

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 12, 2025

Start: 3:50 p.m.

Recess: 3:54 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
Kamillah M. Hanks
Crystal Hudson
Kevin C. Riley
Pierina Ana Sanchez

1 COMMITTEE ON LAND USE

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2 SERGEANT-AT-ARMS: Good afternoon. This is
3 a microphone check for the Committee on Land Use.
4 Today's date is May 12, 2025, located in the
5 Committee Room. Recording done by Pedro Lugo.

6 SERGEANT-AT-ARMS: Can everybody settle
7 down? Everybody settle down, please. Everybody settle
8 down.

9 Good afternoon, and welcome to the New
10 York City Council vote of the Committee on Land Use.

11 At this time, can everybody please
12 silence your cell phones.

13 Chair, we are ready to begin.

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

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

25

2 Today, we are voting on items referred by
3 our Zoning Subcommittee, although I want to note that
4 LU 277 and 278 regarding the 166 Kings Highway
5 Rezoning Proposal, which were listed on today's
6 agenda, are being laid over.

7 As Chair Riley noted earlier in our
8 Zoning Subcommittee, the vote on the Atlantic Avenue
9 Mixed-Use Plan, better known as AAMUP, is the
10 culmination of years of collaboration by Council
11 Member Hudson and Council Member Ossé together with
12 their Brooklyn communities, on a plan to bring
13 approximately 4,600 units of housing, including
14 approximately 1,900 units of permanently affordable
15 housing as well, critical infrastructure
16 improvements, and additional resources for workforce
17 development.

18 We are voting today on 12 land use
19 actions, including 10 ULURP actions and 2 ULURP
20 dispositions. Rather than restate these actions,
21 which were carefully described by Chair Riley, I will
22 just note that we will be modifying the proposal and
23 specifically those actions relating to the zoning map
24 and zoning text amendments. Regarding the provisions
25 related to publicly accessible open space, we will

2 modify the special district text to reflect a minimum
3 lot size threshold of 30,000 square feet, increased
4 from 25,000 square feet, so as to limit these
5 provisions to larger sites. We will also strike MIH
6 Option 2 and 3 to ensure that the most affordable
7 housing is produced for families within income ranges
8 in line with residents of Community Board 3 and 8. We
9 will also make modifications to the rezoning map
10 action by changing a proposed R7D district to an R7A
11 district, along portions of areas along Bergen Street
12 and Dean Street. And finally, we will maintain an
13 existing manufacturing area as a light industrial
14 zone by removing the proposed residential R6A
15 district, along with portions of Dean and Bergen
16 Streets, between Classen and Franklin Avenue by
17 retaining M1-2A district designations.

18 I would like to now recognize my
19 Colleagues who would like to make comments or
20 remarks.

21 Seeing none, I now call for a vote on the
22 following items with the support of the local Members
23 to approve LUs 273 and 274, and to approve
24 modifications to LUs 257 through 266 related to the
25 AAMUP Neighborhood Rezoning Plan.

1 COMMITTEE ON LAND USE

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2 Will the Clerk please call the roll?

3 COMMITTEE CLERK WILLIAM MARTIN: Good
4 afternoon. William Martin, Committee Clerk. Roll call
5 vote Committee on Land Use. All items are coupled.
6 Chair Salamanca.

7 CHAIRPERSON SALAMANCA: Aye on all.

8 COMMITTEE CLERK WILLIAM MARTIN: Moya.
9 Rivera. Riley.

10 COUNCIL MEMBER RILEY: Aye.

11 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
12 Powers.

13 COUNCIL MEMBER BROOKS-POWERS: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

15 COUNCIL MEMBER ABREU: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Farías.
17 Hanks.

18 COUNCIL MEMBER HANKS: I vote aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

20 COUNCIL MEMBER HUDSON: Aye.

21 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

22 Thank you. Council Member Sanchez.

23 CHAIRPERSON SALAMANCA: Council Member
24 Sanchez votes aye.

25

2 COMMITTEE CLERK WILLIAM MARTIN: With a
3 vote of seven in the affirmative, zero in the
4 negative, and no abstentions, all items have been
5 adopted by the Committee as described by the Chair.
6 Thank you.

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

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

13 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 July 2, 2025