

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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March 25, 2025
Start: 11:17 a.m.
Recess: 11:33 a.m.

HELD AT: 250 BROADWAY - COMMITTEE ROOM, 16TH
FLOOR

B E F O R E: Kamillah M. Hanks, Chairperson

COUNCIL MEMBERS:

Justin L. Brannan
Amanda Farías
Oswald Feliz
Christopher Marte
Sandy Nurse
Yusef Salaam

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A P P E A R A N C E S

Justin Donlon, Intergovernmental Office at New
York City Department of Housing Preservation and
Development

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2 SERGEANT-AT-ARMS: This is a microphone
3 check on the vote on Landmarks, Public Sitings and
4 Dispositions recorded on the 16th Floor by James
5 Marino on 3-25-2025.

6 SERGEANT-AT-ARMS: Good morning, and
7 welcome to today's New York City vote on Landmarks,
8 Public Sitings and Dispositions.

9 At this point, no one may approach the
10 dais at any time during today's vote.

11 Please silence all electronic devices
12 that you may have.

13 Chair, you may begin.

14 CHAIRPERSON HANKS: [GAVEL] Good morning,
15 everyone. Welcome to the meeting of the Subcommittee
16 on Landmarks, Public Sitings and Dispositions. I am
17 Council Member Kamillah Hanks, and I am the Chair of
18 the Subcommittee. Today, I am joined by my Colleague,
19 Council Member Marte.

20 Today, we'll be holding one hearing
21 followed by votes on (AUDIO STOPS) a speaker card,
22 and we will call your name at the appropriate time.
23 For anyone wishing to submit written testimony on the
24 items being heard today, we ask that you please send
25 it via email to landusetestimony@council.nyc.gov.

2 Include the land use number and/or the project name
3 in the subject line of your email. Video and audio
4 testimony will not be accepted.

5 I will remind members of the public that
6 this is a government proceeding and that decorum
7 shall be observed at all times and, as such, members
8 of the public shall remain silent unless and until
9 called to testify.

10 The witness table is reserved for people
11 who wish to testify. No video recording or
12 photography is allowed from the witness table.
13 Further, members of the public may not present audio
14 or video recordings as testimony but may submit
15 transcripts of such recordings to the Sergeant for
16 including in the hearing record.

17 I will now open the public hearing up for
18 Pre-Considered Land Use for Brook 156, an application
19 by the New York City Housing Preservation and
20 Development for an amendment to a previously approved
21 project summary in connection with a previous
22 approved Council Resolution from 2019. The amendment
23 would update the project summary to allow for
24 commercial use in addition to the previously approved
25 community facility use at the ground floor. The

2 project is in Chair Salamanca's District in the
3 Bronx. Appearing today on this proposal is Justin
4 Donlon from HPD.

5 Those wishing to testify remotely must
6 register online by visiting Council's website at
7 council.nyc.gov/land use.

8 Panelists, your microphone is on when the
9 red light is showing.

10 Counsel, please administer the
11 affirmation.

12 COMMITTEE COUNSEL: Would you please raise
13 your right hand and state your name for the record?

14 JUSTIN DONLON: Justin Donlon.

15 COMMITTEE COUNSEL: Do you affirm to tell
16 the truth, the whole truth, and nothing but the truth
17 in your testimony before this Subcommittee and in
18 answer to all Council Member questions?

19 JUSTIN DONLON: I do.

20 CHAIRPERSON HANKS: Thank you. The
21 applicant panelists may begin.

22 Just once again for the viewing public,
23 if you need accessible version to this presentation,
24 please send an email request to

landusetestimony@council.nyc.gov, and you may begin
now. Thank you.

JUSTIN DONLON: Thank you, Chair.

Hopefully, you all haven't gotten sick of seeing me
too much yet.

Brook 156 was previously approved by
Council in June of 2019 with FIPS designated as
sponsor for development of the project, and it is a
nine-story mixed-use 100 percent affordable housing
development in the Melrose neighborhood of the Bronx
in Chair Salamanca's District. It closed in 2020 and
was completed in 2024. The previous approval allowed
for the construction of community facility space
though ultimately a commercial use, in this case, a
bodega was utilized. So, consequently, in order to
establish regulatory compliance, HPD is requesting an
amendment to the original project which would specify
community facility or commercial use instead of
exclusively community facility use as was in the
original project summary. Otherwise, the project
remains entirely the same.

CHAIRPERSON HANKS: Thank you so much. I
would like to recognize any of my Colleagues. Does
anyone have any questions or remarks?

2 Seeing none, thank you.

3 This applicant panel is now excused.

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

6 COMMITTEE COUNSEL: No.

7 CHAIRPERSON HANKS: Okay, thank you. If
8 there are any remote public participants who wish to
9 testify that haven't already done so, please press
10 the raise hand button now and, if you are here with
11 us in person, please ask the Sergeant-at-Arms to fill
12 out a speaker card.

