

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS

AND DISPOSITIONS

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CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC  
SITINGS AND DISPOSITIONS

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June 26, 2025  
Start: 10:53 a.m.  
Recess: 11:07 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

B E F O R E: Oswald Feliz, Acting Chairperson

COUNCIL MEMBERS:

Amanda Farías  
Christopher Marte  
Sandy Nurse  
Yusef Salaam

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A P P E A R A N C E S

Kelly Murphy, Senior Director of Real Estate for  
the New York City School Construction Authority

Andrea Bender, the Vice President of External  
Affairs for the New York City School Construction  
Authority

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SERGEANT-AT-ARMS: Good morning, good morning. This is a microphone check for the Subcommittee on Landmarks, Public Siting, and Dispositions. This recording is done in the Committee Room by Ginelle Yearwood, and today's date is June 26th.

SERGEANT-AT-ARMS: Good morning, and welcome to today's Subcommittee on Landmarks, Public Siting and Dispositions.

At this time, we ask that everyone please silence your devices.

If you would like to have in-person testimony, please come to the Sergeant-at-Arms' table and sign up with a testimony slip.

Chair Feliz, we're ready to begin.

ACTING CHAIRPERSON FELIZ: Good morning, everyone. Welcome to a meeting of the Subcommittee on Landmarks, Public Sitings and Dispositions. I morning Council Member Oswald Feliz, and I am the Acting Chair of the Subcommittee.

Before we begin with today's agenda, I'll remind everyone that this meeting is being held in a hybrid format. For members of the public who wish to testify remotely, we ask that you first register

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online, and you may do so now by visiting  
www.council.nyc.gov to sign up, and then sign into  
the Zoom and remain signed in until you have  
testified.

For anyone with us today in person and  
wishing to testify, if you have not already done so,  
please see the Sergeant's table to fill out a  
speaker's card, and we'll call your name at the  
appropriate time.

For anyone wishing to submit written  
testimony on the items being heard today, we ask that  
you please send an email to  
[landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov).,  
landusetestimony@council.nyc.gov, including the LU  
number and/or the project name in the subject line of  
your email. Video and audio testimony will not be  
accepted.

I remind members of the public that this  
is a government proceeding and that decorum shall be  
observed at all times. As such, members of the public  
shall remain silent unless and until called to  
testify.

The witness table is reserved for people  
who wish to testify. No video recording or

photography is allowed from the witness table.

Further, members of the public may not present audio or video recordings as testimony, but may submit transcripts of such recordings to the Sergeant for inclusion at the hearing table.

I'll now open a public hearing for a Pre-Considered LU item for Halletts Point, a 547- to 754-seat primary intermediary school facility, an application submitted by the New York City School Construction Authority for the site selection of a new school facility in Council Member Cabán's District in Queens.

Appearing today on this proposal is Andrea Bender, thank you for joining us, and also Kelly Murphy.

Those wishing to testify remotely must register online by visiting the Council's website at [council.nyc.gov/landuse](http://council.nyc.gov/landuse), [council.nyc.gov/landuse](http://council.nyc.gov/landuse).

Panelists, please ensure that your microphone is on, which is indicated by the red light.

Counsel, would you please administer the affirmation?

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2 SUBCOMMITTEE COUNSEL: Panelists, would  
3 you please raise your right hand and state your name  
4 for the record?

5 SENIOR DIRECTOR MURPHY: Kelly Murphy.

6 VICE PRESIDENT BENDER: Andrea Bender.

7 SUBCOMMITTEE COUNSEL: Do you affirm to  
8 tell the truth, the whole truth, and nothing but the  
9 truth in your testimony before this Subcommittee, and  
10 in answer to all Council Member questions?

11 SENIOR DIRECTOR MURPHY: I do.

12 VICE PRESIDENT BENDER: Yes.

13 Thank you. For the viewing public, if you  
14 need an accessible version of this presentation,  
15 please send an email request to  
16 landusetestimony@council.nyc.gov.

