



# The New York City Council

City Hall  
New York, NY 10007

## Committee Agenda

### Subcommittee on Zoning and Franchises

*Farah N. Louis, Chair*

*Members: David M. Carr, Elsie Encarnación, Amanda C. Fariás, Simcha Felder, Yusef Salaam, Justin E. Sanchez and Lynn C. Schulman*

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Tuesday, February 3, 2026

11:00 AM

250 Broadway - 8th Floor - Hearing  
Room 1

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#### [LU 0017-2026](#)

Application number C 250332 ZMK (1417 Avenue U Rezoning) submitted by 1417 Avenue U Holding LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 28c and 29a, eliminating from within an R5 District a C1-3 District, changing from an R5 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 48.

#### [LU 0018-2026](#)

Application number N 250333 ZRK (1417 Avenue U Rezoning) submitted by 1417 Avenue U Holding 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.

#### [LU 0019-2026](#)

Application number M 250334A LDK (1417 Avenue U Rezoning) submitted by 1417 Avenue U Holding LLC, for the cancellation of Restrictive Declaration D-48 pursuant to Section 5 of said Restrictive Declaration, Borough of Brooklyn, Community District 15, Council District 48.

#### [LU 0020-2026](#)

Application number C 240297 ZMQ (217-14 24th Avenue Rezoning) submitted by BMBT LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, changing

from an R1-2 District to an R6 District, Borough of Queens, Community District 11, Council District 19.

**LU 0021-2026**

Application number N 240298 ZRQ (217-14 24th Avenue Rezoning) submitted by BMBT 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 11, Council District 19.

**LU 0022-2026**

Application number C 250268 ZMQ (63-12 Broadway Rezoning) submitted by Broadway 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 R5 District a C2-2 District, changing from an R5 District to an R7A District, establishing within an existing R5 District a C2-4 District, and establishing within a proposed R7A District a C2-4 District, Borough of Queens, Community District 2, Council District 26.

**LU 0023-2026**

Application number N 250269 ZRQ (63-12 Broadway Rezoning) submitted by Broadway 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 for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 2, Council District 26.

**LU 0024-2026**

Application number C 240145 ZMQ (78-08 Linden Boulevard Rezoning) submitted by Linden Canyon LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, eliminating from within an existing R4 District a C1-2 District, changing from an R4 District to an R6A District, changing from an R4

District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Queens, Community District 10, Council District 32.

**LU 0025-2026**

Application number N 240146 ZRQ (78-08 Linden Boulevard Rezoning) submitted by Linden Canyon 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 10, Council District 32.

**LU 0026-2026**

Application number M 240147 LDQ (78-08 Linden Boulevard Rezoning) submitted by Linden Canyon LLC, for the cancellation of Restrictive Declaration D-19 pursuant to Section 8 of said Restrictive Declaration, Borough of Queens, Community District 10, Council District 32.

**LU 0027-2026**

Application number C 250252 ZMQ (247-56 90th Ave Rezoning) submitted by Philip Mathai, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15c, changing from an R4-1 District to an R4 District, Borough of Queens, Community District 13, Council District 23.

**LU 0028-2026**

Application number C 240079 ZMQ (14-10 Beach Channel Drive Rezoning) submitted by 14-10 Beach LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 25b, changing from an R5 District to an R6A district and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 14, Council District 31.

**LU 0029-2026**

Application number N 240080 ZRQ (14-10 Beach Channel Drive Rezoning) submitted by 14-10 Beach 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 14, Council District 31.

**LU 0030-2026**

Application number D 2550015858 SWM (Ethyl's Alcohol & Food) pursuant to Section 19-160.2 of the Administrative Code of the City of New York, for a revocable consent to establish, maintain, and operate a sidewalk café located at 1692 Second Avenue, New York, NY 10028, Borough of Manhattan, Community District 8, Council District 5.

**T2026-0004**

AND SUCH OTHER BUSINESS AS MAY BE NECESSARY