

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS,  
PUBLIC SITINGS AND DISPOSITION

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January 17, 2023  
Start: 11:12 a.m.  
Recess: 11:20 a.m.

HELD AT: 250 Broadway-Committee Rm, 14<sup>th</sup> fl.

B E F O R E: Farah N. Louis  
Chairperson

COUNCIL MEMBERS:  
Carmen N. De La Rosa  
Oswald Feliz  
Christopher Marte  
Sandy Nurse  
Sandra Ung  
Inna Vernikov

A P P E A R A N C E S (CONTINUED)

Justin Donlon  
HPD

2 SERGEANT AT ARMS: Good morning, and  
3 welcome to the Subcommittee on Landmarks, Public  
4 Siting and Disposition. At this time, please silence  
5 all electronic devices to vibrate. Chair, you may  
6 begin.

7 CHAIRPERSON LOUIS: I'll start again,  
8 sorry. Good morning, I'm Council Member Farah Louis,  
9 Chair of the Subcommittee on Landmarks, Public Siting  
10 and Dispositions. I am joined today by my colleagues  
11 Council Members De La Rosa, Ung, Vernikov, and Nurse.  
12 Before we begin today's agenda, I will recognize the  
13 Subcommittee Counsel to explain today's hearing  
14 procedures.

15 COMMITTEE COUNSEL: Thank you, Chair  
16 Louis. I am Arthur Ha [sic], Counsel to the  
17 Subcommittee. This meeting is being held in a hybrid  
18 format. Members of the public who wish to testify  
19 may do so in person or via Zoom. For those wishing  
20 to testify via Zoom are asked to register online, and  
21 you may do so by visiting [www.council.nyc.gov/landuse](http://www.council.nyc.gov/landuse)  
22 to sign up. If you have already registered but have  
23 not yet signed into Zoom, please do so now and remain  
24 signed in until after you have testified. If you  
25 have written testimony that you would like the

2 Subcommittee to consider in addition or instead of  
3 appearing before the Subcommittee, please send an  
4 email to [landusetestimony@council.nyc.gov](mailto:landusetestimony@council.nyc.gov). For  
5 anyone joining us live in the room today, please see  
6 the Sergeant at Arms if you wish to testify and fill  
7 out a speaker card. Please indicate the LU number  
8 and/or project name in the subject line of your email  
9 in the event of any technical issues with today's  
10 meeting. We ask everyone for your continued  
11 patience. Chair Louis will now continue with today's  
12 agenda.

13 CHAIRPERSON LOUIS: Thank you, Counsel.

14 Today, we hold a public hearing on Pre-considered LU  
15 related to application number G22026CCM requested by  
16 the New York City Department of Housing, Preservation  
17 and Development. The application requests approval  
18 of an amendment to Council Resolution 261 of 2022 in  
19 connection with the 34 Morningside Avenue ANCP  
20 cluster, Manhattan Community District 10 in Council  
21 Member Richardson-Jordan's district. I'll remind  
22 anyone wishing to testify remotely on this item, if  
23 you have not already done so, you must register  
24 online or you may do that now by visiting the

2 Councils website at [council.nyc.gov/landuse](http://council.nyc.gov/landuse).

3 Counsel, please call the first panel.

4 COMMITTEE COUNSEL: Appearing for HPD  
5 will be Justin Donlon.

6 CHAIRPERSON LOUIS: Counsel, please  
7 administer the affirmation.

8 COMMITTEE COUNSEL: Mr. Donlon, would you  
9 please raise your right hand. Do you affirm to tell  
10 the truth, the whole truth and nothing but the truth  
11 in your testimony before the Subcommittee and answer  
12 to all Council Member questions?

