

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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September 24, 2024

Start: 12:21 p.m.

Recess: 12:24 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH
FLOOR

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

COUNCIL MEMBERS:

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

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Land Use recorded on
4 September 24, 2024, located on the 16th floor by
5 Nazli Paytuvi.

6 SERGEANT-AT-ARMS: Good afternoon and
7 welcome to the New York City Council vote of the
8 Committee on Land Use.

9 At this time, can everybody please
10 silence your cell phones.

11 Chair, we are ready to begin.

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

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

24 Today, we will vote to approve LUs 132
25 through 136, relating to the MSK Pavilion Project in

2 Council Member Menin's District in Manhattan. As
3 Chair Riley described in detail at our Subcommittee
4 vote, this project includes five related land use
5 actions, which together will facilitate the
6 development of a new state-of-the-art hospital
7 facility dedicated to advancing MSK's mission against
8 cancer and associated diseases by providing much-
9 needed capacity for new patient and surgery space
10 within MSK's existing Upper East Side Campus. We will
11 approve a revocable consent, a Zoning Text Amendment,
12 a Zoning Map Amendment, a Zoning Special Permit, and
13 the cancellation of a restrictive declaration.

14 We will also vote to approve LU 154,
15 related to an application by Seis Vecinos seeking a
16 revocable consent to operate a sidewalk cafe located
17 in my District in the Bronx.

18 We will also vote to disapprove LU 155,
19 related to another sidewalk cafe application for Cozy
20 Corner in Council Member Holden's District in Queens.
21 The Zoning Subcommittee voted earlier today on this
22 application, following a statement on the record by
23 Council Member Holden detailing the many concerns he
24 has raised throughout this process.

2 We will also vote to approve LU 137,
3 related to a 150 Mill Street rezoning proposal in
4 Council Member Avilés' District in Brooklyn. The
5 proposed Zoning Map Amendment will facilitate a new
6 manufacturing and office development.

7 We will also vote to approve two pre-
8 considered land use applications regarding 2390
9 McDonald Avenue rezoning proposal in Council Member
10 Yeger's District in Brooklyn. The proposal includes a
11 Zoning Map Amendment and a related Zoning Text
12 Amendment to facilitate the development of a new
13 mixed-use building with approximately 80 units,
14 approximately 24 of which will be permanently
15 affordable.

16 Are there any questions or comments from
17 Members in the Committee?

18 Seeing none, I now call for a vote with
19 the support of the local Members to disapprove LU 155
20 for the Zoning for the Cozy Corner sidewalk café, to
21 approve LUs 132, 133, 134, 135, and 136 for the MSK
22 Pavilion, LU 137 for the 150 Mill Street rezoning, LU
23 154 for the Seis Vecinos sidewalk café, and pre-
24 considered LUs related to the Zoning Map and Zoning
25 Text Amendment for 2390 McDonald Avenue rezoning.

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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 Council Member Moya.

10 COUNCIL MEMBER MOYA: I vote aye.

11 COMMITTEE CLERK WILLIAM MARTIN: Thank
12 you. Rivera.

13 COUNCIL MEMBER RIVERA: I vote aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Riley.

15 COUNCIL MEMBER RILEY: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
17 Powers?

18 COUNCIL MEMBER BROOKS-POWERS: I vote aye.

19 COMMITTEE CLERK WILLIAM MARTIN: Thank
20 you. Abreu.

21 COUNCIL MEMBER ABREU: Aye.

22 COMMITTEE CLERK WILLIAM MARTIN: Farías.

23 COUNCIL MEMBER FARÍAS: I vote aye.

24 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

25 COUNCIL MEMBER HANKS: Aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Hudson.

3 COUNCIL MEMBER HUDSON: Aye.

4 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

5 COUNCIL MEMBER SANCHEZ: Aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

7 By a vote of 10 in the affirmative, zero in the
8 negative, and no abstentions, all items have been
9 adopted as described by the Chair.

10 CHAIRPERSON SALAMANCA: Thank you. That
11 concludes today's meeting.

12 I want to welcome my Colleagues, Land Use
13 Staff and Council Staff, Sergeant-at-Arms attending
14 today's hearing. This meeting is hereby adjourned.

15 [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 October 6, 2024