation, such as
9 bioswales and water retention equipment in each of
10 the buildings. The terms of the community benefits
11 agreement, or CBA, between the applicant and the CBA
12 administrative partner, 5th Avenue Committee, make
13 sure that this project will fulfill multiple
14 neighborhood needs. 5th Avenue Committee is a trusted
15 community institution that has worked on the
16 implementation of several successful CBAs. Regarding
17 height, our negotiations were informed by a number of
18 constituents who have advocated for a shorter
19 development. I'm excited that we were able to meet
20 this goal by reducing the number of stories in the
21 project from 13 to 10. Thanks to a new bulkier
22 design, we were able to secure this height reduction
23 without impacting the total count of 250 units. This
24 is a win-win modification that makes the project more
25 contextual in Windsor Terrace without undermining

2 affordability goals. Additionally, for the homes that
3 are located in the horseshoe shape that exists
4 between the two Arrow Linden buildings and the rent-
5 stabilized building on the west end of the block,
6 we've secured a separate R6B zoning designation. This
7 helps mitigate concerns raised by neighbors about
8 these buildings being subject to potential future
9 speculation while also requiring MIH affordability.
10 We all know that the city is in a housing crisis that
11 is caused in large part by a shortage of affordable
12 housing units. This dynamic is particularly announced
13 in Windsor Terrace, which is a beautiful, transit-
14 rich and expensive neighborhood where there has been
15 a reduction in housing units and little to no below-
16 market housing has been constructed over the last
17 decade. At the Subcommittee's previous hearing, I
18 made it clear that the applicant's original proposal
19 to include only the minimum number of affordable
20 units per the requirements of the MIH program failed
21 to meet the needs of this moment. My constituents
22 were united in sharing this assessment regardless of
23 whether they supported or opposed the project
24 presented in January as a whole. Altogether, this
25 modified project would be a triumph for the Windsor

2 Terrace community. That's why this proposal has the
3 support of Speaker Adams, Chair Salamanca, Chair
4 Riley, Local State Senator Myrie, Borough President
5 Reynoso, and 32BJ SEIU. Without a rezoning agreement,
6 this site would become an as-of-right luxury
7 development with zero affordable units. Instead, we
8 have an opportunity to create 100 new affordable
9 units and do so without constructing super tall
10 buildings that would disrupt the character of the
11 neighborhood. As one of the first rezonings being
12 considered following the adoption of City of Yes for
13 Housing Opportunity and City for All, this project
14 sets a strong standard for community-driven and
15 affordability-focused land use policy. I urge my
16 Colleagues to vote yes.

17 CHAIRPERSON SALAMANCA: Thank you, Council
18 Member. Congratulations.

19 We will also vote to approve LUs 217
20 through 224, the SPARC Kips Bay proposal related to
21 property in Council Member Powers' District in
22 Manhattan. The proposal consists of multiple related
23 land use actions, which together would facilitate the
24 redevelopment of City-owned land for a new state-of-
25 the-art academic, healthcare, and life sciences

2 campus. The proposal consists of a change to the City
3 map, zoning map amendment, zoning text amendment,
4 zoning special permit, disposition of City-owned
5 property, acquisition of City-owned property, and
6 site selection and acquisition approval. And my
7 apologies, Council Member Powers, I didn't recognize
8 you? I would like to recognize you now if you have
9 any comments.

10 COUNCIL MEMBER POWERS: Thank you. Thank
11 you for the recognition. Thank you to Chief Salamanca
12 and Members of the Land Use Committee for considering
13 today the Science Park and Research Campus in Kips,
14 something we're commonly calling SPARC. SPARC Kips
15 Bay project presents a tremendous opportunity for
16 both my District and our entire city to continue to
17 be on the cutting edge in the life science industry
18 while further investing in education opportunities to
19 connect to those jobs. The project would replace the
20 dilapidated Brookdale campus with new community
21 facilities, a new high school, public health
22 infrastructure, and a new space to continue growing
23 development in life sciences. At the start of my
24 first term in the City Council in 2019, there was a
25 much different vision for that site, one that would

