



COUNCIL OF THE CITY OF NEW YORK

CALENDAR/AGENDA

OF THE

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,

RESILIENCY, AND DISPOSITIONS,

SUBCOMMITTEE ON ZONING AND FRANCHISES,

AND THE

COMMITTEE ON LAND USE

FOR THE MEETING OF JULY 14TH, 2026

KEVIN C. RILEY, *Chair*, Land Use Committee

FARAH N. LOUIS, *Chair*, Subcommittee on Zoning and Franchises

**CHRISTOPHER MARTE, *Chair*, Subcommittee on Landmarks,
Public Sitings, Resiliency, and Dispositions**

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, RESILIENCY, AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions will hold a public meeting on the following matters in **Hearing Room 1, 250 Broadway, 8th Floor, New York City, N.Y. 10007** commencing at **10:30 A.M., on Tuesday, July 14, 2026:**

PRE. L.U.

Application number **G 260005 XAM (East Harlem/El Barrio Article XI Amendment)** submitted by the New York City Department of Housing Preservation and Development (HPD) requesting an amendment to Council Resolution 946 for the year 2019 related to an Article XI tax exemption pursuant to Section 577 of the Private Housing Finance Law, and related to the East Harlem/El Barrio Community Land Trust project, in relation to property located at Block 1616, Lot 123; Block 1785, Lot 1; Block 1802, Lot 47; Block 1926, Lot 35, Borough of Manhattan, Community Districts 10 and 11, Council Districts 8 and 9.

PRE. L.U.

Application **G 260002 SCR (NEW, APPROXIMATELY 801-SEAT HIGH SCHOOL WITH DISTRICT 75 PROGRAM)** submitted by the New York City School Construction Authority pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 801-Seat High School facility with District 75 Program, located at 25 Wall Street (Block 10, Lot 1), Borough of Staten Island, Council District 49, Community School District 31.

L.U. No. 91

*The public hearing on this item was **held on July 9, 2026 and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions.*

Application number **N 260340 HIK (Public School 15 Annex)** submitted by the Landmarks Preservation Commission pursuant to the provisions of Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of Public School 15 Annex, located at 372 Schermerhorn Street (Block 174, Lot 1201 (p/o former Lot 1)), Borough of Brooklyn, Community District 2, Council District 33.

L.U. No. 92

*The public hearing on this item was **held on July 9, 2026 and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions.*

Application number **N 260338 HIM (Church of Saint Mary)** submitted by the Landmarks Preservation Commission pursuant to the provisions of Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Church of Saint Mary, located at 440 Grand Street (Block 341, Lot 26), Borough of Manhattan, Community District 3, Council District 1.

L.U. No. 93

*The public hearing on this item was **held on July 9, 2026 and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions.*

Application number **N 260339 HIM (Lithuanian Alliance Building)** submitted by the Landmarks Preservation Commission pursuant to the provisions of Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Lithuanian Alliance Building, located at 307 West 30th Street (Block 754, Lot 34), Borough of Manhattan, Community District 4, Council District 3.

PRECONSIDERED L.U.S ARE RELATED

*The public hearing on these items was **held on July 9, 2026 and closed**.
It was laid over by the Subcommittee on Landmarks, Public Sitings,
Resiliency, and Dispositions.*

PRE. L.U.

Application number **G 260003 NUM (511 West 171 Street ANCP Cluster)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law for approval of an urban development action area project, and waiver of the area designation requirement and Section 197-c and 197-d of the New York City Charter, for property located at 511 West 171 Street (Block 2128, Lot 55), 501 West 174 Street (Block 2131, Lot 50), and 522 West 174 Street (Block 2130, Lot 39), Borough of Manhattan, Community District 12, Council District 10.

PRE. L.U.

Application number **G 260004 XAM (511 West 171 Street ANCP Cluster)** 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 511 West 171 Street (Block 2128, Lot 55), 501 West 174 Street (Block 2131, Lot 50), and 522 West 174 Street (Block 2130, Lot 39), Borough of Manhattan, Community District 12, Council District 10.

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in **Hearing Room 1, 250 Broadway, 8th Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Tuesday, July 14, 2026**:

L.U. NOS. 94 AND 95 ARE RELATED

*The public hearing on these items was **held on June 17, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 94

Application number **C 250290 ZMQ (164th Street Rezoning)** submitted by 88-66 Myrtle LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, changing from an R3-2 District to an R6A District and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 8, Council District 24.

