

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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August 6, 2024
Start: 12:11 p.m.
Recess: 12:20 p.m.

HELD AT: 250 Broadway - Committee Room, 16th
Floor

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

COUNCIL MEMBERS:

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

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2 SERGEANT AT ARMS: Check one, two. Check one,
3 two. This is a pre-recorded sound test for the
4 Committee on Land Use. Today's date is August 6,
5 2024, being recorded by Michael Leonardo, City
6 Council 16th Floor here.

7 SERGEANT AT ARMS: Good afternoon and welcome to
8 today's New York City Council hearing for the
9 Committee on Land Use. At this time, please silence
10 all cell phones and electronic devices to minimize
11 disruption throughout the hearing. At any time
12 throughout the hearing, please do not approach the
13 dais. Thank you for your kind cooperation. Chair,
14 we are ready to begin.

15 CHAIRPERSON SALAMANCA: [GAVEL] Alright, good
16 afternoon and welcome to the Committee on Land Use.
17 I am Council Member Rafael Salamanca, Chair of this
18 Committee. I would like to welcome my esteemed
19 colleagues who have joined us today. We have been
20 joined by Council Member Moya, Chair Riley, Abreu,
21 Farias, Borelli, and Marmorato.

22 Today, we are voting on a number of items
23 recommended by us and by our Zoning Subcommittee and
24 as always, I would like to thank Chair Riley and
25 Chair Hanks for their ongoing leadership. Today we

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2 are voting on a number of proposals but we will begin
3 with the Bronx Metro North Plan. Today we will vote
4 to approve the modifications, this long awaited area
5 rezoning, which covers over 45 blocks in districts
6 represented by Council Members Marmorato, Majority
7 Leader Farias and Chair Riley. I wont repeat all
8 that was said by Chair Riley at our Zoning vote but I
9 do want to emphasize how important this initiative is
10 for our northern Bronx communities in addressing a
11 vision for sustainability, affordability, mixed use
12 neighborhoods around the floor plan new Metro rail
13 stations at Hunts Point, Parkchester, Van Ness,
14 Morris Park and Co-op City, which will serve as a
15 great need for the transit in the area.

16 We will be voting to approve modifications LU's
17 106, 107, 109 through 113. There's a package of Land
18 Use actions which includes a Zoning Map Amendment, a
19 related Zoning Text Amendment and five city map
20 amendments to establish new street networks and a
21 pedestrian plaza.

22 Overall, the plan is projected to rezone in
23 approximately 7,000 new units of housing. Once
24 again, I wont go into detail that Chair Riley
25 explained earlier but our modifications include

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2 various refinements to zoning districts, as well as
3 associated densities and heights. To better relate
4 to the area specific context in different areas.
5 Changes to the overall rezoning areas boundaries,
6 maintaining parking requirements for future
7 developments to help address area parking needs, and
8 modifications to the proposed MIH options throughout
9 the rezoning area.

10 The Council's modifications are intended to allow
11 for much needed new affordable housing as well as
12 jobs. All are taken into the account the context of
13 existing neighborhoods and I'm excited to oversee
14 this role here today.

15 I want to recognize that we've also been joined
16 by Council Member Sanchez and Councilwoman Brooks-
17 Powers via Zoom.

18 Moving on to our other items. We will also vote
19 today to approve the modifications of LU 101-104
20 related to Arthur Kill Terminal proposed in Minority
21 Leader Borelli's District. This project includes
22 four related actions including a zoning text
23 amendment, a special permit, a landfill action, and a
24 city map amendment.

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2 The project is intended to facilitate the siting
3 of facilities and infrastructure to support the
4 assembly of wind turbines. Modifications will ensure
5 that in order to receive a city planning
6 authorization for any needed flexibility in zoning
7 that the project must support the city's green energy
8 infrastructure, which the Arthur Kill Terminal does.

9 We will also vote to approve LU's 122 and 123,
10 relating to the Prince Point Development proposal
11 located at the southern end of Staten Island and also
12 within Minority Leader Borelli's district. The
13 requested actions include a City Map Amendment and
14 Zoning Text Amendment, which together would
15 facilitate the establishment of a new map street in
16 the development of 108 detached single family homes
17 in the Prince Bay neighborhood. And in the Special
18 Southern Richmond Development District.

19 We will also vote to approve some modifications
20 of LU's 114, 115, and 116, related to the 500 Kent
21 Avenue Proposal located at Williamsburg neighborhood
22 in Council Member Restler's District in Brooklyn.
23 The proposal includes a Zoning Map Amendment and two
24 zoning special permits, which would facilitate the
25 development of a new 23 story commercial office

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2 building with ground floor retail, 234 parking spaces
3 and publicly accessible open space, including a
4 waterfront public access area. Modifications will be
5 to clarify the process and applicant commitment to
6 certain environmental mitigation measures related to
7 the proposed development.

