

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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October 29, 2025
Start: 2:29 a.m.
Recess: 2:40 a.m.

HELD AT: COMMITTEE ROOM - CITY HALL

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

COUNCIL MEMBERS:

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

OTHER COUNCIL MEMBERS ATTENDING:

Kristy Marmorato
Althea V. Stevens

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SERGEANT-AT-ARMS: This is a microphone
check for the Subcommittee on Landmarks, Public
Sittings and Dispositions located in the Committee
Room on October 29, 2025, by Pat Kurzyna.

SERGEANT-AT-ARMS: Good afternoon, good
afternoon. Welcome to the New York City Council vote
on the Subcommittee on Landmarks, Public Sittings and
Dispositions.

At this time, please silence all
electronics, and do not approach the dais.

Chair, you may begin.

CHAIRPERSON HANKS: [GAVEL] Good
afternoon, everyone. Welcome to the meeting of the
Subcommittee on Landmarks, Public Sittings and
Dispositions. I am Council Member Kamillah Hanks, and
I am the Chair of the Subcommittee. Today, I'm joined
by my Colleagues, Council Members Feliz online,
Marte, Nurse, Salaam, Cabán, and Banks.

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

Today, we will vote on four projects which were previously heard by this Subcommittee. First, we will vote on Land Use Items 345 and 346, the Lincoln-Wortman Project, which is also referred to as the Taylor-Wooten Estates, which are two applications by the Department of Housing Preservation and Department pursuant of Section 694 of the General Municipal Law for an amendment to a prior urban development action area project and a related request pursuant to Section (INAUDIBLE) of the Private Housing Finance Law for a 40-year property tax exemption. Together, these actions will facilitate the development of a 21 three-story building with a total of approximately 63 affordable cooperative homes, including a superintendent's unit. The project will consist entirely of affordable home ownership units with a mix of two- and three-bedrooms, 63 parking spaces, and recreational space located in Council Member Banks' District in Brooklyn.

I would like to now recognize Council Member Banks to give a statement.

COUNCIL MEMBER BANKS: Thank you, Madam Chair, and good afternoon to everyone. It is an honor

and privilege to be here today as the Committee prepares to vote on the Land Use Item for the Taylor-Wooten Estates, an affordable housing ownership project that will bring more than 60 new units to the 42nd Council District. This project represents something deeply important to me, creating a pathway to ownership and generational stability for working families in the 42nd Council District. Today is also about legacy. The project bears the names of two extraordinary community leaders, the former Councilwoman, my good friend, Priscilla Wooten, and community leader, Dennis Taylor, both lifelong champions for affordable housing and equity in our neighborhoods. I know if they were here today, they would be extremely proud for this project coming to life and the very community that they fought so hard to make a better place. From the moment I took office, my goal was to ensure that all developments in my District truly reflect the needs of our residents, and that's why I brought together developers, City agencies, community stakeholders to the same table to negotiate for things like parking, community space, ownership model for this project, and other amenities that matter the most to local

families. This project embodies that partnership, one
built on accountability, collaboration, and respect.

Thank you to all involved, the community,
the developers, HPD, especially the residents who
made their voices heard. Together, we're ensuring
that progress in the 42nd Council District truly
belongs to the people who call it home. Thank you.

CHAIRPERSON HANKS: Thank you so much,
Council Member Banks, and good luck on that. That
seems like a great project.

Next, we will vote to approve Land Use
Item 383 for a project known as H and H River
Commons, an application by the City of New York
Health and Hospitals Corporation, pursuant to Section
73856 of the New York City Health and Hospitals
Enabling Act for an approval of a proposed 99-year
ground lease with River Commons Housing Development
Fund, Inc., and River Commons Owners, LLC, as a
beneficial tenant to lease approximately 42,000
square feet, which is currently part of a parking lot
and annex structure of NYC Health and Hospitals,
Gotham-Morrisania, in the Bronx, in Council Member
Stevens' District. This approval would facilitate a
17-story mixed-use building with approximately 98

supportive units and approximately 230 affordable units for households earning less than 80 percent of the area median income. Additionally, the building will include approximately 6,000 square feet of community facility use and approximately 7,500 square feet of open space.

We do not have Council Member Stevens, so we will move on.

