



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 OCTOBER 25, 2022

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

KEVIN RILEY, *Chair*, Subcommittee on Zoning and Franchises

FARAH N. LOUIS, *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.



The Land Use Committee Meeting Scheduled for 10/25/22 Commencing at 1:00 P.M., 250 Broadway, 14th Floor

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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in the **Council Committee Room, 16th Floor, 250 Broadway**, New York City, N.Y. 10007 commencing at **10:00 A.M., Tuesday, October 25, 2022:**

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 210230 ZMK (1571 McDonald Avenue Rezoning)** submitted by 1571 Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22d, eliminating from within an existing R5 District a C2-3 District and changing from an R5 District to an C4-4L District, Borough of Brooklyn, Community District 12, Council District 44.

PRECONSIDERED L.U.

Application number **N 210231 ZRK (1571 McDonald Avenue Rezoning)** submitted by 1571 Development, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 12, Council District 44.

PRECONSIDERED L.U.S ARE RELATED

MANDATORY ITEMS ONLY

PRECONSIDERED L.U.

Application number **C 220312 ZMK (Innovative Urban Village (ENY CCC))** submitted by Innovative Urban Living, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17b changing from an R5 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of Brooklyn, Community District 5, Council District 42.

PRECONSIDERED L.U.

Application number **N 220313 ZRK (Innovative Urban Village (ENY CCC))** submitted by Innovative Urban Living, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and modifying APPENDIX I for the purpose of expanding the Transit Zone, Borough of Brooklyn, Community District 5, Council District 42.

PRECONSIDERED L.U.S ARE RELATED

PRECONSIDERED L.U.

Application number **C 220188 ZMK (280 Bergen Street Rezoning)** submitted by BNW3 Re-Gen, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16c changing from an M1-2 District to an R7A District, changing from an M1-2 District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 2, Council District 33.

PRECONSIDERED L.U.

Application number **N 220189 ZRK (280 Bergen Street Rezoning)** submitted by BNW3 Re-Gen, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 33.

L.U. NOS. 110 THROUGH 112 ARE RELATED

*The public hearing on these items was held on **September 22, 2020** and **closed**. It was laid over by the Subcommittee on Zoning and Franchises*

L.U. No. 110

Application number **C 210348 ZMK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an

M2-1 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-25), Borough of Brooklyn, Community District 6, Council District 39.

L.U. No. 111

Application number **N 210349 ZRK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, 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 XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District (MX-25) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 6, Council District 39.

L.U. No. 112

Application number **C 210350 ZSK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces, for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed use development, on property located at 153-157 9th Street and 124 8th Street (Block 1002, Lots 48, 49, 50 & 16), in M1-4/R7A* and M2-1 Districts, partially within a Special Mixed Use District (MX-25)*, Borough of Brooklyn, Community District 6, Council District 39.



**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the **Council Committee Room, 14th Floor, 250 Broadway**, New York City, New York 10007, commencing at **1:00 P.M. on Tuesday, October 25, 2022**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

L.U. NOS. 110 THROUGH 112 ARE RELATED

L.U. No. 110

Application number **C 210348 ZMK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M2-1 District to an M1-4/R7A District and establishing a Special Mixed Use District (MX-25), Borough of Brooklyn, Community District 6, Council District 39.

L.U. No. 111

Application number **N 210349 ZRK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, 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 XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District (MX-25) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 6, Council District 39.

L.U. No. 112

Application number **C 210350 ZSK (Ninth Street Rezoning)** submitted by Angelina Gatto Trust, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive all required accessory off-street parking spaces, for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling

units as income-restricted housing units, in connection with a proposed mixed use development, on property located at 153-157 9th Street and 124 8th Street (Block 1002, Lots 48, 49, 50 & 16), in M1-4/R7A* and M2-1 Districts, partially within a Special Mixed Use District (MX-25)*, Borough of Brooklyn, Community District 6, Council District 39.

