

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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August 28, 2023

Start: 4:48 p.m.

Recess: 4:51 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  
Kevin C. Riley  
Carlina Rivera  
Pierina Ana Sanchez

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

4 If you wish to submit testimony, you may  
5 do so at [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). Again,  
6 that's [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).

7 Thank you for your cooperation. Do not  
8 approach the dais.

9 Chair, we are ready to begin.

10 CHAIRPERSON RILEY: [GAVEL] Good morning  
11 and welcome to the Committee on Land Use. I am  
12 Council Member Kevin Riley, Chairman of this  
13 Committee. I want to welcome my esteemed Colleagues  
14 joining me today including Council Members Chair  
15 Salamanca who's with us on Zoom, Council Member  
16 Sanchez who's with us on Zoom, Council Member Rivera,  
17 Abreu, Brooks-Powers, Bottcher, Hanks, and Krishnan.  
18 Also, I want to thank Chair Louis and myself for our  
19 work on the two Subcommittees.

20 Today, we will vote to approve a rezoning  
21 proposal, Chair Salamanca told me to say that, and  
22 related special permit in my District in the Bronx.  
23 The project is known as 893 Eagle Avenue Rezoning  
24 consisting of LUs 250, 251, and 252.

2 We will also vote to approve with  
3 modifications LU 246 known as the Madison Square  
4 Garden Special Permit as well as the related  
5 application LU 245, the Arena Text Amendment, in  
6 Manhattan in Council Member Bottcher's District. For  
7 the reasons explained in the Council's resolution and  
8 the remarks that was made during the Zoning and  
9 Franchises Subcommittee meeting today, we are  
10 limiting the continued use of the Madison Square  
11 Garden as the arena to five additional years and  
12 condition this approval on a Transportation  
13 Management Plan to address the use conflicts between  
14 Madison Square Garden's current loading operation and  
15 pedestrian access to Penn Station.

16 I would now like to call Public Advocate  
17 Williams to give his remarks regarding this  
18 application. Public Advocate Williams. Public  
19 Advocate Williams, can you hear me? He's not on the  
20 Zoom? One second. Still nothing? Okay. We have to go.  
21 All right, we don't have Public Advocate Williams on  
22 right now so he'll submit a statement. We have also  
23 been joined by Minority Leader Joe Borelli.

24 I now call for a vote to approve LUs 250,  
25 251, and 252 relating to the 893 Eagle Avenue

1 COMMITTEE ON LAND USE

4

2 Rezoning in Chair Salamanca's District and to approve  
3 with modifications LUs 245 and 246 relating to the  
4 Arena Text Amendment and Madison Square Garden  
5 special permit in Council Member Bottcher's District.

6 Will the Clerk please call the roll?

7 COMMITTEE CLERK MATTHEW DISTEFANO:

8 Committee Clerk Matthew Distefano. Committee on Land  
9 Use roll call vote. All items are coupled. Riley.

10 CHAIRPERSON RILEY: Aye.

11 COMMITTEE CLERK MATTHEW DISTEFANO:

12 Salamanca.

13 CHAIRPERSON SALAMANCA: Aye.

14 COMMITTEE CLERK MATTHEW DISTEFANO: Moya.

15 Rivera.

16 COUNCIL MEMBER RIVERA: I vote aye.

17 COMMITTEE CLERK MATTHEW DISTEFANO: Louis.

18 Abreu.

19 COUNCIL MEMBER ABREU: Aye.

20 COMMITTEE CLERK MATTHEW DISTEFANO:

21 Brooks-Powers.

22 COUNCIL MEMBER BROOKS-POWERS: Aye.

23 COMMITTEE CLERK MATTHEW DISTEFANO:

24 Bottcher.

25 COUNCIL MEMBER BOTTCHEER: Aye.

1 COMMITTEE ON LAND USE

5

2 COMMITTEE CLERK MATTHEW DISTEFANO: Hanks.

3 COUNCIL MEMBER HANKS: Aye.

4 COMMITTEE CLERK MATTHEW DISTEFANO:

5 Krishnan.

6 COUNCIL MEMBER KRISHNAN: Aye.

7 COMMITTEE CLERK MATTHEW DISTEFANO: Mealy.

8 Sanchez.

9 COUNCIL MEMBER SANCHEZ: Aye.

10 COMMITTEE CLERK MATTHEW DISTEFANO:

11 Borelli.

12 COUNCIL MEMBER BORELLI: Aye.

13 COMMITTEE CLERK MATTHEW DISTEFANO: By a  
14 vote of 10 in the affirmative, zero in the negative,  
15 and no abstentions, all items have been adopted by  
16 the Committee as indicated by the Chair.

17 CHAIRPERSON RILEY: Thank you. That  
18 concludes today's business.

19 I would like to thank the members of the  
20 public, my Colleagues, Land Use and other Council  
21 Staff, and Sergeant-at-Arms for attending today's  
22 meeting. [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 September 12, 2023