8 Also, in Council Member Restler's District, we
9 will vote to approve some modifications LU's 120 and
10 121 related to the 712 Myrtle Avenue Proposal in the
11 Bedford Stuyvesant neighborhood in Brooklyn. The
12 project consists of a Zoning Map Amendment and a
13 Zoning Text Amendment to facilitate the development
14 of a new nine story mixed use building with
15 approximately 62 units including 15 permanently
16 affordable apartments and ground floor retail. A
17 modification will be to strike MIH Option 2 and add
18 the deep affordability option.

19 We will also be voting today to approve the
20 modifications LU's 117 and 118 relating to the 3033
21 Avenue V Proposal in Sheepshead Bay neighborhood in
22 Council Member Narcisse District in Brooklyn. This
23 is a rezoning that includes a Zoning May Amendment
24 and a Zoning Text Amendment, which will facilitate
25 the development of a new nine story mixed-use

1 building with approximately 109 units, including 27
2 affordable apartments and ground floor retail. A
3 modification here will also be to remove MIH Option 2
4 and add the deep affordability option.
5

6 For another project in Brooklyn, we will vote to
7 approve LU's 119 related to 197 Barry Street Proposal
8 in Williamsburg and within Council Member Gutiérrez's
9 district in Brooklyn. This Proposal is a Zoning Map
10 Amendment amended to facilitate the conversion of
11 portions of an existing building to other conforming
12 uses.

13 The final vote for today is a vote to disapprove
14 LU's 124, a petitions by Wing's and Seafood and
15 seeking a revokable consent for a sidewalk café at
16 785 Fairview Avenue in Council Member Holden's
17 District in Queens. Council Member Holden prepared a
18 statement, which was delivered earlier in full by
19 Chair Riley at the Zoning Subcommittee, detailing
20 Council Member Holden's position and reasons for
21 recommending this approval.

22 To summarize very briefly here, the issues with
23 the subject site include quality of lift concerns
24 expressed by the member. Including the misuse of the
25 existing outdoor dining structures at the

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2 establishment. The inherent conflicts proposed at
3 this location with regard to adjacent uses, including
4 nearby subway entrances and prior authorized activity
5 by the applicant at this location resulting in the
6 Department of Building summonses for illegal
7 construction of dining structures on the sidewalk.

8 I would like to now recognize any of my
9 colleagues for any comments or questions. Seeing
10 none, I will call for a vote with the support of the
11 local members to approve LU's 119, 122, 123 to
12 approve the modifications of LU's 101, 102, 103, 104,
13 106, 107, 109, 110, 111, 112, 113, 114, 115, and 116,
14 and 117, 118, 120 and 121 and to disapprove LU's 124,
15 noting for the Committee that an aye vote on LU 124
16 will result in a disapproval of application. Will
17 the clerk please call the roll?

18 COMMITTEE CLERK: Good afternoon. William
19 Martin, Committee Clerk roll call vote Committee on
20 Land Use. All items are coupled. Chair Salamanca?

21 CHAIRPERSON SALAMANCA: I want to start by
22 thanking and congratulating one of the Bronx members
23 for negotiating the best project that you could for
24 your community and basically ensuring that you're
25 actually bringing capital dollars to your districts,

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2 much needed capital dollars to your districts and the
3 investment that is needed in our communities. So,
4 with that, congratulations colleagues. I vote aye on
5 all.

6 COMMITTEE CLERK: Moya?

7 COUNCIL MEMBER MOYA: I vote aye.

8 COMMITTEE CLERK: Rivera? Riley?

9 COUNCIL MEMBER RILEY: Aye.

10 COMMITTEE CLERK: Brooks-Powers?

11 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

12 COMMITTEE CLERK: Thank you Council Member.
13 Abreu?

14 COUNCIL MEMBER ABREU: Aye.

15 COMMITTEE CLERK: Farias?

16 COUNCIL MEMBER FARIAS: I vote aye on all.

17 COMMITTEE CLERK: Hanks? Hudson? Sanchez?

18 COUNCIL MEMBER SANCHEZ: Congratulations to my
19 colleagues and I vote aye.

20 COMMITTEE CLERK: Thank you. Borelli?

21 COUNCIL MEMBER BORELLI: Aye.

22 COMMITTEE CLERK: With a vote of 8 in the
23 affirmative, zero in the negative and no abstentions,
24 all items have been adopted as described by the
25 Chair.

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2 CHAIRPERSON SALAMANCA: That concludes today's
3 business. I would like to thank the members of the
4 public, my colleagues in Land Use and other Council
5 Staff and the Sergeant at Arms for attending today's
6 meeting. 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 August 12, 2024