We will next vote to approve Land Use Items 384, 385, 386 for a project known as the Ikos Senior Living, three applications by the Department of Housing Preservation and Development for (1) a zoning map amendment to map C4, C5, and C4-2A zoning districts, (2) a zoning text amendment map MIH Option 1, and (3) the design of designation of an urban development action area and an approval of an urban development action area project related to disposition authority for a City-owned site under the New York State General Municipal Law in order to facilitate the development of a new 13-story mixed-use building with 167 income-restricted apartments for seniors, 6,200 square feet of community facility space, and 6,500 square feet of commercial space at

31-07 31st Street in Astoria, Queens in Council
Member Cabán's District.

I will now recognize Council Member Cabán
to give a statement.

COUNCIL MEMBER CABÁN: Thank you, Chair.

I'm happy to support the Ikos Senior Living
development in my District on 31st Street just a few
blocks from my District office. I was able to
allocate 1.7 (INAUDIBLE) of capital funding to this
innovative project in Fiscal Year 2025, and I'm
excited to see it come closer to fruition today. As
many of you know, District 22 is in dire need of
affordable senior housing. At least once a week, an
older adult constituent comes to our office seeking
support with senior housing options, and my team has
to share the unfortunate reality that there are very
limited opportunities available in our area. This
project, consisting of 166 affordable units
exclusively for seniors, is a significant step toward
filling the gap faced by our older adult neighbors.
The project goes further to support our most
vulnerable older adults in our community. 30 percent
of the units will be set aside for formerly homeless
individuals. I'm especially excited about the

community resources that will be provided at Ikos by our close neighborhood partner, HANIC. Amenities to be enjoyed by residents include a reading and computer room lounge, a game room, an exercise room, and outdoor spaces on the second-floor roof and rear yard. Older adults in the neighborhood who are not residents of Ikos will also benefit from the development's three-story community center. So thank you to HBD and HANIC for your deep commitment to this project. I look forward to continuing to collaborate with you to make Ikso a comfortable, dignified, and life-affirming space for its residents and the older adult community in my District. Thank you.

CHAIRPERSON HANKS: Thank you, Council Member Cabán.

Finally, we will vote to approve Land Use Items 387-391 for a project known as Kingsbridge Armory Redevelopment, five applications by EDC, DCAS, and a private applicant to facilitate the redevelopment of the landmark Kingsbridge Armory and the construction of a new residential building for an adjacent National Guard site. The applications are for disposition approval for City-owned property, a zoning map amendment to map the project site as a

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mixed-use M1-4A/R7-2 District A zoning text
amendment, to establish proposed mixed-use district
to increase capacity for a permitted indoor arena in
this area from 6,000 to 17,000 persons, and (3)
revisions to the zoning text related to the permitted
signage, parking, and loading provisions in
conjunction with the arena, a special permit to allow
the 17,000-person indoor arena to operate at this
site together with modifications to signage
requirements, and finally, a special permit to allow
a 248-space parking garage. This project is in
Council Member Sanchez's District, and Council Member
Sanchez will make her statement in Land Use so thank
you.

I'd also like to recognize Council Member
Brannan is in attendance.

Members of the Subcommittee who have
questions or remarks about today's items, please let
me know.

Seeing none, with the support of the
local Members for each of these projects, I will now
call a vote to approve LU 345, 346 for the Lincoln-
Wortman Project, now known as the Taylor Wooten
Estates; LU 383 for NYC Health and Hospitals River

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Commons Project; LU 384, 385, and 386 for the Ikos
Senior Living Project; and Land Use Items 387, 388,
389, 390, and 391 for the Kingsbridge Armory
Redevelopment Project.

Counsel, please call the roll.

SUBCOMMITTEE COUNSEL: Chair Hanks.

CHAIRPERSON HANKS: I vote aye on all, and
congratulations to my Colleagues.

SUBCOMMITTEE COUNSEL: Council Member
Brannan.

COUNCIL MEMBER BRANNAN: Aye.

SUBCOMMITTEE COUNSEL: Council Member
Feliz.

COUNCIL MEMBER FELIZ: Aye on all.
Congratulations, everybody.

SUBCOMMITTEE COUNSEL: Council Member
Marte.

COUNCIL MEMBER MARTE: Aye on all, and
congratulations, folks.

SUBCOMMITTEE COUNSEL: Council Member
Nurse?

COUNCIL MEMBER NURSE: I vote aye.

SUBCOMMITTEE COUNSEL: Council Member
Salaam.

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COUNCIL MEMBER SALAAM: I vote aye on all.
Thank you.

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

CHAIRPERSON HANKS: That concludes today's
business.

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

This meeting 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 November 1, 2025