



**COUNCIL OF THE CITY OF NEW YORK**

**CALENDAR/AGENDA**

**OF THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES,  
SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND  
DISPOSITIONS,**

**AND THE**

**COMMITTEE ON LAND USE**

**FOR THE HEARING/MEETING OF MARCH 11<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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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public meeting on the following matter(s) 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 Tuesday, March 11, 2025:**

### **L.U. NOS. 239 AND 240 ARE RELATED**

*The public hearing on these items was **held on February 24, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises*

#### **L.U. No. 239**

Application number **C 240186 ZMQ (123-12 Sutphin Boulevard Rezoning)** submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c: changing from an R6 District to an R3A District, changing from an R3A District to an R6A District, and changing from an R6 District to an R6A District, Borough of Queens, Community District 12, Council District 28.

#### **L.U. No. 240**

Application number **N 240187 ZRQ (123-12 Sutphin Boulevard Rezoning)** submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, 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 12, Council District 28.

## **L.U. No. 241**

*The public hearing on this item was **held on February 24, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

Application number **D 2450119000 SWM (Le Dive)** 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 37 Canal Street, New York, NY 10002, Borough of Manhattan, Community District 3, Council District 1.

## **L.U. NOS. 249 AND 250 ARE RELATED**

*The public hearing on these items was **held on March 6, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

### **L.U. No. 249**

Application number **C 250046 ZMQ (Queens Future Map Change and Amendment)** submitted by Queens Future, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, by establishing a C8-4 district and changing from an R3-2 District to a C8-4 District, Borough of Queens, Joint Interest Area 81, Community Districts 3, 4, 6, 7, 8, and 9, Council District 21.

### **L.U. No. 250**

Application number **C 250047 MMQ (Queens Future Map Change and Amendment)** submitted by Queens Future, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; the elimination, discontinuance, and closing of a portion of Grand Central Parkway

between Roosevelt Avenue and Northern Boulevard; the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; the establishment of a portion of a westbound ramp to the Grand Central Parkway; the adjustment of grades and block dimensions necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President, Borough of Queens, Joint Interest Area 81, Community Districts 3, 4, 6, 7, 8, and 9, Council District 21.

## **SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND DISPOSITIONS**

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing/meeting on the following matter(s) 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 Tuesday, March 11, 2025:**

### **PRECONSIDERED L.U.**

Application number **G 250069 SCX (547-Seat Primary School Facility)** pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, 547-seat primary school facility, located at 1631-1659 Zerega Avenue, The Bronx (Block 3991, Lots 87, 78, 75, and 6), Borough of the Bronx, Community District 11, Council District 18, Community School District 11.

### **PRECONSIDERED L.U.S ARE RELATED**

#### **PRE. L.U.**

Application No. **G 250071 XAM (West 128<sup>th</sup> Street/129<sup>th</sup> Street Cluster (ANCP))** submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for the approval of an exemption from real property taxation for property located at Block 1913, Lot 54, Borough of Manhattan, Council District 9, Community Districts 9 and 10.

#### **PRE. L.U.**

Application number **G 250070 NUM (West 128<sup>th</sup> Street/129<sup>th</sup> Street Cluster (ANCP))** 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 a real property tax exemption, 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 411 West 128th Street (Block 1968; Lot 37); 415-

17 West 128th Street (Block 1968; Lot 35); 131-37 West 129th Street (Block 1914; Lot 17); 148 West 129th Street (Block 1913; Lot 54), Borough of Manhattan, Community Districts 9 and 10, Council District 9.

### **L.U. NOS. 225-228 ARE RELATED**

*The public hearing on these items was **held on February 5, 2025 and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions*

#### **L.U. No. 225**

Application number **C 240385 MMM (The Beacon)** submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance, and closing of a portion of East 120<sup>th</sup> Street between 1<sup>st</sup> Avenue and Pleasant Avenue; and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. ACC 30274 dated July 25, 2024, and signed by the Borough President, Borough of Manhattan, Community District 11, Council District 8.

#### **L.U. No. 226**

Application number **C 240386 ZMM (The Beacon)** submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b: changing an R7-2 District to an R8 District and changing an R7X District to an R8 District, Borough of Manhattan, Community District 11, Council District 8.

#### **L.U. No. 227**

Application number **C 240387 HAM (The Beacon)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an



Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer to be selected by HPD, for property located at 413 East 120th Street (Block 1808, Lot 8, and an approximately 7,260 square foot area of current East 120th Street running south of Lot 7501 (Condo Lots 1001-1003) and Lot 8 for approximately 363 feet), Borough of Manhattan, Community District 11, Council District 8.

### **L.U. NO. 228**

Application number **N 240388 ZRM (The Beacon)** submitted by the New York City Department of Housing Preservation and Development, 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 Manhattan, Community District 11, Council District 8.

