

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, March 25, 2025

11:30 AM

250 Broadway - Committee Room, 16th Floor

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Shaun Abreu, Selvena N. Brooks-Powers, Amanda C. Farías,
Kamillah Hanks, Crystal Hudson, Francisco P. Moya, Kevin C. Riley,
Carlina Rivera and Pierina Ana Sanchez*

Roll Call

Present: Salamanca Jr., Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Conflict: Abreu

LU 0238-2025

Application number G 250066 HHY (H+H Operating Agreement) submitted by the New York City Department of Citywide Administrative Services pursuant to Section 7387(1) of the Unconsolidated Laws of the State of New York known as the New York City Health and Hospitals (“H+H”) Enabling Act, for the transfer of the following properties from the City of New York (the “City”) to H+H, pursuant to the terms of the lease agreement by and between City and H+H dated June 16, 1970: Manhattan Block 270, Lot 32; Manhattan Block 2060, Lot 1; Bronx Block 3327, Lots 73 and 200; Bronx Block 2489, Lot 60; Bronx Block 2303, Lot 58; Bronx Block 2269, Lot 21; Brooklyn Block 2039, Lots 71, 81, and 101; Brooklyn Block 1723, Lots 1, 2, and 3; Brooklyn Block 3738, Lot 15.

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, H+H Operating Agreement Presentation, Hearing Testimony - Landmarks 2/26/25, Hearing Transcript - Landmarks 2-26-25, 2/26/25 - Landmarks Appearance Cards, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Res. No. 826, Committee Report, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25, Hearing Transcript - Land Use 3-11-25, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

This Land Use Application was Hearing Held by Committee

Attachments: February 13, 2025 - Stated Meeting Agenda, Hearing Transcript - Stated Meeting 2-13-25, Calendar of the Landmarks Subcommittee Meeting - February 26, 2025, H+H Operating Agreement Presentation, Hearing Testimony - Landmarks 2/26/25, Hearing Transcript - Landmarks 2-26-25, 2/26/25 - Landmarks Appearance Cards, Calendar of the Subcommittee Meetings - March 11, 2025, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Res. No. 826, Committee Report, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25, Hearing Transcript - Land Use 3-11-25, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

A motion was made that this Land Use Application be Approved by Committee with Modifications approved by Roll Call.

Affirmative: 9 - Salamanca Jr., Brooks-Powers, Farías, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Conflict: 1 - Abreu

LU 0251-2025

Application number G 250069 SCX (547-Seat Primary School Facility) pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, 547-seat primary school facility, located at 1631-1659 Zerega Avenue, (Block 3991, Lots 87, 78, 75, and 6), Borough of the Bronx, Community District 10, Council District 18, Community School District 11.

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, 547-Seat Primary School Facility Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 827, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25, Hearing Transcript - Stated Meeting 3-12-25, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, 547-Seat Primary School Facility Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 827, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25, Hearing Transcript - Stated Meeting 3-12-25, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 9 - Salamanca Jr., Brooks-Powers, Farias, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Conflict: 1 - Abreu

LU 0252-2025

Application No. G 250071 XAM (West 128th-129th Street Cluster Article XI) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 148 West 129th Street (Block 1913, Lot 54), 131-37 West 129th Street (Block 1914, Lot 17), 415-17 West 128th Street (Block 1968, Lot 35), and 411 West 128th Street (Block 1968, Lot 37), Borough of Manhattan, Community Districts 9 and 10, Council District 9.

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, West 128th-129th Street Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 828, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25, Hearing Transcript - Stated Meeting 3-12-25, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, West 128th-129th Street Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 828, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25, Hearing Transcript - Stated Meeting 3-12-25, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

This Land Use Application was Approved by Committee with Companion Resolution

Affirmative: 9 - Salamanca Jr., Brooks-Powers, Farias, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Conflict: 1 - Abreu

LU 0253-2025

Application number G 250070 NUM (West 128th-129th Street Cluster (ANCP) UDAAP) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for approval of an Urban Development Action Area Project, for property located at 148 West 129th Street (Block 1913, Lot 54), 131-37 West 129th Street (Block 1914, Lot 17), 415-17 West 128th Street (Block 1968, Lot 35), and 411 West 128th Street (Block 1968, Lot 37), Borough of Manhattan, Community Districts 9 and 10, Council District 9.

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, West 128th-129th Street Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 829, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25, Hearing Transcript - Stated Meeting 3-12-25, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - March 11, 2025, West 128th-129th Street Presentation, March 12, 2025 - Stated Meeting Agenda, Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Committee Report, Res. No. 829, March 26, 2025 - Stated Meeting Agenda, Hearing Transcript - Landmarks 3-11-25, Hearing Transcript - Stated Meeting 3-12-25, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 9 - Salamanca Jr., Brooks-Powers, Farias, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Conflict: 1 - Abreu

LU 0256-2025

Application No. G 250072 XAX (Brook 156) submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 576-a(2) of the Private Housing Finance Law, for approval of an amendment of a Project Summary related to the previously-approved Disposition of property located at 740 Brook Avenue (Block 2360, p/o Lots 1301-1302 (f/k/a p/o Lot 1, f/k/a Lot 3)), Borough of the Bronx, Community District 1, Council District 17.

Attachments: Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Brook 156 Presentation, Committee Report, Res. No. 830, March 26, 2025 - Stated Meeting Agenda, Landmarks 3/25/25 - Appearance Card, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

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

Attachments: Calendar of the Landmarks Subcommittee Meeting and Land Use Meeting - March 25, 2025, Brook 156 Presentation, Committee Report, Res. No. 830, March 26, 2025 - Stated Meeting Agenda, Landmarks 3/25/25 - Appearance Card, Hearing Transcript - Landmarks 3-25-25, Hearing Transcript - Land Use 3-25-25

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

Affirmative: 9 - Salamanca Jr., Brooks-Powers, Farias, Hanks, Hudson, Moya, Riley, Rivera and Sanchez

Conflict: 1 - Abreu