



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE ON ZONING AND FRANCHISES  
MEETING  
FOR MAY 19, 2021**

**RAFAEL SALAMANCA, JR.**, *Chair*, Land Use Committee

**FRANCISCO P. MOYA**, *Chair*, Subcommittee on Zoning and Franchises

**KEVIN RILEY**, *Chair*, Subcommittee on Landmarks, Public Sitings  
and Dispositions

<http://legistar.council.nyc.gov/Calendar.aspx>

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If you are a member of the public who wishes to testify, please register via the New York City Council Home Page at <https://council.nyc.gov/>, where you can also find links to livestream the hearing and recordings of past hearings.



## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M., Wednesday, May 19, 2021:**

### **PRECONSIDERED L.U.**

#### **CRAB SHANTY RESTAURANT - 361 CITY ISLAND AVENUE REZONING BRONX CB - 10 C 210149 ZMX**

Application submitted by SHAR-JO Rest. Inc., d/b/a/ Crab Shanty, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4d, by establishing within an existing R3A District a C1-2 District bounded by a line 100 feet northerly of Tier Street, City Island Avenue, Tier Street and a line 120 feet westerly of City Island Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-594.

### **L.U. NOS. 790 AND 791 ARE RELATED**

#### **L.U. No. 790**

#### **909 CASTLE HILL AVENUE REZONING BRONX CB - 9 C 190118 ZMX**

Application submitted by 510 East Realty Inc., pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue;

as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

**L.U. No. 791**

**909 CASTLE HILL AVENUE REZONING**

**BRONX CB - 9**

**N 210096 ZRX**

Application submitted by 510 East Realty Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**The full zoning text may be viewed at the following website:**

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**L.U. No. 792**

**WEST 16TH STREET SPECIAL PERMIT**

**BROOKLYN CB - 13**

**C 200298 ZSK**

Application submitted by Bedford Carp Realty III, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 106-32(a) of the Zoning Resolution to allow a commercial use (Use Group 16 use) not permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use) to facilitate the development of a 2-story commercial warehouse building, on property located 2706 West 16th Street (Block 6995, Lot 74), in an M1-2 District, within the Special Coney Island Mixed Use District.

**L.U. NOS. 777 AND 778 ARE RELATED**

**L.U. No. 777**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**ARTHUR AVENUE HOTEL REZONING**

**BRONX CB - 6**

**C 210027 ZMX**

Application by 2461 Hughes Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

1. eliminating from within an existing R6 District a C2-4 District bounded by a line 145 feet northeasterly of East 188<sup>th</sup> Street, a line midway between Arthur Avenue and Hughes Avenue, East 188<sup>th</sup> Street, and Arthur Avenue;
2. changing from an R6 District to a C6-1 District property bounded by a line 145 feet northeasterly of East 188<sup>th</sup> Street, Hughes Avenue, East 188<sup>th</sup> Street, and Arthur Avenue; and
3. establishing within an existing R6 District a C1-4 District bounded by the southwesterly boundary line of Vincent Ciccarone Playground and its northwesterly and southeasterly prolongations, Hughes Avenue, a line 100 feet northeasterly of East 188<sup>th</sup> Street, and Arthur Avenue;

as shown on a diagram (for illustrative purposes only) dated January 4, 2021, and subject to the of CEQR Declaration E-599.

### **L.U. No. 778**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

### **ARTHUR AVENUE HOTEL REZONING**

**BRONX CB - 6**

**N 210028 ZRX**

Application submitted by 2461 Hughes Associates, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**

**L.U. NOS. 779 AND 780 ARE RELATED**

**L.U. No. 779**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**ACME SMOKED FISH/GEM STREET REZONING**

**BROOKLYN CB - 1**

**C 210138 ZMK**

Application submitted by RP Inlet, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, changing from an M3-1 District to an M1-5 District property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15th Street, and Gem Street, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-585.

**L.U. No. 780**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**ACME SMOKED FISH/GEM STREET REZONING**

**BROOKLYN CB - 1**

**C 210139 ZSK**

Application submitted by RP Inlet, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Special provisions for bulk modifications), in connection with a proposed mixed-use development, within a large scale general development, on property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15<sup>th</sup> Street and Gem Street (Block 2615, Lot 1, 6, 19, 21, 25, 50 & 125), in an M1-5\* District.

\* Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application for a Zoning Map change (C 210138 ZMK).

**L.U. NOS. 781 AND 782 ARE RELATED**

**L.U. No. 781**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on*

*Zoning and Franchises*

**261 WALTON AVENUE**

**BRONX CB - 1**

**C 200286 ZMX**

Application submitted by Mott Haven Gateway LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating a Special Mixed Use District (MX-13) bounded by a line 200 feet southwesterly of East 140th Street, Walton Avenue, a line 100 feet northeasterly of East 138th Street, and Major Deegan Boulevard;
2. changing from an M1-4/R6A District to an R8A District property bounded by a line 200 feet southwesterly of East 140th Street, Walton Avenue, a line 100 feet northeasterly of East 138th Street, and Major Deegan Boulevard; and
3. establishing within the proposed R8A District a C2-4 District bounded by a line 200 feet southwesterly of East 140th Street, Walton Avenue, a line 100 feet northeasterly of East 138th Street, and Major Deegan Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-590.

**L.U. No. 782**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on*

*Zoning and Franchises*

**261 WALTON AVENUE**

**BRONX CB - 1**

**N 200287 ZRX**

Application submitted by Mott Haven Gateway LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

The full zoning text may be viewed at the following website:  
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

**L.U. No. 783**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**606 NEPTUNE AVENUE REZONING**

**BROOKLYN CB - 13**

**C 210033 ZMK**

Application submitted by McDonald's Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28d:

1. eliminating from within an existing R6 District to a C1-2 District bounded by Neptune Avenue, West 6th Street, Sheepshead Bay Road, and a line 150 feet westerly of West 6th Street; and
2. establishing within an existing R6 District a C2-4 District bounded by Neptune Avenue, West 6th Street, Sheepshead Bay Road, and a line 150 feet westerly of West 6th Street;

as shown on a diagram (for illustrative purposes only) dated November 30, 2020.

**L.U. No. 784**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**300 HUNTINGTON STREET**

**BROOKLYN CB - 6**

**C 210049 ZMK**

Application submitted by 300 Huntington Street, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an existing M2-1 District to an M2-3 District property bounded by Huntington Street, the centerline of the Gowanus Canal, West 9th Street, and Smith Street, as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration of E-563.



**L.U. NOS. 785 AND 786 ARE RELATED**

**L.U. No. 785**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**30-02 NEWTOWN AVENUE REZONING**

**QUEENS CB - 1**

**C 200282 ZMQ**

Application submitted by MEDREP Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing an existing C4-4A District to a C4-4D District property bounded by 30<sup>th</sup> Street, Newtown Avenue, 31<sup>st</sup> Street, a line 210 feet northeasterly of 30<sup>th</sup> Avenue, a line 100 feet westerly of 31<sup>st</sup> Street, a line 285 feet northeasterly of 30<sup>th</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-593.

**L.U. No. 786**

*The public hearing on this item was held on May 4, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**30-02 NEWTOWN AVENUE REZONING**

**QUEENS CB - 1**

**N 200283 ZRQ**

Application submitted by MEDREP Associates, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

**The full zoning text may be viewed at the following website:**

**<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>**