17 And now the applicant team may begin.

18 SENIOR DIRECTOR MURPHY: Good morning,  
19 Acting Chair Feliz and Members of the Subcommittee.  
20 As I said, I'm Kelly Murphy. I'm the Senior Director  
21 of Real Estate for the School Construction Authority,  
22 and I'm joined by Andrea Bender, the Vice President  
23 of External Affairs at the SCA. I don't know if  
24 someone's going to put up the presentation, or should  
25

I continue without it? Oh, maybe it's gone. There it is. Go to the next page, please.

We're pleased to present a proposed new 547 to 754 seat primary intermediate school on the New York Housing Authority's Astoria Houses Campus. The site is located just near the East River and just east of the Halletts Point Playground, just south of Astoria Boulevard. You can see from the red bullseye on the aerial. You can go to the next slide.

The site consists of a pay parking lot, walkways, and a playground, all associated with the adjoining Astoria Houses Campus. The site was contemplated as part of a 2013 Halletts Point rezoning, and it was part of the final environmental impact statement, and is subject to a restrictive declaration. You can go to the next slide.

That's just the kind of detail that shows what's existing on the site today. Pursuant to Section 1731 of the New York State Public Authorities Law, the New York City School Construction Authority has undertaken site selection process for a new approximately 547 to 754 seat primary intermediate school located at Block 490, Lot 102 in the Borough of Queens. The site is approximately 71,438 square

feet, about 1.6 acres, is located in Queens Community Board Number 1 and Community Education Council Number 30. The purpose of the proposed project is to provide additional long-term capacity to relieve overcrowding in District 30. The five-year capital plan for Fiscal Years '25 to '29 allocates capital funding to address existing overcrowding and forecasted changes in student enrollments and to support DOE's efforts regarding class size reduction. Go to the next slide.

That's just the formal from the site selection. Go to the next.

The notice of filing of the site plan was published in amNew York and the City Record on November 21, 2024, which in time the Community Education Council Number 30, Community Board Number 1, and the City Planning Commission were notified of the proposed site plan. Community Board 1 conducted public hearing on December 4, 2024, and issued a letter dated January 13, 2025, in support of a new school facility, but they raised questions in regard to the larger redevelopment of the Astoria Campus, which is under NYCHA's jurisdiction. CEC Number 30 conducted a public hearing on December 9, 2024. In addition to these statutorily required meetings, the

SCA also joined a series of meetings with the Astoria Houses Tenant Association on December 3, 2024, February 21, 2025, and February 27, 2025, and finally again on June 13, 2025. All public comments received on this site were considered as part of the site selection process. These are the slides.

So this is just some visuals of the site. Go back one. Basically, it's showing the parking lot and the playground looking south and east into the site.

The SCA affirms the site plan pursuant to Section 1731 of the New York Public Authorities Law, and in accordance with Section 1732 of the PAL, the SCA submitted the proposed site plan to the Mayor and City Council on a letter dated June 25, 2025. Should SCA receive approval to acquire the property of a new primary intermediate school site, it will be constructed and is anticipated to open in 2030. The exact size of the school is not determined, but it will be from the range of 547 to 754, but it is anticipated that the school will include classrooms for pre-kindergarten through grade 8, special education classrooms, District 75 classrooms, and specialized classrooms for speech and resource art

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and reading rooms, kitchen-cafeteria, library,  
gymnasium, guidance and medical suite, as well as  
general administrative offices, and it's also  
anticipated to include an at-grade play yard.

We look forward to the Subcommittee's  
favorable consideration of this proposed site plan,  
and pleased to answer any questions you may have.  
Thank you.

ACTING CHAIRPERSON FELIZ: Thank you again  
for joining us and for all the information. I just  
have one question. Have you had any conversations  
with the Tenants Association about the school siting?  
What were those conversations like? Any concerns that  
were raised?

SENIOR DIRECTOR MURPHY: We met numerous  
times with the Tenants Association in addition to our  
required statutory meetings through November,  
December, and just recently in June. Do you want to  
speak more specifically?

