

COMMITTEE ON LAND USE

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

THE COMMITTEE ON LAND USE

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MONDAY, MARCH 21, 2022

Start: 2:52 p. m.

Recess: 3:01 p. m.

HELD AT: REMOTE HEARING (VIRTUAL ROOM 4)

B E F O R E: RAFAEL SALAMANCA, JR., CHAIR

COUNCIL MEMBERS:

JOSEPH C. BORELLI  
ERIK D. BOTTCHEER  
SELVENA N. BROOKS-POWERS,  
KAMILLAH HANKS  
ARI KAGAN  
SHEKAR KRISHNAN  
FARAH N. LOUIS  
DARLENE MEALY,  
FRANCISCO P. MOYA  
KEVIN C. RILEY  
CARLINA RIVERA  
PIERINA ANA SANCHEZ

OTHER COUNCIL MEMBERS ATTENDING:

LYNN C. SCHULMAN  
CARMEN N. DE LA ROSA

COMMITTEE ON LAND USE

A P P E A R A N C E S (CONTINUED)

[N/A]

1  
2 SERGEANT PEREZ: Okay, the stream has been  
3 confirmed.

4 Good afternoon, and welcome to New York City  
5 Council's remote committee hearing on Land Use.

6 Everyone, please turn on your video at this time;  
7 silence all electronic devices.

8 All written testimony can be submitted to  
9 [LandUsetestimony@council.nyc.gov](mailto:LandUsetestimony@council.nyc.gov), again that is,  
10 [LandUsetestimony@council.nyc.gov](mailto:LandUsetestimony@council.nyc.gov).

11 Thank you.

12 Chair Salamanca, we are ready to begin.

13 CHAIRPERSON SALAMANCA: Thank you, uh, Sergeant At  
14 Arms.

15 Good afternoon, and welcome on to the Committee  
16 on Land Use. I am Council Member Rafael Salamanca,  
17 Chair of this committee.

18 I would like to welcome my esteemed colleagues  
19 who are joining us today. We have been joined by  
20 Council Members Bottcher, De La Rosa, Hanks, Kagan,  
21 Krishnan, Louis, Moya, Chair Riley, Rivera, Sanchez,  
22 Schulman, Majority Whip Brooks-Powers, and Minority  
23 Leader Borelli. I'm sorry, and also Chair Louis.

24 I would like to thank, uh, Chair Louis and Chair  
25 Riley for their work on our two subcommittees.

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2 Today we will vote on a number of applicants  
3 referred from our two subcommittees. But, before we  
4 begin, I would like to recognize the Committee  
5 Counsel to review the hearing procedures.

6 COMMITTEE COUNSEL: Thank you, Chair Salamanca, I  
7 am Arthur Huh, counsel to this committee.

8 Council members who would like to ask questions  
9 or make remarks should use the Zoom Raise Hand  
10 Function. The Raise Hand button should appear at the  
11 bottom of your participant panel or at the bottom of  
12 your primary viewing window. Chair Salamanca or I  
13 will now recognize members to speak.

14 We ask that you please be patient if any other  
15 technical difficulties arise today.

16 Chair Salamanca will now continue with today's  
17 agenda items.

18 CHAIRPERSON SALAMANCA: Thank you, Counsel.

19 Today we will now... Today we will vote to  
20 approve LUs 13 and 14 for the Castle III 107-111 East  
21 123rd Street project submitted by the Department of  
22 Housing and Preservation and Development pursuant to  
23 Sections 197-c and 201 of the New York City Charter  
24 in Article 16 of the General Municipal Law.

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2       The applications request approval of an Urban  
3 Development Action Area Designation, an Urban  
4 Development Action Area Project for such, and the  
5 disposition of a property to a developer to be  
6 selected by the HPD, and the grant of a special  
7 permit pursuant to Zoning Resolution section 74-903  
8 to modify the requirements of Section 24-111, to  
9 permit the allowable community facility floor area  
10 ratio of Section 24-11 to apply to a non-profit  
11 institution with sleeping accommodations in an R7-2  
12 District. These actions will facilitate the proposed  
13 construction of a new 15-story building in Council  
14 Member Richardson Jordan's district in Manhattan.

15       We will also vote to approve LUs 15 and proposed  
16 5th Amendment of the East New York I Urban Renewal  
17 plan in Council Member Barron's district in Brooklyn.  
18 Submitted by The Department of Housing and  
19 Preservation and Development, pursuant to Section 505  
20 of Article 15 of the New York State General Municipal  
21 Law in Section 197-c of the New York City Charter.  
22 The application requests approval of an amendment to  
23 allow residential development on a site previously  
24 designated as open space.

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2 We will vote to approve the modifications LUs 16  
3 and 17 related to property at 97-04 Sutphin Boulevard  
4 in Speaker Adams' district in Queens. This proposal  
5 seeks a Zoning Map to rezone an existing C4-5X  
6 District to a C6-3 District and the related zoning  
7 Text Amendment to establish an MIH program area  
8 within the Special Downtown Jamaica District. Our  
9 modification will be to strike MIH option 2 and to  
10 add the deep affordability option.

