

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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SEPTEMBER 28, 2022

Start: 1:50 P.M.

Recess: 2:07 P.M.

HELD AT: 250 Broadway, 16th Fl.- COMMITTEE ROOM

B E F O R E: RAFAEL SALAMANCA, CHAIRPERSON

COUNCIL MEMBERS: JOSEPH C. BORELLI  
ERIK D. BOTTCHER  
SELVENA N. BROOKS-POWERS  
KAMILLAH HANK  
ARI KAGAN  
SHEKAR KRISHNAN  
FARAH N. LOUIS  
DARLENE MEALY  
FRANCISCO P. MOYA  
KEVIN C. RILEY  
CARLINA RIVERA  
PIERINA ANA SANCHEZ

A P P E A R A N C E S (CONTINUED)

1 COMMITTEE ON LAND USE 3

2 SERGEANT AT ARMS: Good afternoon. This  
3 is a sound check for the Committee on Land Use.  
4 Today's date is September 28th, 2022. Located on the  
5 16th Floor of the Committee Room. Recording done by  
6 Pedro Lugo.

7 SGT. LUGO: Good afternoon everyone.  
8 Welcome to today's New York City Council Hearing of  
9 the Committee on Land Use. At this time we ask that  
10 everyone please place their electronic devices to  
11 vibrate or silent. Thank you for your cooperation.  
12 Chair, we are ready to begin.

13 CHAIRPERSON RAFAEL SALAMANCA: All right.  
14 Good afternoon and welcome to the Committee on Land  
15 Use. I am Council Member Rafael Salamanca Chair of  
16 this Committee. I would like to welcome my esteemed  
17 colleagues who have joined us today. We have been  
18 joined by Council Member Borelli, Chair Riley,  
19 Krishman, Bottcher, Sanchez, Chair Louis, Kagan and  
20 Council Member Brooks-Powers. I would like to thank  
21 Chair Louis and Chair Riley for their work on  
22 subcommittees. Today we will be voting on a project  
23 referred by our Landmark Subcommittee. But before we  
24 begin I wanted to recognize the Committee Counsel to  
25 review the hearing procedures.

2           ARTHUR HUNT, COMMITTEE COUNSEL: Thank  
3 you Chair Salamanca. I am Arthur Hunt Counsel to  
4 this Committee. Council Members who are physically  
5 present and would like to ask questions should  
6 indicate so verbally. Council Member joining  
7 remotely who would like ask questions or make remarks  
8 should use the Zoom Raise Hand Function. Chair  
9 Salamanca will recognize members to speak. We ask  
10 all participants for your continued patience should  
11 any technical difficulties arise and Chair Salamanca  
12 will now continue with today's agenda items.

13           CHAIRPERSON RAFAEL SALAMANCA: Thank you  
14 Counsel. Today we will vote to approve LUs 92 and 93  
15 relating to the 2017 Grand Concourse Proposal in  
16 Council Member Sanchez's district in the Bronx  
17 allowing for the acquisition of property and approval  
18 of a UPDAP area, project and disposition to  
19 facilitate the development of the new 9-story mixed  
20 use development containing approximately 33  
21 affordable housing units. Before we move to a vote I  
22 would like to take a moment to recognize Council  
23 Member Sanchez for some remarks.

24           PIERINA SANCHEZ: Thank you so much Chair  
25 and good afternoon colleagues. So I am speaking at

2 the port of 2017 Grand Concourse. This is a project  
3 that is in my district at a site that has been vacant  
4 for a very long time and I want with my colleagues  
5 that the day that we, that I was first briefed on  
6 this project was the day that there was a shooting in  
7 front of my office and it doesn't, it doesn't fall  
8 on deaf ears or it doesn't go unnoticed that where  
9 there is a derelict building, where there is no  
10 sufficient positive activity going is where some  
11 violence occurred and this is the kind of thing that  
12 we need to be doing in our communities to bring  
13 safety and opportunity to our districts so this is  
14 100 percent affordable housing. I push back on the  
15 developer for Bronx. She is a great developer about  
16 the affordability mix so it's going to be 24 percent  
17 homeless set aside in addition to 10 percent of the  
18 building being at 30 percent of AMI which is what  
19 matches my, my low income district and so with that I  
20 just want to be supportive of this project and I hope  
21 that you will join me. Thank you.

