

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 8, 2025  
Start: 10:23 a.m.  
Recess: 10:31 a.m.

HELD AT: 250 BROADWAY - 8TH FLOOR - HEARING  
ROOM 1

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

COUNCIL MEMBERS:

Amanda Farías  
Oswald Feliz  
Christopher Marte  
Sandy Nurse  
Yusef Salaam

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SERGEANT-AT-ARMS: This is a microphone  
check on the Subcommittee on Landmarks, Public  
Sittings and Dispositions recorded by James Marino on  
October 8, 2025, in Hearing Room 1.

SERGEANT-AT-ARMS: Good morning, and  
welcome to today's New York City vote on the  
Subcommittee of Landmarks, Public Sittings and  
Dispositions.

At any point during today's vote, no one  
may approach the dais.

Please silence all electronic devices.

Chair, you may begin.

ACTING CHAIRPERSON NURSE: [GAVEL] Good  
morning, and welcome to a meeting of the Subcommittee  
on Landmarks, Public Sittings and Dispositions. I am  
Council Member Sandy Nurse, and I'm Acting Chair for  
the moment of the Subcommittee. I am joined today by  
my Colleagues, Council Members Marte, Salaam, Fariás,  
and Council Member Feliz online.

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

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Today, we will vote on two projects which were previously heard by this Subcommittee. First, a vote to approve Land Use Items 365, 366, 367, and 382 for a project known as Claremont House at 1640 Anthony Avenue in the Bronx in Council Member Feliz's District. Together, these applications seek to facilitate a new 13-story building with 65 affordable homeownership units. We are voting to approve four applications by HPD including a zoning map amendment to rezone the project area to an R8A zoning district, a zoning text amendment to map a Mandatory Inclusionary Housing area, the designation of an urban development action area, approval of an urban development action area project, and approval of disposition of City-owned property, and an Article XI tax exemption for the development.

Council Member Feliz, if you'd like to make any remarks, please do so now.

Okay. Next, we will vote to approve Land Use Items 393, 394, and 395 for the Averno East project located in Majority Whip Brooks-Powers District in Queens. Averno East is a project previously approved by the Council in 2021 for an HPD proposed mixed-use community within the Averno Urban

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Renewal Area. The 2021 Council actions facilitated the development of approximately 1,650 residential units together with commercial and community facility spaces and significant open space and dune and nature preserves. Today, we will vote to approve three related applications by HPD, an amendment to the previously approved project summary to increase the proportion of homeownership units, and two Article XI tax exemption requests, one for the affordable home ownership component of the development, and one for the rental component.

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

Not seeing any, I will now call for a vote.

COMMITTEE COUNSEL HUH: Acting Chair Nurse.

ACTING CHAIRPERSON NURSE: Yes.

COMMITTEE COUNSEL HUH: Council Member Feliz.

I'll come back to Council Member Feliz.

Majority Leader Farías.

MAJORITY LEADER FARÍAS: I vote aye.

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COMMITTEE COUNSEL HUH: Council Member  
Marte.

COUNCIL MEMBER MARTE: Aye.

COMMITTEE COUNSEL HUH: Council Member  
Salaam.

COUNCIL MEMBER SALAAM: I vote aye.

COMMITTEE COUNSEL HUH: Council Member  
Feliz.

COUNCIL MEMBER FELIZ: Sorry. Aye on all.

COMMITTEE COUNSEL HUH: Okay. The vote  
currently stands at five in the affirmative, zero in  
the negative, and no abstentions.

ACTING CHAIRPERSON NURSE: So we're going  
to leave the vote open for Chair Hanks and Council  
Member Brannan, and we'll pause for now.

CHAIRPERSON HANKS: Good morning. I am  
Kamillah Hanks, and I am going to reopen this session  
and open the vote, and I vote aye.

COMMITTEE COUNSEL HUH: Madam Chair, on a  
continuing vote of the Land Use Items. Chair Hanks.

CHAIRPERSON HANKS: I vote aye.

COMMITTEE COUNSEL HUH: The vote is  
currently six in the affirmative, zero in the  
negative, with no abstentions.

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With that, the items are adopted and  
referred to the full Land Use Committee.

CHAIRPERSON HANKS: And that concludes  
today's business today.

I would like to thank the members of the  
public, my Colleagues, Subcommittee Counsel, Land Use  
Staff, and 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 October 15, 2025