

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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March 28, 2024

Start: 1:19 p.m.

Recess: 1:22 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
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Tiffany Cabán

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Land Use, recorded by
4 Layla Lynch on March 28, 2024, in the Council
5 Committee Room.

6 SERGEANT-AT-ARMS: Good afternoon and
7 welcome to the New York City Council Committee on
8 Land Use.

9 At this time, please place your phones on
10 vibrate or silent mode.

11 At any time during this hearing, do not
12 approach the dais.

13 Thank you for your cooperation.

14 Chair, we are ready to begin.

15 CHAIRPERSON SALAMANCA: [GAVEL] Good
16 afternoon and welcome to the Committee on Land Use. I
17 am Council Member Rafael Salamanca. I Chair this
18 Committee.

19 I would like to welcome my esteemed
20 Colleagues who have joined us today. We've been
21 joined by Council Members Moya, Chair Riley, Brooks-
22 Powers, Abreu, Majority Leader Farías, Council Member
23 Hudson, and Council Member Sanchez, and Council
24 Member Cabán.

2 I would like to thank Chair Riley and
3 Chair Hanks for their work on our two Subcommittees.

4 Today, we will vote to approve with
5 modifications LUs 37 and 38 for the 30-11 12th Street
6 Rezoning related to property in Council Member
7 Cabán's District in Astoria, Queens. These actions
8 include a zoning map amendment and zoning text
9 amendment will facilitate a new mixed-use residential
10 development with approximately 86 apartments. Our
11 modification will be to remove MIH Option 2 and add
12 the Deep Affordability Option.

13 We will also vote to approve with
14 modifications LUs 39 and 40 for the 23-01 Steinway
15 Street Rezoning also in Council Member Cabán's
16 District, also in Astoria, Queens. The proposal
17 includes a zoning map amendment and related zoning
18 text amendment to facilitate a new mixed-use
19 residential development with approximately 22
20 apartments. Our modification will be to remove MIH
21 Option 2 and to add Deep Affordability Option.

22 Finally, we will vote to approve with
23 modifications LUs 44 and 45 for the 396-400 Avenue X
24 Rezoning related to property located in Council
25 Member Brannan's District in Brooklyn. The proposal

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2 includes a zoning map amendment and related zoning
3 text amendment which together will facilitate the
4 development of a new building in Gravesend, Brooklyn,
5 approximately 45 apartments, and ground floor
6 commercial space. Modification will be to remove MIH
7 Option 2 while retaining Option 1.

8 I will now recognize Council Member Cabán
9 for some comments. Council Member Cabán.

10 COUNCIL MEMBER CABÁN: Yes, can you hear
11 me?

12 CHAIRPERSON SALAMANCA: Yes, we can hear
13 you.

14 COUNCIL MEMBER CABÁN: Great. Thank you.
15 I'm just going to be super brief. I want to take a
16 moment to thank my Staff for the work that they have
17 done in working with the developer on these projects
18 and thank the developer for being responsive during
19 the time that we've been working together as well as
20 the Land Use Division. The folks at the Land Use
21 Division are always incredibly, incredibly helpful
22 and such a good resource. I'm happy to see this
23 moving forward and hope that the Members of the
24 Committee vote aye.

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2 CHAIRPERSON SALAMANCA: Congratulations,
3 Council Member, and thank you.

4 Are there any Members of the Committee
5 that wish to make comments or questions?

6 Seeing none, I will now call for a vote
7 with the support of the local Members to approve with
8 modifications LUs 37, 38, 39, 40, 44, and 45. Will
9 the Clerk please call the roll?

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

14 CHAIRPERSON SALAMANCA: Aye on all.

15 COMMITTEE CLERK WILLIAM MARTIN: Moya.

16 COUNCIL MEMBER MOYA: Aye on all.

17 COMMITTEE CLERK WILLIAM MARTIN: Thank
18 you. Rivera. Riley.

19 COUNCIL MEMBER RILEY: Aye.

20 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
21 Powers.

22 COUNCIL MEMBER BROOKS-POWERS: Aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

24 COUNCIL MEMBER ABREU: Aye.

25 COMMITTEE CLERK WILLIAM MARTIN: Farías.

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2 COUNCIL MEMBER FARIÁS: I vote aye on all.

3 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

4 Hudson.

5 COUNCIL MEMBER HUDSON: Aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

7 COUNCIL MEMBER SANCHEZ: Aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Thank

9 you. Borelli.

10 With a vote of eight in the affirmative,
11 zero in the negative, and no abstentions, all items
12 have been adopted as described by the Chair.

13 CHAIRPERSON SALAMANCA: Thank you. That
14 concludes today's business.

15 I would like to thank the members of the
16 public, my Colleagues, Land Use and Council Staff,
17 and the Sergeant-at-Arms for attending today's
18 meeting.

19 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 April 30, 2024