

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

November 13, 2024
Start: 11:13 a.m.
Recess: 11:20 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

Shaun Abreu
Joseph Borelli
Selvena N. Brooks-Powers
Amanda Farías
Kamillah M. Hanks
Crystal Hudson
Francisco P. Moya
Kevin C. Riley
Carlina Rivera
Pierina Ana Sanchez

1 COMMITTEE ON LAND USE

2

2 SERGEANT-AT-ARMS: Check, check. On the
3 Committee on Land Use, recorded on 13 of November,
4 2024, in the Committee Room by Pat Kurzyna.

5 SERGEANT-AT-ARMS: Good morning. Welcome
6 to the New York City Council vote hearing on the
7 Committee on Land Use.

8 At this time, please silence all
9 electronics and do not approach the dais.

10 Chair, you may begin.

11 CHAIRPERSON SALAMANCA: [GAVEL] All right.
12 Good morning, and welcome to the Committee on Land
13 Use. I am Council Member Rafael Salamanca, Chair of
14 this Committee. I would like to welcome my esteemed
15 Colleagues who have joined us today. We've been
16 joined by Council Member Moya, Rivera, Chair Riley,
17 Brooks-Powers, Abreu, Deputy Leader Fariás, Hanks,
18 Hudson, Sanchez, and Borelli. As always, I want to
19 thank Chair Riley and Chair Hanks for their work in
20 leading our two Subcommittees.

21 Today, we will vote to approve with
22 modifications LUs 164 through 172 for the Brooklyn
23 Yards proposal related to the property located in
24 Brooklyn Districts of Council Member Zhuang and
25 Council Member Yeger. The proposal includes a zoning

2 map amendment, zoning text amendment, and seven
3 special permits to facilitate the development of 14
4 buildings within an existing railroad right of way,
5 and including approximately 270 dwelling units, up to
6 81 of which are permanently affordable. Our
7 modification will be to reduce the proposed heights
8 of the proposed commercial building along the New
9 Utrecht Avenue from 10 stories to 9 stories to be
10 more in keeping with the build character of the
11 surrounding area.

12 We will also vote to approve with
13 modifications LUs 161, 162, 163 related to Franklin
14 Avenue proposal, also in Brooklyn, and related to
15 property in Council Member Hudson's District. The
16 proposal includes a zoning map amendment, zoning text
17 amendment, and a zoning special permit to facilitate
18 the development of 355 dwelling units, of which
19 approximately 105 apartments are anticipated to be
20 permanently affordable. I want to echo Chair Riley's
21 remarks and note that with our modifications, the
22 rezoning we are approving today achieves two key
23 objectives for the community, including the creation
24 of affordable housing, while minimizing the shadows
25 on the nearby Brooklyn Botanical Garden. In balancing

2 these priorities, we are modifying the proposal in
3 two ways. First, we are decreasing the slope of the
4 limiting plane from 15 to 10 degrees, while adjusting
5 the starting height of the plane from 85 to 90 feet.
6 Decreasing the slope was an important aim for the
7 Botanical Garden, and we have found a way to achieve
8 it. Second, we are including the Workforce Option as
9 part of the required affordable housing for this
10 project. Doing so will make the project financially
11 feasible, given how much the project size was reduced
12 from the applicant's original proposal to address the
13 community and Garden concerns. It will also provide a
14 broader mix of affordable units accessible to
15 teachers, nurses, and firemen, the people and
16 families who keep this city going.

17 We will also vote to approve LU 188
18 related to the Sidewalk Cafe application, La Catrina,
19 in Council Member Holden's District.

20 Now, I would like to recognize any
21 Members or Colleagues who have any questions or
22 remarks. Seeing none.

23 All right, I will now call for a vote
24 with the support of the local Members to approve LU
25 188 for La Catrina Sidewalk Cafe and to approve with

1 COMMITTEE ON LAND USE 5

2 modifications LUs 161, 162, 163 for Franklin Avenue
3 rezoning, and 164 through 172 for the Brooklyn Yards
4 development proposal. Will the Clerk please call the
5 roll?