2 bring far fewer jobs and education opportunities and
3 one that the community had deep concerns about. I'm
4 extremely grateful that when this was announced as a
5 new proposal in 2022 that it came with a lot more
6 opportunities and support from the community, and I
7 joined with Community Board 6 and its Chair, Sandy
8 McKee, to lead a SPARC Kips Bay Community Task Force
9 as part of a robust public engagement effort over the
10 last few years. This is a substantial investment into
11 our neighborhood, the life sciences and education
12 systems from all over the city. And the benefits of
13 this project are numerous to list, but I want to name
14 many of them because they are significant. We're
15 getting a brand new high school here in Kips Bay that
16 will be partnering with the SPARC Campus to introduce
17 students to the life sciences field, a growing
18 industry. We will have a new STEAM Center for
19 Manhattan. This will be the third citywide and the
20 first in our borough. It will connect to 10, I
21 believe, 10 public high schools in Manhattan, which
22 is very significant. We'll have a new CUNY Healthcare
23 and Public Health Campus that brings together
24 programs of three flagship schools, Hunter College,
25 BMCC, and the Graduate School of Public Health and

2 Public Policy, all sited together on one site. Good
3 news is we are replacing the dilapidated dorms that
4 are sitting there today, one that my mom actually was
5 a nursing student and lived in, with a total
6 replacement and a net increase of 80 dorms for CUNY
7 students here in the city and on the east side.
8 Educational programming by non-profits focused on
9 science for local elementary and middle school
10 students throughout the neighborhood. An expansion of
11 3-K seats by nearly 30 seats in the surrounding area.
12 A new state-of-the-art facility for the Office of the
13 Chief Medical Examiner. A new ambulatory care and
14 wellness center for Bellevue. Project labor
15 agreements for both construction and building
16 maintenance to deliver good-paying jobs as a site. A
17 whole acre of new and enhanced public realm
18 improvements, including a new public square and
19 publicly accessible central open space. Access for
20 the first time or at least a very long time to the
21 public Bellevue Garden across the street. The
22 conversion of a private parking lot on City-owned
23 land to a brand new waterfront park on 34th Street
24 along the East River. I want to thank the Speaker for
25 contributing to the cost of that last year as well. A

2 new accessible pedestrian bridge to the folks on
3 Waterside Plaza who are far from the rest of the
4 neighborhood and could deserve better pedestrian
5 access. Additional investments in Solar One to
6 continue their work around the city. And better
7 coordination between the City Planning and Community
8 Board 6 to find new sites for potential housing. And
9 I want to commend and thank my colleague, Council
10 Member Rivera, for joining that request and question
11 around how to continue to build housing in the
12 neighborhood. There's many to name, but I want to
13 thank the entire EDC team here today and those who
14 are not here, including President Andrew Kimball, Jen
15 Montoya, Gigi Lee, and Julianne Herskowitz for their
16 tireless work and hours of meetings to land the plane
17 on this important project. I want to thank my team,
18 Ben Jacobs and Pat Hill, the Council of Land Use and
19 Planning Division for their help.

20 And I just want to end on this note that
21 I've been here as a City Council Member for now seven
22 years. This is year eight, and I have to tell you
23 it's not every day you get to approve a project that
24 will deliver good-paying jobs alongside public
25 education for not only three-year-olds, for doctoral

2 students alike, and to hopefully move them into the
3 jobs that will be on the same site. It's a
4 generational opportunity to invest in New York and
5 improve our education system, grow our life sciences
6 industry, and improve what already is the best
7 neighborhood to live in the entire city. Yes, I am
8 biased. I think Council Member Rivera will join me in
9 that. I'm immensely proud of this project and I, of
10 course, hope everyone will support it today. Thank
11 you.

