



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE MEETINGS  
FOR MARCH 16 AND 22, 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>

For questions about accessibility or to request additional accommodations please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov) or [nbenjamin@council.nyc.gov](mailto:nbenjamin@council.nyc.gov) or (212) 788-6936 at least three (3) business days before the hearing.

## Table of Contents

<u>Item No.</u>	<u>Page</u>
<i>Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for <u>03/16/21</u> commencing at <u>10:00 A.M., Remote Hearing</u></i>	
1. 50-25 Barnett Avenue Rezoning (Pre. L.U.s).....	3
2. 1099 Webster Avenue (Pre. L.U.s).....	4-5
3. 737 Fourth Avenue Rezoning (Pre. L.U. Nos. 733 and 734).....	5-6
4. Arverne East (Pre. L.U. Nos. 738-740).....	6-7
<i>Subcommittee on Landmarks, Public Sitings and Dispositions Public Hearing/Meeting Scheduled for <u>03/22/21</u> commencing at <u>2:00 P.M., Remote Hearing</u></i>	
1. 69 Adams Street (Pre. L.U.).....	8
2. Harlem Open Door Cluster (Pre. L.U.).....	8-9
3. Harlem Open Door Cluster – Article XI (Pre. L.U.).....	9
4. Harlem NCP CB 11 Site (Pre. L.U.).....	9-10
5. Central Harlem Infill NCP (Pre. L.U.).....	10
6. Harlem NCP Western Site (Pre. L.U.).....	10-11
7. Lower East Side Cluster (L.U. No. 741).....	11

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., Tuesday, March 16, 2021:**

### **PRECONSIDERED L.U.S ARE RELATED**

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

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

#### **50-25 BARNETT AVENUE REZONING**

**QUEENS CB - 2**

**C 200243 ZMQ**

Application submitted by Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d, changing from an M1-1 District to an R6A District property bounded by the southerly boundary line of the Long Island Railroad Right-of-Way (Main Line), the northerly centerline prolongation of 52nd Street, Barnett Avenue, and the northerly prolongation of the westerly street line of 50th Street, as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-573.

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

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

#### **50-25 BARNETT AVENUE REZONING**

**QUEENS CB - 2**

**N 200244 ZRQ**

Application submitted by Phipps Houses, 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>**

**PRECONSIDERED L.U.S ARE RELATED**

**PRECONSIDERED L.U.**

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

**1099 WEBSTER AVENUE**

**BRONX CB - 4**

**C 210103 ZMX**

Application submitted by Webster 1099 Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, by:

1. eliminating from within an existing R7-1 District a C1-4 District bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and a line 100 feet southwesterly of East 167th Street;
2. changing from an R7-1 District to an R7X District property bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and East 166th Street;
3. changing from an M1-1 District to an R7X District property bounded by a line midway between Clay Avenue and Webster Avenue, East 167th Street, Webster Avenue, and East 166th Street; and
4. establishing within the proposed R7X District a C2-4 District bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, Webster Avenue and East 166th Street;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020, and subject to the conditions of CEQR Declaration E-576.

**PRECONSIDERED L.U.**

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

**1099 WEBSTER AVENUE**

**BRONX CB - 4**

**N 210104 ZRX**

Application submitted by Webster 1099 Realty, 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>**

**PRECONSIDERED L.U. NOS. 733 AND 734 ARE RELATED**

**PRECONSIDERED L.U. NO. 733**

*The public hearing on this item was held on **February 23, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

**737 FOURTH AVENUE REZONING**

**BROOKLYN CB - 7**

**C 200029 ZMK**

Application submitted by 737 Fourth Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. changing from an M1-1D District to an R8A District property bounded by 24<sup>th</sup> Street, a line 100 feet southeasterly of 4th Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> Avenue;
2. establishing within the proposed R8A District a C2-4 District bounded by 24<sup>th</sup> Street, a line 100 feet southeasterly of 4th Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> Avenue;
3. establishing a Special Enhanced Commercial District (EC-1) bounded by 24<sup>th</sup> Street, a line 100 feet southeasterly of 4th Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-575.

