

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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April 20, 2023

Start: 2:12 p.m.

Recess: 2:20 p.m.

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

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

COUNCIL MEMBERS:

Shaun Abreu  
Joseph C. Borelli  
Erik D. Bottcher  
Selvena N. Brooks-Powers  
Kamillah Hanks  
Shekar Krishan  
Farrah N. Louis  
Francisco P. Moya  
Kevin C. Riley

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

4 Place all electronic devices to vibrate  
5 mode. Thank you for your cooperation.

6 Chair, we are ready to begin.

7 CHAIRPERSON SALAMANCA: [GAVEL] All right,  
8 good afternoon, and welcome to the Committee on Land  
9 Use. I am Council Member Rafael Salamanca. I am the  
10 Chair of the Committee.

11 I want to welcome my esteemed Colleagues  
12 who have joined us today. We've been joined by  
13 Council Member Moya, Chair Riley, Chair Louis, Abreu,  
14 Brooks-Powers, Hanks, and Krishnan.

15 I would like to thank Chair Louis and  
16 Chair Riley for their work on our two Subcommittees.

17 Before we begin today's meeting, I would  
18 like to recognize the Committee Counsel to review the  
19 hearing procedures.

20 COMMITTEE COUNSEL HUH: Thank you, Chair  
21 Salamanca. I am Arthur Huh, Counsel to this  
22 Committee.

23 Council Members who would like to ask  
24 questions should either indicate so verbally or, if  
25 participating remotely, by using the Zoom raise hand

2 function. The Chair will recognize Members to speak  
3 in order.

4 We ask all participants for your  
5 continued patience in the event of any technical  
6 difficulties.

7 Chair Salamanca will now continue with  
8 today's agenda.

9 CHAIRPERSON SALAMANCA: Thank you,  
10 Counsel.

11 First, I note that as noted by the Zoning  
12 Subcommittee yesterday, the applicant has withdrawn  
13 the zoning text amendment application associated with  
14 25-46 Far Rockaway Boulevard Rezoning by letter dated  
15 April 12, 2023. Therefore, pursuant to our Council  
16 Rule 11.60B, the application associated with  
17 Preconsidered LU 182 is void, and we will be filing  
18 the items to remove it from our calendar.

19 Today, we will vote to approve with  
20 modifications Preconsidered LU 181, which also  
21 relates to 25-46 Far Rockaway Boulevard Rezoning  
22 located within Majority Whip Brooks-Powers' District  
23 in Queens. As originally proposed, the application  
24 sought to rezone an existing R4-1 district to an R6B  
25 zoning district. Our modification will be to change

2 the proposed R6B district to an R5D district to  
3 better reflect the surrounding community character.  
4 We are also reducing the rezoning area in order to  
5 remove an existing school site with no plans for  
6 redevelopment.

7 We will also vote to approve  
8 Preconsidered LU 183 for the 245-06 South Conduit  
9 Avenue Commercial Overlay Proposal, also in Majority  
10 Whip Brooks-Powers' District. The zoning map  
11 amendment maps a C2-3 district within an existing R3-  
12 2 district to bring an existing tire shop into  
13 conformance with zoning.

14 At this time, I would like to welcome my  
15 Colleagues who might wish to ask questions or make  
16 remarks.

17 Seeing none, I now call for a vote in  
18 support of the local Council Member to approve  
19 Preconsidered LU 183, to approve with modification  
20 Preconsidered LU 181, and to file Preconsidered LU  
21 182. Would the Clerk please call the roll?

22 COMMITTEE CLERK MATTHEW DISTEFANO:  
23 Committee Clerk Matthew Distefano. All items are  
24 coupled for today's vote. Chair Salamanca.

25 CHAIRPERSON SALAMANCA: Aye on all.

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2 COMMITTEE CLERK MATTHEW DISTEFANO: Moya.

