

CITY COUNCIL  
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

----- X

May 1, 2025  
Start: 11:51 a.m.  
Recess: 11:54 a.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: Mic check, mic check,  
3 mic check on the vote on Land Use. Today's date is  
4 May 1, 2025, in the Committee Room, recorded by  
5 Walter Lewis.

6 SERGEANT-AT-ARMS: Quiet, please, we're  
7 about to begin. Good morning, good morning. Welcome  
8 to the New York City Council vote on the Committee on  
9 Land Use.

10 At this time, please silence all  
11 electronics and do not approach the dais.

12 Chair, you may begin.

13 CHAIRPERSON SALAMANCA: [GAVEL] All right,  
14 good morning and welcome to the Committee on Land  
15 Use. I am Council Member Rafael Salamaca, the Chair  
16 of this Committee. I would like to welcome my  
17 esteemed Colleagues who have joined us today. We've  
18 been joined by Council Member Moya, Rivera, Chair  
19 Riley, Majority Whip Brooks-Powers, Abreu, Majority  
20 Leader Farías, Hanks, Hudson, and Sanchez.

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

2 Today, we will vote to approve the  
3 modifications LUs 267 and 268 for the 2510 Coney  
4 Island Avenue rezoning related to property in Council  
5 Member Vernikov District in Brooklyn. The proposal  
6 includes a zoning map amendment and a related zoning  
7 text amendment to facilitate a new development with  
8 approximately 27 apartments, of which approximately  
9 nine are projected to be affordable. As Chair Riley  
10 explained in our Zoning Subcommittee, we will modify  
11 both approvals. We will modify the zoning map change  
12 to change the proposed R7D zoning district to a mix  
13 of R6B and R6D districts with a C2-4 commercial  
14 overlay. And, we will also modify the zoning text  
15 amendment by striking MIH Option 1.

16 We will also be voting to approve LUs 269  
17 and 270 for the 102-51 Queens Boulevard rezoning  
18 related to property in Council Member Schulman's  
19 District in Queens. The proposal includes a zoning  
20 map amendment and a related zoning text amendment and  
21 will facilitate the development of a new mixed-use  
22 development with approximately 216 apartments, of  
23 which 54 are projected to be affordable.

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

1 COMMITTEE ON LAND USE

4

2           Seeing none, I now call for a vote on the  
3 following items with the support of the local members  
4 to approve LUs 269 and 270 for the 102-51 Queens  
5 Boulevard rezoning and to approve the modifications  
6 LUs 267 and 268 for the 2510 Coney Island Avenue  
7 rezoning. Would the Clerk please call the roll?

8           COMMITTEE CLERK WILLIAM MARTIN: Good  
9 morning. 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: Thank  
16 you. Rivera.

17           COUNCIL MEMBER RIVERA: I vote aye.

18           COMMITTEE CLERK WILLIAM MARTIN: Riley.

19           COUNCIL MEMBER RILEY: Aye.

20           COMMITTEE CLERK WILLIAM MARTIN: Brooks-  
21 Powers.

22           COUNCIL MEMBER BROOKS-POWERS: Aye.

23           COMMITTEE CLERK WILLIAM MARTIN: Abreu.

24           COUNCIL MEMBER ABREU: Aye.

25           COMMITTEE CLERK WILLIAM MARTIN: Farías.

1 COMMITTEE ON LAND USE

5

2 COUNCIL MEMBER FARIÁS: I vote aye.

3 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

4 COUNCIL MEMBER HANKS: Aye.

5 COMMITTEE CLERK WILLIAM MARTIN: Thank  
6 you. Hudson.

7 COUNCIL MEMBER HUDSON: Permission to  
8 explain my vote?

9 CHAIRPERSON SALAMANCA: Council Member  
10 Hudson to explain her vote.

11 COUNCIL MEMBER HUDSON: Thank you. This  
12 Council has shown its working to ensure every  
13 District produces its fair share of housing. Today  
14 we're voting on a project in a District that has  
15 produced very little, a testament to the Council's  
16 prioritization of our City's housing crisis. Though  
17 incremental, building housing, including affordable  
18 units, in this part of Brooklyn is exactly what we  
19 need to do more of. And with that, I vote aye. Thank  
20 you.

21 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

22 COUNCIL MEMBER SANCHEZ: I vote aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Thank  
24 you, Council Member Sanchez.

25

2                   With a vote of 10 in the affirmative,  
3 zero in the negative, and no abstentions, all items  
4 have been adopted as described by the Chair.

5                   Mr. Chair, that is a full Committee.

6                   CHAIRPERSON SALAMANCA: Thank you. That  
7 concludes today's business. I would like to thank the  
8 members of the public, my Colleagues, Land Use and  
9 Council Staff, and the Sergeant-at-Arms for attending  
10 today's meeting. This meeting is hereby adjourned.

11 [GAVEL]

12

13

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 June 26, 2025