

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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August 6, 2025
Start: 12:49 p.m.
Recess: 1:03 p.m.

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

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:

Keith Powers

1 COMMITTEE ON LAND USE

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2 SERGEANT-AT-ARMS: Good morning, good
3 morning. This is the Committee on Land Use. Today's
4 date is August 6, 2025. The location is the 16th
5 Floor Committee Room, recorded by Ginelle Yearwood.

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

9 Please silence all cell phone electronic
10 devices and please do not approach this.

11 Chair, we're ready to begin.

12 CHAIRPERSON SALAMANCA: [GAVEL] All right.
13 Good afternoon, and welcome to the Committee on Land
14 Use. I am Council Member Rafael Salamanca. I Chair
15 this Committee. I would like to welcome our esteemed
16 Colleagues who have joined us today. We've been
17 joined by Council Member Rivera, Chair Riley,
18 Majority Whip Brooks-Powers, Abreu, Majority Leader
19 Farías, Chair Hanks, and Council Member Sanchez and
20 Council Member Powers.

21 I would like to thank Chair Riley and
22 Chair Hanks for their ongoing leadership in our two
23 Subcommittees.

24 Today, we are voting on six proposals out
25 of the Zoning Subcommittee. First, we will vote to

2 approve with modifications LUs 324 and 325 for
3 Midtown South Mixed-Use Plan, also known as MSMX,
4 related to property in Council Member Bottcher's and
5 Council Member Powers' Districts in Manhattan. The
6 proposal includes a zoning map amendment to map a
7 number of new mixed light manufacturing and
8 residential districts, including M1-9A/R12, M1-
9 8A/R12, and M1-8A/R11 districts. There is a related
10 zoning text amendment to establish these new
11 districts with special district provisions as well as
12 to map Mandatory Inclusionary Housing area. Chair
13 Riley has explained the need for our specific map and
14 text amendment, which will create approximately 9,500
15 units of housing, of which approximately 2,850 units
16 will be income-restricted MIH units.

17 We also vote to approve with
18 modifications LUs 339, 340, and 341 for the Lenox
19 Hill Hospital proposal related to property in Council
20 Member Powers' District in Manhattan. The proposal
21 includes a zoning map and a related zoning text
22 amendment and a zoning special permit, which together
23 will facilitate the modernization and partial
24 redevelopment of an existing health care campus,
25 which consists of 10 interconnected buildings, some

2 of which have been situated here since the 1800s, and
3 several of which have not been renovated in decades.
4 Our modifications will reduce the maximum building
5 height along Lexington Avenue, require that at least
6 95 percent of the development site be used as a
7 hospital in order to qualify for the special permit,
8 and facilitate ground floor changes related to the
9 ambulance access across the through-block site and
10 locating the mother/baby access off of Park Avenue.

11 We will also vote to approve with
12 modifications LUs 331 and 332 for the 47 Hall
13 Rezoning Proposal related to property in Council
14 Member Hudson's District in Brooklyn. The proposal
15 includes a zoning map and a zoning text amendment to
16 facilitate the development of approximately 611
17 apartments, of which between 153 to 183 will be
18 permanently affordable. Our modifications will be to
19 remove MIH Option Two and to deepen the required
20 level of affordability.

21 We will also vote to approve LUs 333 and
22 334 regarding the 347 Flushing Avenue Rezoning
23 Proposal related to property in Council Member
24 Rustler's District in Brooklyn. The proposal includes
25 a zoning map and a related zoning text amendment,

2 which together will facilitate a new building near
3 the Brooklyn Navy Yard, as well as to legalize an
4 existing non-conforming building.

5 We will vote to approve with
6 modifications LUs 335 and 336 for the 236 Gold Street
7 Rezoning Proposal. The proposal includes a zoning map
8 and a zoning text amendment, which will facilitate
9 the development of a new mixed-use residential
10 building with approximately 114 units, of which
11 approximately 30 would be permanently affordable. Our
12 modification will be to remove MIH Option Two.

13 Finally, we will vote to approve with
14 modification LUs 337 and 338 for the 42-11 30th
15 Avenue Rezoning Proposal related to property in
16 Council Member Cabán's District in Queens. The
17 proposal consists of a zoning map amendment and
18 related zoning text amendment, which together will
19 facilitate the development of a mixed-use residential
20 building with approximately 32 apartments, including
21 8 units as permanently affordable. Our modification
22 will be to remove MIH Option Two and to add MIH
23 Option One.