12 CHAIRPERSON SALAMANCA: Thank you, Council
13 Member.

14 We will also vote on another life science
15 project to approve LUs 214, 215, and 216 for the 455
16 First Avenue proposal just across the street from the
17 SPARC proposal in Council Member Rivera's District.
18 The proposal consists of a zoning map amendment,
19 zoning text amendment, and a zoning special permit,
20 which together will facilitate the redevelopment of
21 the site for a new commercial life science building.
22 Council Member Rivera supports this proposal. Council
23 Member, are you making any comments? Yes.

24 COUNCIL MEMBER RIVERA: Thank you, Chair
25 Salamanca, for the opportunity to say a few words in

2 support of two items in my District. We'll be voting
3 on today Innovation East at 455 First Avenue in Kips
4 Bay and the Jacob Day residence at 50 West 13th
5 Street in Greenwich Village. Innovation East will
6 transform an underutilized City-owned building into a
7 state-of-the-art life sciences and biotech labs. This
8 project is a vital piece in creating a life sciences
9 corridor on First Avenue, making the Kips Bay
10 neighborhood a world-class destination for life
11 sciences and the healthcare industry. Innovation East
12 will build on the investments in life sciences that
13 have been made in the area while providing additional
14 benefits to the local community. Working with EDC,
15 I'm very thankful to them and the development team,
16 I've secured commitments to partner with local non-
17 profit organizations like the Lower East Side
18 Employment Network to provide educational and
19 workforce development opportunities to local
20 residents and public high school students. The
21 building will contain a multi-purpose community space
22 that will hold public-facing workforce development
23 and science education programs and will offer free
24 meeting space to Community Board 6 and other local
25 civic organizations. The development team and EDC are

2 also committing to public realm improvements that
3 will enhance the pedestrian experience and safety
4 around the building on the 27th street pedestrian
5 walkway and Mount Carmel Place. On First Avenue, the
6 developers will seek a retail tenant that will serve
7 the community and enliven the streetscape. Bellevue
8 South Park, one of the few green spaces in Community
9 District 6, will receive new lighting this summer.
10 Development team will contribute 250,000 dollars over
11 10 years in supplemental improved maintenance in the
12 park and support a local organization and to better
13 serve local families, new pre-K seats will be added
14 to the area, and we have a new STEAM center coming to
15 the brand new high school and the pedestrian bridge
16 at East 25th Street that really is a welcomed
17 addition to Kips Bay and much needed. With more
18 infrastructure and job creation comes the need for
19 those public health investments that we heard from
20 Council Member Powers and, of course, for more
21 housing, something that we have been saying for
22 years, especially more affordable housing to meet the
23 demand from workers and protect residents from
24 raising rents. The City's commitment to working with
25 Community Board 6 and my office to create a district-

2 wide housing plan and identify locations for
3 affordable housing in the area is a good step in that
4 direction, and I look forward to our ongoing efforts
5 to create more homes in the neighborhood. I'm
6 grateful to EDC, the development team and Community
7 Board 6 for working to ensure public benefits through
8 this project that will serve the community and
9 provide economic opportunities. I'm supporting this
10 project. I hope my Colleagues will support it in
11 voting aye as well.

12 We're also voting on a landmark
13 designation for the Jacob Day Residence at 50 West
14 13th Street in Greenwich Village. Dating to the mid-
15 19th century, the building was home to Jacob Day, a
16 prominent African-American businessman and civil
17 rights leader and hosted trailblazers like Sarah
18 Smith Tompkins Garnett, the first African-American
19 woman principal of a New York City public school. The
20 building has significant historical impact as a
21 center of Black civic life, including the founding of
22 the Abyssinian Baptist Church and the Equal Suffrage
23 League. In the 20th century, it became a cultural hub
24 hosting the Afro-American Folkloric Troupe and later
25 the 13th Street Repertory Theater. I'm excited to

2 support this project and of course encourage my
3 Colleagues to vote aye. Thank you to EDC, the land
4 use team, of course my own team, Katie Loeb, Eddie
5 Amador, among others, and thank you, Chair Salamanca,
6 for the opportunity to make remarks.

