

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS,
PUBLIC SITINGS, RESILIENCY
AND DISPOSITIONS

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February 23, 2026
Start: 11:40 a.m.
Recess: 12:04 p.m.

HELD AT: REMOTE HEARING VIRTUAL ROOM 1

B E F O R E: Christopher Marte,
Chairperson

COUNCIL MEMBERS:
Alexa Avilés
Christopher Banks
Oswald J. Feliz
Shahana Hanif
Kamillah Hanks
Rita Joseph
Sandy Nurse
Chi A. Ossé
Shanel Thomas-Henry

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,
RESILIENCY AND DISPOSITIONS 2

1 SERGEANT AT ARMS: Live stream has begun. Chair
2 Marte, are you ready?

3 CHAIRPERSON MARTE: Yeah, I'm ready.

4 SERGEANT AT ARMS: Okay, Sergeant Massidi.

5 SERGEANT AT ARMS: Good morning and welcome to
6 today's New York City Council virtual vote for the
7 Subcommittee on Landmarks, Public Sitings,
8 Resiliency, and Dispositions.

9 At this time, can all participants please turn on
10 their videos and silence all electronic devices to
11 minimize any disruptions?

12 Chair Marte, we're ready to begin.

13 CHAIRPERSON MARTE: All right, I'll use, uh, I'll
14 use my umbrella as the gavel today. Uh, but good
15 morning, everyone. Uh, welcome to the meeting of the
16 Subcommittee on Landmarks, Public Sitings,
17 Resiliency, in this disposition. I'm Council Member
18 Christopher Marte, and I'm the Chair of the
19 Subcommittee. This meeting is being held remotely
20 via Zoom pursuant to the emergency declaration by-
21 signed by the Governor Hochul on February 21st, 2026,
Executive Order 58.

The Council has determined that the winter storm
has impaired the Council's ability to hold in-person

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2 meetings and that all Council meetings today are
3 being conducted remotely via Zoom. Thank you in
4 advance for your patience. I'm joined today by my
5 colleagues, Council Member Avilés, Council Member
6 Banks, Council Member Haniff, Council Member Nurse,
7 Council Member Joseph, Council- uh, Majority Whip
8 Hanks, and Council Member Feliz, Council Member
9 Mealy, Council Member Thomas-Henry, Council Member
10 Chi Ossé, and I think that's everyone.

11 Members of the public can view this meeting by
12 visiting www.council.nyc.gov, scrolling down to the
13 section under today's date for the Subcommittee on
14 Landmarks, and clicking, clicking on the link
15 labeled, See More Details.

16 There are no public hearings at today's meeting,
17 and no public testimony will be taken. Before we
18 begin, I recognize the Subcommittee Counsel to go
19 over the meeting procedures.

20 COMMITTEE COUNSEL: Thank you, Chair Marte. I am
21 Arthur Ha, Counsel to the Subcommittee. Council
members who would like to ask questions or make
remarks during this meeting should use the Zoom raise
hand function. The raise hand button should be at the
bottom of your screen. Um, uh, we will recognize

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2 Council Members with questions or remarks in the
3 order that hands are raised, uh, and the Chair will
4 recognize, uh, members to speak.

5 In the event of any technical difficulties today,
6 we ask for your patience, uh, if we encounter, uh, if
7 we need to pause for any reason. Uh, and with that,
8 Chair Marte will now continue with today's agenda.

9 CHAIRPERSON MARTE: Thank you. Uh, today we'll
10 hold several votes. Uh, today we will vote to approve
11 LU-1 for the prospect Farm acquisition, an
12 application by the Parks Department in DCAS to
13 acquire property at 1194 Prospect Avenue for
14 continued use as a community garden in Council Member
15 Haniff's district in Brooklyn.

16 Counsel, are there any Council Members who have
17 raised their hands to make a comment on this
18 application?

19 COMMITTEE COUNSEL: Council members wishing to
20 make remarks or ask questions should use the Zoom
21 raise hand function. Chair, I don't see anyone with
the hand raised at the moment.