24 Now I would like to recognize any of my
25 Colleagues who would like to make any remarks, but

2 before that, I want to recognize that we've been
3 joined by Council Member Abreu and Council Member
4 Moya.

5 I just want to make one quick correction
6 regarding the property in Council Member Cabán's
7 District. Our modifications will be to remove MIH
8 Option Two and to add MIH Option Three.

9 We've also been joined by Council Member
10 Hudson.

11 Are there any Members who wish to make
12 remarks?

13 I would like to recognize Council Member
14 Powers.

15 COUNCIL MEMBER POWERS: Thank you, and
16 first I just want to start with a very brief
17 acknowledgement that we'll be voting on Midtown South
18 Rezoning today, which I have been working on
19 endlessly with Council Member Bottcher to redevelop
20 in the Midtown South area, which is at this point an
21 area that only allows for commercial and
22 manufacturing with no residential, and this plan
23 would be a transformative plan to bring 10,000 new
24 homes, 3,000 new affordable homes to the Midtown
25 South area with, I think, some new recent

2 developments that would allow us to be able to
3 preserve the fashion and garment industry, which are
4 looking for a long-term future and home in that area
5 so I ask and encourage my Colleagues to vote aye on
6 that.

7 I want to make some remarks regarding the
8 Lenox Hill Rezoning here as well. I want to first
9 thank all the members of the community, some who are
10 here today and many who are not, who have worked with
11 us and shared feedback and worked tirelessly to make
12 this plan better since it originally started. I want
13 to thank all the Land Use Staff. I want to thank
14 Community Board 8 and the Lenox Hill team, as well as
15 my Staff, to Carolyn, to Ben, who have worked long
16 hours and tirelessly to get us here today.

17 Just to take us back, after extensive
18 community input and negotiations, I believe we've
19 accomplished a proposal that better delivers on two
20 aims that I've discussed throughout this process, to
21 modernize critical health care services and to
22 preserve hospital beds here in New York City and in
23 Manhattan, while also reducing both the height and
24 the construction timeline of the project that will be
25 moving forward. Early versions of this proposal did

2 not work for the community, and we can review where
3 we started. In 2019, the original proposal was a 516-
4 foot hospital with a 490-foot residential tower. Many
5 of us, and many in the community, agreed this was out
6 of scale, and we convened a task force with the then-
7 Borough President to suggest a more suitable plan. We
8 came to a new plan, or we were given a new plan of a
9 436-foot hospital and removing the Park Avenue
10 component. That wasn't enough, and we continued to
11 ask them to justify that footprint of the building.
12 And I want to ensure everyone that Northwell and the
13 folks working on this were held accountable at every
14 step. That's why we're able here to announce a final
15 plan to decrease the size of the footprint and the
16 construction timeline without reducing health care
17 capacity or beds. The new hospital will be 370 feet
18 on Lexington, a 146-foot reduction from the original
19 proposal, and a 66-foot reduction from the most
20 recent proposal. When comparing the height of the
21 hospitals to the others on the east side, this would
22 still be amongst the smallest. There are obviously
23 reasonable concerns about living in a construction
24 zone, the noise, the dust, and the disruption in a
25 quiet residential neighborhood. That's why it was

2 important that we continue to focus as well on the
3 construction timeline and to continue to compress
4 that timeline from 11 years to now 5-1/2 external and
5 2-/12 internal with less audible work.

6 It's also vital not to lose sight of the
7 critical purpose of this building, health care for
8 patients at their most difficult moments. This
9 renovation would expand the emergency department,
10 upgrade the operating rooms, and convert 450 shared
11 rooms to single-bed rooms, offering more privacy and
12 reducing infection risks. The plan also creates a new
13 mother/baby hospital, creating a dedicated area for
14 mothers and newborns, while also addressing issues
15 like ambulance traffic being moved off the street
16 with a new ambulance bay to help relieve traffic in
17 this area.

18 Beyond those improvements, we have
19 secured a community benefits package to help
20 revitalize the neighborhood and address issues for
21 generations to come, including a 20-million-dollar
22 new subway entrance to make a southbound platform
23 fully ADA-accessible, a 5-million-dollar commitment
24 towards accessibility improvements and repairs on the
25 northbound side, and another 2.5 million benefits to

2 include sanitation services, beautification and tree
3 upgrades, upgrades to community education services,
4 outreach programs, and much more.

