

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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June 29, 2022
Start: 12:11 p.m.
Recess: 12:19 p.m.

HELD AT: REMOTE HEARING - VIRTUAL ROOM 2

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

COUNCIL MEMBERS:

Joseph C. Borelli
Erik D. Bottcher
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

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

2 SERGEANT BRADLEY: Cloud recording is up.
3 Good afternoon and welcome to today's New York City
4 Council meeting on Land Use.

5 At this time, will all panelists please
6 turn on your videos.

7 To minimize disruption, place electronic
8 devices on vibrate or on silent.

9 Thank you for your cooperation. Chair,
10 you may begin.

11 CHAIRPERSON SALAMANCA: Thank you,
12 Sergeant-at-Arms. Good afternoon and welcome to the
13 Committee on Land Use. I am Council Member Rafael
14 Salamanca, Chair of this Committee.

15 I want to welcome my esteemed Colleagues
16 who have joined us today. We've been joined by
17 Council Members Bottcher, Hanks, Kagan, Krishnan,
18 Moya, Chair Riley, Sanchez, Majority Whip Brooks-
19 Powers, Minority Leader Borelli.

20 I would like to thank Chair Louis and
21 Chair Riley for their work on our 2 Subcommittees.
22 Today, we will vote on applications referred by our
23 Zoning Subcommittee, but, before we begin, I would
24 like to recognize the Committee Counsel to review the
25 hearing procedures.

2 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank
3 you, Chair Salamanca. Good afternoon, Committee
4 Members. I am Angelina Martinez-Rubio, Counsel to
5 this Committee.

6 Council Members who would like to ask
7 questions or make remarks should use the Zoom raise
8 hand function. The raise hand button should appear at
9 the bottom of the participant panel. Chair Salamanca
10 or I will then recognize Members to speak. We ask
11 that you please be patient if any technical
12 difficulties arise today.

13 Chair Salamanca will now continue with
14 today's agenda.

15 COMMITTEE COUNSEL MARTINEZ-RUBIO: Thank
16 you, Counsel. Today, we will vote to approve
17 Preconsidered LUs 79 and 80 related to 77-39 Vleigh
18 Place Rezoning proposal in Queens, Council District
19 represented by Council Member Gennaro.

20 The proposal includes a zoning map
21 amendment to rezone an existing R3-2/C1-2 district to
22 an R6A/C2-3 district and a related zoning text
23 amendment to establish an MIH program area utilizing
24 Option 1 and 2.

2 The Council's modifications will be to
3 reduce the density of the proposed development from
4 the proposed R6A district to an R6B district. The
5 proposed development with this modification will be
6 more in context with the existing character of the
7 neighborhood, which is characterized by a mix of 3-
8 to 4-story multifamily buildings and smaller so 1- to
9 2-family homes while still creating permanently
10 affordable housing units under MIH. Council Member
11 Gennaro is in support of the proposal which has been
12 modified.

13 We will also vote to approve with
14 modifications Preconsidered LUs 81 and 82 relating to
15 the 11th Street and 34th Avenue Rezoning proposal in
16 Council Member Won's district in Queens.

17 The proposal would rezone an existing R5
18 district to an M1-5/R6A district and a related zoning
19 text amendment to establish a special mixed-use
20 district with special height and setback regulations
21 as well as establish an MIH program area utilizing
22 Options 1 and 2.

23 The Council's modification will be to
24 strike MIH Option 2. Council Member Won is in support
25 of the proposal as modified.

2 We will also vote to approve with
3 modifications Preconsidered LUs 83 and 84 relating to
4 Wetherole Street and 67th Avenue Rezoning in Council
5 Member Schulman's district in Queens.

6 The proposal would rezone an existing R4B
7 district to an R6A district and the related zoning
8 text amendment to establish an MIH program area
9 utilizing Options 1 and 2.

10 The Council's modifications will be to
11 strike MIH Option 2. Council Member Schulman is in
12 support of the proposal.

13 Are there any Members who wish to ask
14 questions or speak?

15 Seeing none, I now call for a vote in
16 accordance with the Subcommittee recommendations to
17 approve with modifications Preconsidered LUs 79, 80,
18 81, 82, 83, and 84. Would the Clerk please call the
19 roll?