22 CHAIRPERSON MARTE: Okay, uh, we will also vote,
ah, to approve LUs 2, 3, 4, 5, 6 for the
Constellation HPD project, which is a set of

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2 applications by HPD seeking the designation of an
3 Urban Development Action Area, Urban Development
4 Action Area project, and the disposition of public
5 land- of city-owned land together with an Article 11
6 tax exemption to enable the development of a cluster
7 of 8 new buildings containing income-restricted
8 affordable housing, own- homeownership units in the
9 Bedford-Stuyvesant, Brownsville, East Flatbush, and
10 East New York, in Council Members Bank and Mealy's
11 district.

12 Counsel, are there any Council Members who have
13 raised their hands to make a comment on this
14 application?

15 COMMITTEE COUNSEL: Checking now, Chair. No, I
16 don't see any members with the raised hand at the
17 moment.

18 CHAIRPERSON MARTE: I see Council Member Mealy.

19 COUNCIL MEMBER MEALY: Yes, thank you, Chair, and
20 thank you for this opportunity to at least let you
21 know what's going on with these, um, these projects.
I definitely love affordable housing, but now to find
out that it's only co-ops, and I feel we are doing
this city an injustice if we let, um, this
development go through in regards to- we've given

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2 them the land for 99 years, we've given them a
3 40-year tax abatement, and then we definitely, um,
4 Community Land Trust will own the property for 99
5 years, and here it is, the AMI is totally too high
6 for Brownsville.

7 You can't wipe this clean slate, everyone has the
8 same income bracket, and I asked HPD to try to at
9 least have it more affordable for my constituents in
10 Brownsville, in which this may be their last
11 opportunity to have affordable homeownership.

12 So if they could have at least put down the AMI
13 lower that this American dream could come true to
14 lease the tax bracket in Brownsville would be much
15 appreciated. But if they cannot do that, I'm not,
16 'cause I will not be voting on this going forward,
17 'cause I feel this is the last opportunity. You could
18 say that it's affordable, but affordable to who?
19 We've been saying this over and over and over. This
20 is an opportunity for HPD and this body to give true
21 homeownership, and I'm just asking my colleagues—
they could say talk later, but after the, the horse
then went out the gate after that, they could say 80%
AMI after we vote for this.

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2 So I know it's a time restraint, but I can't
3 consciously, because I know this will be the end of
4 my Brownsville district with really owning the
5 American dream with homeownership.

6 So I just hope that my colleagues could consider
7 abstaining, at least that if HPD say that they
8 willing to work with me, let's see if they do. But
9 just to give them a blanket yes right now and say
10 later I talk to you, I'm, I'm not confident,
11 confident in that it will be done, and I just hope
12 you could give me this opportunity. Thank you, Chair,
13 and thank you for at least listening and calling to
14 find out how things are going, and I appreciate that,
15 and I hope my colleagues understand I wanna be the
16 team player.

17 In my whole gut, I know what this project could
18 mean, but I know I can't sacrifice homeownership for,
19 um, whole section of my district. It's, it's supposed
20 to be for the whole city. Thank you.

21 CHAIRPERSON MARTE: Uh, Council Member Banks.

COUNCIL MEMBER BANKS: Ah, good morning everyone.
Um, hold on, let me just make sure I have my- one
minute. Uh, just a follow-up. I thought all concerns
and questions were addressed pertaining to the, uh, 8

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2 constellations, um, and the concerns that, uh,
3 Council Member Mealy had put forth. I, I thought that
4 they were addressed already. Um, I've- I'm, I'm
5 actually satisfied with the 2 that are slated for my
6 particular Councilmatic District. Um, and, uh, we
7 are, uh, you know, we, we believe that these
8 particular, uh, these two projects that in our
9 district will lead to homeownership, um, and these
10 constellation projects, uh, these are the, the, the
11 type of development, uh, that my community is, uh, is
12 proud to see moving forward. Um, this initiative will
13 create new pathways to affordable homeownership, uh,
14 paired with thoughtful, uh, sustainable design.

15 Uh, these projects also, uh, the, the, um, they
16 just don't add housing. Uh, it creates an opportunity
17 that gives working families a chance to put their
18 roots down, build equity, and remain in neighborhoods
19 they've helped shape for generations. So I was proud
20 to support the- this effort. We also, uh, supported
21 it, were given \$100,000 in capital funding, uh,
because we wanted to, you know, believe in expanding
access to homeownership has been and is the priority,
um, one of the things I've ran on as a Council
Member. Um, so these council- this Constellation

1 project represents real progress for the 42nd Council
2 District. And I remain committed, uh, to advancing
3 this development, um, that centers, centers residents
4 and strengthens communities and expands the true
5 affordability across the city.

