



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE MEETING
FOR MARCH 4, 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 or 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>03/04/21</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
3. 1620 Cortelyou Road Rezoning (Pre. L.U. Nos. 718 and 719).....	5
4. 91-32 63 rd Drive Rezoning (Pre. L.U. Nos. 735 and 736).....	6-7
5. 245-01 Jamaica Avenue Rezoning (Pre. L.U. No. 737).....	7
6. Arverne East (Pre. L.U. Nos. 738-740).....	7-9

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., Thursday, March 4, 2021:**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

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.

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.
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.
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. 718 AND 719 ARE RELATED

PRECONSIDERED L.U. NO. 718

*The public hearing on this item was held on **January 26, 2021**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1620 CORTELYOU ROAD REZONING

BROOKLYN CB - 14

C 180496 ZMK

Application submitted by 1600/20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by changing from an existing R6A District to an R7D District property bounded by Cortelyou Road, East 17th Street, a line 100 feet southeasterly of Cortelyou Road, and East 16th Street, as shown on a diagram (for illustrative purposes only) dated March 2, 2020, and subject to the conditions of CEQR Declaration E-564.

PRECONSIDERED L.U. NO. 719

*The public hearing on this item was held on **January 26, 2021**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

1620 CORTELYOU ROAD REZONING

BROOKLYN CB - 14

N 180497 ZRK

Application submitted by 1600/20 Realty Corp., 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. 735 AND 736 ARE RELATED

PRECONSIDERED L.U. NO. 735

*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*

91-32 63RD DRIVE REZONING

QUEENS CB - 6

C 200178 ZMQ

Application submitted by 63-68 RWKOP, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4 District a C2-2 District bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;
2. changing from an R4 District to an R7A District property bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;
3. establishing within the proposed R7A District a C2-3 District bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;

as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-568.

PRECONSIDERED L.U. NO. 736

*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*

91-32 63RD DRIVE REZONING

QUEENS CB - 6

N 200179 ZRQ

Application submitted by 63-68 RWKOP, 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. NO. 737

*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*

245-01 JAMAICA AVENUE REZONING

QUEENS CB - 13

C 200252 ZMQ

Application submitted by Marino Plaza 63-12, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15c:

1. eliminating from within an existing R4 District a C1-3 District bounded by a line 80 feet northwesterly of Jericho Turnpike, 246th Street, Jericho Turnpike, and 245th Street; and
2. establishing within an existing R4 District a C2-3 District bounded by a line 80 feet northwesterly of Jericho Turnpike, 246th Street, Jericho Turnpike, and 245th Street;

as shown on a diagram (for illustrative purposes only) dated October 5, 2020.

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 HMQ

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>