6 COMMITTEE COUNSEL HUH: Arthur Huh,
7 Committee Counsel. Chair Salamanca.

8 CHAIRPERSON SALAMANCA: Aye on all.

9 COMMITTEE COUNSEL HUH: Council Member
10 Moya.

11 COUNCIL MEMBER MOYA: I vote aye.

12 COMMITTEE COUNSEL HUH: Council Member
13 Rivera.

14 COUNCIL MEMBER RIVERA: I vote aye.

15 COMMITTEE COUNSEL HUH: Council Member
16 Riley.

17 COUNCIL MEMBER RILEY: Aye.

18 COMMITTEE COUNSEL HUH: Majority Whip
19 Brooks-Powers.

20 CHAIRPERSON SALAMANCA: Council Member
21 Brooks-Powers, how do you vote?

22 COMMITTEE COUNSEL HUH: Come back to
23 Council Member Brooks-Powers.

24 COMMITTEE COUNSEL HUH: Council Member
25 Abreu.

1 COMMITTEE ON LAND USE

6

2 COUNCIL MEMBER ABREU: I vote aye.

3 COMMITTEE COUNSEL HUH: Council Member

4 Farías.

5 COUNCIL MEMBER FARIÁS: I vote aye.

6 COMMITTEE COUNSEL HUH: Council Member

7 Hanks.

8 COUNCIL MEMBER HANKS: I vote aye.

9 COMMITTEE COUNSEL HUH: Council Member

10 Hudson.

11 COUNCIL MEMBER HUDSON: Permission to
12 explain my vote?

13 CHAIRPERSON SALAMANCA: Council Member

14 Hudson to explain her vote.

15 COUNCIL MEMBER HUDSON: Thank you. After
16 years fighting tirelessly to protect the gem that is
17 the Brooklyn Botanic Garden, our community can
18 finally rest. Today, the Council's Committee on Land
19 Use will approve an updated proposal for 962-972
20 Franklin Avenue that meets our joint priorities of
21 protecting the cultural institutions that drive our
22 city's economy and building affordable workforce
23 housing. We fought for sunlight and we won. Since
24 entering office, I've been crystal clear about my
25 opposition to any project that would harm the

2 Brooklyn Botanic Garden, and I affirmed that I would
3 remain a willing partner to find a solution that both
4 protects the Garden and builds affordable workforce
5 housing and, when the City Planning Commission
6 approved a modified proposal last month, but the
7 Garden said it needed further modifications to
8 protect its collection, I worked with the Garden and
9 the applicant to make those changes. Today, we have a
10 deal that goes further than existing zoning and
11 protecting the Brooklyn Botanic Garden from harmful
12 shadows, secures 106 permanently affordable
13 apartments for middle-class New Yorkers, creates
14 1,000 good-paying union construction jobs, and
15 establishes the first union-financed, built, and
16 operated residential development in the history of
17 New York City. We have succeeded in turning a
18 potential catastrophe into a win for our community,
19 and I proudly vote aye.

20 COMMITTEE COUNSEL HUH: Council Member
21 Sanchez.

22 COUNCIL MEMBER SANCHEZ: Aye.

23 COMMITTEE COUNSEL HUH: Council Member
24 Borelli.

25 COUNCIL MEMBER BORELLI: Aye.

2 COMMITTEE COUNSEL HUH: Council Member
3 Brooks-Powers. I'm seeing an affirmative vote from
4 Majority Whip Brooks-Powers.

5 Chair, the items are adopted by a vote of
6 11 in the affirmative, zero in the negative, with no
7 abstentions.

8 CHAIRPERSON SALAMANCA: All right, that
9 concludes today's meeting.

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

14

15

16

17

18

19

20

21

22

23

24

25

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 November 15, 2024