7 CHAIRPERSON SALAMANCA: Thank you, Council
8 Member.

9 We will also vote to approve LUs 229 and
10 230 for the 122-03 14th Avenue rezoning proposal
11 related to property in Council Member Paladino's
12 District. This zoning map and text amendment together
13 will facilitate the development of a residential
14 mixed-use building with approximately 94 apartments,
15 of which 28 would be permanently affordable. Council
16 Member Paladino is in support of the application.

17 We will vote to disapprove LUs 231 for
18 the 49-39 Van Dam Street de-mapping proposal related
19 to property in Council Member Won's District. The
20 proposal seeks to de-map a portion of the City-owned
21 property next to Borden Avenue on-ramp to the Queens
22 Midtown Expressway in Long Island City. As Chair
23 Riley explained in our Zoning Subcommittee and as
24 reflected in Council Member Won's statement, which
25 would read in the record by Chair Riley, that the

2 City must prioritize the redevelopment of the
3 existing open space.

4 I now call for a vote on the following
5 items, which all have support of the local Council
6 Members, to approve LUs 207, 214 to 216, 217 to 224,
7 and 229 to 230, and disapprove LUs 231, to approve
8 with modifications LUs 212 to 213. Will the Clerk
9 please call the roll?

10 COMMITTEE CLERK MATTHEW DISTEFANO: Good
11 afternoon. Matthew DiStefano, Committee Clerk.
12 Committee on Land Use, roll call vote. All items are
13 coupled. Brooks-Powers.

14 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

15 COMMITTEE CLERK MATTHEW DISTEFANO:
16 Hudson.

17 COUNCIL MEMBER HUDSON: Permission to
18 explain my vote?

19 CHAIRPERSON SALAMANCA: Council Member
20 Hudson to explain her vote.

21 COUNCIL MEMBER HUDSON: Thank you. I just
22 want to commend Council Member Hanif on the
23 thoughtful work she's done to address the chief
24 concerns of her community, which based on all of the
25 emails I've received seem to be affordability and

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19

2 height, 40 percent affordable units, well beyond MIH
3 is a huge win. Congratulations Council Member and all
4 the other Council Members with amazing projects in
5 their districts. I vote aye on all. Thank you.

6 COMMITTEE CLERK MATTHEW DISTEFANO: Chair
7 Salamanca.

8 CHAIRPERSON SALAMANCA: I want to first
9 just echo Council Member Hudson's comments, and I
10 want to congratulate Council Member Hanif on this
11 project. I mean you set a precedent where MIH a
12 certain percentage was required and you asked for
13 more and you were able to land the plane and get to a
14 finish line so congratulations, and with that I vote
15 aye on all.

16 COMMITTEE CLERK MATTHEW DISTEFANO: Moya.

17 COUNCIL MEMBER MOYA: I vote aye.

18 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
19 you. Rivera.

20 COUNCIL MEMBER RIVERA: I vote aye.

21 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
22 you. Riley.

23 COUNCIL MEMBER RILEY: Aye.

24 COMMITTEE CLERK MATTHEW DISTEFANO: Abreu.

25 COUNCIL MEMBER ABREU: Aye.

2 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
3 you. Farías.

4 COUNCIL MEMBER FARÍAS: Congratulations to
5 my Colleagues. I vote aye.

6 COMMITTEE CLERK MATTHEW DISTEFANO: Hanks.
7 Sanchez.

8 COUNCIL MEMBER SANCHEZ: (INAUDIBLE)

9 COMMITTEE CLERK MATTHEW DISTEFANO:
10 Councilwoman, your vote.

11 CHAIRPERSON SALAMANCA: She says she votes
12 aye. I see.

13 COMMITTEE CLERK MATTHEW DISTEFANO: Thank
14 you. By a vote of nine in the affirmative, zero in
15 the negative, and no abstentions, the items have been
16 adopted by the Committee as described by the Chair.
17 LU 231 has been disapproved. Thank you.

18 CHAIRPERSON SALAMANCA: That concludes
19 today's business. I would like to thank the members
20 of the public, my Colleagues, Land Use and Council
21 Staff, and the Sergeant-at-Arms for attending today's
22 meeting. This meeting is hereby 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 February 14, 2025