**PRECONSIDERED L.U. NO. 734**

*The public hearing on this item was held on February 23, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**737 FOURTH AVENUE REZONING**

**BROOKLYN CB - 7**

**N 200030 ZRK**

Application submitted by 737 Fourth Avenue, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, extending the boundary of Special Enhanced Commercial District 1 in Article XIII, Chapter 2 (Special Enhanced Commercial District), and 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>

**PRECONSIDERED L.U. NOS. 738 THROUGH 740 ARE RELATED**

**PRECONSIDERED L.U. NO. 738**

*The public hearing on this item was held on February 23, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**ARVERNE EAST**

**QUEENS CB - 14**

**N 210069 HNQ**

Application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of 40 parcels within the Arverne Urban Renewal Area generally bounded as an Urban Development Action Area; and
  - b. Urban Development Action Area Project for such area:

to facilitate a natural area preserve and residential, commercial and community facility space in the Arverne Urban Renewal Area.

**PRECONSIDERED L.U. NO. 739**

*The public hearing on this item was held on February 23, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**ARVERNE EAST**

**QUEENS CB - 14**

**C 210070 ZMQ**

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 31a:

1. changing from a C4-4 District to an M1-4/R6 District property bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road; and
2. establishing a Special Mixed Use District (MX-21) bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020.

**PRECONSIDERED L.U. NO. 740**

*The public hearing on this item was held on February 23, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**ARVERNE EAST**

**QUEENS CB - 14**

**N 210071 ZRQ**

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) to establish Special Mixed Use District 21.

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

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



**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS**

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a remote public hearing/meeting on the following matters, commencing at **2:00 P.M. Monday, March 22, 2021:**

**PRECONSIDERED L.U.  
69 ADAMS STREET**

**BROOKLYN CB - 2**

**C 200356 PPK**

Application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located on the west side of Pearl Street between York and Front streets (Block 52, Lots 15 and 17) pursuant to zoning.

**PRECONSIDERED L.U.**

*The public hearing on this item was held on **March 8, 2021** and **closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

**HARLEM OPEN DOOR CLUSTER**

**MANHATTAN CB - 10**

**C 200276 HAM**

Application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2) 131 West 133<sup>rd</sup> Street (Block 1918, Lot 16), 130 West 134<sup>th</sup> Street (Block 1918, Lot 53) and as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and



2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate two six-story buildings, one seven-story building, and one ten-story building containing an approximate total of 48 affordable housing units.

**PRECONSIDERED L.U.**

*The public hearing on this item was held on **March 8, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**HARLEM OPEN DOOR CLUSTER – ARTICLE XI**

**MANHATTAN CB - 10**

**20215017 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2), 131 West 133rd Street (Block 1918, Lot 16), and 130 West 134th Street (Block 1918, Lot 53).

**PRECONSIDERED L.U.**

*The public hearing on this item was held on **March 8, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**HARLEM NCP CB 11 SITE**

**MANHATTAN CB - 11**

**C 200277 HAM**

Application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 2 East 130<sup>th</sup> Street (Block 1754, Lot 68) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a four-story building containing approximately seven affordable housing units.

**PRECONSIDERED L.U.**

*The public hearing on this item was held on **March 8, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**CENTRAL HARLEM INFILL NCP**

**MANHATTAN CB - 10**

**C 200278 HAM**

Application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate six buildings containing an approximate total of 58 affordable housing units.

**PRECONSIDERED L.U.**

*The public hearing on this item was held on **March 8, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**HARLEM NCP WESTERN SITE**

**MANHATTAN CB - 10**

**C 200279 HAM**

Application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 313 West 112<sup>th</sup> Street (Block 1847, Lot 13) and as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a four-story building containing approximately 7 affordable housing units.

**L.U. NO. 741**

*The public hearing on this item was held on **March 8, 2021**  
**and closed.** It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**LOWER EAST SIDE CLUSTER**

**MANHATTAN CB - 3**

**20215016 HAM**

Application submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and approval of a real property tax exemption for property located at 406-08 East 10<sup>th</sup> Street (Block 379, Lot 12), 533 East 11<sup>th</sup> Street (Block 405, Lot 46), and 656 East 12<sup>th</sup> Street (Block 394, Lot 37), Council District 2, Community District 3.