6 Um, I'm hoping that, uh, the concerns that are
7 being put forth by, um, my good, good different
8 colleague Council Member Mealy, hopefully we can get
9 those addressed. But, uh, as far as, uh, Um, my
10 concern as a Council Member for the 42nd, the 2 that
11 are in my district, uh, we are in fully support.

12 So we ask that the, uh, once the concerns are
13 addressed from Council Member Mealy, that we move
14 forward with, with a vote. Thank you.

15 CHAIRPERSON MARTE: Uh, Council Member
16 Thomas-Henry.

17 COUNCIL MEMBER THOMAS-HENRY: Thank you, Chair.
18 So my question was, since Council Member Mealy does
19 have an issue with the ones that are in her district,
20 do all- does this have to be coupled, or could we
21 vote on them separately?

CHAIRPERSON MARTE: So the way I understand it is
that, um, it has to be coupled. Uh, it's a, it's a
multi-development application, and that's how it was

1 presented to us by HPD. And from my understanding,
2 there's still ongoing negotiation. Is there any way
3 Um, do we know how soon that will be wrapped up or
4 put in writing? Um, so the last that I heard was
5 that, uh, HPD is putting something on paper, um, to
6 continue discussion post-ULRP to explore ways to
7 potentially target lower AMIs of 50% at 8587 Legion
8 Street. 14 homeownership units and 250-254 Hertz
9 Street, which is 14 home- homeownership units, and
10 we'll follow up with my office and Mealy's office
about, uh, doing so before closing.

11 COUNCIL MEMBER THOMAS-HENRY: Thank you.

12 CHAIRPERSON MARTE: Any other- Council Members.

13 COUNCIL MEMBER BANKS: Uh, Mr. Chair, if I may
14 interject, uh, I was, uh, informed also- well, as, as
15 I was also informed that there has been a, a
16 commitment by HPD, uh, to, uh, to meet with the
17 Council Member to address the AMI concerns, um, and
18 that the, uh, the, the commitment, uh, was sent to
19 the, the Council Member.

20 CHAIRPERSON MARTE: Thank you, Council Member
21 Banks. Uh, Council Member Mealy- oh, you put your
hands down.

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2 COUNCIL MEMBER MEALY: No, I was still- did HPD
3 say they wouldn't be able to pull that separate? So
4 it's either do it or don't?

5 CHAIRPERSON MARTE: Exactly, it's all, all one
6 application.

7 COUNCIL MEMBER MEALY: Well, I know it has been
8 done before that they pulled it. I came from Florida
9 one time and they split it and made sure that a
10 church got a piece of the- piece, um, of the property
11 that we was voting on. So are you sure they say they
12 couldn't pull it out, or those two parcels?

13 CHAIRPERSON MARTE: From, from my understanding.

14 COUNCIL MEMBER MEALY: Please get clarity before,
15 please, because I know what the HPD and developers
16 can do. It's been done before. Thank you.

17 CHAIRPERSON MARTE: All right, give me one second
18 to confirm this. I'll be right back.

19 Okay, so, um, the ULRP that you mentioned was
20 different from this one, and it, it can't be
21 separated into smaller projects. Uh, you cannot split
the, the cluster, uh, because if you stop one project
and it, you know, has consequences on the rest of the
projects and they won't be built. Council Member
Thomas Henry.

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2 COUNCIL MEMBER THOMAS-HENRY: Apologies, one more
3 question. Um, I know during the hearing I had asked
4 if they, um, had looked at how long the maintenance
5 for these plots, since they are co-ops, if there was
6 some mechanism that was gonna be put in place to
7 maintain a specific maintenance rate, um, for at
8 least a certain period of time. So that, um, because
9 that could down the line, um, really hinder the
10 affordability of the units with increased maintenance
11 costs skyrocket.