20 WILLIAM MARTIN, COMMITTEE CLERK: Good
21 afternoon. William Martin, Committee Clerk. Roll call
22 vote Committee on Land Use. All items are coupled.
23 Chair Salamanca.

24 CHAIRPERSON SALAMANCA: Aye on all.

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2 WILLIAM MARTIN, COMMITTEE CLERK: Thank
3 you. Moya.

4 COUNCIL MEMBER MOYA: I vote aye on all.

5 WILLIAM MARTIN, COMMITTEE CLERK: Thank
6 you. Rivera.

7 COUNCIL MEMBER RIVERA: I vote aye.

8 WILLIAM MARTIN, COMMITTEE CLERK: Thank
9 you. Riley.

10 COUNCIL MEMBER RILEY: I vote aye on all.

11 WILLIAM MARTIN, COMMITTEE CLERK: Thank
12 you. Brooks-Powers. Bottcher.

13 COUNCIL MEMBER BOTTCHEER: Aye.

14 WILLIAM MARTIN, COMMITTEE CLERK: Thank
15 you. Hanks.

16 COUNCIL MEMBER HANKS: I vote aye on all.

17 WILLIAM MARTIN, COMMITTEE CLERK: Thank
18 you. Kagan.

19 COUNCIL MEMBER KAGAN: Aye on all.

20 WILLIAM MARTIN, COMMITTEE CLERK: Thank
21 you. Krishnan.

22 COUNCIL MEMBER KRISHNAN: Aye on all.

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

25 COUNCIL MEMBER SANCHEZ: Aye on all.

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2 WILLIAM MARTIN, COMMITTEE CLERK: Thank
3 you. Council Member Louis.

4 COUNCIL MEMBER LOUIS: Aye on all.

5 WILLIAM MARTIN, COMMITTEE CLERK: Thank
6 you. Brooks-Powers. Council Member Borelli.

7 COUNCIL MEMBER BORELLI: Aye on all.

8 WILLIAM MARTIN, COMMITTEE CLERK: Thank
9 you. By a vote of 11 in the affirmative, 0 in the
10 negative, and no abstentions, all items have been...

11 COUNCIL MEMBER BROOKS-POWERS: I'm sorry.

12 WILLIAM MARTIN, COMMITTEE CLERK: Yes.
13 Council Member Brooks-Powers.

14 COUNCIL MEMBER BROOKS-POWERS: My service
15 keeps going in and out so I just want to make sure
16 you hear my voice to say aye on all.

17 WILLIAM MARTIN, COMMITTEE CLERK: Yes,
18 thank you. Recorded. Vote is now 12 in the
19 affirmative, 0 in the negative, and no abstentions.
20 Mr. Chair, we have one Member outstanding.

21 COMMITTEE COUNSEL MARTINEZ-RUBIO: Council
22 Member Mealy is here.

23 CHAIRPERSON SALAMANCA: Council Member
24 Mealy, how do you vote?
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2 WILLIAM MARTIN, COMMITTEE CLERK: Her
3 audio's not connected yet. She is on but not her
4 audio.

5 CHAIRPERSON SALAMANCA: Did you also get
6 Chair Louis?

7 WILLIAM MARTIN, COMMITTEE CLERK: Yes,
8 sir.

9 COMMITTEE COUNSEL MARTINEZ-RUBIO: Yes.

10 CHAIRPERSON SALAMANCA: Council Member
11 Mealy.

12 All right. I would like to thank the
13 members of the public, my Colleagues, the Land Use
14 and Council staff, and the Sergeant-at-Arms for
15 attending today's hearing.

16 I'm going to leave the role open for 3
17 minutes so that we can see if we can get Council
18 Member Mealy's audio working. Thank you very much,
19 Colleagues.

20 Council Member Mealy. How do you vote?

21 COUNCIL MEMBER MEALY: I vote yes.

22 WILLIAM MARTIN, COMMITTEE CLERK: Thank
23 you, Council Member. Final vote now Committee on Land
24 Use, all items have been adopted by the Committee 13

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2 in the affirmative, 0 in the negative, and no
3 abstentions. That is a full Committee, Mr. Chair.

4 CHAIRPERSON SALAMANCA: Thank you, Clerk.

5 I want to thank everyone for attending today's
6 hearing. This hearing is hereby adjourned.

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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 29, 2022