



# The New York City Council

City Hall  
New York, NY 10007

## Committee Green Sheet

### Subcommittee on Zoning and Franchises

*Francisco P. Moya, Chair*

*Membes: Diana Ayala, Joseph C. Borelli, Barry S. Grodenchik,  
Stephen T. Levin, Antonio Reynoso and Carlina Rivera*

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Tuesday, June 1, 2021

10:00 AM

REMOTE HEARING (VIRTUAL ROOM 1)

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**LU 0790-2021** Application number C 190118 ZMX (909 Castle Hill Avenue Rezoning) 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, changing from an R3-2 District to an R6B and establishing within the proposed R6B District a C1-3 District, Borough of the Bronx, Community District 9, Council District 18.

**LU 0791-2021** Application number N 210096 ZRX (909 Castle Hill Avenue Rezoning) 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, Borough of the Bronx, Community District 9, Council District 18.

**LU 0792-2021** Application number C 200298 ZSK (West 16th Street Special Permit) 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, Borough

of Brooklyn, Community District 13, Council District 47.

- LU 0797-2021** Application No. C 210149 ZMX (Crab Shanty Restaurant – 361 City Island Avenue Rezoning) 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, Borough of the Bronx, Community District 10, Council District 13).
- LU 0806-2021** Application number C 210063 ZMX (St. Joseph’s-1949 Bathgate Avenue) submitted by St. Joseph Apartments 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 changing from an R6A District to an R7D District property bounded by East 178th Street, Bathgate Avenue, a line 220 feet southerly of East 178th Street, and Washington Avenue, Borough of the Bronx, Community District 6, Council District 15.
- LU 0807-2021** Application number N 210062 ZRX (St. Joseph’s-1949 Bathgate Avenue) submitted by St Joseph Apartments 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, Borough of the Bronx, Community District 6, Council District 15.