12 CHAIRPERSON MARTE: I'm asking to see if we get
13 an answer to that question, but I guess in the
14 meantime uh, Councilmember Mealy, do you have another
15 comment?

16 COUNCIL MEMBER MEALY: Yes, and that's one of the
17 things that will make or break. When I spoke with
18 HPD, I said, okay, if you do 60 or 70 AMI, that's in
19 Brownsville, 4 people may not be able to, to attain
20 that. And then when you getting a loan, you paying
21 for the loan and the maintenance. And the maintenance
could go up anytime, and then it's a \$200 extra. So
if it's \$900, it'd be \$1,200, then it could go up.
And I said, if any of these homeowners get into any
financial trouble, what is the outcome of it? Will

1 they be able to sell it, um, open market? No, it goes
2 back to the the community land trust.

3 So now to me, if someone get in, in a financial
4 bind, they should be able to sell it to whoever they
5 choose to, but no, it will have to go back to them.
6 And then HPD said that they would give the homeowners
7 a loan. I never heard of that before, but, um, this
8 is so questionable that we don't want homeowners to
9 get in a situation where they own it and then they
10 can't attain it for the future down the line, and
11 then if they lose it, who gets the property? It goes
12 back to the community land trust.

13 That's not an open market, and this is a- this is
14 the community land trust will be the owners for 99
15 years. And it has to be some kind of- something that
16 the homeowners can- if it do go up too high and they
17 get in financial problems, what can they do? Could
18 somebody from HPD explain that to let everyone get a
19 full understanding what this project really is about?

20 COUNCIL MEMBER BANKS: Mr. Chair?

21 CHAIRPERSON MARTE: Yes.

COUNCIL MEMBER BANKS: Yeah, from my knowledge, I
don't think the property doesn't go back to the
Community Land Trust. Uh, they can sell it and it

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2 can- they, they can make profit on the sale if, if
3 they get into any type of distress. Um, so I don't, I
4 don't, I don't, I don't know if that's accurate.

5 COUNCIL MEMBER MEALY: So we let land use explain
6 the same thing they told me. I asked those questions
7 intensively, and they still go back to the community
8 land trust.

9 So please let HPD explain it to you, because my
10 district- you and my district is about the same, um,
11 income level. So I'm making sure that my district
12 would really be able to obtain these co-ops. This may
13 be the last time, because everything else it's gonna
14 be unattainable.

15 So is HPD on that? They could explain it clearly
16 to my colleagues.

17 CHAIRPERSON MARTE: I don't-

18 COUNCIL MEMBER HANIF: I just asked if what's
19 happening right now is the right forum, because we,
20 we all have other votes.

21 CHAIRPERSON MARTE: Yeah, I, I, I, I, I agree,
Council Member Hanif. And we had some of these
questions brought up, uh, at the hearing, and I think
they were responded to either at the hearing or by
letters that Council Members have received according

1 to their questions. But just to quickly answer
2 Council Member Thomas-Henry's question, the, the
3 maintenance costs are tied to the AMI, and
4 maintenance costs will never be more than 30%. Um, so
5 it's, you know, similar to other projects we've done.
6 It's, it's fixed to the household's income. And so
7 it's not based on, you know, market, um, forces. And
8 so if there's any other— if there's any other
9 questions, we're gonna move on to the next
10 application.

10 COUNCIL MEMBER BANKS: Yeah, and, and, and Chair,
11 just the last thing, just wanna also say this about
12 the community land trust and the role that they'll
13 play. They're gonna actually play a support role. So
14 just in case a homeowner, uh, does fall behind,
15 they'll be providing the assistance and support
16 services for that homeowner.

16 CHAIRPERSON MARTE: Thank you. Okay, with no
17 other raised hands, um, today we'll also vote to
18 approve LU 7, 8, 9, 10, 11 for a proposal by DCAS and
19 EDC seeking several approvals to improve and continue
20 the use of the Seaside Park and Community Arts Center
21 in Coney Island in Council Member Santosuosso's
District and Brooklyn. The quest approvals are for a

1 zoning text amendment to allow arenas or auditoriums
2 or stadiums with more than 2,500 seats in an area of
3 the special Coney Island District, a special permit
4 pursuant to the amended text to permit an arena with
5 a maximum of 6,000 seats, disposition of city-owned
6 property comprising the Seaside Park and Community
7 Arts Center. To allow site operation and expanded
8 public open space, acquisition authority for the city
9 to enlarge the project area, and disposition
10 authority for the child's restaurant building and
11 adjacent land.

