

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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February 28, 2023
Start: 11:58 a.m.
Recess: 12:06 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 14TH
FLOOR

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

COUNCIL MEMBERS:

Joseph C. Borelli
Ari Kagan
Shekar Krishnan
Farah N. Louis
Darlene Mealy
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

OTHER COUNCIL MEMBERS ATTENDING:

Gale A. Brewer
Justin Brannan

2 SERGEANT-AT-ARMS: This is a microphone
3 check for the Committee on Land Use. Located on the
4 14th Floor. Recorded on February 28, 2023, by Nazly
5 Paytuvi.

6 SERGEANT-AT-ARMS: Quiet, please. Can the
7 Zoom host start the webinar?

8 ZOOM HOST: Webinar started. Thank you.

9 SERGEANT-AT-ARMS: Thank you. Good morning
10 and welcome to the New York City hybrid hearing on
11 the Committee on Land Use.

12 Please, silence all electronic devices.
13 Thank you.

14 Chair, we are ready to begin.

15 CHAIRPERSON SALAMANCA: [GAVEL] All right,
16 good morning and welcome to the Committee on Land
17 Use. I am Council Member Rafael Salamanca, Chair of
18 this Committee. I want to welcome my esteemed
19 Colleagues who have joined us today. We've been
20 joined by Council Member Moya, Chair Louis, Chair
21 Riley, Council Members Krishnan, Mealy, Sanchez, and
22 Borelli.

23 I want to thank Chair Louis and Chair
24 Riley for their work on our two Subcommittees, but
25 before we begin today's meeting, I would like to

2 recognize the Committee Counsel to review the hearing
3 procedures.

4 COMMITTEE COUNSEL HUH: Thank you, Chair
5 Salamanca. I am Arthur Huh, Counsel to this
6 Committee.

7 Council Members who are physically
8 present and would like to ask questions should
9 indicate so verbally. Council Members joining
10 remotely who would like to ask questions or make
11 remarks should use the Zoom raise hand function.
12 Chair Salamanca will recognize Members to speak.

13 We ask all participants for your
14 continued patience should any technical difficulties
15 arise.

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

18 CHAIRPERSON SALAMANCA: Thank you,
19 Counsel. Today, we will vote to approve the
20 Preconsidered LUs related to application numbers G
21 220027 SCQ and G 220028 SCQ for two site selection
22 submissions by School Construction Authority for a
23 547-seat primary school and a 659-seat high school,
24 both located in Queens and relating to property in

2 Council Member Won's and Council Member Paladino's
3 Districts.

4 We will also vote to approve LUs 167,
5 170, 171, and Preconsidered LUs for application
6 number N 230177 HKK for a package of designations by
7 the Landmarks Preservation Commission including the
8 Lesbian Herstory Archives in Council Member Hanif's
9 District, the Samuel Gompers Industrial High School
10 in Deputy Speaker Ayala's District, and Julius' Bar
11 Building in Council Member Bottcher's District, and
12 the Melrose Parkside Historic District in Council
13 Member Joseph's District.

14 We will also vote to disapprove LUs 165
15 and 166 for two parking special permit applications
16 related to property in Council Member Bottcher's
17 District in Manhattan. In its review of the Land Use
18 matters, the Council may consider issues related to
19 the public welfare in determining whether to grant or
20 deny special permits. The Council need not approve a
21 special permit simply because the CPC has determined
22 that the findings have been met. Considering the
23 specific neighborhood qualities here, the applicants'
24 plan for the additional requested parking spaces, the
25 policy goals of the Zoning Resolution, and the

2 critical need to address climate change concerns in
3 the city, and following the recommendations of our
4 Subcommittee, the Committee today will vote to
5 disapprove these two related applications. As Chair
6 Riley previously explained in greater detail, the
7 proposed project site is extremely well-served by the
8 public transit with the vast majority of area
9 residents foregoing car ownership and relying on the
10 wide range of available transit options. The proposal
11 for additional parking spaces does not serve the need
12 for a neighborhood commuting option nor the area
13 economic viability and thus does not advance the
14 objectives of the Zoning Resolution. Given these set
15 of facts, we in the Council must do our part to
16 reduce the City's greenhouse gas emissions to address
17 the far-reaching consequences of climate change.
18 Vehicle traffic accounts for 21 percent of the city's
19 greenhouse gas emissions, and our vote today is one
20 step among many that we can take in order to achieve
21 our emissions reductions targets. While the applicant
22 has testified that the additional space would
23 potentially be used by electric vehicles, the
24 proposal does not legally mandate that the spaces
25 only be used in that manner. After having considered

2 the applicants' arguments against the considerations
3 articulated by our Subcommittee and summarized today
4 and following a lengthy and thoughtful public review
5 process, the Resolution before us is to disapprove
6 the related LU items 165 and 166.

7 Now, I would like to take this time to
8 recognize any of my Colleagues who wish to have any
9 questions or make remarks.

10 Seeing none, I call for a vote with the
11 support of the local Council Members to approve
12 Preconsidered LUs application number G 220027 SCQ and
13 G 220028 SCQ and N 230177 HKK and LUs 167, 170, and
14 171, and to disapprove LUs 165 and 166. Will the
15 Clerk please call the roll?

16 COMMITTEE CLERK WILLIAM MARTIN: Good
17 morning. William Martin, Committee Clerk. Roll call
18 vote Committee on Land Use. All items are coupled.
19 Chair Salamanca.

20 CHAIRPERSON SALAMANCA: Aye on all.

21 COMMITTEE CLERK WILLIAM MARTIN: Moya.

22 COUNCIL MEMBER MOYA: I vote aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Thank
24 you. Louis.

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2 COUNCIL MEMBER LOUIS: I vote aye and
3 congratulations to all my Colleagues.

4 COMMITTEE CLERK WILLIAM MARTIN: Riley.

5 COUNCIL MEMBER RILEY: I vote aye.

6 COMMITTEE CLERK WILLIAM MARTIN: Mealy.

7 COUNCIL MEMBER MEALY: I vote aye on all.

8 COMMITTEE CLERK WILLIAM MARTIN: Krishnan.

9 COUNCIL MEMBER KRISHNAN: Aye on all.

10 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

11 COUNCIL MEMBER SANCHEZ: Aye on all.

12 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

13 COUNCIL MEMBER BORELLI: Aye.

14 COMMITTEE CLERK WILLIAM MARTIN: Kagan.

15 COUNCIL MEMBER KAGAN: Aye.

16 COMMITTEE CLERK WILLIAM MARTIN: By a vote
17 of nine in the affirmative, zero in the negative, and
18 no abstentions, all items have been adopted by the
19 Committee as indicated on today's agenda.

20 CHAIRPERSON SALAMANCA: Thank you, Clerk.

21 I would like to thank the members of the public, my
22 Colleagues, Land Use and other Council Staff and the
23 Sergeant-at-Arms for attending today's hearing.

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2 We will now close the voting items, and
3 we will restart again in two minutes for the other
4 Committee hearing. [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 March 7, 2023