



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES**

FOR THE MEETING OF APRIL 29TH, 2025

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

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

KAMILLAH HANKS, *Chair*, Subcommittee on Landmarks,
Public Sitings and Dispositions

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Table of Contents

**All items may be subject to layover*

<u>Item No.</u>	<u>Page</u>
<i>Subcommittee on Zoning and Franchises public meeting scheduled for <u>04/29/25</u> commencing at <u>10:00 A.M., Council Chambers, City Hall</u></i>	
<u>Hearing(s)</u>	
1. Western Railyards Modifications (L.U. Nos. 283-286)	3
2. Grace Houses (Pre. L.U.)	4
<u>Votes(s)</u>	
1. 2510 Coney Island Avenue Rezoning (L.U. Nos. 267-268)	5
2. 102-51 Queens Boulevard Rezoning (L.U. Nos. 269-270)	5

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, N.Y. 10007 commencing at **10:00 A.M.**, on **Tuesday, April 29, 2025**:

L.U. NOS. 283-286 ARE RELATED

L.U. No. 283

Application number **C 250099 ZSM (Western Rail Yard Modifications)** submitted by WRY Tenant LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 93-58 of the Zoning Resolution to modify the retail continuity and transparency requirements of Section 93-10 (Use Regulations), to modify the building locations, height and setback, street wall locations, tower requirements and the measurement of building heights requirements of Section 93-56 (Special Height and Setback Regulations in Subdistrict F), to modify the publicly accessible open spaces requirements of 93-75 (Publicly Accessible Open Spaces in Subdistrict F), the publicly accessible private streets and pedestrian way requirements of Section 93-76 (Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F), and to modify the maximum width of curb cut requirements of Section 13-242 (Maximum width of curb cuts), Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 284

Application number **N 250098 ZRM (Western Rail Yards Modifications)** submitted by WRY Tenant 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 Manhattan, Community District 4, Council District 3.

L.U. No. 285

Application No. **C 250024 MMM (Western Rail Yard Mapping Action)** submitted by WRY Tenant LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the change of grades on West 33rd Street between Eleventh Avenue and Twelfth Avenue and the delineation of public access easement, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. ACC. 30276 dated November 8, 2024 and signed by the Borough President, Borough of Manhattan, Community District 4, Council District 3.

L.U. No. 286

Application No. **M 250100 LDM (Western Rail Yards Modifications)** submitted by WRY Tenant LLC, for the modification of Restrictive Declaration CRFN 2014000154631, to reflect certain project design revisions, related to property located at 300 Twelfth Avenue and 675 West 30th Street (Blocks 676, Lots 1 and 5), Borough of Manhattan, Community District 4, Council District 3.

PRECONSIDERED L.U. ARE RELATED

PRE. L.U.

Application number **C 240184 ZMK (Grace Houses)** submitted by Grace Housing Development Fund Company, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c, changing from an R5B District to an R6A District, Borough of Brooklyn, Community District 5, Council District 37.

PRE. L.U.

Application number **N 240185 ZRK (Grace Houses)** submitted by Grace Housing Development Fund Company, 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, Borough of

Brooklyn, Community District 5, Council District 37.

L.U. NOS. 267 AND 268 ARE RELATED

*The public hearing on these items was held on April 8, 2025 and closed.
It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 267

Application number **C 230128 ZMK (2510 Coney Island Avenue Rezoning)** submitted by 2510 CIA, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, changing from an R4 District to an R7D District, changing from a C8-1 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 48.

L.U. No. 268

Application number **N 230129 ZRK (2510 Coney Island Avenue)** submitted by 2510 CIA, 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, Borough of Brooklyn, Community District 15, Council District 48.

L.U. NOS. 269 AND 270 ARE RELATED

The public hearing on these items was held on March 27, 2025 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

L.U. No. 269

Application number **C 240250 ZMQ (102-51 Queens Boulevard Rezoning)** submitted by QBM Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R7-1 District a C1-2 District, changing from an R7-1 District to an R8X district, and

establishing within the proposed R8X District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

L.U. No. 270

Application number **N 240251 ZRQ (102-51 Queens Boulevard)** submitted by QBM Properties, 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, Borough of Queens, Community District 6, Council District 29.