

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 11, 2025

Start: 1:53 p.m.

Recess: 2:06 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

2 SERGEANT-AT-ARMS: Good morning. This is
3 the vote for the Committee on Land Use done on March
4 11, 2025. This recording is recorded in the Committee
5 Room, done by Ginnelle Yearwood-Finn.

6 SERGEANT-AT-ARMS: Good afternoon, and
7 welcome to today's New York City Council vote on the
8 Committee of Land Use.

9 At this time, no one may approach the
10 dais at any time during today's vote.

11 Chair, you may 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, Chair of
15 this Committee. We've been joined by our esteemed
16 Colleagues. We have with us today Council Member
17 Moya, Chair Riley, Abreu, Councilwoman and Majority
18 Leader Fariás, Chair Hanks, Hudson, and Council
19 Member Sanchez, who's on via Zoom.

20 Today we are voting on multiple items
21 referred by our two Subcommittees, and I would like
22 to thank Chair Riley and Chair Hanks for their
23 ongoing leadership there.

2 Before describing our votes, I will note
3 that LUs 234 through 236, LU 238, and LUs 239 and 240
4 are laid over.

5 First, we will vote to approve LUs 249
6 and 250 for the Queens Future Proposal in Council
7 Member Moya's District in Queens. These actions are a
8 part of a larger effort to enable participation in
9 the State-led process, which could result in the
10 award of up to three downtown gaming facility
11 licenses. As part of that process, the State is
12 requiring all applicants seeking to pursue a gaming
13 license to first obtain necessary local land use
14 approvals. The Queens Future action before us today
15 includes a zoning map amendment and a related city
16 map change. As Chair Riley explained at the
17 Subcommittee vote, I want to reiterate that our votes
18 today are not on a specific casino proposal. Rather,
19 we are voting to approve certain land use actions
20 that the applicant must satisfy as the threshold
21 matter in order to even compete for a gaming facility
22 license. Council Member Moya is in support of the
23 proposal.

24 Next, we will vote on a number of
25 proposals submitted by HPD for various projects in

2 the Bronx, Brooklyn, and Manhattan, which seek
3 approvals of an Urban Development Action Area
4 Project, together with the related disposition of
5 City-owned property, and along with certain property
6 tax-exempt requests and other Land Use actions. We
7 will vote to approve LUs 225 through 228 for the
8 Beacon Proposal related to property in Deputy Speaker
9 Ayala's District in Manhattan. In addition to the
10 UDAAP actions, this proposal includes a zoning map
11 amendment, zoning text amendment, and a city map
12 change, which together will facilitate the renovation
13 of an existing community facility building and the
14 development of a new 21-story residential building
15 with approximately 281 income-restricted units.
16 Deputy Speaker Ayala is in support of the proposal.

17 Next, we will vote to approve LUs 237 for
18 the 1093-1095 Jerome Avenue proposal related to
19 property in Council Member Stevens' District in the
20 Bronx. This proposal will facilitate the development
21 of an 11-story mixed-use building with approximately
22 59 affordable units. Council Member Stevens is in
23 support of the application.

24 We will also vote to approve LUs 247 and
25 248 for the 2201 Davidson Avenue project related to

2 property in Council Member Sanchez' District in the
3 Bronx. Together with the real property tax-exemption
4 request, this proposal will facilitate the
5 rehabilitation of an existing building with 48 units.
6 Council Member Sanchez is in support of this
7 proposal.

8 Lastly, we will vote to disapprove LUs.
9 241 for the Le Dive Sidewalk Cafe proposal related to
10 property located in Council Member Marte's District
11 in Manhattan. As Chair Riley explained in our Zoning
12 Subcommittee, and as was made clear in our public
13 hearing on this application and as reflected in
14 Council Member Marte's detailed statement which has
15 been read into the record, there are significant
16 community concerns with this establishment. Council
17 Member Marte does not support this proposal, and the
18 vote before you today is to disapprove the
19 application, meaning an affirmation of a vote aye on
20 this item is a vote to disapprove the action.