13 JUSTIN DONLON: I do.

14 COMMITTEE COUNSEL: Thank you.

15 JUSTIN DONLON: Good morning Chair Louis  
16 and members of the Subcommittee. Referencing the  
17 prior resolution number 260M1 approved by the Council  
18 on July 14<sup>th</sup>, 2022, which included an exemption from  
19 real property taxes pursuant to Section 577 of the  
20 private housing financing law for the properties  
21 including 494 Manhattan Avenue, 321 West 116<sup>th</sup>  
22 Street, and 357 West 115<sup>th</sup> Street. HPD respectfully  
23 requests an amendment to the prior resolution. As  
24 the properties may be conveyed to and/or  
25 rehabilitated at different times, it is important to

2 clarify the Article XI tax exemption may apply  
3 separately to each individual property. Accordingly,  
4 HPD is requesting that the Council amend the prior  
5 resolution by adding the following paragraph D on  
6 page three of the prior resolution. Provisions of  
7 the exemption shall apply separately to each  
8 individual property comprised in the disposition  
9 area. A sale or other event which would cause the  
10 expiration, termination, or revocation of the  
11 exemption with respect to one property and  
12 disposition area shall not affect the continued  
13 validity of the exemption with respect to other  
14 properties in the disposition area.

15 CHAIRPERSON LOUIS: Thank you, Mr.  
16 Donlon. If you would just-- sorry. Thank you. I  
17 invite my colleagues to ask any questions. Anybody  
18 have any questions? Going once, going twice, great.  
19 Being that there are no questions, Counsel, are there  
20 any members of the public who wish to testify on  
21 these items?

22 COMMITTEE COUNSEL: Madam Chair, we'll  
23 just check with our staff online to confirm that  
24 there are no members of the public signed up. And  
25 once again, for anyone in the room wishing to

2 testify, please see a Sergeant at Arms to fill out a  
3 speaker card. Alright, being that there are no  
4 questions for this panel-- being that the members who  
5 wish to testify on pre-considered LU's relating to  
6 application number G22026CCM for an amendment of the  
7 previously approved resolution 261 of 2022 related to  
8 the 34 Morningside Avenue ANCP cluster, the public  
9 hearing is now closed or dismissed. And now I'd like  
10 to take this time to recognize any of my colleagues  
11 with questions or remarks regarding the item that we  
12 just heard for which Council Member Richardson-Jordan  
13 is in support of. Alright, I now call for a vote.

14 COMMITTEE COUNSEL: The vote is to  
15 approve Pre-considered LU 4G22026CCM requesting an  
16 amendment previously approved Council Resolution 261  
17 of 2022. Chair Louis?

18 CHAIRPERSON LOUIS: I vote aye.

19 COMMITTEE COUNSEL: Council Member De La  
20 Rosa?

21 COUNCIL MEMBER DE LA ROSA: Aye.

22 COMMITTEE COUNSEL: Council Member Marte?

23 COUNCIL MEMBER MARTE: Aye.

24 COMMITTEE COUNSEL: Council Member Nurse?

25 COUNCIL MEMBER NURSE: Aye.

2 COMMITTEE COUNSEL: Council Member Ung?

3 COUNCIL MEMBER UNG: Aye.

4 COMMITTEE COUNSEL: Council Member  
5 Vernikov?

6 COUNCIL MEMBER VERNIKOV: Respecting  
7 member deference, I vote aye.

8 COMMITTEE COUNSEL: Madam Chair the vote  
9 stands at 6 in the affirmative, 0 in the negative,  
10 and no abstentions. These items will be-- these  
11 items are approved and referred to the full Land Use  
12 Committee.

13 CHAIRPERSON LOUIS: Thank you. That  
14 concludes today's business. I remind you that if you  
15 have any-- if you have written testimony on today's  
16 items, you may submit it to  
17 [Landusetestimony@council.nyc.gov](mailto:Landusetestimony@council.nyc.gov). Please indicate  
18 the LU number on the project name or project address  
19 in the subject heading. I would like to thank the  
20 members of the public, my colleagues, Subcommittee  
21 Counsel, Land Use staff, and Sergeant at Arms for  
22 their participation for today's hearing. This  
23 meeting has now adjourned.

24 [gavel]



1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS & DISPOSITIONS 9

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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 January 21, 2023