L.U. No. 95

Application number **N 250291 ZRQ (164th Street Rezoning)** submitted by 88-66 Myrtle LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 8, Council District 24.

L.U. NOS. 96 AND 97 ARE RELATED

*The public hearing on these items was **held on June 17, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 96

Application number **C 250253 ZMQ (50-20 108th Street Rezoning)** submitted by Federici Builders Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b: eliminating from within an R6B District a C2-3 District;

changing from an R6B District to an R7A District; and establishing within the proposed R7A District a C2-4 District, Borough of Queens, Community District 4, Council District 21.

L.U. No. 97

Application number **N 250254 ZRQ (50-20 108th Street Rezoning)** submitted by Federici Builders Corp., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 4, Council District 21.

L.U. NOS. 98 AND 99 ARE RELATED

*The public hearing on these items was **held on June 17, 2026 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 98

Application number **C 260169 ZMR (198-208 Richmond Terrace)** submitted by Economic Development Opportunity Zone Fund 1 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c: eliminating from an existing R6 District a C2-2 District; eliminating a Special Hillside Preservation District; changing from an R6 District to an R7-3 District; establishing within the proposed R7-3 District a C2-4 District; and establishing a Special St. George District, Borough of Staten Island, Community District 1, Council District 49.

L.U. No. 99

Application number **N 260170 ZRR (198-208 Richmond Terrace)** submitted by Economic Development Opportunity Zone Fund 1 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending the Appendix to Article XII, Chapter 8 (Special St. George District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Staten Island, Community District 1, Council

District 49.

L.U. NOS. 100-103 ARE RELATED

*The public hearing on these items was **held on July 1, 2026 and closed**.*

It was laid over by the Subcommittee on Zoning and Franchises.

L.U. No. 100

Application number **C 250248 ZMK (2950 West 24th Street Rezoning)** submitted by Ocean Towers Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, eliminating from within an existing R6 District a C1-2 District, changing from an R6 District to an R7-3 District, and establishing within the proposed R7-3 District a C2-4 District, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 101

Application number **N 250249 ZRK (2950 West 24th Street Rezoning)** submitted by Ocean Towers Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 102

Application number **C 250215 ZSK (2950 West 24th Street Rezoning)** submitted by Ocean Towers Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow, outside the Inner Transit Zone, a reduction of accessory off-street parking spaces required pursuant to Section 25-20 (Required Accessory Off-Street Parking Spaces), in connection with a proposed mixed-use development on property located at 2950 West 24th Street (Block 7055, Lot 13) within R6, R7-3, and R7-3/C2-4 districts, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 103

Application number **C 250250 ZSK (2950 West 24th Street Rezoning)** submitted by Ocean Towers Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to permit the distribution of the total allowable floor area under the applicable district regulations of Section 23-22 (Floor Area Regulations for R6 Through R12 Districts) without regard for zoning district boundaries and the location of buildings without regard for the distance between buildings requirements of Section 23-371 (Standard minimum distance between buildings) and the height and setback requirements of Section 23-432 (Height and setback requirements), in connection with a proposed mixed-use development on property located at 2950 West 24th Street (Block 7055, Lot 13) within R6, R7-3, and R7-3/C2-4 districts, Borough of Brooklyn, Community District 13, Council District 47.

L.U. NOS. 104 AND 105 ARE RELATED

*The public hearing on these items was **held on July 1, 2026 and closed**.
It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 104

Application number **C 260155 ZMQ (63-02 Fresh Pond Road Rezoning)** submitted by 63-02 Fresh Pond Road Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d, eliminating from within an existing R5B District a C1-4 District, changing from an R5B District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 5, Council District 30.

L.U. No. 105

Application number **N 260156 ZRQ (63-02 Fresh Pond Road Rezoning)** submitted by 63-02 Fresh Pond Road 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, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area,

Borough of Queens, Community District 5, Council District 30.

L.U. NOS. 106 AND 107 ARE RELATED

*The public hearing on these items was **held on July 1, 2026 and closed**.*

It was laid over by the Subcommittee on Zoning and Franchises.

L.U. No. 106

Application number **C 250245 ZMX (1160 Pugsley Avenue Rezoning)** submitted by 1160-1178 Pugsley Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b, changing from an R5 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of the Bronx, Community District 9, Council District 18.