13 With there being no members of the public
14 who wish to testify in the Pre-Considered Land Use
15 for an amended project summary for Brook 156, this
16 public hearing is now closed. Thank you.

17 We will now keep the proceeding open for
18 a vote so we'll be pausing for the record.

19 Thank you. So, we are continuing with our
20 proceeding of the Subcommittee on Landmarks, Public
21 Sitings and Dispositions. Just for the record, I have
22 been joined by my Colleagues, Brannan, Farías, Marte,
23 and Nurse.

24 Today, we are holding several votes for
25 the items previously heard by the Subcommittee, a

1 vote to approve Land Use 251 for the 447-seat (sic)
2 primary school facility, an application submitted by
3 New York City School Construction Authority for the
4 site selection for a new approximately 547-seat
5 primary school facility in Majority Leader Farías'
6 District in the Bronx; a vote to approve Land Use
7 Items 252 and 253 for the West 128-129 Street Cluster
8 Project; an application by HPD for an approval of an
9 Urban Development Action Area Project and an approval
10 of an Article XI tax exemption to facilitate the
11 preservation of four buildings in Council Member
12 Salaam's District in Manhattan; a vote to approve the
13 Pre-Considered Land Use Item and amended project
14 summary for Brook 156, which is an HPD item we heard
15 today for a project located in Chair Salamanca's
16 District in the Bronx; a vote concerning Land Use
17 Item 238 for the H and H operating agreement
18 application, which was submitted by DCAS for the
19 transfer of various City-owned properties to the New
20 York City Health and Hospitals Corporation pursuant
21 to the terms of a 1970 operating agreement. Today, we
22 are voting to approve the transfer of the following
23 City-owned properties into that 1970 agreement: in
24 the Bronx, North Central Bronx Hospital, 3424-28
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2 DeKalb Avenue, located in Council Member Dinowitz's
3 District; Gotham-Morrisania Clinic, 1225 Girard
4 Avenue, in Council Member Stevens' District; Lincoln
5 Recovery Center, 349E 140th Street, located in Deputy
6 Speaker Ayala's District; Gotham-Belvis 545 East
7 142nd Street, located in Deputy Speaker Ayala's
8 District. In Brooklyn, Gotham-Cumberland Clinic, 39
9 Auburn Place, located in Council Member Hudson's
10 District; Woodhill Hospital, 780 Broadway, located in
11 Council Member Chi Ossé's District; Gotham East New
12 York, 2094 Pitkin Avenue, in Council Member Banks'
13 District; and in Manhattan, Gotham-Governor 227
14 Madison Street, located in Council Member Marte's
15 District. All items we are voting on today have the
16 support of the local Council Members.

17 Members of the Subcommittee who have
18 questions or remarks about today's item, please let
19 me know.

20 Before I call for a vote, I would like to
21 recognize we have been joined by Council Member
22 Salaam.

23 I will now call for a vote to approve the
24 items I have described. Counsel, please call the
25 roll.

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2 COMMITTEE COUNSEL: Chair Hanks.

3 CHAIRPERSON HANKS: I vote aye on all.

4 COMMITTEE COUNSEL: Brannan.

5 COUNCIL MEMBER BRANNAN: Aye.

6 COMMITTEE COUNSEL: Fariás.

7 COUNCIL MEMBER FARIÁS: I vote aye.

8 COMMITTEE COUNSEL: Council Member Marte.

9 COUNCIL MEMBER MARTE: Aye.

10 COMMITTEE COUNSEL: Council Member Nurse.

11 COUNCIL MEMBER NURSE: I vote aye.

12 COMMITTEE COUNSEL: Council Member Salaam.

13 COUNCIL MEMBER SALAAM: I vote aye.

14 COMMITTEE COUNSEL: With a vote of six in
15 the affirmative, zero in the negative, and zero
16 abstentions, the items are adopted and referred to
17 the Land Use Committee.

18 CHAIRPERSON HANKS: We're going to keep it
19 open. Thank you, everyone. We're just going to leave
20 the vote open for any Subcommittee Members who may be
21 joining us later.

22 I just want to let everyone know, for the
23 record, we have been joined by Council Member Feliz.

24 COMMITTEE COUNSEL: How do you vote?
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2 COUNCIL MEMBER FELIZ: Aye on all. Thank
3 you.

4 COMMITTEE COUNSEL: With a vote of seven
5 in the affirmative, zero negative, and zero
6 abstentions, the items are adopted and referred to
7 the full Land Use Committee.

8 CHAIRPERSON HANKS: That concludes today's
9 business.

10 I would like to thank the members of the
11 public, my Colleagues, Subcommittee Counsel, Land Use
12 Staff, and the Sergeant-at-Arms for your
13 participation today.

14 This meeting is hereby adjourned. [GAVEL]
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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 17, 2025