

COMMITTEE ON LAND USE

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CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

of the

COMMITTEE ON LAND USE

***VOTE**

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Wednesday, April 29, 2026

Start: 11:41 P.M.

Recess: 11:48 P.M.

HELD AT: 250 Broadway - 8th Floor -
Hearing Room 3

B E F O R E: Hon. Kevin C. Riley, Chair

COUNCIL MEMBERS:

Shaun Abreu
Chris Banks
Selvena Brooks-Powers
Tiffany L. Cabán
David M. Carr
Elsie Encarnación
Farah N. Louis
Chi A. Ossé
Yusef Salaam
Justin E. Sanchez
Shanel Thomas-Henry
Susan Zhuang

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SERGEANT PAYTUVI: This is a microphone check for the Committee on Land Use recorded on April 29th, 2026, located in Hearing Room 3, by Nazly Paytuvi.

SERGEANT AT ARMS: Good morning and welcome to today's New York City Council vote for the Committee on Land Use.

At this time, please silence all electronic devices, and no one may approach the dais.

Chair, we are ready to begin.

CHAIRPERSON RILEY: Good morning and welcome to a meeting of the Committee on Land Use. I'm Council Member Kevin Riley, chair of this committee. I want to welcome my esteemed colleagues joining me today, including Chair Farrah Louis, Council Member Brooks-Powers, remotely, Council Member Cabán, Majority Leader Abreu, Council Member Ossé, Council Member Banks, Council Member Encarnación, Council Member Justin Sanchez, Council Member Thomas-Henry, Minority Leader Carr, and Council Member Felder.

Today we are voting on three proposals referred by our Zoning Committee, and I want to thank

Chair Lewis and Chair Marte for their ongoing leadership in our subcommittees.

We will vote to approve LU 51 for the Saint Francis Prep Commercial Overlay Rezoning Proposal related to the property in Council Member Lee's district in Queens.

The proposal is for a Zoning Map Amendment to establish a Commercial Overlay, which will bring an existing sign on the school's campus into conformity with signage rules.

We will also vote to approve the modification of LUs 52 and 53 for the 9201 4th Avenue Rezoning Proposal relating to the property in Council Member Santosuosso's district in Brooklyn. I know I always butcher her last name.

The proposal includes a Zoning Map Amendment and Zoning Text Amendment, which together will facilitate the development of a new mixed-use residential building with approximately 97 units, of which 24 will permanently be affordable. Our modification will be to remove MIH Option 2.

We will also vote to approve with modifications LUs 54 and 55 for the 46 Nelson Street

Rezoning Proposal related to property in Council Member Avilés' district in Brooklyn.

The proposal includes a Zoning Map Amendment and Zoning Text Amendment, which together will facilitate the development of a new mixed-use residential building with approximately 108 units, of which 27 will be permanently affordable. Our modification will be to remove MIH Option 2 and add Option 3.

I would now like to recognize any of my colleagues who would like to give remarks.

Seeing none, I will now call for a vote with the support of local members to approve LU-51 for the Saint Francis Prep Commercial Overlay Rezoning and to approve with modifications LUs 52 and 53 for the 9201 4th Avenue Rezoning and LUs 54 and 55 for the 46 Nelson Street Rezoning.

Will the clerk please call the roll?

COMMITTEE CLERK: Thank you. Good morning. William Martin, Committee Clerk. Roll call vote, Committee on Land Use. All items are coupled.

Chair Riley?

CHAIRPERSON RILEY: Aye.

Council Member Banks?

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CHAIRPERSON BANKS: Aye.

COMMITTEE CLERK: Louis?

COUNCIL MEMBER LOUIS: Aye.

COMMITTEE CLERK: Council Member Brooks-Powers.

COUNCIL MEMBER BROOKS-POWERS: Aye.

COMMITTEE CLERK: Council Member Cabán?

COUNCIL MEMBER CABÁN: I vote aye.

COMMITTEE CLERK: Thank you.

Council Member Abreu?

COUNCIL MEMBER ABREU: Aye.

COMMITTEE CLERK: Council Member Ossé?

COUNCIL MEMBER OSSÉ: I vote aye.

COMMITTEE CLERK: Council Member Salaam?

COUNCIL MEMBER SALAAM: (ABSENT)

COMMITTEE CLERK: Council Member Zhuang?

COUNCIL MEMBER ZHUANG: (ABSENT)

COMMITTEE CLERK: Council Member Encarnación?

COUNCIL MEMBER ENCARNACIÓN: I vote aye.

COMMITTEE CLERK: Council Member Justin Sanchez?

COUNCIL MEMBER JUSTIN SANCHEZ: Aye.

COMMITTEE CLERK: Council Member
Thomas-Henry?

COUNCIL MEMBER THOMAS-HENRY: Aye.

COMMITTEE CLERK: Council Member Carr?

COUNCIL MEMBER CARR: Aye.

COMMITTEE CLERK: With the vote of 11 in
the affirmative, 0 in the negative, and no
abstentions, all items have been adopted by the
committee as described by the chair.

CHAIRPERSON RILEY: Council Member
Santosuosso? I believe she has her hand raised.

COUNCIL MEMBER SANTOSUOSSO: Hi, Chair. I
was just hoping to speak on the application prior to
the vote, but that's fine.

CHAIRPERSON RILEY: I'm so sorry, Council
Member. If you want, you could give your remarks
right now.

COUNCIL MEMBER SANTOSUOSSO: Okay, hold on
just a second.

Okay, thank you again, Chair, and good
morning. I just wanted to speak today in support of
the 9201 4th Avenue Rezoning Application. I just
wanted to highlight that this proposal is personal to
me. It is located on a block on which I used to not

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2 only live but also own a small business. It has been
3 a vacant commercial-only building for the last six
4 years. And having owned a business on that block, I
5 can tell you that having people in that building used
6 to result in foot traffic and consumerism on the
7 block, which quickly disappeared post-pandemic and
8 never recovered. So as a result, the vacant building
9 has been a blight on the block, and I'm excited that
10 this proposal will bring more life in the form of
11 residents, but also ground-floor commercial
12 businesses.

13 We did hear pushback from local residents
14 who were concerned about the proposal to put a
15 supermarket on the ground floor. I spoke with the
16 developer this week and confirmed that he will
17 instead opt for multiple non-supermarket ground-floor
18 commercial tenants, which I think is a great idea,
19 and again, another much-needed injection of life to
20 this block.

21 And additionally, as you noted, Chair, we
have modified this application to limit it to MIH
Option 1, which will only ensure deeper
affordability, which is something that is critically
needed so that residents in Bay Ridge can actually

1
2 take advantage of the apartments that are being built
3 here in our neighborhood.

4 And while I continue to believe that Bay
5 Ridge would benefit from a comprehensive
6 community-led planning effort moving forward, this
7 application represents a responsible step in the
8 right direction.

9 So I just want to thank everybody who
10 participated in this process. And for these reasons,
11 I'm pleased to support this application and to see
12 that it is being approved in this committee today.
13 Thank you, everybody.

14 CHAIRPERSON RILEY: Thank you, Council
15 Member, for your leadership on this great project.

16 That concludes today's business. I would
17 like to thank the members of the public, my
18 colleagues, council staff, and the Sergeant at Arms
19 for participating in today's meeting. This meeting is
20 hereby adjourned. Thank you. [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 no interest in the outcome of this matter.



Date August 14, 2026