



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 MAY 28TH, 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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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, City Hall**, New York City, N.Y. 10007 commencing at **11:15 A.M.**, on **Wednesday, May 28, 2025:**

L.U. NOS. 275 AND 276 ARE RELATED

*The public hearing on these items was **held on April 23, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 275

Application number **C 230309 ZMK (73-99 Empire Boulevard Rezoning)** submitted by Empire Boulevard Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d: eliminating from within an existing R6 District a C1-3 District, changing from an R6 District to a C4-4D District, and changing from a C8-2 District to a C4-4D District, Borough of Brooklyn, Community District 9, Council District 35.

L.U. No. 276

Application number **N 230310 ZRK (73-99 Empire Boulevard Rezoning)** submitted by the Empire Boulevard Holdings, 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 Brooklyn, Community District 9, Council District 35.

L.U. NOS. 277 AND 278 ARE RELATED

*The public hearing on these items was **held on April 23, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 277

Application number **C 230378 ZMK (166 Kings Highway Rezoning)** submitted by 116 Plaza LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22d: eliminating from within an existing R6B District a C2-3 District, changing from an R6B District to an R7X District, and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 11, Council District 43.

L.U. No. 278

Application number **N 230379 ZRK (166 Kings Highway Rezoning)** submitted by 116 Plaza 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 Brooklyn, Community District 11, Council District 43.

L.U. NOS. 279 AND 280 ARE RELATED

*The public hearing on these items was **held on April 23, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 279

Application number **C 240406 ZMK (19 Maspeth Avenue Rezoning)** submitted by Capscar III LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13b: changing from a C8-2 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

L.U. No. 280

Application number **N 240407 ZRK (19 Maspeth Avenue Rezoning)** submitted by Capscar III 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 Brooklyn, Community District 1, Council District 34.

L.U. NOS. 281 AND 282 ARE RELATED

*The public hearing on these items was **held on April 23, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 281

Application number **C 240294 ZMK (2201-2227 Neptune Avenue Rezoning)** submitted by Neptune Avenue Commercial, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28d: changing from an M1-2 District to an M1-5/R7-3 District, and establishing a Special Mixed Use District (MX-26), Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 282

Application number **N 240295 ZRK (2201-2227 Neptune Avenue Rezoning)** submitted by Neptune Avenue Commercial, LLC, 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 XII, Chapter 3 (Special Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 13, Council District 47.

L.U. NOS. 283-286 ARE RELATED

*The public hearing on these items was **held on April 29, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

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 Yard 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 special permit provisions of Article IX, Chapter 3 (Special Hudson Yards District), 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 Yard 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.

COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting on the following matters in the **Council Committee Room, City Hall**, New York City, N.Y. 10007 commencing at **11:30 A.M.**, on **Wednesday, May 28, 2025**:

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