



COUNCIL OF THE CITY OF NEW YORK

CALENDAR

OF THE

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND

DISPOSITIONS

FOR THE MEETING OF SEPTEMBER 30TH, 2025

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

KEVIN RILEY, *Chair*, Subcommittee on Zoning and Franchises

KAMILLAH HANKS, *Chair*, Subcommittee on Landmarks,
Public Sitings and Dispositions

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public meeting on the following matters in the **Council Committee Room, City Hall**, New York City, N.Y. 10007 commencing at **10:00 A.M., on Tuesday, September 30, 2025:**

L.U. NOS. 365-367 AND 382 ARE RELATED

L.U. No. 365

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.

L.U. No. 366

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.

L.U. No. 367

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.

L.U. No. 382

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.

L.U. No. 383

Application number **G 250084 HHX (NYC Health and Hospitals/River Commons (1225 Gerard Avenue))** submitted by the New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the HHC Enabling Act, seeking authorization to lease a parcel of land measuring approximately 42,000 square feet and currently used as part of the parking lot for the NYC Health+Hospitals/Gotham/Morrisania Diagnostic and Treatment Center, to the River Commons Housing Development Fund Company Inc. as named tenant and River Commons Owners LLC as the beneficial tenant, for property located at 1225 Gerard Avenue, Borough of the Bronx, Community District 4, Council District 16.

L.U. NOS. 384-386 ARE RELATED

L.U. No. 384

Application number **C 250207 HAQ (Ikos Senior Living)** 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 31-07 31st Street (Block 611, Lot 25), Borough of Queens, Community District 1, Council District 22.

L.U. No. 385

Application number **C 250208 ZMQ (Ikos Senior Living)** 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 Nos. 9a: eliminating from within an existing R5 District a C1-2 District; changing from an R5 District to a C4-2A District; and changing from an R5 District to a C4-5 District, Borough of Queens, Community District 1, Council District 22.

L.U. No. 386

Application number **N 250209 ZRQ (Ikos Senior Living)** 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, amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.

L.U. NOS. 387-391 ARE RELATED

L.U. No. 387

Application number **C 250293 PPX (Kingsbridge Armory Redevelopment)** submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at

25 West Kingsbridge Road (Block 3247, Lots 2 and 10) pursuant to zoning, Borough of the Bronx, Community District 7, Council District 14.

L.U. No. 388

Application number **C 250294 ZMX (Kingsbridge Armory Redevelopment)** submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c, changing from a C4-4 District to an M1-4A/R7-2 District and establishing a Special Mixed Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

L.U. No. 389

Application number **N 250296 ZRX (Kingsbridge Armory Redevelopment)** submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission) and Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District, Borough of the Bronx, Community District 7, Council District 14.

L.U. No. 390

Application number **C 250295 ZSX (Kingsbridge Armory Redevelopment)** submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-195(b) of the Zoning Resolution to allow a public parking garage in connection with a proposed mixed-use development, on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District, within a Special Mixed-Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

L.U. No. 391

Application number **C 250292 ZSX (Kingsbridge Armory Redevelopment)** submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(b) of the Zoning Resolution to allow an indoor area within 200 feet of a Residence District, and in conjunction therewith, to modify the sign regulations of Sections 123-40 and 32-60, in connection with a proposed mixed-use development on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District, within a Special Mixed-Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

L.U. No. 393

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.

L.U. No. 394

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.

L.U. No. 395

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.