11 We will also vote to approve the modifications  
12 LUs 26 and 27 related to 98-81 Queens Boulevard  
13 proposal in Council Member Schulman's district in  
14 Queens. This proposal seeks a Zoning Map Amendment  
15 to rezone an existing R7-1 District to an 8X District  
16 a C2-4 District and the related Zoning Text Amendment  
17 to establish an MIH program area. Our modifications  
18 would be to strike MIH option 2.

19 Will also vote on LUs 28, the Technical  
20 Correction of a previously adopted resolution and  
21 related to property in my district. Council  
22 Resolution number 753 of 2009 was approved in order  
23 to facilitate the construction of the Belmont Cove  
24 project. The resolution approved the City Planning  
25 Commission decision application C 190051 PPX, which

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2 approved the disposition of a nonresidential City  
3 owned property to a developer of HPD's choosing.  
4 Section 576-a (2) of the New York State Private  
5 Housing Finance Law provides that a municipality may  
6 disclose of a real property to a housing development  
7 fund company without public auction or sealed bids  
8 subject to certain notice and hearing requirements.  
9 Consistent with such law, The Council held its  
10 hearing on January 14th, 2019. HPD requests that The  
11 Council amend the prior resolution by: adding a  
12 paragraph stating, whereas on January 4th, 2019 HPD  
13 filed with The Council its letter dated January 4th,  
14 2019 requesting approval of the disposition of City  
15 owned real property pursuant to 576-a (2) of The  
16 Private Housing Finance Law, and deleting a paragraph  
17 that refers to Charter Section 197-d, and replacing  
18 it with the following new paragraph: Pursuant to  
19 section 197-d of The City Charter and on the bases of  
20 the decision and application, and based on the  
21 environmental determination and consideration  
22 described in the report, C 190051 PPX incorporated by  
23 referenced hearing, The Council approved the decision  
24 of the City Planning Commission pursuant to section  
25 576-a (2) of The Private Housing Finance Law, The

1 Council approves the sale of the disposition area to  
2 a developer to be selected by HPD.

3 Council members who have questions or remarks  
4 should use the Raise Hand button.

5 Are there any council members who wish to ask  
6 questions or speak?

7 Uh, Counsel, do you see anyone with their hands  
8 up?

9 COMMITTEE COUNSEL: No, Chair, I see no members  
10 with hands up.

11 CHAIRPERSON SALAMANCA: Alright, I will now call a  
12 vote in accordance with the recommendations of the  
13 subcommittees, and note that a vote of aye on all  
14 will be to adopt the following: To approve LUs 13,  
15 14, 15, and 28, and to approve the modifications I  
16 have described LUs 16, 17, 26, and 27.

17 Will the clerk please call the roll?

18 COMMITTEE CLERK: Good afternoon, William Martin  
19 Committee Clerk roll call vote Committee on Land Use;  
20 all items are coupled.

21 Chair Salamanca?

22 CHAIRPERSON SALAMANCA: Aye on all.

23 COMMITTEE CLERK: Moya?

24 COUNCIL MEMBER MOYA: Aye on all.  
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COMMITTEE CLERK: Thank you.

Rivera?

COUNCIL MEMBER RIVERA: I vote aye.

COMMITTEE CLERK: Thank you.

Louis?

COUNCIL MEMBER LOUIS: I vote aye.

COMMITTEE CLERK: Thank you.

Riley?

COUNCIL MEMBER RILEY: Aye on all.

COMMITTEE CLERK: You got it.

Brooks - Powers?

COUNCIL MEMBER BROOKS - POWERS: Aye on all.

COMMITTEE CLERK: Bottcher?

COUNCIL MEMBER BOTTCHEER: Aye on all.

COMMITTEE CLERK: Thank you.

Hanks?

COUNCIL MEMBER HANKS: Aye on all.

COMMITTEE CLERK: Thank you.

Kagan?

COUNCIL MEMBER KAGAN: Aye on all.

COMMITTEE CLERK: Thank you.

Krishnan?

COUNCIL MEMBER KRISHNAN: Aye on all.

COMMITTEE CLERK: Sanchez?

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COUNCIL MEMBER SANCHEZ: Aye on all.

COMMITTEE CLERK: Thank you. One moment.

Uh, Borelli?

COUNCIL MEMBER BORELLI: I vote aye, thank you.

COMMITTEE CLERK: Thank you.

By a vote of 12 in the affirmative, zero in the negative, and no abstentions, all items have been adopted by The Committee.

And, I believe you can... You can close the... You can close, Mr. Chair, at your convenience.

CHAIRPERSON SALAMANCA: Thank you, Mr. Clerk.

I would like to thank the members of the public, my colleagues on Land Use and council staff, and the Sergeant of Arms for attending today's hearing.

This meeting is hereby adjourned.

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 MARCH 30, 2022