



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 MARCH 23, 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 Hearing/Meeting Scheduled for <u>03/23/21</u> commencing at <u>10:30 A.M., Remote Hearing</u></i>	

1. Arverne East (Pre. L.U. Nos. 738-740).....	3-4
---	-----



The Land Use Committee Meeting Scheduled for 03/23/21 Commencing at 11:00 A.M.

Table of Contents

<u>Item No.</u>	Page
1. 737 Fourth Avenue Rezoning (Pre. L.U. Nos. 733 and 734).....	5-6
2. Arverne East (Pre. L.U. Nos. 738-740).....	6-7
3. Lower East Side Cluster (L.U. No. 741).....	7
4. Harlem Open Door Cluster (Pre. L.U. No. 743).....	8
5. Harlem Open Door Cluster – Article XI (Pre. L.U. No. 744).....	8
6. Harlem NCP CB 11 Site (Pre. L.U. No. 745).....	9
7. Central Harlem Infill NCP (Pre. L.U. No. 746).....	9-10
8. Harlem NCP Western Site (Pre. L.U. No. 747).....	10
9. 50-25 Barnett Avenue Rezoning (Pre. L.U. Nos.748 and 749).....	10-11
10. 1099 Webster Avenue (Pre. L.U. Nos. 750 and 751).....	11-12



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a remote public hearing/meeting on the following matters, commencing at **10:30 A.M., Tuesday, March 23, 2021:**

PRECONSIDERED L.U. NOS. 738 THROUGH 740 ARE RELATED

PRECONSIDERED L.U. NO. 738

*The public hearing on this item was held on February 23, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

ARVERNE EAST

QUEENS CB - 14

N 210069 HNQ

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 40 parcels within the Arverne Urban Renewal Area generally bounded as an Urban Development Action Area; and
 - b. Urban Development Action Area Project for such area:

to facilitate a natural area preserve and residential, commercial and community facility space in the Arverne Urban Renewal Area.

PRECONSIDERED L.U. NO. 739

*The public hearing on this item was held on February 23, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

ARVERNE EAST

QUEENS CB - 14

C 210070 ZMQ

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City

Charter for an amendment to the Zoning Map, Section No. 31a:

1. changing from a C4-4 District to an M1-4/R6 District property bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road; and
2. establishing a Special Mixed Use District (MX-21) bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020.

PRECONSIDERED L.U. NO. 740

*The public hearing on this item was held on February 23, 2021
and closed. It was laid over by the Subcommittee on
Zoning and Franchises*

ARVERNE EAST

QUEENS CB - 14

N 210071 ZRQ

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) to establish Special Mixed Use District 21.

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 Tuesday, March 23, 2021**, to consider some items reported out of the Subcommittee at the meetings held March 16, 2021 and March 22, 2021 and conduct such other business as may be necessary.

PRECONSIDERED L.U. NOS. 733 AND 734 ARE RELATED

**PRECONSIDERED L.U. NO. 733
737 FOURTH AVENUE REZONING**

BROOKLYN CB - 7

C 200029 ZMK

Application submitted by 737 Fourth Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. changing from an M1-1D District to an R8A District property bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;
2. establishing within the proposed R8A District a C2-4 District bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;
3. establishing a Special Enhanced Commercial District (EC-1) bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-575.

**PRECONSIDERED L.U. NO. 734
737 FOURTH AVENUE REZONING**

BROOKLYN CB - 7

N 200030 ZRK

Application submitted by 737 Fourth Avenue, LLC, pursuant to Section 201 of the

New York City Charter, for an amendment of the Zoning Resolution of the City of New York, extending the boundary of Special Enhanced Commercial District 1 in Article XIII, Chapter 2 (Special Enhanced Commercial District), 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. NOS. 738 THROUGH 740 ARE RELATED

PRECONSIDERED L.U. NO. 738

ARVERNE EAST

QUEENS CB - 14

N 210069 HNQ

Application submitted by the Department of Housing Preservation and Development (HPD)

2. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of 40 parcels within the Arverne Urban Renewal Area generally bounded as an Urban Development Action Area; and
 - b. Urban Development Action Area Project for such area:

to facilitate a natural area preserve and residential, commercial and community facility space in the Arverne Urban Renewal Area.

