

The New York City Council

*City Hall
New York, NY 10007*



Meeting Minutes

Tuesday, June 1, 2021

10:00 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: Treyger and Feliz

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.

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Calendar of the Subcommittee Meetings - June 1 and 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 5-19-21, Res. No. 1711, Committee Report, June 30, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Hearing Held by Committee

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Calendar of the Subcommittee Meetings - June 1 and 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 5-19-21, Res. No. 1711, Committee Report, June 30, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 6-1-21

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 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.

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Calendar of the Subcommittee Meetings - June 1 and 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 5-19-21, Res. No. 1712, Committee Report, June 30, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Hearing Held by Committee

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Calendar of the Subcommittee Meetings - June 1 and 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, City Planning Commission Approval Letter, Hearing Transcript - Zoning 5-19-21, Res. No. 1712, Committee Report, June 30, 2021 - Stated Meeting Agenda with Links to Files, Hearing Transcript - Zoning 6-1-21

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 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.

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - June 1 and 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1676, Hearing Transcript - Zoning 5-19-21, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Hearing Held by Committee

Attachments: May 12, 2021 - Stated Meeting Agenda with Links to Files, May 12, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Subcommittee Meetings - June 1 and 2, 2021, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1676, Hearing Transcript - Zoning 5-19-21, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Laid Over by Subcommittee

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).

Attachments: Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Calendar of the Subcommittee Meetings - June 1 and 2, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1677, Hearing Transcript - Zoning 5-19-21, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Zoning Subcommittee Meeting - May 19, 2021, Calendar of the Subcommittee Meetings - June 1 and 2, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1677, Hearing Transcript - Zoning 5-19-21, Hearing Transcript - Zoning 6-1-21

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 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.

Attachments: Calendar of the Subcommittee Meetings - June 1 and 2, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1686, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - June 1 and 2, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1686, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Laid Over by Subcommittee

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.

Attachments: Calendar of the Subcommittee Meetings - June 1 and 2, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1687, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Hearing Held by Committee

Attachments: Calendar of the Subcommittee Meetings - June 1 and 2, 2021, May 27, 2021 - Stated Meeting Agenda with Links to Files, Calendar of the Zoning Subcommittee and Land Use Meetings - June 16, 2021, June 17, 2021 - Stated Meeting Agenda with Links to Files, Committee Report, Res. No. 1687, Hearing Transcript - Zoning 6-1-21

This Land Use Application was Laid Over by Subcommittee