

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, October 29, 2025

11:15 AM

Committee Room - City Hall

Subcommittee on Landmarks, Public Sitings and Dispositions

Kamillah M. Hanks, Chair

*Members: Justin Brannan, Amanda C. Farías, Oswald Feliz,
Christopher Marte, Sandy Nurse and Yusef Salaam*

Roll Call

Present: Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: Marte

Other Council Members Attending: Marmorato and Stevens

LU 0345-2025

Application number G 250079 NUK (Taylor Wooten Estates) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 694 of the General Municipal Law, requesting amendment of a previously-approved Urban Development Action Area Project (UDAAP) for property located at 984 Lincoln Avenue, 988 Lincoln Avenue, 998 Lincoln Avenue, and 985 Autumn Avenue (Block 4531, Lots, 20, 26, 29, 38), Borough of Brooklyn, Community District 5, Council District 42.

Attachments: Calendar of the Landmarks Subcommittee Meeting - August 13, 2025, Appearance Cards - Landmarks 8/13/25, Hearing Transcript - Landmarks 8-13-25, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Landmarks Subcommittee Meeting - September 18, 2025, Appearance Cards - Landmarks 9/18/25, Hearing Transcript - Landmarks 9-18-25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Landmarks 10/29/25, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1114

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - August 13, 2025, Appearance Cards - Landmarks 8/13/25, Hearing Transcript - Landmarks 8-13-25, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Landmarks Subcommittee Meeting - September 18, 2025, Appearance Cards - Landmarks 9/18/25, Hearing Transcript - Landmarks 9-18-25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Landmarks 10/29/25, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1114

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0346-2025

Application number G 250080 XAK (Taylor Wooten Estates) submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 577 of Article XI of the Private Housing Finance Law, requesting approval of an exemption from real property taxation for properties located at 956 Lincoln Avenue, 962 Lincoln Avenue, 984 Lincoln Avenue, 988 Lincoln Avenue, 998 Lincoln Avenue, and 985 Autumn Avenue, as well as vacant lots without assigned addresses, constituting Block 4531, Lots, 13, 15, 16, 17, 18, 20, 24, 26, 29, 38, Borough of Brooklyn, Community District 5, Council District 42.

Attachments: Calendar of the Landmarks Subcommittee Meeting - August 13, 2025, Appearance Cards - Landmarks 8/13/25, Hearing Transcript - Landmarks 8-13-25, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Landmarks Subcommittee Meeting - September 18, 2025, Appearance Cards - Landmarks 9/18/25, Hearing Transcript - Landmarks 9-18-25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Landmarks 10/29/25, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1115

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - August 13, 2025, Appearance Cards - Landmarks 8/13/25, Hearing Transcript - Landmarks 8-13-25, August 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 8-14-25, Calendar of the Landmarks Subcommittee Meeting - September 18, 2025, Appearance Cards - Landmarks 9/18/25, Hearing Transcript - Landmarks 9-18-25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Landmarks 10/29/25, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1115

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0383-2025

Application number G 250084 HHX (NYC Health and Hospitals/River Commons (1225 Gerard Avenue)) submitted by the New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the HHC Enabling Act, seeking authorization to lease a parcel of land measuring approximately 42,000 square feet and currently used as part of the parking lot for the NYC Health+Hospitals/Gotham/Morrisania Diagnostic and Treatment Center, to the River Commons Housing Development Fund Company Inc. as named tenant and River Commons Owners LLC as the beneficial tenant, for property located at 1225 Gerard Avenue (Block 2489, Lot 60), Borough of the Bronx, Community District 4, Council District 16.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, River Commons Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Landmarks 10/29/25, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1116

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, River Commons Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Landmarks 10/29/25, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1116

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0384-2025

Application number C 250207 HAQ (Ikos Senior Living) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 31-07 31st Street (Block 611, Lot 25), Borough of Queens, Community District 1, Council District 22.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Ikos Senior Living Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Landmarks 10/29/25, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1117

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Ikos Senior Living Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Landmarks 10/29/25, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1117

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0385-2025

Application number C 250208 ZMQ (Ikos Senior Living) submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9a: eliminating from within an existing R5 District a C1-2 District; changing from an R5 District to a C4-2A District; and changing from an R5 District to a C4-5 District, Borough of Queens, Community District 1, Council District 22.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Ikos Senior Living Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1118

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Ikos Senior Living Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1118

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0386-2025

Application number N 250209 ZRQ (Ikos Senior Living) submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Ikos Senior Living Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1119

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Ikos Senior Living Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1119

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0387-2025

Application number C 250293 PPX (Kingsbridge Armory Redevelopment) submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10) pursuant to zoning, Borough of the Bronx, Community District 7, Council District 14.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Kingsbridge Armory Redevelopment Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1120

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Kingsbridge Armory Redevelopment Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1120

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0388-2025

Application number C 250294 ZMX (Kingsbridge Armory Redevelopment) submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c, changing from a C4-4 District to an M1-4A/R7-2 District and establishing a Special Mixed Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Kingsbridge Armory Redevelopment Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1121

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Kingsbridge Armory Redevelopment Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1121

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0389-2025

Application number N 250296 ZRX (Kingsbridge Armory Redevelopment) submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission) and Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District, Borough of the Bronx, Community District 7, Council District 14.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Kingsbridge Armory Redevelopment Presentation, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1122

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Kingsbridge Armory Redevelopment Presentation, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1122

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0390-2025

Application number C 250295 ZSX (Kingsbridge Armory Redevelopment) submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-195(b) of the Zoning Resolution to allow a public parking garage in connection with a proposed mixed-use development, on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District, within a Special Mixed-Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Kingsbridge Armory Redevelopment Presentation, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1123

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Kingsbridge Armory Redevelopment Presentation, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1123

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte

LU 0391-2025

Application number C 250292 ZSX (Kingsbridge Armory Redevelopment) submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(b) of the Zoning Resolution to allow an indoor area within 200 feet of a Residence District, and in conjunction therewith, to modify the sign regulations of Sections 123-40 and 32-60, in connection with a proposed mixed-use development on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District, within a Special Mixed-Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Kingsbridge Armory Redevelopment Presentation, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1124

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Kingsbridge Armory Redevelopment Presentation, Hearing Testimony - Landmarks 9/30/25, Appearance Cards - Landmarks 9/30/25, Hearing Transcript - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 28, 2025, Calendar of the Subcommittee and Land Use Meetings - October 29, 2025, Hearing Transcript - Land Use 10/29/25, October 29, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1124

A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.

Affirmative: 6 - Hanks, Brannan, Farías, Feliz, Nurse and Salaam

Absent: 1 - Marte