VICE PRESIDENT BENDER: Sure. Sure. The  
Tenants Association shared several concerns about the  
infrastructure in the residential buildings on the  
Astoria Houses campus as well as dissatisfaction with  
the underlying ULURP that was done in 2013, which SCA

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was not a party to, and unfortunately SCA does not  
have jurisdiction to address the infrastructure  
concerns on the NYCHA Astoria Houses campus.

ACTING CHAIRPERSON FELIZ: Okay. Thank you  
for the information. I'd like to now recognize any of  
my Colleagues who may have questions. Any questions?

No? Okay. All right. Well, thank you so  
much again for joining us and for the information.  
The application panel is now excused.

SENIOR DIRECTOR MURPHY: Thank you.

VICE PRESIDENT BENDER: Thank you.

ACTING CHAIRPERSON FELIZ: Thank you. And  
I'd like to recognize Council Member Nurse and  
Salaam, who have joined us.

Counsel, are there any members of the  
public who wish to testify on this item?

SUBCOMMITTEE COUNSEL: No, there are not.

ACTING CHAIRPERSON FELIZ: Thank you. If  
there are any remote public participants who wish to  
testify and have not already done so, please press  
the raise hand button now, and if you're here with us  
in person, please see one of the Sergeant-at-Arms to  
fill out a speaker card.

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There being no members of the public who wish to testify regarding a Pre-Considered LU item, for the Halletts Point primary intermediate school siting, the public hearing is now closed, and the item is laid over.

We'll now take a brief pause. We should begin the vote soon, but for now we'll take a brief pause for a few minutes. Thank you.

Thank you. We will now resume and vote to approve a Pre-Considered LU item for the Halletts Point 547- to 754-seat primary intermediate school facility siting, an application submitted by the New York City Construction Authority for the site selection for a new school facility in Council Member Cabán's District in Queens.

Also, I'd like to recognize our Majority Leader, Amanda Farías, who has joined us, as well as Council Member Marte, who has also joined us.

We'll also vote to approve with modifications LUs 313 through 316 for the Carmen Villegas Apartment Senior Housing Proposal, an application by the New York City Housing Preservation and Development, also the Xylem Projects and Urban Builders Collaborative for zoning map amendment,

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zoning text amendment, an acquisition of property by  
the City, and a disposition of City-owned property to  
facilitate the development of an affordable housing  
and community facility space in Council Member  
Ayala's District in Manhattan. Our modification will  
remove MIH Option Number 2.

I'll now call for a vote to approve the  
pre-considered Halletts Point school siting  
application, and to approve with modifications LUs  
313 through 316 regarding the Carmen Villegas  
Apartment application.

Counsel, please call the roll.

SUBCOMMITTEE COUNSEL: Okay. Acting Chair  
Feliz.

ACTING CHAIRPERSON FELIZ: I vote aye on  
all.

SUBCOMMITTEE COUNSEL: Council Member  
Marte.

COUNCIL MEMBER MARTE: Aye on all.

SUBCOMMITTEE COUNSEL: Council Member  
Nurse.

COUNCIL MEMBER NURSE: I vote aye.

SUBCOMMITTEE COUNSEL: Majority Leader  
Farías.

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COUNCIL MEMBER FARÍAS: I vote aye.

SUBCOMMITTEE COUNSEL: Council Member  
Salaam.

COUNCIL MEMBER SALAAM: I vote aye.

SUBCOMMITTEE COUNSEL: By a vote of five  
in the affirmative, zero in the negative, and zero  
abstentions, the items are adopted and referred to  
the full Land Use Committee.

ACTING CHAIRPERSON FELIZ: Thank you so  
much.

That concludes today's business. I would  
like to thank members of the public, my Colleagues,  
Subcommittee Counsel, Land Use Staff, and the  
Sergeant-at-Arms for your participation today.

This hearing is hereby adjourned. [GAVEL]

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 July 30, 2025