### **L.U. NOS. 234-236 ARE RELATED**

*The public hearing on these items was **held on February 5, 2025 and closed.** It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions*

### **L.U. NO. 234**

Application number **C 240402 HAK (581 Grant Avenue Development)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer to be selected by HPD, for property located at 581 Grant Avenue (Block 4223, Lot 1), Borough of Brooklyn, Community District 5, Council District 37.

## **L.U. No. 235**

Application number **C 240403 ZMK (581 Grant Avenue Development)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18a, by changing from an R5 District to an R6 District property bounded Glenmore Avenue, Eldert Lane, Pitkin Avenue, Grant Avenue, a line 175 feet southerly of Glenmore Avenue, and a line midway between Grant Avenue and Eldert Lane, Borough of Brooklyn, Community District 5, Council District 37.

## **L.U. No. 236**

Application number **N 240404 ZRK (581 Grant Avenue Development)** submitted by the New York City Department of Housing Preservation and Development (HPD), 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 (Inclusionary Housing Designated Area and Mandatory Inclusionary Housing Areas), Borough of Brooklyn, Community District 5, Council District 37.

## **L.U. No. 237**

*The public hearing on this item was **held on February 26, 2025 and closed.** It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions*

Application number **C 250091 HAX (1093-1095 Jerome Avenue UDAAP)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer to be selected by HPD, for property located at 1093-1095 Jerome (Block 2505, Lots 26 and 28), Borough of the Bronx, Community District 4, Council District 16.

## **L.U. No. 238**

*The public hearing on this item was held on February 26, 2025 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions*

Application number **G 250066 HHY (H+H Operating Agreement)** submitted by the New York City Department of Citywide Administrative Services pursuant to Section 7387(1) of the Unconsolidated Laws of the State of New York known as the New York City Health and Hospitals (“H+H”) Enabling Act, for the transfer of the following properties from the City of New York (the “City”) to H+H, pursuant to the terms of the lease agreement by and between City and H+H dated June 16, 1970: Manhattan Block 270, Lot 32; Manhattan Block 2060, Lot 1; Bronx Block 3327, Lots 73 and 200; Bronx Block 2489, Lot 60; Bronx Block 2303, Lot 58; Bronx Block 2269, Lot 21; Brooklyn Block 2039, Lots 71, 81, and 101; Brooklyn Block 1723, Lots 1, 2, and 3; Brooklyn Block 3738, Lot 15.

## **L.U. NOS. 247 AND 248 ARE RELATED**

*The public hearing on this item was held on February 26, 2025 and closed. It was laid over by the Subcommittee on Landmarks, Public Sitings, and Dispositions*

## **L.U. No. 247**

Application number **G 250068 NUX (2201 Davidson Avenue)** 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 a real property tax exemption, 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 2201-05 Davidson Avenue (Tax Map Block 3196, Lot 18), Borough of the Bronx, Community District 5, Council District 14.

## **L.U. No. 248**

Application number **G 250067 XAX (2201 Davidson Avenue Article XI)** 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 a real property tax exemption for property located at 2201-05 Davison Avenue (Block 3196, Lot 18), Borough of the Bronx, Community District 5, Council District 14.

## COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting on the following matter(s) in the **Council Committee Room, City Hall**, New York City, N.Y. 10007 commencing at **1:30 P.M.**, on **Tuesday, March 11, 2025**:

### L.U. NOS. 225-228 ARE RELATED

#### L.U. NO. 225

Application number **C 240385 MMM (The Beacon)** submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving: the elimination, discontinuance, and closing of a portion of East 120<sup>th</sup> Street between 1<sup>st</sup> Avenue and Pleasant Avenue; and the adjustment of grades and block dimensions necessitated thereby, including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. ACC 30274 dated July 25, 2024, and signed by the Borough President, Borough of Manhattan, Community District 11, Council District 8.

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## **L.U. NOS. 239 AND 240 ARE RELATED**

### **L.U. No. 239**

Application number **C 240186 ZMQ (123-12 Sutphin Boulevard Rezoning)** submitted by SBR Equities Inc. and Full Gospel Mission Church of God in Christ, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c: changing from an R6 District to an R3A District, changing from an R3A District to an R6A District, and changing from an R6 District to an R6A District, Borough of Queens, Community District 12, Council District 28.

### **L.U. No. 240**

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## **L.U. NOS. 247 AND 248 ARE RELATED**

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## **L.U. NOS. 249 AND 250 ARE RELATED**

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Application number **C 250047 MMQ (Queens Future Map Change and Amendment)** submitted by Queens Future, LLC, pursuant to Sections

197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: the elimination of a portion of Flushing Meadows Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; the establishment of a portion of a westbound ramp to the Grand Central Parkway; the adjustment of grades and block dimensions necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President, Borough of Queens, Joint Interest Area 81, Community Districts 3, 4, 6, 7, 8, and 9, Council District 21.