12 Counsel, are there any Council Members who have
13 raised their hand to make the comment on this
14 application?

15 COMMITTEE COUNSEL: No, Chair, I, I don't see any
16 members with raised hands.

17 CHAIRPERSON MARTE: We will also be voting to
18 approve 2 historic district designations, including
19 LU31 for the Beverly Square West Historic District
20 and LU32 for the Ditmas Park West Historic District,
21 both of which are in Council Member Joseph's district
in Brooklyn.

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2 Counsel, are there any Council Members who have
3 raised their hand to make a comment on this
4 application?

5 COMMITTEE COUNSEL: Uh, no, Chair, I don't see
6 any members with raised hands here either.

7 CHAIRPERSON MARTE: Finally, we'll be voting to
8 approve with modifications LU-12, 13, 14, 15, and 16
9 for the 395 Flatbush Avenue project in Council Member
10 Hudson's district in Brooklyn. The project is an
11 application by HPD in conjunction with the Department
12 of Health and Mental Hygiene. And DCAS is seeking a
13 zoning map amendment to change an existing C-6-4
14 zoning district to a C-6-12 zoning district and
15 zoning text amendments to a map to map a mandatory
16 inclusionary housing area and amend the special
17 downtown Brooklyn district, as well as an amendment
18 to the Brooklyn Center Urban Renewal Plan.

19 Additionally, this project is seeking disposition
20 approval for city owned property and a combination
21 site selection and acquisition of real property
interest in downtown Brooklyn. We are modifying the
application to strike MIH Option 2, ensuring an
appropriate level of affordability for this housing
development.

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2 Counsel, are there any Council Members who have
3 raised their hand to make a comment on this
4 application?

5 COMMITTEE COUNSEL: No, Chair, I don't see any
6 members with raised hands.

7 CHAIRPERSON MARTE: If there are any other of my
8 colleagues who have questions or remarks about
9 today's items, please let me know. No comments.

10 Um, I now call a vote to approve LU-1 for the
11 Prospect Farm acquisition, LUs 2, 3, 4, 5, and 6 for
12 Constellation HPD project. LUs 7, 8, 9, 10, and 11
13 for the Seaside Park and Community Arts Center, LUs
14 31 for the Beverly West Square West Historic
15 District, and LU 32 for the Ditmas Park West Historic
16 District, and a vote to approve with modifications to
17 LUs 12, 13, 14, 15, and 16 for the 395 Flatbush
18 Avenue project.

19 Counsel, please call the roll.

20 COMMITTEE COUNSEL: Chair Marte.

21 CHAIRPERSON MARTE: I vote aye.

COMMITTEE COUNSEL: Council Member Feliz.

COUNCIL MEMBER FELIZ: Aye on all.

COMMITTEE COUNSEL: Council Member Aviles.

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,
RESILIENCY AND DISPOSITIONS 19

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COUNCIL MEMBER AVILES: Aye on all.

COMMITTEE COUNSEL: Majority Whip Hanks?

COUNCIL MEMBER HANKS: I vote aye on all.

COMMITTEE COUNSEL: Thank you. Council Member
Nurse.

COUNCIL MEMBER NURSE: I vote aye.

COMMITTEE COUNSEL: Council Member Ossé?

COUNCIL MEMBER OSSÉ: I vote aye on all.

COMMITTEE COUNSEL: Council Member Thomas-Henry?

COUNCIL MEMBER THOMAS-HENRY: Aye.

COMMITTEE COUNSEL: Chair, by a vote of 7 in the
affirmative, 0 in the negative, and no abstentions,
the items are adopted and referred to the full Land
Use Committee.

CHAIRPERSON MARTE: Thank you, Counsel. Um, that
concludes today's business. I'd like to thank the
member of the public, my colleagues, Subcommittee
Counsel, Land Use staff, and the Sergeant at Arms for
your participation, participation today. This meeting
is hereby adjourned. [GAVEL] Thank you.

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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 April 15, 2026