



COUNCIL OF THE CITY OF NEW YORK

CALENDAR AND AGENDA
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
AND THE LAND USE COMMITTEE
FOR THE MEETINGS OF JUNE 16, 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>

Table of Contents

<u>Item No.</u>		Page
<i>Subcommittee on Zoning and Franchises Public Meeting Scheduled for <u>06/16/21</u> commencing at <u>10:30 A.M., Remote Meeting</u></i>		
1.	West 16 th Street Special Permit (L.U. No. 792).....	4
2.	St. Joseph's – 1949 Bathgate Avenue Rezoning (L.U. Nos. 806 and 807).....	4-5



The Land Use Committee Meeting Scheduled for 06/16/21 Commencing at 11:00 A.M.

Table of Contents

<u>Item No.</u>		Page
1.	909 Castle Hill Avenue Rezoning (L.U. Nos. 790 and 791).....	5-6
2.	West 16 th Street Special Permit (L.U. No. 792).....	6
3.	Crab Shanty Rest.-361 City Island Ave. Rezoning (Pre. L.U. No. 797).....	6-7
4.	Melrose Open Door-Article XI (L.U. No. 798).....	7
5.	Melrose Open Door CB 2-Accelerated UDAAP (L.U. No. 799).....	7
6.	Melrose Open Door CB 1 (L.U. Nos. 800 and 801).....	7-8
7.	Melrose Open Door CB 3 (L.U. No. 802).....	8-9
8.	Bed-Stuy Central & North NIHOP Cluster-UDAAP (L.U. No. 803).....	9
9.	Bed-Stuy Central & North NIHOP Cluster-Article XI (L.U. No. 804).....	9
10.	72-H Transfer of Block 3930, Lot 50 (L.U. No. 805).....	10
11.	St. Joseph's – 1949 Bathgate Avenue Rezoning (L.U. Nos. 806 and 807).....	10
12.	860-Seat Primary & Intermediate School Facility (Pre. L.U.).....	11

13. Proposed Int. No. 1572-B..... 11

Full text of legislation is available in accompanying attachments.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a remote public meeting on the following matters, commencing at 10:30 A.M., Wednesday, June 16, 2021:

L.U. NO. 792

*The public hearing on this item was held on **June 1, 2021** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

WEST 16TH STREET SPECIAL PERMIT

BROOKLYN CB - 13

C 200298 ZSK

Application 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.

L.U. NOS. 806 AND 807 ARE RELATED

L.U. NO. 806

*The public hearing on this item was held on **June 1, 2021** and closed. It was laid over by the Subcommittee on Zoning and Franchises*

ST. JOSEPH'S – 1949 BATHGATE AVENUE REZONING

BRONX CB - 6

C 210063 ZMX

Application 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, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-602.

L.U. No. 807

*The public hearing on this item was held on **June 1, 2021**
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

ST. JOSEPH’S – 1949 BATHGATE AVENUE REZONING

BRONX CB - 6

N 210062 ZRX

Application 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.

The full zoning text may be viewed at the following website:

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>



**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a remote meeting commencing at **11:00 A.M. on Wednesday, June 16, 2021**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

L.U. NOS. 790 AND 791 ARE RELATED

L.U. No. 790

909 CASTLE HILL AVENUE REZONING

BRONX CB - 9

C 190118 ZMX

Application 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:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a

line 80 feet westerly of Castle Hill Avenue; and

2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue;

as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

L.U. No. 791

909 CASTLE HILL AVENUE REZONING

BRONX CB - 9

N 210096 ZRX

Application 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.

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. 792

WEST 16TH STREET SPECIAL PERMIT

BROOKLYN CB - 13

C 200298 ZSK

Application 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.

PRECONSIDERED L.U. No. 797

CRAB SHANTY RESTAURANT - 361 CITY ISLAND AVENUE REZONING

BRONX CB - 10

C 210149 ZMX

Application 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 bounded by a line 100 feet northerly of Tier Street, City Island Avenue, Tier Street and a line 120 feet westerly of City Island Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-594.

L.U. No. 798

MELROSE OPEN DOOR – ARTICLE XI

BRONX CB - 1, 2, 3

20215024 HAX

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at Block 2365, Lot 23; Block 2617, Lots 20 and 70; Block 2620, Lot 46; Block 2624, Lot 73; Block 2662, Lot 27; Block 2667, Lots 1 and 2; Block 2692, Lot 73; Block 2748, Lot 24; Block 2979, Lot 1; Block 2987, Lot 14; and Block 2993, Lot 33, Borough of the Bronx, Community Districts 1, 2, and 3, Council District 17.

L.U. No. 799

MELROSE OPEN DOOR CB 2 – ACCELERATED UDAAP

BRONX CB - 2

20215025 HAX

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project and disposition of city-owned property located at 1048 Faile Street (Block 2748, Lot 24), Community District 2, Council District 17.

