



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR  
OF THE  
COMMITTEE ON LAND USE  
SUBCOMMITTEE MEETINGS  
FOR APRIL 20 AND 21, 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, 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.



## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:00 A.M., Tuesday, April 20, 2021:**

### **PRECONSIDERED L.U. 86 FLEET PLACE TEXT**

**BROOKLYN CB - 2**

**N 210061 ZRK**

Application submitted by Red Apple Real Estate, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of Article X, Chapter 1 (Special Downtown Brooklyn District).

**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.**

#### **68-19 WOODHAVEN BOULEVARD REZONING**

**QUEENS CB - 6**

**C 200272 ZMQ**

Application submitted by 68-19 Rego Park, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14b:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, Alderton Street, 68<sup>th</sup> Road, and a line 100 feet northeasterly of Woodhaven Boulevard;
2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68<sup>th</sup> Road, and Woodhaven Boulevard; and
3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, a line 100 feet southwesterly of Alderton Street, 68<sup>th</sup> Road, and Woodhaven Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589.

**PRECONSIDERED L.U.**

**68-19 WOODHAVEN BOULEVARD REZONING**

**QUEENS CB - 6**

**N 200273 ZRQ**

Application submitted by 68-19 Rego Park, 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>**

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

**PRECONSIDERED L.U.**

**431 CONCORD AVENUE REZONING**

**BRONX CB - 1**

**C 200274 ZMX**

Application submitted by Concord Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, by changing from an existing M1-2 District to an R7D District property bounded by East 145th Street, Concord Avenue, a line 150 feet southerly of East 145th Street, and a line midway between Jackson Avenue and Concord Avenue, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-588.

**PRECONSIDERED L.U.**

**431 CONCORD AVENUE REZONING**

**BRONX CB - 1**

**N 200275 ZRX**

Application submitted by Concord 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.

**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.**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**135-137 BEDFORD AVENUE**

**BROOKLYN CB - 1**

**C 210043 ZMK**

Application submitted by Dixon Advisory USA Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a:

1. establishing within an existing R6A District a C1-4 District bounded by Bedford Avenue, North 10<sup>th</sup> Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10<sup>th</sup> Street and North 9<sup>th</sup> Street; and
2. establishing within an existing R6B District a C1-4 District bounded by Bedford Avenue, a line midway between North 10<sup>th</sup> Street and North 9<sup>th</sup> Street, a line 100 feet southeasterly of Bedford Avenue, and North 9<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-587.

**PRECONSIDERED L.U.**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**ZONING FOR COASTAL FLOOD RESILIENCY**

**CITYWIDE**

**N 210095 ZRY**

Application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify the flood resiliency provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), and related Sections.

**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.**

*The public hearing on this item was held on April 5, 2021 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

**RESILIENT NEIGHBORHOODS: GERRITSEN BEACH**

**BROOKLYN CB - 15**

**C 210130 ZMK**

Application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 29a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
  - a. Gerritsen Avenue, Bijou Avenue, Aster Court, and Allen Avenue;
  - b. Gerritsen Avenue, Devon Avenue, Aster Court, and Channel Avenue; and
  - c. Gerritsen Avenue, Bartlett Place, a line 100 feet southwesterly of Gerritsen Avenue, Florence Avenue, Aster Court, and Everett Avenue;
2. eliminating from within an existing R4 District a C2-2 District bounded by Gerritsen Avenue, Everett Avenue, Aster Court, and Devon Avenue;
3. changing from an R4 District to an R4-1 District property bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly prolongation, the centerline of Canal and its southwesterly prolongation, Knight Court and its southeasterly centerline prolongation, Everett Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Fane Court and Garland Court, a line midway between Channel Avenue and Devon Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue,

Channel Avenue, Dictum Court, Bijou Avenue, Ebony Court, and Allen Avenue;

4. changing from a C3 District to an R4-1 District property bounded by:
  - a. Dictum Court, Channel Avenue, a line midway between Dictum Court and Ebony Court, and Bijou Avenue;
  - b. Channel Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ebony Court and Fane Court; and
  - c. Devon Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ira Court and Joval Court;
  