L.U. NOS. 113 AND 114 ARE RELATED

L.U. No. 113

Application number **C 220405 HAK (Gateway Site 26a and Phase 5)** submitted by the New York City 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, and 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, for property located at Erskine Street (Block 4586, p/o Lot 1), Borough of Brooklyn, Community District 5, Council District 42.

L.U. No. 114

Application Number **C 220406 HUK (Gateway Site 26a and Phase 5)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the New York State General Municipal Law (Urban Renewal) and Section 197-c of the New York City Charter, for the fourth amendment to the Fresh Creek Urban Renewal Plan, Borough of Brooklyn, Community District 5, Council District 42.

L.U. No. 125

Application number **G 220023 NUK (Gateway UDAAP Amendment)** submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law for an amendment of a previously approved Resolution No. 1907 of April 2, 2009, relating to property including Block 4444, p/o Lot 1, Block 4445, p/o Lot 1, Block 4446, p/o Lot 1, Block 4448, Lot 1, and Block 4452, p/o Lot 170, Borough of Brooklyn, Community District 5, Council District 42.

PRECONSIDERED L.U. NO. 116

Application number **C 220414 ZMQ (79-18 164th Street Rezoning)** submitted by Mikhail Kantius, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, eliminating from within an existing R4 District a C1-3 District, eliminating from within an existing R5D District a C1-3 District, establishing within an existing R4 District a C2-3 District, and establishing within an existing R5D District a C2-3 District, Borough of Queens, Community District 8, Council District 24.

L.U. NOS. 119 AND 120 ARE RELATED

L.U. No. 119

Application number **C 220380 HAX (Morrisania Open Door UDAAP)** submitted by the New York City 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, and 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, for property located at 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16), Borough of the Bronx, Community District 3, Council District 16.

L.U. No. 120

Application number **G 220020 XAX (Morrisania Open Door Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at 1312-1314 Chisholm Street (Block 2972, Lots 15 and 16), Borough of the Bronx, Community Districts 3, Council Districts 16.

L.U. NOS. 121 AND 122 ARE RELATED

L.U. No. 121

Application number **C 220381 HAX (Morris Heights NCP UDAAP)** submitted by the New York City 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, and 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, for property located at 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278), Borough of the Bronx, Community District 5, Council Districts 14 and 16.

L.U. No.122

Application number **G 220019 XAX (Morris Heights NCP Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at Block 2762, Lot 89, Block 2877, Lot 278, Block 3195, Lot 21, and Block 3225, Lot 77, Borough of the Bronx, Community Districts 2, 5, and 7, Council Districts 14, 16, and 17.

L.U. NOS. 123 AND 124 ARE RELATED

L.U. No. 123

Application number **G 220022 NUX (Morrisania Claremont Village Open Door)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for the approval of an urban development action area project and real property tax exemption for properties located at 3341 Third Avenue (Block 2370, Lot 143), 1325 Chisholm Street (Block 2971, Lot 35), 1319A Chisholm Street (Block 2971, Lot 38), 1319 Chisholm Street (Block 2971, Lot 39), 1234 East 223rd Street (Block 4897, Lot 63), 1316 Findlay Avenue (Block 2782, Lot 13), 294 East 164th Street (Block 2423, Lot 33), Borough of the Bronx, Community District 3, 4, and 12, Council Districts 12 and 16.

L.U. No. 124

Application number **G 220021 XAX (Morrisania Claremont Village Open Door Article XI)** submitted by the New York City Department of Housing Preservation

and Development (HPD), pursuant to Section 577 of Article XI of the Private Housing Finance Law, for approval of an exemption from real property taxation for property located at Block 2370, Lot 143, Block 2782, Lot 13, Block 2971, Lots 35, 38, and 39, Block 4897, Lot 63, Borough of the Bronx, Community Districts 3, 4, and 12, Council Districts 12 and 16.

