



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE MEETINGS  
FOR AUGUST 3 AND 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>

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If you are a member of the public who wishes to testify, via zoom 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. If you wish to testify in person please be aware that in-person attendees will be required to complete a health screening before entering City Hall and must wear a face covering if they are medically able.



## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting, accessible both in person and remotely on the following matters, commencing at **10:00 A.M., Tuesday, August 3, 2021:**

### **PRECONSIDERED L.U.S ARE RELATED**

#### **PRECONSIDERED L.U.**

#### **BEACH 67<sup>TH</sup> STREET REZONING**

**QUEENS CB - 14**

**C 200230 ZMQ**

Application submitted by Brisa Builders Development, LLC and God's Battalion of Prayer Properties, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by changing from an R4A District to an R6 District property bounded by a line 540 feet northerly of Beach Channel Drive, a line midway between Beach 66th Street and Beach 67th Street, a line 230 feet northerly of Beach Channel Drive, Beach 67th Street, a line 100 feet northerly of Beach Channel Drive, Beach 68th Street, a line 380 feet northerly of Beach Channel Drive, and Beach 67th Street, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-605.

#### **PRECONSIDERED L.U.**

#### **BEACH 67<sup>TH</sup> STREET REZONING**

**QUEENS CB - 14**

**N 200231 ZRQ**

Application submitted by Brisa Builders Development, LLC and God's Battalion of Prayer Properties, 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.

**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.**

**840 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 8**

**C 210249 ZMK**

Application submitted by Vanderbilt Atlantic Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an R6B District to a C6-3X District property bounded by a line midway between Atlantic Avenue and Pacific Street, a line 125 feet easterly of Vanderbilt Avenue, Pacific Street, and a line 100 feet easterly of Vanderbilt Avenue; and
2. changing from an M1-1 District to a C6-3X District property bounded by the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), a line 200 feet easterly of Vanderbilt Avenue and its northerly prolongation, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet easterly of Vanderbilt Avenue, Pacific Street, and Vanderbilt Avenue and its northerly centerline prolongation;

as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-604.

**PRECONSIDERED L.U.**

**840 ATLANTIC AVENUE REZONING**

**BROOKLYN CB - 8**

**N 210250 ZRK**

Application submitted by Vanderbilt Atlantic 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, modifying Article III Chapter 5 for the purpose of amending street wall location regulations and 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.**

**133 BEACH 116<sup>TH</sup> STREET REZONING**

**QUEENS CB - 14**

**C 210148 ZMQ**

Application submitted by Beach 116<sup>th</sup> Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30b:

1. eliminating from within an existing R7A District a C1-3 District bounded by Beach 116<sup>th</sup> Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, and a line 150 feet southeasterly of Rockaway Beach Boulevard; and
2. establishing within an existing R7A District a C2-4 District bounded by Beach 116<sup>th</sup> Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116<sup>th</sup> Street and Beach 117<sup>th</sup> Street, and a line 150 feet southeasterly of Rockaway Beach Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021.



**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS AND DISPOSITIONS**

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a public hearing/meeting, accessible both in person and remotely on the following matters, commencing at **2:00 P.M. Wednesday, August 4, 2021:**

**L.U. No. 820**

**HOLYROOD EPISCOPAL CHURCH-IGLESIA SANTA CRUZ**

**MANHATTAN CB - 12**

**20215031 HIM (N 210467 HIM)**

The designation by the Landmarks Preservation Commission of the Holyrood Episcopal Church-Iglesia Santa Cruz located at 715 West 179<sup>th</sup> Street (aka 715-721 West 179<sup>th</sup> Street and 426-434 Fort Washington Avenue) Tax Map Block 2176, Lot 30, as an historic landmark (DL-523/LP-2649), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

**L.U. No. 821**  
**EDUCATIONAL BUILDING, 70 FIFTH AVENUE**  
**MANHATTAN CB - 2** **20215018 HIM (N 210468 HIM)**

The designation by the Landmarks Preservation Commission of the Educational Building, 70 Fifth Avenue located at 70 Fifth Avenue (aka 2-6 West 13<sup>th</sup> Street) Tax Map Block 576, Lot 36, as an historic landmark (DL-523/LP-2650), submitted pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York.

**PRECONSIDERED L.U. NO. 813**

*The public hearing on this item was held on June 15, 2021  
and closed. It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**TBK1002 RISEBORO – UDAAP AND ARTICLE XI**

**BROOKLYN CB - 4** **20215027 HAK**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and approval of a real property tax exemption for property located at 135 Menahan Street (Block 3306, Lot 53), Community District 4, Council District 37.

**PRECONSIDERED L.U. NO. 814**

*The public hearing on this item was held on June 15, 2021  
and closed. It was laid over by the Subcommittee on  
Landmarks, Public Sitings and Dispositions*

**TBX1002 MBD – UDAAP AND ARTICLE XI**

**BRONX CBs - 3 and 4** **20215030 HAX**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Section 577 of Article XI of the Private Housing Finance Law for approval of an urban development action area project, waiver of the area designation requirement, waiver of the requirements of Sections 197-c and 197-d of the New York City Charter, and approval of a real property tax exemption for properties located at 970 Anderson Avenue (Block 2504, Lot 70) and 1105 Tinton Avenue (Block 2661, Lot 52),

Community Districts 3 and 4, Council Districts 8 and 16.