5 Let there be no confusion. This process
6 is difficult. In this case, it's been years of
7 discussion amongst parties to find a more reasonable
8 path from the original proposal. And I appreciate
9 every single constituent and community member who has
10 spent countless hours with us, and I understand and
11 recognize the challenge of a multi-year construction
12 project. It's also undeniable that we cannot go down
13 the path of a disinvestment and the loss of hospital
14 capacity. We've seen firsthand in Manhattan what it
15 looks like when we lose our hospitals, the loss of
16 emergency services, the loss of health care, the loss
17 of jobs and services, and more. I can name three
18 hospitals in my lifetime in my neighborhood that have
19 been lost. This plan better delivers on the needs of
20 the community, while also maintaining Lenox Hill's
21 excellent standard of care and ensuring the hospital
22 can continue to serve our city for years to come.

23 Thank you.

24 CHAIRPERSON SALAMANCA: Thank you, Council
25 Member Powers.

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2 Are there any other Members who wish to
3 speak?

4 Seeing none, I will now call for a vote
5 on the following items with the support of the local
6 Council Members to approve LUs 333 and 334 for the
7 347 Flushing Avenue; to approve modifications LUs 324
8 and 325 related to the MSMX plan; LUs 339, 340, and
9 341 for the Lenox Hill Hospital; LUs 331 and 332 for
10 the 47 Hall Street; LUs 335 and 336 for the 236 Gold
11 Street; and LUs 337 and 338 for the 42-11 30th
12 Avenue.

13 Counsel, please call the roll.

14 COMMITTEE CLERK WILLIAM MARTIN: Good
15 afternoon, William Martin, Committee Clerk. Roll call
16 vote, Committee on land use. All items are coupled.
17 Chair Salamanca.

18 CHAIRPERSON SALAMANCA: I vote aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Farías.

20 COUNCIL MEMBER FARIÁS: I vote aye on all.

21 COMMITTEE CLERK WILLIAM MARTIN: Moya.

22 COUNCIL MEMBER MOYA: I vote aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Thank
24 you. Rivera.

25 COUNCIL MEMBER RIVERA: I vote aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Riley.

3 COUNCIL MEMBER RILEY: Aye.

4 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
5 Powers.

6 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

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

9 COUNCIL MEMBER ABREU: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

11 COUNCIL MEMBER HANKS: I vote aye.

12 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

13 COUNCIL MEMBER HUDSON: Permission to
14 explain my vote.

15 CHAIRPERSON SALAMANCA: Council Member
16 Hudson to explain her vote.

17 COUNCIL MEMBER HUDSON: Thank you so much,
18 Chair Salamanca. And I'd just like to take this
19 opportunity of brief remarks on a project in my
20 District located at 47 Hall Street, which has gone
21 through significant changes over the past few years.
22 Following the pandemic, the newly built commercial
23 campus at 47 Hall remained largely vacant for years
24 as businesses flirted with flexible work arrangements
25 and downsized their commercial footprint. Then the

2 City contracted to house thousands of recently
3 arrived migrants and asylum seekers at this site.
4 With this application, this space will finally
5 maximize its potential and secure additional housing
6 in the high-demand neighborhood of Clinton Hill. As a
7 Council Member representing one of the Districts that
8 secured the most affordable housing in the entire
9 city, I'm proud to bring yet another 620 units of
10 mixed-income housing, including more than 150 units
11 that are permanently affordable at an average of 60
12 percent of the area median income. This project will
13 create 530 construction jobs and 350 permanent jobs
14 on site and includes commitments from the developer
15 to use 32-BJ building service workers at the project
16 and ensure robust participation of the construction
17 trades. It will also include publicly accessible open
18 space and retail spaces targeted toward local
19 businesses. This project will convert an existing
20 commercial facility into a residential one, ensuring
21 we are using all tools at our disposal to tackle our
22 housing crisis and adding to the more than 17,000
23 units from office conversions in the pipeline across
24 the five boroughs. While this project did not bring
25 everything we wanted, I look forward to working with

2 my colleagues across all levels of government to
3 secure greater labor participation in all projects,
4 including in my own District. Thank you, and I vote
5 aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Thank
7 you. Sanchez.

8 COUNCIL MEMBER SANCHEZ: Aye. Thank you.

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

13 Mr. Chair, that is a full Committee.

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 and
17 other Council Staff, and the Sergeant-at-Arms for
18 attending today's 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 September 2, 2025