L.U. NOS. 800 AND 801 ARE RELATED

L.U. No. 800

MELROSE OPEN DOOR CB 1

BRONX CB - 1

C 210155 HUX

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the first amendment to the Mott Haven North Urban Renewal Plan.

L.U. No. 801
MELROSE OPEN DOOR CB 1

BRONX CB - 1

C 210154 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 672 St. Ann's Avenue and 675 Eagle Avenue (Block 2617, Lots 20 and 70), 667 Cauldwell Avenue (Block 2624, Lot 73) and 840-842 Tinton Avenue (Block 2667, Lots 1 and 2) as an Urban Development Action Area; and
 - b) 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 four buildings containing approximately 28 affordable housing units.

L.U. No. 802
MELROSE OPEN DOOR CB 3

BRONX CB - 3

C 210156 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 881 Brook Avenue (Block 2365, Lot 23), 901 Eagle Avenue (Block 2620, Lot 46), 959 Home Street (Block 2979, Lot 1) 1298 Hoe Avenue (Block 2987, Lot 14) and 1013 Home Street (Block 2993, Lot 33) as an Urban Development Action Area; and
 - b) 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 five buildings containing approximately 36 affordable housing units.

L.U. No. 803

**BED-STUY CENTRAL AND NORTH NIHOP CLUSTER - UDAAP
BROOKLYN CB - 3 C 210173 HAK**

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 187 and 187R Chauncey Street (Block 1687, Lots 76 and 176), 772 Myrtle Avenue (Block 1754, Lot 16), 890 Myrtle Avenue (Block 1755, Lot 40), 119-125 Vernon Avenue (Block 1755, Lots 54, 55, 56, and 57) as an Urban Development Action Area; and
 - b) 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 four buildings containing approximately 45 affordable housing units and commercial space.

L.U. No. 804

**BED-STUY CENTRAL AND NORTH NIHOP CLUSTER - ARTICLE XI
BROOKLYN CB - 3 20215026 HAK**

Application submitted by the New York City Department of Housing Preservation and Development for approval of a real property tax exemption pursuant to Article XI of the Private Housing Finance Law for property located at 187 & 187R Chauncey Street (Block 1687, Lots 76 and 176), 772 Myrtle Avenue (Block 1754, Lot 16), 890 Myrtle Avenue (Block 1755, Lot 40), and 119 - 125 Vernon Avenue (Block 1755, Lots 54, 55, 56, and 57), Borough of Brooklyn, Community District 3, Council District 36.

L.U. No. 805
72-H TRANSFER OF BLOCK 3930, LOT 50
STATEN ISLAND CB - 2 **20185028 PAR**

Application submitted by the Department of Citywide Administrative Services pursuant to Section 72-H of the General Municipal Law for the transfer of City-owned property to the United States of America, acting by and through the National Park Service, for property located at Bock 3930, Lot 50 for the purpose of use as an enhanced swamp and public access path pursuant to the environmental mitigation required by the South Shore Staten Island Coastal Storm Risk Management environmental review.

L.U. NOS. 806 AND 807 ARE RELATED

L.U. No. 806
ST. JOSEPH’S – 1949 BATHGATE AVENUE REZONING
BRONX CB - 6 **C 210063 ZMX**

Application 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, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-602.

L.U. No. 807
ST. JOSEPH’S – 1949 BATHGATE AVENUE REZONING
BRONX CB - 6 **N 210062 ZRX**

Application 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.

The full zoning text may be viewed at the following website:
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PRECONSIDERED L.U.

**860-SEAT PRIMARY AND INTERMEDIATE SCHOOL FACILITY
MANHATTAN CB - 12**

20215029 SCM

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 860-Seat Primary and Intermediate School Facility replacing a leased space currently occupied by two organizations presently known as PS18M and PSMS278M located at 3761 10th Avenue (Block 2198, Lots 1 and 5), Borough of Manhattan, Council District 10, Community School District 6.

LAND USE COMMITTEE

In addition to the regular business of the Land Use committee, on **June 16, 2021 at 11:00 A.M.**, the Committee on Land Use will consider the following legislation.

Proposed Int. No. 1572-B

By the Public Advocate (Mr. Williams) and Council Members Salamanca, Reynoso, Chin, Levine, Levin, Lander, Menchaca, Van Bramer, Kallos, Rosenthal, Louis, Ampry-Samuel, Adams, Gibson, Miller, Barron, Rose, Cornegy, Moya, Koo, Ayala, Riley, Cumbo and D. Diaz

A LOCAL LAW

A Local Law to amend the administrative code of the city of New York, in relation to requiring a citywide equitable development data tool and racial equity reports on housing and opportunity