5. changing from an R4 District to a C3A District property bounded by:
  - a. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ebony Court and Fane Court, and a line midway between Channel Avenue and Devon Avenue;
  - b. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Fane Court and Garland Court, and Devon Avenue; and
  - c. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ira Court and Joval Court, and Everett Avenue;
  
6. changing from a C3 District to an C3A District property bounded by Allen Avenue, Ebony Court, Bijou Avenue, a line midway between Dictum Court and Ebony Court, Channel Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon



Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Knight Court and its southeasterly centerline prolongation, the centerline of Canal and its southwesterly prolongation, the centerline of Shell Bank Creek and its northerly prolongation, Avenue X, Knapp Street, and Allen Avenue;

7. establishing within an existing R4 District a C2-3 District bounded by:
  - a. Gerritsen Avenue, Bijou Avenue, a line midway between Gerritsen Avenue and Aster Court, and Allen Avenue; and
  - b. Gerritsen Avenue, Bartlett Place, a line 50 feet southwesterly of Gerritsen Avenue, Florence Avenue, a line midway between Gerritsen Avenue and Aster Court, and Channel Avenue; and
8. establishing a Special Coastal Risk District bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly and northerly prolongations, Avenue X, Knapp Street and Allen Avenue;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

**PRECONSIDERED L.U.**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**RESILIENT NEIGHBORHOODS: GERRITSEN BEACH  
BROOKLYN CB - 15 N 210131 ZRK**

Application submitted by the New York City Department of City Planning, 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 XIII, Chapter 7 (Special Coastal Risk District) to establish the Gerritsen Beach Special Coastal Risk District.

**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.**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**RESILIENT NEIGHBORHOODS: SPECIAL SHEEPSHEAD BAY DISTRICT  
BROOKLYN CB - 15 N 210132 ZRK**

Application submitted by the New York City Department of City Planning, 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 IX, Chapter 4 (Special Sheepshead Bay District) to facilitate flood-resilient construction and open space design.

**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.**

*The public hearing on this item was held on April 5, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchises*

**RESILIENT NEIGHBORHOODS: OLD HOWARD BEACH  
QUEENS CB - 10 C 210133 ZMQ**

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18b:

1. changing from an R3-1 District to a R3X District property bounded by:
  - a. 157<sup>th</sup> Avenue, a southwesterly boundary line of the NYC Transit Authority Railroad Right-Of-Way (Rockaway Beach Division), 159<sup>th</sup> Avenue, 102<sup>nd</sup> Street, a line 370 feet northerly of 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, 102<sup>nd</sup> Street, a line 100 feet southerly of 160<sup>th</sup> Avenue, the northerly prolongation of the U.S. Pierhead and Bulkhead Line of Hawtree Basin (westerly portion), 160<sup>th</sup> Avenue, 95<sup>th</sup> Street, 164<sup>th</sup> Avenue, the U.S. Pierhead and Bulkhead Line of Shellbank Basin (easterly and northerly portions), and the southerly prolongation of the westerly street line of 94<sup>th</sup> Street; and

- b. 164<sup>th</sup> Avenue, the U.S. Pierhead and Bulkhead line of Hawtree Basin (westerly portion), the northerly boundary line of a park (F.M. Charles Memorial Park), the U.S. Pierhead and Bulkhead line of Shellbank Basin (easterly portion), 165<sup>th</sup> Avenue, and a line midway between 95<sup>th</sup> Street and 96<sup>th</sup> Street;
2. changing from an R3-2 District to an R3X District property bounded by 155<sup>th</sup> Avenue and its northwesterly centerline prolongation, a line midway between Lahn Street and Huron Street, 156<sup>th</sup> Avenue, a line midway between Huron Street and Bridgeton Street, 155<sup>th</sup> Avenue, a southwesterly boundary line of the NYC Transit Authority Railroad Right-of-Way (Rockaway Beach Division), 157<sup>th</sup> Avenue, 94<sup>th</sup> Street, 156<sup>th</sup> Avenue, and a line 100 feet northwesterly of Killarney Street; and
3. changing from an R3-2 District to an R3-1 District property bounded by 155<sup>th</sup> Avenue, a line midway between Huron Street and Bridgeton Street, 156<sup>th</sup> Avenue, and a line midway between Lahn Street and Huron Street;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020.



