

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Wednesday, October 8, 2025

10:00 AM

250 Broadway - 8th Floor - Hearing Room 1

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, Farías, Feliz, Marte, Nurse and Salaam

Absent: Brannan

LU 0365-2025

Application number C 250220 HAX (Claremont House: 1640 Anthony Avenue) 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 1640 Anthony Avenue (Block 2888, Lot 23), Borough of the Bronx, Community District 4, Council District 15.

Attachments: September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Claremont House Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1090

This Land Use Application was Hearing Held by Committee

Attachments: September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Claremont House Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1090

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

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

Absent: 1 - Brannan

LU 0366-2025

Application number C 250221 ZMX (Claremont House: 1640 Anthony Avenue) submitted by the 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 No. 3d, changing from an R7-1 District to an R8 District, Borough of the Bronx, Community District 4, Council District 15.

Attachments: September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Claremont House Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1091

This Land Use Application was Hearing Held by Committee

Attachments: September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Claremont House Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1091

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

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

Absent: 1 - Brannan

LU 0367-2025

Application number N 250222 ZRX (Claremont House: 1640 Anthony Avenue) submitted by the 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 the Bronx, Community District 4, Council District 15.

Attachments: September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Claremont House Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1092

This Land Use Application was Hearing Held by Committee

Attachments: September 10, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-10-25, Claremont House Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1092

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

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

Absent: 1 - Brannan

LU 0382-2025

Application number G 250083 XAX (Claremont House: 1640 Anthony Avenue, Article XI) submitted by the Department of Housing Preservation and Development, pursuant to Section 577 of the Private Housing Finance Law, requesting approval of an exemption from real property taxation for property located at 1640 Anthony Avenue (Block 2888, Lot 23), Borough of the Bronx, Community District 4, Council District 15.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Claremont House Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1094

This Land Use Application was Hearing Held by Committee

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Claremont House Presentation, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1094

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

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

Absent: 1 - Brannan

LU 0393-2025

Application number G 250085 NUQ (Arverne East Amendment), submitted by the New York City Department of Housing Preservation and Development (HPD) requesting an amendment to Council Resolution 1585 for the year 2021 related to Urban Development Action Area Project (UDAAP) approval pursuant to Section 694 of the General Municipal Law, relating to 20 parcels (Block 15860 Lot 1; Block 15861 Lots 1 and 47; Block 15862 Lots 1, 2, 3, 4, 5, and 6; Block 15871 Lots 1 and 10; Block 15876 Lots 1, 2, 3, 5, 7, and 10; Block 15922 Lot 1; Block 15923 Lot 1; Block 15948 Lot 1), in connection with the project known as Arverne East, Borough of Queens, Community District 14, Council District 31.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1095

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, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1095

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

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

Absent: 1 - Brannan

LU 0394-2025

Application number G 250086 XAQ (Arverne East Building D - Open Door, Article XI) submitted by the Department of Housing Preservation and Development, pursuant to Section 577 of the Private Housing Finance Law, requesting approval of an exemption from real property taxation for the development known as Arverne East (Block 15862, p/o Lot 1, Tentative Lot 1009), Borough of Queens, Community District 14, Council District 31.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1096

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, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1096

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

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

Absent: 1 - Brannan

LU 0395-2025

Application number G 250087 XAQ (Arverne East Building D - Rental, Article XI) submitted by the Department of Housing Preservation and Development, pursuant to Section 577 of the Private Housing Finance Law, requesting approval of an exemption from real property taxation for the development known as Arverne East (Block 15862, p/o Lot 1 (Tentative Lot 1001-1003, 1005); Block 15862, Lot 3 (Tentative Lot 1007); and Block 15876, Lots 3 and 5 (Tentative Lots 1006 and 1008)), Borough of Queens, Community District 14, Council District 31.

Attachments: September 25, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 9-25-25.pdf, Calendar of the Landmarks Subcommittee Meeting - September 30, 2025, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1097

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, Appearance Cards - Landmarks 9/30/25, Calendar of the Landmarks Subcommittee Meeting - October 8, 2025, Hearing Transcript - Landmarks 10/8/25, Calendar of the Zoning Subcommittee Meeting and Land Use Meeting - October 9, 2025, Hearing Transcript - Land Use 10/9/25, October 9, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 1097

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

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

Absent: 1 - Brannan