

The New York City Council

City Hall
New York, NY 10007



Meeting Minutes

Thursday, June 26, 2025

10:00 AM

Committee Room - City Hall

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: Farías, Feliz, Marte, Nurse and Salaam

Absent: Brannan

Bereavement: Hanks

LU 0313-2025 Application number N 250147 ZRM (Carmen Villegas Apartments – Senior Housing) submitted by NYC Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter for an amendment to 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: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1008, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Landmarks 6-12-25, Hearing Transcript - Landmarks 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1008, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Landmarks 6-12-25, Hearing Transcript - Landmarks 6-26-25

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 5 - Farías, Feliz, Marte, Nurse and Salaam

Absent: 1 - Brannan

Bereavement: 1 - Hanks

LU 0314-2025

Application number C 250148 ZMM (Carmen Villegas Apartments – Senior Housing) submitted by NYC Department of Housing Preservation and Development, Ascendant Development Corporation, Urban Builders Collaborative, and Xylem Projects pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, changing from an R7-2 District to an R9-1 District and changing from an R7B District to an R9-1 District, Borough of Manhattan, Community District 11, Council District 8.

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1009, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Landmarks 6-12-25, Hearing Transcript - Landmarks 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1009, July 14, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Landmarks 6-12-25, Hearing Transcript - Landmarks 6-26-25

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 5 - Farías, Feliz, Marte, Nurse and Salaam

Absent: 1 - Brannan

Bereavement: 1 - Hanks

LU 0315-2025

Application number C 250149 PPM (Carmen Villegas Apartments – Senior Housing) submitted by NYC Department of Housing Preservation and Development, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at East 110th Street (Block 1638, p/o Lot 1), Borough of Manhattan, Community District 11, Council District 8.

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1010, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Landmarks 6-12-25, Hearing Transcript - Landmarks 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1010, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Landmarks 6-12-25, Hearing Transcript - Landmarks 6-26-25

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 5 - Farfás, Feliz, Marte, Nurse and Salaam

Absent: 1 - Brannan

Bereavement: 1 - Hanks

LU 0316-2025

Application number C 250150 PQM (Carmen Villegas Apartments – Senior Housing) submitted by NYC Department of Housing Preservation and Development, pursuant to Section 197-c of New York City Charter, for the acquisition of one city-owned property located at East 110th Street (Block 1638, p/o Lot 1), Borough of Manhattan, Community District 11, Council District 8.

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1011, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Landmarks 6-12-25, Hearing Transcript - Landmarks 6-26-25

This Land Use Application was Hearing Held by Committee

Attachments: Carmen Villegas Apartments Presentation, June 11, 2025 - Stated Meeting Agenda, Calendar of the Subcommittee Meetings - June 12, 2025, 6/12/25 Landmarks Appearance Cards, Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, June 30, 2025 - Stated Meeting Agenda, July 14, 2025 - Stated Meeting Agenda, City Planning Commission Approval Letter, Committee Report, Res. No. 1011, Hearing Transcript - Stated Meeting 6-11-25, Hearing Transcript - Landmarks 6-12-25, Hearing Transcript - Landmarks 6-26-25

A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.

Affirmative: 5 - Farías, Feliz, Marte, Nurse and Salaam

Absent: 1 - Brannan

Bereavement: 1 - Hanks

LU 0320-2025

Application number G 250077 SCQ (547- to 754-Seat Primary/Intermediate School Facility SCA Siting) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, 547- to 754-seat primary/intermediate school facility, located in Halletts Point, south of Astoria Boulevard and east of Halletts Point Playground (Block 490, Lot 102), Borough of Queens, Community District 1, Council District 22, Community School District 30.

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, Appearance Cards - Landmarks 6/26/25, June 30, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 982, Hearing Transcript - Landmarks 6-26-25

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

Attachments: Calendar of the Subcommittee Meetings and Land Use Meeting - June 26, 2025, Appearance Cards - Landmarks 6/26/25, June 30, 2025 - Stated Meeting Agenda, Committee Report, Res. No. 982, Hearing Transcript - Landmarks 6-26-25

A motion was made that this Land Use Application be P-C Item Approved by Subcommittee with Companion Resolution approved by Roll Call.

Affirmative: 5 - Farías, Feliz, Marte, Nurse and Salaam

Absent: 1 - Brannan

Bereavement: 1 - Hanks