21 We would like to recognize that we've
22 been joined by Council Member Rivera and Selvena
23 Brooks-Powers.

24 I would now like to recognize any of my
25 Colleagues for any comments or questions.

2 I would like to recognize Council Member
3 Moya.

4 COUNCIL MEMBER MOYA: Thank you, Chair
5 Salamanca and to my Colleagues, for the opportunity
6 to share a few words about the project before us
7 today because it has the potential to boost the
8 economy of the Borough of Queens and the city as a
9 whole. Throughout my career in public service, my
10 priority has been to support initiatives that truly
11 reflect our community's needs and strengthen our
12 local economy so when I was approached about the
13 proposal for Metropolitan Park, a new sports,
14 entertainment, and recreational destination
15 envisioned by New York Mets owners Steve Cohen and
16 the Hard Rock International, I made it clear that I
17 would only support the project if it genuinely served
18 our community. This project is about more than
19 building a new venue. It's about creating lasting job
20 opportunities, transforming this area into a world-
21 class destination, and elevating our local economy to
22 unprecedented heights. Metropolitan Park will provide
23 100 percent union jobs in both construction and
24 operations, following the model that we established
25 Etihad Park in Willets Point. There's also a firm

2 commitment to diversity in local hiring with
3 contracts for M/WBE enterprises and opportunities for
4 our local residents. Community involvement has been a
5 part of this plan. Mr. Cohen and the Hard Rock
6 International have actively engaged with community
7 leaders and shown real dedication to partnerships
8 with local organizations. I also emphasize the
9 importance of not overshadowing the current and
10 future development that will help Queens become a
11 premier destination. I am pleased to say that Mr.
12 Cohen and the Hard Rock International have worked
13 diligently to address these priorities. Together,
14 through our ongoing dialogue with Mr. Cohen, local
15 leaders, and residents, we crafted a vision that
16 truly serves Queens so I genuinely support a vision
17 that includes a vibrant community-centered sports,
18 entertainment, and recreational destination, complete
19 with new open spaces, entertainment venues, a hotel,
20 and a gaming facility. Like I mentioned before, it's
21 a transformative plan that could significantly boost
22 our community and city's economy. So, with the
23 development of Willets Point and Metropolitan Park,
24 we have a once-in-a-lifetime chance to create a
25 world-class destination that will benefit not only

2 Queens, but all of New York City. By transforming
3 these underutilized parking lots into a dynamic hub
4 for recreation, commerce, entertainment, Mr. Cohen
5 and the Hard Rock International have demonstrated
6 their commitment to the best interests of Queens and
7 New York City. We can create an economic engine that
8 will draw visitors year-round, enhancing the
9 experience for millions who come to Citi Field, the
10 USTA, and the soon-to-be New York City Football
11 Club's first state-of-the-art soccer stadium. If we
12 pass on this opportunity, we're choosing to let
13 valuable land remain underutilized, limiting the
14 future growth and potential for Queens. Let's not let
15 that happen, and I ask my Colleagues to please vote
16 in the affirmative. Thank you.

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

19 Now I would like to recognize Council
20 Member Pierina Sanchez.

21 COUNCIL MEMBER SANCHEZ: Thank you so
22 much, Chair Salamaca. I just wanted to take this
23 opportunity to congratulate the Tenant Association,
24 President Arturo Miranda, at 2201 Davidson, the
25 Northwest Bronx Community Clergy Coalition and Legal

2 Aid Society for their advocacy and representation of
3 the residents at 2201-05 Davidson, and to the HPD,
4 especially Arvind and, of course, the Neighborhood
5 Restore team for their attention to this property
6 over the last year. 2201-05 Davidson is a property
7 that owes 28 million dollars in municipal arrears.
8 They have over 600 HPD violations, 90 DOB violations,
9 over 60 health violations, persistent issues of mold,
10 water damage, collapsed ceilings, you name it. These
11 residents have been through it all, and we're not
12 talking about over the last year, over the last two
13 years. We're talking about negligent ownership for
14 over a decade. This is a building that has been
15 through the Alternative Enforcement Program at HPD,
16 one of its strongest enforcement programs with
17 escalating fines, heightened presence of inspectors,
18 and it didn't work. The building has also been
19 through TPT, but there was a technical issue in the
20 past. It failed. The City did not pursue a 7A
21 petition with the tenants in 2020. Bottom line is
22 that this is a property that has been falling apart.
23 Residents have been living in squalor, and up until
24 now, the City had really been failing this property.
25 But today, and I ask for everyone's support to