L.U. No. 107

Application number **N 250246 ZRX (1160 Pugsley Avenue Rezoning)** submitted by 1160-1178 Pugsley Ave LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of the Bronx, Community District 9, Council District 18.

L.U. NOS. 108 AND 109 ARE RELATED

*The public hearing on these items was **held on July 1, 2026 and closed**.*

It was laid over by the Subcommittee on Zoning and Franchises.

L.U. No. 108

Application number **C 260162 ZMK (1166 Bedford Avenue Rezoning)** submitted by Khalifah Residences LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7X District, Borough of Brooklyn, Community District 3, Council District 36.

L.U. No. 109

Application number **N 260163 ZRK (1166 Bedford Avenue Rezoning)**

submitted by Khalifah Residences LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 3, Council District 36.

COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting on the following matters in **Hearing Room 1, 250 Broadway, 8th Floor**, New York City, N.Y. 10007 commencing at **11:30 A.M.**, on **Tuesday, July 14, 2026**:

INT. 833-2026 BUILDING LOCATION RESTRICTIONS ON EASTERN PARKWAY

A Local Law to amend the administrative code of the city of New York, in relation to restrictions on the location of buildings and other structures on Eastern Parkway.

L.U. No. 91

Application number **N 260340 HIK (Public School 15 Annex)** submitted by the Landmarks Preservation Commission pursuant to the provisions of Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of Public School 15 Annex, located at 372 Schermerhorn Street (Block 174, Lot 1201 (p/o former Lot 1)), Borough of Brooklyn, Community District 2, Council District 33.

L.U. No. 92

Application number **N 260338 HIM (Church of Saint Mary)** submitted by the Landmarks Preservation Commission pursuant to the provisions of Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, for the designation of the Church of Saint Mary, located at 440 Grand Street (Block 341, Lot 26), Borough of Manhattan, Community District 3, Council District 1.

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L.U. NOS. 94 AND 95 ARE RELATED

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L.U. No. 99

Application number **N 260170 ZRR (198-208 Richmond Terrace)** submitted by Economic Development Opportunity Zone Fund 1 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending the Appendix to Article XII, Chapter 8 (Special St. George District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Staten Island, Community District 1, Council District 49.

L.U. NOS. 100-103 ARE RELATED

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L.U. NOS. 104 AND 105 ARE RELATED

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L.U. No. 105

Application number **N 260156 ZRQ (63-02 Fresh Pond Road Rezoning)** submitted by 63-02 Fresh Pond Road 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, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 5, Council District 30.

L.U. NOS. 106 AND 107 ARE RELATED

L.U. No. 106

Application number **C 250245 ZMX (1160 Pugsley Avenue Rezoning)** submitted by 1160-1178 Pugsley Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b, changing from an R5 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of

the Bronx, Community District 9, Council District 18.

L.U. No. 107

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L.U. NOS. 108 AND 109 ARE RELATED

L.U. No. 108

Application number **C 260162 ZMK (1166 Bedford Avenue Rezoning)** submitted by Khalifah Residences LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7X District, Borough of Brooklyn, Community District 3, Council District 36.

L.U. No. 109

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PRECONSIDERED L.U.S ARE RELATED

PRE. L.U.

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West 171 Street (Block 2128, Lot 55), 501 West 174 Street (Block 2131, Lot 50), and 522 West 174 Street (Block 2130, Lot 39), Borough of Manhattan, Community District 12, Council District 10.

PRE. L.U.

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Application number **G 260005 XAM (East Harlem/El Barrio Article XI Amendment)** submitted by the New York City Department of Housing Preservation and Development (HPD) requesting an amendment to Council Resolution 946 for the year 2019 related to an Article XI tax exemption pursuant to Section 577 of the Private Housing Finance Law, and related to the East Harlem/El Barrio Community Land Trust project, in relation to property located at Block 1616, Lot 123; Block 1785, Lot 1; Block 1802, Lot 47; Block 1926, Lot 35, Borough of Manhattan, Community Districts 10 and 11, Council Districts 8 and 9.

PRE. L.U.

Application **G 260002 SCR (NEW, APPROXIMATELY 801-SEAT HIGH SCHOOL WITH DISTRICT 75 PROGRAM)** submitted by the New York City School Construction Authority pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 801-Seat High School facility with District 75 Program, located at 25 Wall Street (Block 10, Lot 1), Borough of Staten Island, Council District 49, Community School District 31.