

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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May 8, 2024  
Start: 12:56 p.m.  
Recess: 1:04 p.m.

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

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

COUNCIL MEMBERS:

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

2 SERGEANT-AT-ARMS: Good afternoon and  
3 welcome to the hearing on the Committee on Land Use.

4 Please silent all electronic devices.

5 At no time, please do not approach this.

6 If you have any questions, please raise  
7 your hand and one of us, the Sergeant-at-Arms, will  
8 kindly assist you.

9 Chair, we're ready to begin.

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

14 I would like to welcome my esteemed  
15 Colleagues who have joined us today. We've been  
16 joined by Council Member Moya, Chair Riley, Farías,  
17 Chair Hanks, Hudson, Sanchez, and Borelli. I would  
18 like to thank our Colleagues for joining us today.

19 Today, we are voting on a number of items  
20 recommended to us by our Zoning and Landmarks  
21 Subcommittee, and I would like to thank Chair Riley  
22 and Chair Hanks for their work leading these two  
23 Subcommittees.

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2 I would first like to note that LU 74  
3 relating to the West 124th Street tax amendment  
4 proposal is laid over.

5 Today, we will vote to approve the  
6 modifications LUs 59 and 60 for the 817 Avenue H  
7 rezoning proposal in Council Member Louis' District  
8 in Brooklyn. The proposal includes a zoning map  
9 amendment and related MIH text amendment and will  
10 facilitate the development of approximately 42  
11 residential units subject to MIH. Our modifications  
12 will reduce the area to be rezoned from an R5 to an  
13 R7A, providing a transition between the development  
14 site and existing neighboring lower scale homes. We  
15 will also modify the zoning text amendment to  
16 similarly reduce the applicable MIH area and also to  
17 remove MIH Option 2 and add a deep affordability.

18 We will vote to approve LUs 64 through 67  
19 for the 281-311 Marcus Garvey Boulevard proposal  
20 related to property in Council Member Ossé's District  
21 in Brooklyn. The application consists of a zoning map  
22 amendment, zoning text amendment, two zoning special  
23 permits, which together will facilitate the  
24 development of two mixed-use residential buildings in  
25 the Bed-Stuy with approximately 155 affordable units

2 subject to MIH and commercial and community facility  
3 space.

4           We will vote to approve the modifications  
5 LUs 68 and 69 for the 1289 Atlantic Avenue proposal  
6 also located in Bed-Stuy in Council Member Ossé's  
7 District. This proposal includes a zoning map  
8 amendment and related zoning text amendment to  
9 facilitate the development of a mixed-use residential  
10 building with approximately 112 affordable  
11 apartments, community facility, and ground floor  
12 retail. Our modification will be to remove MIH Option  
13 2 and add the Deep Affordability Option.

14           We will also vote to approve the Pre-  
15 Considered Application number G 240051 GAM, a request  
16 for a favorable resolution in support of HPD's  
17 application for funding through the New York State  
18 Restore New York Communities Initiative in connection  
19 with the Timbale Terrace Mixed-Use Affordable Housing  
20 Project in Council Member Salaam's District.

21           Finally, we will also vote to approve the  
22 modifications LU 63 for the disposition of property  
23 located at 97-22 Cresskill Place in Council Member  
24 Williams' District in Queens. This is an application  
25 by DCAS seeking approval for the disposition of City-

2 owned property which was last used by the Department  
3 of Sanitation. We previously voted to approve this  
4 proposal on April 17th. Following that vote, the  
5 Council voted to recommit the item back to the  
6 Committee. Today, we will vote to approve the  
7 disposition with a modification that the disposition  
8 area be limited to residential use only.

9 Additionally, I note that Council Member Williams  
10 secured an agreement from DCAS that it would defer  
11 the sale of this property until Jamaica Area-Wide  
12 Rezoning Plan, on which Council Member Williams has  
13 been very actively engaged with both the community  
14 and the Department of City Planning, has gone through  
15 public review and is approved by the Council, as this  
16 property is located in very close proximity to the  
17 proposed boundaries of this Neighborhood Rezoning  
18 Plan. Moreover, prior to the sale of this property,  
19 DCAS will also conduct a final survey of City  
20 agencies to determine whether there is a public need  
21 for the site.

22 I would like to recognize any of my  
23 Colleagues who has questions or comments.

24 Seeing none, I once again, I note that LU  
25 74 on today's agenda is laid over and, with that, I

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2 now call for a vote with the support of local Members  
3 to approve LUs 64, 65, 66, 67, and Pre-Considered  
4 Application number G 240051 GAM, and to approve with  
5 modifications LUs 59, 60, 63, 68, and 69.

6 Will the Clerk please call the roll?

7 COMMITTEE CLERK WILLIAM MARTIN: Good

8 afternoon, William Martin, Committee Clerk. Roll call

9 vote Committee on Land Use. All items are coupled.

10 Chair Salamanca.

11 CHAIRPERSON SALAMANCA: Aye on all.

12 COMMITTEE CLERK WILLIAM MARTIN: Moya.

13 COUNCIL MEMBER MOYA: I vote aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Thank

15 you. Riley.

16 COUNCIL MEMBER RILEY: I vote aye.

17 COMMITTEE CLERK WILLIAM MARTIN: Farías.

18 COUNCIL MEMBER FARÍAS: I vote aye on all.

19 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

20 COUNCIL MEMBER HANKS: Aye on all.

21 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

22 COUNCIL MEMBER HUDSON: Permission to

23 explain my vote?

24 CHAIRPERSON SALAMANCA: Council Member

25 Hudson to explain her vote.

2 COUNCIL MEMBER HUDSON: Thank you. I'm aye  
3 on all, and I just want to note that the project in  
4 Council Member Louis's District, it's my  
5 understanding that the older adult club that's there  
6 will be returning to the facility after construction  
7 and that they're currently working on a plan to  
8 continue services during construction so, again, aye  
9 on all. Thank you.

10 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

11 COUNCIL MEMBER SANCHEZ: Aye on all.

12 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

13 COUNCIL MEMBER BORELLI: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: With a  
15 vote of eight in the affirmative, zero in the  
16 negative, and no abstentions, all items have been  
17 adopted by the Committee as indicated by the Chair.

18 CHAIRPERSON SALAMANCA: Thank you. That  
19 concludes today's business.

20 I would like to thank the members of the  
21 public, my Colleagues, Land Use, and Council Staff  
22 for attending today's meeting, but we will leave the  
23 roll open for five minutes.

24 COMMITTEE CLERK WILLIAM MARTIN:

25 Continuation roll call, Committee on Land Use.

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2 Council Member Brooks-Powers.

3 COUNCIL MEMBER BROOKS-POWERS: Aye on all.

4 COMMITTEE CLERK WILLIAM MARTIN: Vote is  
5 now nine in the affirmative, zero in the negative,  
6 and no abstentions.

7 CHAIRPERSON SALAMANCA: I want thank Land  
8 Use Staff, Sergeant-at-Arms for attending today's  
9 hearing.

10 This hearing 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 May 31, 2024