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

The Subcommittee on Landmarks, Public Sitings and Dispositions will hold a remote public hearing/meeting on the following matters, commencing at **2:00 P.M. Wednesday, April 21, 2021:**

**PRECONSIDERED L.U.  
97 WEST 169TH STREET**

**BRONX CB - 4**

**C 210195 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 97 West 169th Street (Block 2519, Lots 27 and 32) as an Urban Development Action Area; and
  - b. approval of 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 a nine-story building containing approximately 104 affordable housing units and community facility space.

**PRECONSIDERED L.U.**

**HARRIET AND THOMAS TRUESDELL HOUSE**

**BROOKLYN CB - 2**

**20215001 HIK (N 210282 HIK)**

Application submitted by the Landmarks Preservation Commission regarding the landmark designation of the Harriet and Thomas Truesdell House, 227 Duffield Street (Block 146, Lot 15) (List No. 522/LP No. 2645).

**PRECONSIDERED L.U.**

**SENDERO VERDE – AMENDED UDAAP**

**MANHATTAN CB - 11**

**20215020 HAM**

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment to a previously approved urban development action area project located at 50 East 112<sup>th</sup> Street, 60 East 112<sup>th</sup> Street, 75 East 111<sup>th</sup> Street (Block 1617, Lots 20, 120, 125, and 140) (“Disposition Area”) (Formerly Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121, and 122), Borough of Manhattan, Community District 11, Council District 8.

**PRECONSIDERED L.U.**

**SENDERO VERDE – AMENDED ARTICLE XI**

**MANHATTAN CB - 11**

**20215021 HAM**

Application submitted by the New York City Department of Housing Preservation and Development for an amendment to a previously approved

real property tax exemption for property located at Block 1617, Lot 120 (former Lots 20, 51, 52, 53, 54, p/o Lot 23, and p/o Lot 50), Borough of Manhattan, Community District 11, Council District 8.

**PRECONSIDERED L.U.**

*The public hearing on this item was held on April 6, 2021 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

**NEW PENN DEVELOPMENT I**

**BROOKLYN CB - 5**

**C 210109 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 306 Pennsylvania Avenue (Block 3754, Lot 31), 392 Wyona Street (Block 3774, Lot 138), and 467 Vermont Street and 426 Wyona Street (Block 3791, Lot 25) 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 three new buildings containing approximately 46 affordable housing units.

**PRECONSIDERED L.U.**

*The public hearing on this item was held on April 6, 2021 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings and Dispositions*

**NEW PENN DEVELOPMENT II - UDAAP**

**BROOKLYN CBs - 5 and 16**

**20215019 HAK**

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 waiver of the area designation

requirements and Sections 197-c and 197-d of the New York City Charter for property located at 791 Saratoga Avenue (Block 3583, Lot 27), 792 Rockaway Avenue (Block 3602, Lot 44), 429 Newport Street (Block 3833, Lot 47), 303 Hinsdale Street (Block 3767, Lot 5), 461 New Jersey Avenue (Block 3773, Lot 56), 432 Wyona Street (Block 3791, Lot 28), and 510 Vermont Street (Block 3790, Lot 49), Borough of Brooklyn, Community Districts 5 and 16, Council District 42.

**L.U. No. 752**

*The public hearing on this item was held on **March 22, 2021***

***and closed.** It was laid over by the Subcommittee on*

*Landmarks, Public Sitings and Dispositions*

**69 ADAMS STREET**

**BROOKLYN CB - 2**

**C 200356 PPK**

Application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located on the west side of Pearl Street between York and Front streets (Block 52, Lots 15 and 17) pursuant to zoning.

