COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
COMMITTEE ON LAND USE
SUBCOMMITTEE MEETINGS
FOR MAY 4 AND 6, 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

Item No. **Page**

Subcommittee on Zoning and Franchises Public Hearing/Meeting Scheduled for 05/04/21 commencing at 10:00 A.M., Remote Hearing

1. 30-02 Newtown Avenue Rezoning (L.U. Nos. 785 and 786)……..... 3
2. 261 Walton Avenue (L.U. Nos. 781 and 782)……..... 4
3. 606 Neptune Avenue Rezoning (L.U. No. 783)…….……... 5
4. 300 Huntington Street (L.U. Nos. 784)……..... 5
5. Arthur Avenue Hotel Rezoning (L.U. Nos. 777 and 778)…..…….. 5-6
6. ACME Smoked Fish/GEM Street Rezoning (L.U. Nos. 779 and 780)…… 6-7
7. 86 Fleet Place Text (Pre. L.U. No. 772)…….…….. 7
8. 68-19 Woodhaven Boulevard Rezoning (Pre. L.U. Nos. 773 and 774)….. 8-9
9. 431 Concord Avenue Rezoning (Pre. L.U. Nos. 775 and 776)……..... 9

Subcommittee on Landmarks, Public Sitings and Dispositions Public Hearing/Meeting Scheduled for 05/06/21 commencing at 2:00 P.M., Remote Hearing

1. South Portland-Amended Article XI (Pre. L.U.)…… 10
2. 97 West 169th Street (Pre. L.U. No. 759)……..…….... 10-11
3. Harriet and Thomas Truesdell House (Pre. L.U. No. 760)……..… 11
4. Sendero Verde-Amended UDAAP (Pre. L.U. No. 761)……..…… 11
5. Sendero Verde-Amended Article XI (Pre. L.U. No. 762)……..…. 11-12

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, May 4, 2021:**

L.U. NOS. 785 AND 786 ARE RELATED

L.U. NO. 785
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 30th Street, Newtown Avenue, 31st Street, a line 210 feet northeasterly of 30th Avenue, a line 100 feet westerly of 31st Street, a line 285 feet northeasterly of 30th 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
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

L.U. NOS. 781 AND 782 ARE RELATED

L.U. NO. 781
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
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
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
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. 777 AND 778 ARE RELATED

L.U. NO. 777
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 188th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188th 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 188th Street, Hughes Avenue, East 188th 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 188th 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
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
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
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 15th 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).

PRECONSIDERED L.U. NO. 772
*The public hearing on this item was held on **April 20, 2021** **and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

86 FLEET PLACE TEXT
BROOKLYN CB - 2 **N 210061 ZRK**

Application submitted by Red Apple Real Estate, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of Article X, Chapter 1 (Special Downtown Brooklyn District).

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. 773 AND 774 ARE RELATED

PRECONSIDERED L.U. NO. 773

*The public hearing on this item was held on **April 20, 2021***
***and closed**. It was laid over by the Subcommittee on*
Zoning and Franchises

68-19 WOODHAVEN BOULEVARD REZONING

QUEENS CB - 6 **C 200272 ZMQ**

Application submitted by 68-19 Rego Park, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14b:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, Alderton Street, 68th Road, and a line 100 feet northeasterly of Woodhaven Boulevard;

2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68th Road, and Woodhaven Boulevard; and

3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet southwesterly of Alderton Street, 68th Road, and Woodhaven Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589.

PRECONSIDERED L.U. NO. 774

*The public hearing on this item was held on **April 20, 2021***
***and closed**. It was laid over by the Subcommittee on*
Zoning and Franchises

68-19 WOODHAVEN BOULEVARD REZONING

QUEENS CB - 6 **N 200273 ZRQ**

Application submitted by 68-19 Rego Park, 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. 775 AND 776 ARE RELATED

PRECONSIDERED L.U. NO. 775

*The public hearing on this item was held on **April 20, 2021** **and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

431 CONCORD AVENUE REZONING

BRONX CB - 1 **C 200274 ZMX**

Application submitted by Concord Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, by changing from an existing M1-2 District to an R7D District property bounded by East 145th Street, Concord Avenue, a line 150 feet southerly of East 145th Street, and a line midway between Jackson Avenue and Concord Avenue, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-588.

PRECONSIDERED L.U. NO. 776

*The public hearing on this item was held on **April 20, 2021** **and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

431 CONCORD AVENUE REZONING

BRONX CB - 1 **N 200275 ZRX**

Application submitted by Concord 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

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. Thursday, May 6, 2021:**

PRECONSIDERED L.U.
SOUTH PORTLAND – AMENDED ARTICLE XI
BROOKLYN CB - 2 20215023 HAK

Application submitted by the New York City Department of Housing Preservation and Development for an amendment to a previously approved real property tax exemption for property located at Block 2003, Lot 37, Borough of Brooklyn, Community District 2, Council District 35.

PRECONSIDERED L.U. NO. 759

*The public hearing on this item was held on **April 21, 2021** **and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

97 WEST 169TH STREET
BRONX CB - 4 C 210195 HAX

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 97 West 169th Street (Block 2519, Lots 27 and 32) as an Urban Development Action Area; and

    b. approval of 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 the development of a nine-story building containing approximately 104 affordable housing units and community facility space.

PRECONSIDERED L.U. NO. 760

*The public hearing on this item was held on **April 21, 2021** **and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

HARRIET AND THOMAS TRUESDELL HOUSE

BROOKLYN CB - 2 **20215001 HIK (N 210282 HIK)**

Application submitted by the Landmarks Preservation Commission regarding the landmark designation of the Harriet and Thomas Truesdell House, 227 Duffield Street (Block 146, Lot 15) (List No. 522/LP No. 2645).

PRECONSIDERED L.U. NO. 761

*The public hearing on this item was held on **April 21, 2021** **and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

SENDERO VERDE – AMENDED UDAAP

MANHATTAN CB - 11 **20215020 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment to a previously approved urban development action area project located at 50 East 112th Street, 60 East 112th Street, 75 East 111th Street (Block 1617, Lots 20, 120, 125, and 140) ("Disposition Area") (Formerly Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121, and 122), Borough of Manhattan, Community District 11, Council District 8.

PRECONSIDERED L.U. NO. 762

*The public hearing on this item was held on **April 21, 2021** **and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

SENDERO VERDE – AMENDED ARTICLE XI

MANHATTAN CB - 11 **20215021 HAM**

Application submitted by the New York City Department of Housing Preservation

and Development for an amendment to a previously approved real property tax exemption for property located at Block 1617, Lot 120 (former Lots 20, 51, 52, 53, 54, p/o Lot 23, and p/o Lot 50), Borough of Manhattan, Community District 11, Council District 8.