2 approve this Article XI and Urban Area Development
3 Project designation, today represents a major step to
4 actually move ownership of this building from the
5 criminally negligent owners to potentially the
6 residents, but definitely responsible ownership. And
7 now I want to take this opportunity to share with
8 Colleagues and the world, of course, that we have a
9 responsibility as a City to have all the tools in our
10 toolbox so that we can act on these worst actors, and
11 only these worst actors, so I have an Intro. 1063,
12 which is the Housing Rescue and Resident Protection
13 Act that I continue to hope that Colleagues will join
14 me in signing on to, which fixes the harms of the
15 previous TPT program and really tries to weaponize it
16 against properties like 2201-05 Davidson. Properties
17 whose owners do not seek help, who merely attempt to
18 collect rents, even when their buildings are falling
19 apart. So with that, thank you, Chair, for your time,
20 and congratulations to everyone who has fought so
21 hard for so many years to move this building into
22 responsible ownership.

23 CHAIRPERSON SALAMANCA: Thank you. Are
24 there any other Members who wish to make a statement
25 or comments?

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2 Seeing none, I would like now to call for
3 a vote on the following items, which all have the
4 support of the local Council Members, to approve LUs
5 225 through 228, 237, 247 and 248, and 249 and 250,
6 and to disapprove LU 241. Will the Clerk please call
7 the roll?

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

12 CHAIRPERSON SALAMANCA: Aye on all.

13 COMMITTEE CLERK WILLIAM MARTIN: Moya.

14 COUNCIL MEMBER MOYA: I vote aye.

15 COMMITTEE CLERK WILLIAM MARTIN: Rivera.

16 COUNCIL MEMBER RIVERA: I vote aye.

17 COMMITTEE CLERK WILLIAM MARTIN: Riley.

18 COUNCIL MEMBER RILEY: I vote aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
20 Powers.

21 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

22 COMMITTEE CLERK WILLIAM MARTIN: Thank
23 you. Abreu.

24 COUNCIL MEMBER ABREU: Aye.

25 COMMITTEE CLERK WILLIAM MARTIN: Farías.

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2 COUNCIL MEMBER FARIÁS: I vote aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

4 COUNCIL MEMBER HANKS: I vote aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

6 COUNCIL MEMBER HUDSON: Aye.

7 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

8 COUNCIL MEMBER SANCHEZ: I vote aye on all

9 except for Land Use 249 and 250, on which I abstain.

10 COMMITTEE CLERK WILLIAM MARTIN: Thank

11 you. With a vote of 10 in the affirmative, zero in

12 the negative, and no abstentions, all items are

13 adopted by the Committee, with Land Use Items 248 and

14 249 being adopted by the Committee, nine in the

15 affirmative, zero in the negative, and one

16 abstention. All items have been approved as indicated

17 by the Chair.

18 CHAIRPERSON SALAMANCA: Thank you. That

19 concludes today's business.

20 I would like to thank...

21 COMMITTEE CLERK WILLIAM MARTIN: My

22 apologies. Vote correction. All items were voted with

23 10 in the affirmative, zero in the negative, and no

24 abstentions. Land Use Items 249 and 250 are approved

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2 with a vote of nine in the affirmative, zero in the
3 negative, and one abstention.

4 CHAIRPERSON SALAMANCA: All right. Thank
5 you.

6 That concludes today's business. I would
7 like to thank the members of the public, my
8 Colleagues, Land Use and Council Staff, and Sergeant-
9 at-Arms for attending today's hearing.

10 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 March 25, 2025