

# The New York City Council

*City Hall  
New York, NY 10007*



## Meeting Minutes

Tuesday, February 23, 2021

9:45 AM

REMOTE HEARING (VIRTUAL ROOM 1)

### 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*

Roll Call

**Present:** Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

*Other Council Members Attending: Menchaca, Brannan and Yeger*

LU 0714-2021

**Application No. C 200303 ZSQ (42-11 9th Street Special Permit) submitted by RXR 42-11 9th Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96 (Industrial Business Incentive Areas) of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to modify the quantity and size of the loading requirements of Section 44-50, in connection with a proposed twenty-story commercial building within an Industrial Business Incentive Area in an M1-4 District specified on the maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 42 11 9th Street (Block 461, Lot 16), Borough of Queens, Community District 2, Council District 26.**

**Attachments:** January 6, 2021 - Charter Meeting Agenda with Links to Files, Hearing Transcript - Charter Meeting 1-6-21, Minutes of the Charter Meeting - January 6, 2021, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Testimony - Zoning 1-26-21, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, Hearing Transcript - Land Use 2-24-21, February 25, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1576, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 6, 2021 - Charter Meeting Agenda with Links to Files, Hearing Transcript - Charter Meeting 1-6-21, Minutes of the Charter Meeting - January 6, 2021, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Testimony - Zoning 1-26-21, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, Hearing Transcript - Land Use 2-24-21, February 25, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1576, Hearing Transcript - Zoning 2-23-21

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0715-2021

**Application No. N 200304 ZRQ (42-11 9th Street Special Permit) submitted by RXR 42-11 9th Holdings LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission) and updates to Section 74-76 (Modifications of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas), in connection with a proposed twenty-story commercial building within such Industrial Business Incentive Area, on property located at 42-11 9th Street (Block 461, Lot 16), Borough of Queens, Community District 2, Council District 26.**

**Attachments:** January 6, 2021 - Charter Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Testimony - Zoning 01-26-2021, Hearing Transcript - Charter Meeting 1-6-21, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-24-21, City Planning Commission Approval Letter, Minutes of the Charter Meeting - January 6, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1577, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** January 6, 2021 - Charter Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - January 20 and 26, 2021, Hearing Testimony - Zoning 01-26-2021, Hearing Transcript - Charter Meeting 1-6-21, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-24-21, City Planning Commission Approval Letter, Minutes of the Charter Meeting - January 6, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1577, Hearing Transcript - Zoning 2-23-21

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0718-2021

**Application No. C 180496 ZMK (1620 Cortelyou Road Rezoning) 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, 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, Borough of Brooklyn, Community District 40, Council District 14.**

**Attachments:** Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1578, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1578, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Laid Over by Subcommittee**

LU 0719-2021

**Application No. N 180497 ZRK (1620 Cortelyou Road Rezoning) 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, Borough of Brooklyn, Community District 40, Council District 14.**

**Attachments:** Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1579, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Testimony - Zoning 1/26/21, Hearing Testimony - Zoning 1/26/21 additional 1, Hearing Testimony - Zoning 1/26/21 additional 2, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 9 and 10, 2021, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Transcript - Zoning 2-9-21, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, Hearing Transcript - Stated Meeting 1-28-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1579, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Laid Over by Subcommittee**

**LU 0722-2021      Application No. C 200062 ZMK (16th Avenue Rezoning) submitted by Borough Park Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, eliminating from within an existing R5 District a C2-2 District and changing from an existing R5 District a C4-4A District, Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, Committee Report, Res. No. 1552, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 2-24-21, Hearing Transcript - Stated Meeting 1-28-21, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, Committee Report, Res. No. 1552, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 2-24-21, Hearing Transcript - Stated Meeting 1-28-21, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21

**A motion was made that this Land Use Application be Disapproved by Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

**LU 0723-2021      Application No. N 200063 ZRK (16th Avenue Rezoning) submitted by Borough Park 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, Borough of Brooklyn, Community District 12, Council District 44.**

**Attachments:** Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, Committee Report, Res. No. 1553, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 2-24-21, Hearing Transcript - Stated Meeting 1-28-21, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Subcommittee Meetings - January 20 and 26, 2021, January 28, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 1-26-21, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, Committee Report, Res. No. 1553, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Land Use 2-24-21, Hearing Transcript - Stated Meeting 1-28-21, Minutes of the Stated Meeting - January 28, 2021, Hearing Transcript - Zoning 2-23-21

**A motion was made that this Land Use Application be Disapproved by Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0727-2021

**Application No. C 190447 ZMK (9114 5th Avenue Rezoning) submitted by BayRide Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, changing from an existing C8-2 District to an R7A District and establishing within a proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 10, Council District 43.**