22 CHAIRPERSON RAFAEL SALAMANCA: Thank you  
23 Council Member Sanchez. Are there any other members  
24 who wish to make remarks or ask any questions? All  
25 right, seeing none I now call for a vote with support

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2 of the Local Council Member to approve LUs 92 and 93  
3 related to the 2017 Grand Concourse proposal. Will  
4 the clerk please call the role?

5 WILLIAM MARTIN, COMMITTEE CLERK: Good  
6 afternoon. William Martin, Committee Clerk. Roll  
7 call vote Committee on Land Use. Items are coupled.  
8 Chair Salamanca?

9 CHAIRPERSON RAFAEL SALAMANCA: I want to  
10 congratulate Council Member Sanchez on this project  
11 and I vote aye on all.

12 WILLIAM MARTIN, COMMITTEE CLERK: Louis?

13 FARAH LOUIS: Aye on all.

14 WILLIAM MARTIN, COMMITTEE CLERK: Riley?

15 KEVIN RILEY: Aye on all.

16 WILLIAM MARTIN, COMMITTEE CLERK: Brooks-  
17 Powers?

18 SELVENA BROOKS-POWERS: Aye on all.

19 WILLIAM MARTIN, COMMITTEE CLERK:

20 Bottcher?

21 ERIK BOTTCHEER: Aye on all.

22 WILLIAM MARTIN, COMMITTEE CLERK: Kagan.

23 ARI KAGAN: Aye on all.

24 WILLIAM MARTIN, COMMITTEE CLERK:

25 Krishman?

2 SHEKAR KRISHMAN: Aye on all  
3 congratulation Council Member Sanchez.

4 WILLIAM MARTIN, COMMITTEE CLERK:  
5 Sanchez?

6 PIERINA SANCHEZ: Aye on all. Thank you.

7 WILLIAM MARTIN, COMMITTEE CLERK:  
8 Borelli?

9 JOSEPH BORELLI: Aye.

10 WILLIAM MARTIN, COMMITTEE CLERK: Moya?

11 FRANCISCO MOYA: I vote aye.

12 WILLIAM MARTIN, COMMITTEE CLERK: Thank  
13 you. By a vote of 10 in the affirmative, zero in the  
14 negative and no abstentions both items have been  
15 adopted by the Committee.

16 CHAIRPERSON RAFAEL SALAMANCA: I want to  
17 thank members of the public, my colleagues in Land  
18 Use and Council staff attending and Sergeant at Arms  
19 who are attending today's hearing. We will leave the  
20 roll open for 15 minutes.

21 WILLIAM MARTIN, COMMITTEE CLERK: This is  
22 a continuation roll call for the Committee on Land  
23 Use. Council Member Rivera?

24 CARLINA RIVERA: I vote aye.

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2 WILLIAM MARTIN, COMMITTEE CLERK: The  
3 vote is currently at 11 in the affirmative.  
4 Continuation roll call Committee on Land Use.  
5 Council Member Mealy?

6 DARLENE MEALY: I vote aye on all.

7 WILLIAM MARTIN, COMMITTEE CLERK: The  
8 final vote is now 12 in the affirmative, zero in the  
9 negative and no abstentions. Chair Riley?

10 KEVIN RILEY: I would like to thank the  
11 members of the public, my colleagues, Land Use and  
12 other Council Staff and the Sergeants at Arms for  
13 attending today's meeting. This meeting is hereby  
14 adjourned. Thank you. (gavel pounding)

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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 OCTOBER 5, 2022