

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON LAND USE

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October 17, 2023  
Start: 1:23 p.m.  
Recess: 1:27 p.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH  
FLOOR

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

COUNCIL MEMBERS:

Shaun Abreu  
Erik D. Bottcher  
Selvena N. Brooks-Powers  
Shekar Krishnan  
Farrah N. Louis  
Kevin C. Riley  
Carlina Rivera  
Pierina Ana Sanchez

2 SERGEANT-AT-ARMS: This is a microphone  
3 check for the Committee on Land Use. Today's date is  
4 October 17, 2023. We are located in the 16th Floor  
5 Committee Room. The recording is done by Rocco  
6 Massini (phonetic).

7 SERGEANT-AT-ARMS: Good evening and  
8 welcome to the hybrid hearing of the Committee on  
9 Land Use.

10 Please silence all electronic devices.

11 Chair, 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 Rafael Salamanca, Jr. I am the Chair of  
15 this Committee.

16 I would like to welcome my esteemed  
17 Colleagues who have joined us today. We've been  
18 joined by Council Member Rivera, Chair Louis, Chair  
19 Riley, Abreu, Brooks-Powers, Bottcher, Krishnan, and  
20 Council Member Sanchez.

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

23 Today, we are voting to approve six  
24 individual landmark designations by the LPC including  
25 two sites in Council Member Feliz' District in the

2 Bronx, LU 267 for the Fire Alarm Telegraph Bureau  
3 Bronx Central Office and LU 269 for the Firehouse  
4 Engine Company 88/Ladder Company 38, LU 268 for the  
5 Bronx Opera House in Deputy Speaker Ayala's District  
6 in the Bronx, LU 270 for the 935 St. Nicholas  
7 Building in Council Member Abreu's District in  
8 Manhattan, LU 271 for the Hotel Cecil and Minton's  
9 Playhouse Building in Council Member Richardson  
10 Jordan's District in Manhattan, and LU 272 for the  
11 Dizzy Gillespie residence in Council Member Moya's  
12 District in Queens.

13 We are also voting to approve a  
14 Preconsidered LU item on the application number G  
15 230035 CCK related to the Livonia4 project in Council  
16 Member Barron's District in Brooklyn. This is a  
17 request from HPD to clarify the block and lot numbers  
18 identifying the disposition area and the project area  
19 in the Council's original 2022 resolution.

20 We are also voting to approve with  
21 modifications LU 263 for the South Richmond Zoning  
22 Relief text amendment in Minority Leader Borelli's  
23 District in Staten Island. This is a proposal by the  
24 Department of City Planning to streamline existing  
25 land use regulations in the Special South Richmond

2 District. Our modification will help ensure that  
3 existing projects under the development are not  
4 negatively impacted by the initiative and involve a  
5 few administrative corrections.

6 We are voting to approve with  
7 modifications LUs 275 and 276 in the 703 Myrtle  
8 Avenue Rezoning in Council Member Restler's District  
9 in Brooklyn. The proposal includes a zoning map  
10 amendment and related MIH zoning text amendment that  
11 together will facilitate a mixed-use project with 54  
12 apartments and ground-floor retail space. Our  
13 modification will be to strike MIH Option 2 and to  
14 add deep affordability.

15 Are there any Members that wish to speak  
16 or ask questions?

17 Seeing none, I now call for a vote to  
18 approve the Preconsidered LUs for the Livonia4  
19 technical correction and LUs 267, 268, 269, 270, 271,  
20 and 272, and to approve with modifications I have  
21 described LU 263 and LU 275 and 276. Will the Clerk  
22 please call the roll?

23 COMMITTEE CLERK WILLIAM MARTIN: Good  
24 afternoon. William Martin, Committee Clerk. Roll call

1 COMMITTEE ON LAND USE 5

2 vote Committee on Land Use, all items are coupled.

3 Chair Salamanca.

4 CHAIRPERSON SALAMANCA: Aye on all.

5 COMMITTEE CLERK WILLIAM MARTIN: Moya.

6 Rivera.

7 COUNCIL MEMBER RIVERA: I vote aye.

8 COMMITTEE CLERK WILLIAM MARTIN: Louis.

9 COUNCIL MEMBER LOUIS: Aye on all.

10 COMMITTEE CLERK WILLIAM MARTIN: Thank

11 you, Council Member. Riley.

12 COUNCIL MEMBER RILEY: Aye.

13 COMMITTEE CLERK WILLIAM MARTIN: Abreu.

14 COUNCIL MEMBER ABREU: Aye.

15 COMMITTEE CLERK WILLIAM MARTIN: Brooks-

16 Powers.

17 COUNCIL MEMBER BROOKS-POWERS: Aye.

18 COMMITTEE CLERK WILLIAM MARTIN: Bottcher.

19 COUNCIL MEMBER BOTTCHEER: Aye.

20 COMMITTEE CLERK WILLIAM MARTIN: Hanks.

21 Krishnan.

22 COUNCIL MEMBER KRISHNAN: Aye.

23 COMMITTEE CLERK WILLIAM MARTIN: Thank

24 you. Mealy. Sanchez.

25 COUNCIL MEMBER SANCHEZ: Aye.

2 COMMITTEE CLERK WILLIAM MARTIN: Borelli.  
3 With a vote of nine in the affirmative, zero in the  
4 negative, and no abstentions, all items have been  
5 adopted by the Committee as indicated by the Chair.

6 CHAIRPERSON SALAMANCA: Thank you. That  
7 concludes today's business.

8 I would like to thank the members of the  
9 public, my Colleagues, Land Use and other Council  
10 Staff, and the Sergeant-at-Arms for attending today's  
11 meeting.

12 This 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 October 19, 2023