

The New York City Council

City Hall
New York, NY 10007



Meeting Minutes

Tuesday, March 11, 2025

11:30 AM

250 Broadway - Committee Room, 16th Floor

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, Marte and Nurse

Conflict: Salaam

LU 0225-2025

Application number C 240385 MMM (The Beacon) submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance, and closing of a portion of East 120th Street between 1st Avenue and Pleasant Avenue; and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. ACC 30274 dated July 25, 2024, and signed by the Borough President, Borough of Manhattan, Community District 11, Council District 8.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 803, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 803, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Approved by Subcommittee

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

Conflict: 1 - Salaam

LU 0226-2025

Application number C 240386 ZMM (The Beacon) 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 No. 6b: changing from an R7-2 District to an R8 District and changing from an R7X District to an R8 District, Borough of Manhattan, Community District 11, Council District 8.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 804, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 804, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Approved by Subcommittee

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

Conflict: 1 - Salaam

LU 0227-2025

Application number C 240387 HAM (The Beacon) submitted by the New York City 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 413 East 120th Street (Block 1808, Lot 8, and an approximately 7,260 square foot area of current East 120th Street running south of Lot 7501 (Condo Lots 1001-1003) and Lot 8 for approximately 363 feet), Borough of Manhattan, Community District 11, Council District 8.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 805, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 805, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Approved by Subcommittee

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

Conflict: 1 - Salaam

LU 0228-2025

Application number N 240388 ZRM (The Beacon) 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, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11, Council District 8.

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 806, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: January 23, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, Hearing Transcript - Stated Meeting 1-23-25, 2/5/25 Landmarks Appearance Cards, Hearing Transcript - Landmarks 2-5-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 806, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Approved by Subcommittee

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

Conflict: 1 - Salaam

LU 0234-2025

Application number C 240402 HAK (581 Grant Avenue Development) submitted by the New York City 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 property to a developer to be selected by HPD, for property located at 581 Grant Avenue (Block 4223, Lot 1), Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 14, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 831, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 14, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 831, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Laid Over by Subcommittee

LU 0235-2025

Application number C 240403 ZMK (581 Grant Avenue Development) 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 No. 18a, by changing from an R5 District to an R6 District, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 14, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 832, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 14, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 832, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Laid Over by Subcommittee

LU 0236-2025

Application number N 240404 ZRK (581 Grant Avenue Development) 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, modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 5, Council District 37.

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 14, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 833, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Landmarks Subcommittee Meeting - February 5, 2025, 2/5/25 Landmarks Appearance Cards, February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-5-25, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 14, 2025, City Planning Commission Approval Letter, Committee Report, Res. No. 833, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Laid Over by Subcommittee

LU 0237-2025

Application number C 250091 HAX (1093-1095 Jerome Avenue UDAAP) 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 property to a developer to be selected by HPD, for property located at 1093-1095 Jerome (Block 2505, Lots 26 and 28), Borough of the Bronx, Community District 4, Council District 16.

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, 1093-1095 Jerome Avenue Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 807, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, 1093-1095 Jerome Avenue Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 807, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Approved by Subcommittee

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

Conflict: 1 - Salaam

LU 0238-2025

Application number G 250066 HHY (H+H Operating Agreement) submitted by the New York City Department of Citywide Administrative Services pursuant to Section 7387(1) of the Unconsolidated Laws of the State of New York known as the New York City Health and Hospitals ("H+H") Enabling Act, for the transfer of the following properties from the City of New York (the "City") to H+H, pursuant to the terms of the lease agreement by and between City and H+H dated June 16, 1970: Manhattan Block 270, Lot 32; Manhattan Block 2060, Lot 1; Bronx Block 3327, Lots 73 and 200; Bronx Block 2489, Lot 60; Bronx Block 2303, Lot 58; Bronx Block 2269, Lot 21; Brooklyn Block 2039, Lots 71, 81, and 101; Brooklyn Block 1723, Lots 1, 2, and 3; Brooklyn Block 3738, Lot 15.

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, H+H Operating Agreement Presentation, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Res. No. 826, Committee Report, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, H+H Operating Agreement Presentation, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Res. No. 826, Committee Report, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Laid Over by Subcommittee

LU 0247-2025

Application number G 250068 NUX (2201 Davidson Avenue) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for approval of a real property tax exemption, urban development action area project, and waiver of the area designation requirement and Section 197-c and 197-d of the New York City Charter, for property located at 2201-05 Davidson Avenue (Tax Map Block 3196, Lot 18), Borough of the Bronx, Community District 5, Council District 14.

Attachments: 2201 Davidson Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, February 27, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 809, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: 2201 Davidson Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, February 27, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 809, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Approved by Subcommittee

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

Conflict: 1 - Salaam

LU 0248-2025

Application number G 250067 XAX (2201 Davidson Avenue Article XI) 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 for approval of a real property tax exemption for property located at 2201-05 Davison Avenue (Block 3196, Lot 18), Borough of the Bronx, Community District 5, Council District 14.

Attachments: 2201 Davidson Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, February 27, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 810, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing Held by Committee

Attachments: 2201 Davidson Presentation, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, February 27, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 2-26-25, Calendar of the Subcommittee Meetings - March 11, 2025, Committee Report, Res. No. 810, March 12, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Approved by Subcommittee

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

Conflict: 1 - Salaam

LU 0251-2025 Application number G 250069 SCX (547-Seat Primary School Facility) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, 547-seat primary school facility, located at 1631-1659 Zerega Avenue, (Block 3991, Lots 87, 78, 75, and 6), Borough of the Bronx, Community District 10, Council District 18, Community School District 11.

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, 547-Seat Primary School Facility Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 827, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, 547-Seat Primary School Facility Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 827, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Laid Over by Subcommittee

LU 0252-2025

Application No. G 250071 XAM (West 128th-129th Street Cluster Article XI) 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, for approval of an exemption from real property taxation for property located at 148 West 129th Street (Block 1913, Lot 54), 131-37 West 129th Street (Block 1914, Lot 17), 415-17 West 128th Street (Block 1968, Lot 35), and 411 West 128th Street (Block 1968, Lot 37), Borough of Manhattan, Community Districts 9 and 10, Council District 9.

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, West 128th-129th Street Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 828, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, West 128th-129th Street Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 828, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was P-C Item Laid Over by Comm

LU 0253-2025

Application number G 250070 NUM (West 128th-129th Street Cluster (ANCP) UDAAP) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for approval of an Urban Development Action Area Project, for property located at 148 West 129th Street (Block 1913, Lot 54), 131-37 West 129th Street (Block 1914, Lot 17), 415-17 West 128th Street (Block 1968, Lot 35), and 411 West 128th Street (Block 1968, Lot 37), Borough of Manhattan, Community Districts 9 and 10, Council District 9.

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, West 128th-129th Street Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 829, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was Hearing on P-C Item by Comm

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, West
128th-129th Street Presentation, March 12, 2025 - Stated Meeting Agenda,
Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting -
March 25, 2025, Committee Report, Res. No. 829, March 26, 2025 - Stated
Meeting Agenda, Hearing Transcript - Landmarks 3-11-25

This Land Use Application was P-C Item Laid Over by Comm