

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

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Tuesday, March 18, 2025

Start: 1:32 P.M.

Recess: 1:34 P.M.

HELD AT: 250 Broadway - Committee Room, 14th  
Floor

B E F O R E: Hon. Rafael Salamanca, Jr., Chair

COUNCIL MEMBERS:

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

COMMITTEE ON LAND USE

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2 SERGEANT AT ARMS: Good afternoon, welcome to the  
3 New York City Committee on Land Use. Please place  
4 your phone on silent or vibrate mode. At any time  
5 during this hearing, do not approach the dais. Thank  
6 you for your cooperation.

7 Chair, we are ready to begin.

8 CHAIRPERSON SALAMANCA: (GAVEL)

9 Good afternoon and welcome to the Committee on  
10 Land Use. I am Council Member Rafael Salamanca, chair  
11 of this committee.

12 I would like to welcome my esteemed colleagues  
13 who have joined us today. We have been joined by  
14 Council Member Moya, Council Member Rivera, Chair  
15 Riley, Majority Whip Brooks-Powers, Council Member  
16 Abreu, Majority Leader Fariás, Chair Hanks, Chair  
17 Hudson, and Council Member Sanchez.

18 I would like to thank Chair Riley and Chair Hanks  
19 for their ongoing leadership on our two  
20 subcommittees.

21 Today we are voting to approve the modifications  
22 on LUs 239 and 240 which were referred by the Zoning  
23 subcommittee. These LU items are for 123-12 Sutphin  
24 Boulevard Rezoning Proposal related to property in  
25 Speaker Adams' district in Queens. This project

1  
2 proposes a Zoning Map Amendment and a Zoning Text  
3 Amendment to facilitate the development of a new  
4 five-story mixed-use building with approximately 111  
5 residential units, including 28 which would be  
6 affordable through MIH. Our modification would be to  
7 modify the proposed zoning to a mix of R6B in the R6D  
8 district and to strike MIH Option 2 and add MIH  
9 Option 3. Speaker Adams is in support of the proposal  
10 as modified.

11 I would now like to recognize any of my  
12 colleagues who have questions or answers.

13 Seeing none, I now call for a vote on the  
14 following items, with the support of Speaker Adams,  
15 which are to approve with modifications of LUs 239  
16 and 240. Would the Clerk please call the roll?

17 COMMITTEE CLERK: Matthew DeStefano, Committee  
18 Clerk; Committee on Land Use roll call vote, all  
19 items are coupled.

20 Chair Salamanca?

21 CHAIRPERSON SALAMANCA: Aye on all.

22 COMMITTEE CLERK: Council Member Moya?

23 COUNCIL MEMBER MOYA: I vote aye.

24 COMMITTEE CLERK: Thank you.

25 Council Member Rivera?

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COUNCIL MEMBER RIVERA: I vote aye.

COMMITTEE CLERK: Council Member Riley?

COUNCIL MEMBER RILEY: Aye.

COMMITTEE CLERK: Council Member Brooks-Powers?

COUNCIL MEMBER BROOKS-POWERS: I vote aye.

COMMITTEE CLERK: Thank you.

Council Member Abreu?

COUNCIL MEMBER ABREU: Aye.

COMMITTEE CLERK: Council Member Farías?

COUNCIL MEMBER FARÍAS: I vote aye.

COMMITTEE CLERK: Council Member Hanks?

COUNCIL MEMBER HANKS: I vote aye.

COMMITTEE CLERK: Council Member Hudson?

COUNCIL MEMBER HUDSON: Aye.

COMMITTEE CLERK: Council Member Sanchez?

COUNCIL MEMBER SANCHEZ: Aye.

COMMITTEE CLERK: Thank you.

By a vote of 10 in the affirmative, 0 in the negative, and no abstentions the items have been adopted by the Committee as described by the Chair.

CHAIRPERSON SALAMANCA: Thank you. That concludes today's business. I would like to thank the members of the public, my colleagues, Land Use and Council

1  
2 staff, and the sergeant at arms for attending today's  
3 meeting.

4 This meeting is hereby adjourned.

5 (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 April 10, 2025