

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, March 23, 2021

11:00 AM

- REMOTE HEARING (VIRTUAL ROOM 1) -

Committee on Land Use

Rafael Salamanca, Jr., Chair

*Members: Adrienne E. Adams, Diana Ayala, Inez D. Barron,
Joseph C. Borelli, Chaim M. Deutsch, Ruben Diaz, Sr., Vanessa L. Gibson,
Barry S. Grodenchik, Peter A. Koo, Stephen T. Levin, I. Daneek Miller,
Francisco P. Moya, Kevin C. Riley, Antonio Reynoso, Carlina Rivera and Mark Treyger*

Roll Call

Present: Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: Treyger

Other Council Members Attending: Menchaca, Brooks-Powers and Van Bramer

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, City Planning Commission Approval Letter, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, City Planning Commission Approval Letter, Hearing Transcript - Land Use 3-23-21

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, City Planning Commission Approval Letter, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, City Planning Commission Approval Letter, Hearing Transcript - Land Use 3-23-21

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

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

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, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

LU 0741-2021

Application No. 20215016 HAM (Lower East Side Cluster) submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law, requesting waiver of the designation requirements of General Municipal Law and the requirements of 197-c and 197-d of the Charter, approval of an Urban Development Action Area Project, and approval of an exemption from real property taxation, for property located at 406-08 East 10 Street (Block 379, Lot 12), 533 East 11 Street (Block 405, Lot 46), 656 East 12 Street (Block 394, Lot 37), Borough of Manhattan, Community District 3, Council District 2.

Attachments: February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 8, 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. 1588, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: February 25, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meeting - March 8, 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. 1588, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Negative: 1 - Barron

Conflict: 1 - Treyger

LU 0743-2021

Application No. C 200276 HAM (Harlem Open Door Cluster) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for approval of the designation of an Urban Development Action Area, an Urban Development Action Area Project and disposition, 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), 130 West 134th Street (Block 1918, Lot 53), Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1589, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1589, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 15 - Salamanca Jr., Adams, Ayala, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Abstain: 1 - Barron

Conflict: 1 - Treyger

LU 0744-2021

Application No. 20215017 HAM (Harlem Open Door Cluster—Article XI) 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), Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1590, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1590, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

LU 0745-2021

Application No. C 200277 HAM (Harlem NCP CB 11 Site) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law for approval of the designation of an Urban Development Action Area, an Urban Development Action Area Project and disposition, for property located at 2 East 130th Street (Block 1754, Lot 68), Borough of Manhattan, Community District 11, Council District, 9.

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1591, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1591, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

LU 0746-2021

Application No. C 200278 HAM (Central Harlem Infill NCP) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law for approval of the designation of an Urban Development Action Area, an Urban Development Action Area Project and disposition, for 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), Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1592, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1592, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

LU 0747-2021

Application No. C 200279 HAM (Harlem NCP Western Site) submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law for approval of the designation of an Urban Development Action Area, an Urban Development Action Area Project and disposition, for property located at 313 West 112th Street (Block 1847, Lot 13), Borough of Manhattan, Community District 10, Council District 9.

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1593, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 8, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1593, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

LU 0748-2021

Application No. C 200243 ZMQ (50-25 Barnett Avenue Rezoning) 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, as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-573, Borough of Queens, Community District 2, Council District 26.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1594, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1594, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

LU 0749-2021

Application No. N 200244 ZRQ (50-25 Barnett Avenue Rezoning) 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, Borough of Queens, Community District 2, Council District 26.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1595, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Hearing Testimony - Zoning 3/4/21, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1595, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

LU 0750-2021

Application No. C 210103 ZMX (1099 Webster Avenue) 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, eliminating from within an existing R7-1 District a C1-4 District, changing from an R7-1 District to an R7X District, changing from an M1-1 District to an R7X District, establishing within the proposed R7X District a C2-4 District, as shown on a diagram (for illustrative purposes only) dated October 19, 2020, and subject to the conditions of CEQR Declaration E-576, Borough of the Bronx, Community District 4, Council District 16.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1596, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1596, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger

LU 0751-2021

Application No. N 210104 ZRX (1099 Webster Avenue) 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, Borough of the Bronx, Community District 4, Council District 16.

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1597, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meeting - March 4, 2021, Calendar of the Subcommittee Meetings - March 16 and 22, 2021, March 18, 2021 - Stated Meeting Agenda with Links to Files, 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. 1597, Hearing Transcript - Stated Meeting 3-25-21, Hearing Transcript - Zoning 3-16-21, Hearing Transcript - Zoning 3-4-21, Hearing Transcript - Land Use 3-23-21

A motion was made that this Land Use Application be Approved by Committee with Companion Resolution approved by Roll Call.

Affirmative: 16 - Salamanca Jr., Adams, Ayala, Barron, Borelli, Deutsch, R. Diaz Sr., Gibson, Grodenchik, Koo, Levin, Miller, Moya, Riley, Reynoso and Rivera

Conflict: 1 - Treyger