PRECONSIDERED L.U. NO. 739

ARVERNE EAST

QUEENS CB - 14

C 210070 ZMQ

Application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 31a:

3. changing from a C4-4 District to an M1-4/R6 District property bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of

Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road; and

4. establishing a Special Mixed Use District (MX-21) bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020.

**PRECONSIDERED L.U. NO. 740
ARVERNE EAST**

QUEENS CB - 14

N 210071 ZRQ

Application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) to establish Special Mixed Use District 21.

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. 741
LOWER EAST SIDE CLUSTER**

MANHATTAN CB - 3

20215016 HAM

Application submitted by the 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 406-08 East 10th Street (Block 379, Lot 12), 533 East 11th Street (Block 405, Lot 46), and 656 East 12th Street (Block 394, Lot 37), Council District 2, Community District 3.

**PRECONSIDERED L.U. NO. 743
HARLEM OPEN DOOR CLUSTER**

MANHATTAN CB - 10

C 200276 HAM

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 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2) 131 West 133rd Street (Block 1918, Lot 16), 130 West 134th Street (Block 1918, Lot 53) and 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 two six-story buildings, one seven-story building, and one ten-story building containing an approximate total of 48 affordable housing units.

**PRECONSIDERED L.U. NO. 744
HARLEM OPEN DOOR CLUSTER – ARTICLE XI**

MANHATTAN CB - 10

20215017 HAM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article XI of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2), 131 West 133rd Street (Block 1918, Lot 16), and 130 West 134th Street (Block 1918, Lot 53).

PRECONSIDERED L.U. NO. 745

HARLEM NCP CB 11 SITE

MANHATTAN CB - 11

C 200277 HAM

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 2 East 130th Street (Block 1754, Lot 68) 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 a four-story building containing approximately seven affordable housing units.

PRECONSIDERED L.U. NO. 746

CENTRAL HARLEM INFILL NCP

MANHATTAN CB - 10

C 200278 HAM

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 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26) 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 six buildings containing an approximate total of 58 affordable housing units.

**PRECONSIDERED L.U. NO. 747
HARLEM NCP WESTERN SITE**

MANHATTAN CB - 10

C 200279 HAM

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 313 West 112th Street (Block 1847, Lot 13) and 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 development of a four-story building containing approximately 7 affordable housing units.

PRECONSIDERED L.U. NOS. 748 AND 749 ARE RELATED

**PRECONSIDERED L.U. NO. 748
50-25 BARNETT AVENUE REZONING**

QUEENS CB - 2

C 200243 ZMQ

Application submitted by Phipps Houses, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d, changing from an M1-1 District to an R6A District property bounded by the southerly boundary line of the Long Island Railroad Right-of-Way (Main Line), the northerly centerline prolongation of 52nd Street, Barnett Avenue, and the northerly prolongation of the westerly street line of 50th Street, as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-573.

PRECONSIDERED L.U. NO. 749
50-25 BARNETT AVENUE REZONING

QUEENS CB - 2

N 200244 ZRQ

Application submitted by Phipps Houses, 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. NOS. 750 AND 751 ARE RELATED

PRECONSIDERED L.U. NO. 750
1099 WEBSTER AVENUE

BRONX CB - 4

C 210103 ZMX

Application submitted by Webster 1099 Realty, 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:

1. eliminating from within an existing R7-1 District a C1-4 District bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and a line 100 feet southwesterly of East 167th Street;
2. changing from an R7-1 District to an R7X District property bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and East 166th Street;
3. changing from an M1-1 District to an R7X District property bounded by a line midway between Clay Avenue and Webster Avenue, East 167th Street, Webster Avenue, and East 166th Street; and
4. establishing within the proposed R7X District a C2-4 District bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, Webster Avenue and East 166th Street;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020, and subject to the conditions of CEQR Declaration E-576.

PRECONSIDERED L.U. NO. 751

1099 WEBSTER AVENUE

BRONX CB - 4

N 210104 ZRX

Application submitted by Webster 1099 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>