3 COUNCIL MEMBER MOYA: I vote aye.

4 COMMITTEE CLERK MATTHEW DISTEFANO: Thank  
5 you. Rivera. Louis.

6 COUNCIL MEMBER LOUIS: I vote aye.

7 COMMITTEE CLERK MATTHEW DISTEFANO: Riley.

8 COUNCIL MEMBER RILEY: I vote aye.

9 COMMITTEE CLERK MATTHEW DISTEFANO: Abreu.

10 COUNCIL MEMBER ABREU: Aye.

11 COMMITTEE CLERK MATTHEW DISTEFANO:

12 Brooks-Powers.

13 COUNCIL MEMBER BROOKS-POWERS: Aye on all.

14 COMMITTEE CLERK MATTHEW DISTEFANO:

15 Bottcher. Hanks.

16 COUNCIL MEMBER HANKS: I vote aye.

17 COMMITTEE CLERK MATTHEW DISTEFANO:

18 Krishnan.

19 COUNCIL MEMBER KRISHNAN: Aye.

20 COMMITTEE CLERK MATTHEW DISTEFANO: Mealy.

21 Sanchez. Borelli.

22 Vote is eight in the affirmative, zero in  
23 the negative, and no abstentions on the items on  
24 today's Land Use calendar.

25 We are filing Preconsidered LU 182.

2 CHAIRPERSON SALAMANCA: Yes. I'm going to  
3 give Council Member Brooks-Powers time to give some  
4 brief remarks.

5 COUNCIL MEMBER BROOKS-POWERS: Just want  
6 to say thank you to Chair Salamanca and the Members  
7 of this Committee. Both of these proposals that we  
8 just voted on obviously are in my District, and I am  
9 in support of them. I wanted to just also acknowledge  
10 the developer, particularly in the Far Rockaway  
11 project located at 24-46 Rockaway project for working  
12 extremely closely with the community members and  
13 Community Board to come to a resolution that their  
14 neighbors could support. Mr. Moultrie is a small  
15 property owner from the Far Rockaway community and  
16 was able to raise the floor on key commitments in the  
17 community such as committing to at least 45 percent  
18 local and M/WBE businesses across the project, which  
19 is setting a new floor for projects within my  
20 District. I also want to note that he has made  
21 commitments to enter into workforce agreements to  
22 create pipelines for workforce opportunities for  
23 members from our community as well as a multipurpose  
24 community space accessible to the public on the  
25 ground floor of this project. As always, I believe

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2 the community's voice must be centered in the Land  
3 Use process, and I urge the applicants, as they come  
4 forward in the future, to take on models similar to  
5 this which is working very closely with the community  
6 to come to an even better project.

7 Thank you, Chair, for the opportunity to  
8 speak on this.

9 CHAIRPERSON SALAMANCA: Thank you, Council  
10 Member Brooks-Powers.

11 I want to recognize that we've been  
12 joined by Council Member Bottcher and Council Member  
13 Borelli.

14 COMMITTEE CLERK MATTHEW DISTEFANO:  
15 Continuation of roll call. Council Member Bottcher.

16 COUNCIL MEMBER BOTTCHER: Here.

17 COMMITTEE CLERK MATTHEW DISTEFANO: This  
18 is the vote.

19 COUNCIL MEMBER BOTTCHER: Aye on all.

20 COMMITTEE CLERK MATTHEW DISTEFANO: Thank  
21 you. Council Member Borelli.

22 COUNCIL MEMBER BORELLI: I vote aye.

23 COMMITTEE CLERK MATTHEW DISTEFANO: The  
24 vote now stands at 10 in the affirmative, zero in the  
25 negative, and no abstentions.

2 CHAIRPERSON SALAMANCA: Will the Clerk  
3 please read the roll?

4 COMMITTEE CLERK MATTHEW DISTEFANO: The  
5 vote is 10 in the affirmative, zero in the negative,  
6 and no abstentions to approve LU 181 with  
7 modifications, LU 183, and to file LU 182.

8 CHAIRPERSON SALAMANCA: Thank you. That  
9 concludes today's business.

10 I would like to thank the members of the  
11 public, my Colleagues, Land Use and Council Staff,  
12 and the Sergeant-at-Arms for attending today's  
13 meeting.

14 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 25, 2023