



**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 AUGUST 11, 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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### *The Land Use Committee Meeting Scheduled for 08/11/21 Commencing at 11:00 A.M.*

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public meeting on the following matters in the **Council Chambers, City Hall**, New York City, New York 10007, commencing at **10:30 A.M., Wednesday, August 11, 2021**:

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

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

*The public hearing on this item was **held on August 3, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchises*

#### **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.**

*The public hearing on this item was **held on August 3, 2021**  
**and closed**. It was laid over by the Subcommittee on  
Zoning and Franchise*

#### **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.**

*The public hearing on this item was held on August 3, 2021  
and closed. It was laid over by the Subcommittee on  
Zoning and Franchise*

**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.



**AGENDA  
OF THE  
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting in the Council Chambers, City Hall, New York City, New York 10007, commencing at **11:00 A.M. on Wednesday, August 11, 2021**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

**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.**

**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.

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

**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**

**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.

**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.