**Attachments:** Calendar of the Subcommittee Meetings - February 9 and 10, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-24-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1580, Hearing Transcript - Stated Meeting 2-11-21, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Subcommittee Meetings - February 9 and 10, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-24-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1580, Hearing Transcript - Stated Meeting 2-11-21, Hearing Transcript - Zoning 2-23-21

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0728-2021

**Application No. N 190448 ZRK (9114 5th Avenue Rezoning) submitted by BayRide 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, Borough of Brooklyn, Community District 10, Council District 43.**

**Attachments:** Calendar of the Subcommittee Meetings - February 9 and 10, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-24-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1581, Hearing Transcript - Stated Meeting 2-11-21, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**

**Attachments:** Calendar of the Subcommittee Meetings - February 9 and 10, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-24-21, City Planning Commission Approval Letter, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1581, Hearing Transcript - Stated Meeting 2-11-21, Hearing Transcript - Zoning 2-23-21

**A motion was made that this Land Use Application be Approved by Subcommittee with Modifications and Referred to CPC approved by Roll Call.**

**Affirmative:** 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0729-2021

**Application No. C 200190 ZMQ (214-32 Hillside Avenue Rezoning) submitted by Munir M. Islam, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a, by establishing within an existing R2 District a C2-3 District, Borough of Queens, Community District 13, Council District 23.**

**Attachments:** Calendar of the Subcommittee Meetings - February 9 and 10, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, Committee Report, Res. No. 1557, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-24-21, Hearing Transcript - Stated Meeting 2-11-21, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing Held by Committee**



**Attachments:** Calendar of the Subcommittee Meetings - February 9 and 10, 2021, February 11, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Land Use Calendar - February 24, 2021, Committee Report, Res. No. 1557, February 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-9-21, Hearing Transcript - Land Use 2-24-21, Hearing Transcript - Stated Meeting 2-11-21, Hearing Transcript - Zoning 2-23-21

**A motion was made that this Land Use Application be Approved by Subcommittee approved by Roll Call.**

**Affirmative:** 7 - Moya, Ayala, Borelli, Grodenchik, Levin, Reynoso and Rivera

LU 0733-2021

**Application No. C 200029 ZMK (737 Fourth Avenue Rezoning) 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, changing from an M1-1D District to an R8A District, establishing within the proposed R8A District a C2-4 District, and establishing a Special Enhanced Commercial District (EC-1), Borough of Brooklyn, Community District 7, Council District 38.**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, Hearing Testimony - Zoning 2/23/21 additional, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, Hearing Testimony - Zoning 2/23/21 additional, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0734-2021

**Application No. N 200030 ZRK (737 Fourth Avenue Rezoning) 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, Borough of Brooklyn, Community District 7, Council District 38.**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, Hearing Testimony - Zoning 2/23/21 additional, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, Hearing Testimony - Zoning 2/23/21 additional, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0735-2021

**Application No. C 200178 ZMQ (91-32 63rd Drive Rezoning) 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, eliminating from within an existing R4 District a C2-2 District, changing from an R4 District to an R7A District, and establishing within the proposed R7A District a C2-3 District, Borough of Queens, Community District 6, Council District 29.**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1573, Committee Report, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Res. No. 1573, Committee Report, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0736-2021

**Application No. N 200179 ZRQ (91-32 63rd Drive Rezoning) 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, Borough of Queens, Community District 6, Council District 29.**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1574, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1574, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0737-2021

**Application No. C 200252 ZMQ (245-01 Jamaica Avenue Rezoning) 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, eliminating from within an existing R4 District a C1-3 District and establishing within an existing R4 District a C2-3 District, Borough of Queens, Community District 13, Council District 23.**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1575, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Land Use Calendar - March 10, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1575, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0738-2021

**Application No. N 210069 HNQ (Arverne East) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project for 40 parcels within the Arverne Urban Renewal Area, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1585, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1585, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0739-2021

**Application No. C 210070 ZMQ (Arverne East) 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, changing from a C4-4 District to an M1-4/R6 District and establishing a Special Mixed Use District (MX-21), Borough of Queens, Community District 14, Council District 31.**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1586, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1586, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was P-C Item Laid Over by Comm**

LU 0740-2021

**Application No. N 210071 ZRQ (Arverne East) 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, Borough of Queens, Community District 14, Council District 31.**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1587, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was Hearing on P-C Item by Comm**

**Attachments:** Calendar of the Subcommittee Meetings - February 18 and 23, 2021, Hearing Testimony - Zoning 2/23/21, February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - March 23, 2021, March 25, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1587, Hearing Transcript - Zoning 2-23-21

**This Land Use Application was P-C Item Laid Over by Comm**