

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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May 17, 2023
Start: 12:21 p.m.
Recess: 12:43 p.m.

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

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

COUNCIL MEMBERS:

Shaun Abreu
Joseph C. Borelli
Erik D. Bottcher
Selvena N. Brooks-Powers
Kamillah Hanks
Shekar Krishnan
Francisco P. Moya
Kevin C. Riley
Pierina Ana Sanchez

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2 SERGEANT-AT-ARMS: Microphone test for the
3 Committee on Land Use.

4 Today's date is May 17, 2023. Location
5 250 Broadway, 14th Floor. Recorded by Ederly
6 Gonzalez-Rodriguez.

7 SERGEANT-AT-ARMS: Good afternoon and
8 welcome to today's Committee on Land Use.

9 Place all electronic devices to vibrate
10 mode. Thank you for your cooperation.

11 Chair Salamanca, 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.

16 I want to welcome my esteemed Colleagues
17 for joining us today. We've been joined by Council
18 Members Moya, Rivera, Abreu, Brooks-Powers, Bottcher,
19 Hanks, and Sanchez.

20 I want to thank Chair Louis and Chair
21 Riley for their work on our two Subcommittees.

22 Before we begin today's meeting, I would
23 like to recognize the Committee Counsel to review the
24 hearing procedures.

25

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

5 Council Members with questions should
6 indicate so verbally or, if participating remotely,
7 by using the Zoom raise hand function. The Chair will
8 recognize Members to speak.

9 We ask all participants for your
10 continued patience should any technical difficulties
11 arise.

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

14 CHAIRPERSON SALAMANCA: Thank you,
15 Counsel. Today, we will vote to approve Preconsidered
16 LU 207 related to 26-50 Brooklyn Queens Expressway
17 West Rezoning Proposal in Council Member Caban's
18 District in Queens. This proposed zoning map
19 amendment would change an existing M1-1 district to
20 an M1-2 district to facilitate the expansion of an
21 existing gym.

22 We will also vote to approve
23 Preconsidered LU 208 for the 61-10 Queens Boulevard
24 Rezoning Proposal in Council Member Won's District in
25 Queens. The proposed zoning map amendment with change

2 a C1-2 commercial overlay to a C2-4 within an
3 existing R6 and R7-1 district to facilitate the
4 expansion of an existing gym.

5 We will also vote to approve with
6 modifications Preconsidered LUs 209 and 210 for the
7 141-05 109th Avenue Rezoning Proposal in Speaker
8 Adams' District in Queens. This proposal includes a
9 zoning map amendment to change an existing R3A
10 district to an R6B/C2-3 district and the related
11 zoning text amendment to establish an MIH program
12 area utilizing Options 1 and 2. Our modification will
13 be to strike Option 2 and add a deep affordability
14 option.

15 We will also vote to approve the
16 Preconsidered Application G 230031 CCX in connection
17 with a request from the New York City Department of
18 Housing Preservation and Development related to 784
19 Courtlandt Avenue which is in my District in the
20 Bronx. This is an HPD request to amend a previously
21 approved project summary for a UDAP designation
22 approved by the Council in 2019. The changes will
23 reallocate portions of the building originally
24 planned as commercial and community facility floor
25 area to be replaced with additional residential floor

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2 area, resulting in an overall increase in the number
3 of affordable units.

4 At this time, I would like to welcome my
5 Colleagues who might have questions or remarks.

6 Seeing none, I would like to call for a
7 vote with the support of the local Members to approve
8 LUs 207, 208, to approve with modifications LUs 209
9 and 201, and to approve the Preconsidered Application
10 G 230031 CCX related to the 784 Courtlandt Avenue
11 Project revision.

12 Will the Clerk please call the roll?

13 COMMITTEE CLERK WILLIAM MARTIN: Good
14 afternoon. William Martin, Committee Clerk. Roll call
15 vote Committee on Land Use. All items are coupled.
16 Chair Salamanca.

17 CHAIRPERSON SALAMANCA: Aye on all.

18 COMMITTEE CLERK WILLIAM MARTIN: Moya.

19 COUNCIL MEMBER MOYA: Aye on all.

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

22 COUNCIL MEMBER ABREU: Aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Brooks-
24 Powers.

25 COUNCIL MEMBER BROOKS-POWERS: Aye on all.

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2 COMMITTEE CLERK WILLIAM MARTIN: Bottcher.

3 COUNCIL MEMBER BOTTCHEER: Aye.

4 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

5 COUNCIL MEMBER HANKS: Aye on all.

6 COMMITTEE CLERK WILLIAM MARTIN: Sanchez.

7 COUNCIL MEMBER SANCHEZ: Aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Borelli.

9 COUNCIL MEMBER BORELLI: Aye.

10 COMMITTEE CLERK WILLIAM MARTIN: By a vote

11 of eight in the affirmative, zero in the negative,

12 and no abstentions, all items have been adopted as

13 indicated by the Chair.

14 CHAIRPERSON SALAMANCA: Thank you. That

15 concludes today's business.

16 I want to thank members of the public, my

17 Colleagues, Land Use and Council Staff for attending

18 today's hearing.

19 We will leave the roll open for 10

20 minutes. Thank you.

21 COMMITTEE CLERK WILLIAM MARTIN:

22 Continuation roll call, Committee on Land Use.

23 Council Member Riley.

24 COUNCIL MEMBER RILEY: Aye.

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2 COMMITTEE CLERK WILLIAM MARTIN: Vote is
3 currently at nine in the affirmative.

4 Continuation roll call, Committee on Land
5 Use. Council Member Krishnan.

6 COUNCIL MEMBER KRISHNAN: Aye on all.

7 COMMITTEE CLERK WILLIAM MARTIN: Final
8 vote now on Land Use is all items have been adopted
9 by the Committee, 10 in the affirmative, zero in the
10 negative, and no abstentions.

11 CHAIRPERSON SALAMANCA: Thank you. This
12 hearing is hereby adjourned. [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 May 20, 2023