



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR/AGENDA  
OF THE  
SUBCOMMITTEE ON ZONING AND FRANCHISES  
AND THE  
COMMITTEE ON LAND USE**

**FOR THE MEETING OF AUGUST 6<sup>TH</sup>, 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

<http://legistar.council.nyc.gov/Calendar.aspx>

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***Committee on Land Use public meeting scheduled for 08/06/25 commencing at 11:30 A.M., Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor***

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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 Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M., on Wednesday, August 6, 2025:**

### **L.U.S NOS. 324 AND 325 ARE RELATED**

*The public hearing on these items was held on July 1, 2025 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

### **L.U. No. 324**

Application number **C 250185 ZMM (Midtown South Mixed-Use Plan)** submitted by the New York City Department of City Planning, Manhattan Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8d, eliminating a Special Midtown District (MiD), eliminating a Special Garment Center District (GC), changing from an M1-6 District to an M1-8A/R11 District, changing from an M1-6 District to an M1-8A/R12 District, changing from an M1-6 District to an M1-9A/R12 District, changing from an M1-6D District to an M1-8A/R12 District, changing from an M1-6D District to an M1-9A/R12 District, establishing a Special Hudson Yards District (HY), establishing a Special Midtown South Mixed-Use District (MSMX), Borough of Manhattan, Community Districts 4 and 5, Council Districts 3 and 4.

### **L.U. No. 325**

Application number **N 250186 ZRM (Midtown South Mixed-Use Plan)** submitted by the New York City Department of City Planning, Manhattan Borough Office, pursuant to Section 201 of the New York City Charter for various amendments to the Zoning Resolution of the City of New York, establishing the Special Midtown South Mixed Use District, eliminating the Special Garment Center District, and amending related provisions,

including modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community Districts 4 and 5, Council Districts 3 and 4.

### **L.U NOS. 331 AND 332 ARE RELATED**

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

#### **L.U. No. 331**

Application number **C 250050 ZMK (47 Hall Street Rezoning)** submitted by RXR 9-47 Hall Street Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M1-2 District to an M1-5 District; changing from an M1-2 District to an M1-6A/R8 District; and establishing a Special Mixed Use District (MX-27), Borough of Brooklyn, Community District 2, Council District 35.

#### **L.U. No. 332**

Application number **N 250051 ZRK (47 Hall Street Rezoning)** submitted by RXR 9-47 Hall Street Owner 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 Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District, and amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 35.

## **L.U. NOS. 333 AND 334 ARE RELATED**

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

### **L.U. No. 333**

Application number **C 240275 ZMK (347 Flushing Avenue)** submitted by Flushing Condo Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M1-2 District to an R7-1 District; changing from an M1-2 District to an M1-5 District; and establishing within the proposed R7-1 District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 33.

### **L.U. No. 334**

Application number **N 240276 ZRK (347 Flushing Avenue)** submitted by Flushing Condo Holdings 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 1, Council District 33.

## **L.U. NOS. 335 AND 336 ARE RELATED**

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

### **L.U. No. 335**

Application number **C 250030 ZMK (236 Gold Street Rezoning)** submitted by 236 Gold LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an R6B District to a C6-2A District, Borough of Brooklyn, Community District 2, Council District 33.

## **L.U. No. 336**

Application number **N 250032 ZRK (236 Gold Street)** submitted by 236 Gold 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2, Council District 33.

## **L.U. NOS. 337 AND 338 ARE RELATED**

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

## **L.U. No. 337**

Application number **C 240223 ZMQ (42-11 30th Avenue Rezoning)** submitted by CG Stone Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d: eliminating from within an existing R5 District a C1-2 District; changing from an R5 District to an R6A District; establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 1, Council District 22.

## **L.U. No. 338**

Application number **N 240224 ZRQ (42-11 30th Avenue)** submitted by CG Stone 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.

## **L.U. NOS. 339-341 ARE RELATED**

*The public hearing on these items was held on July 16, 2025 and closed. It was laid over by the Subcommittee on Zoning and Franchises*

### **L.U. NO. 339**

Application number **C 250151 ZMM (Lenox Hill Hospital)** submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c, changing from an R8B District to a C1-8 District and changing from a C1-8X District to a C1-9 District, Borough of Manhattan, Community District 8, Council District 4.

### **L.U. NO. 340**

Application number **N 250152 ZRM (Lenox Hill Hospital)** submitted by Lenox Hill Hospital, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, amending Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), Article VII, Chapter 4 (Special Permits by the City Planning Commission), Article IX, Chapter 2 (Special Park Improvement District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 8, Council District 4.

### **L.U. NO. 341**

Application number **C 250153 ZSM (Lenox Hill Hospital)** submitted by Lenox Hill Hospital, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-904 of the Zoning Resolution to: allow an increase in the maximum community facility floor area ratio and to allow such maximum to be exceeded when used in combination with floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); modify the height and setback regulations of Section 24-50 (Height and Setback Regulations), Section 33-40 (Height and Setback

Regulations), and Section 92-20 (Special Bulk Regulations); and modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage), in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77<sup>th</sup> Street (Block 1411, Lots 1 & 113), in R10, C1-8, and C1-9 Districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8, Council District 4.



## **COMMITTEE ON LAND USE**

The Committee on Land Use will hold a public meeting on the following matters in the **Council Committee Room, 250 Broadway, 16<sup>th</sup> Floor**, New York City, N.Y. 10007 commencing at **11:30 A.M.**, on **Wednesday, August 6, 2025**:

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