



COUNCIL OF THE CITY OF NEW YORK

CALENDAR OF THE SUBCOMMITTEE ON ZONING AND FRANCHISES

FOR THE HEARING OF AUGUST 20TH, 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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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Committee Room, 250 Broadway, 16th Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M., on Wednesday, August 20, 2025:**

L.U.S NOS. 347 AND 348 ARE RELATED

L.U. No. 347

Application number **C 240252 ZMK (1946 East 7th Street Rezoning)** submitted by Ahi Ezer Expansion Fund Inc, 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 R5 District to an R6A District and changing from an R5 District to an R7A District, Borough of Brooklyn, Community District 15, Council District 44.

L.U. No. 348

Application number **N 240253 ZRK (1946 East 7th Street Rezoning)** submitted by Ahi Ezer Expansion Fund Inc, 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 XI, Chapter 3 (Special Ocean Parkway District) and 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 15, Council District 44.

L.U.S NOS. 349 AND 350 ARE RELATED

L.U. No. 349

Application number **C 240278 ZMX (5602-5604 Broadway Rezoning)** submitted by Riverdale Garage Corp., pursuant to Sections 197-c and 201

of the New York City Charter for an amendment of the Zoning Map, Section No. 1d: changing from an M1-1 District to an R7-3 District and establishing within the proposed R7-3 District a C2-3 District, Borough of the Bronx, Community District 8, Council District 11.

L.U. No. 350

Application number **N 240279 ZRX (5602-5604 Broadway Rezoning)** submitted by Riverdale Garage Corp., 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 the Bronx, Community District 8, Council District 11.

L.U.S NOS. 351 AND 352 ARE RELATED

L.U. No. 351

Application number **C 250197 ZSM (350 Park Avenue)** submitted by VNO 350 Park Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area ratio permitted on a qualifying site where an above-grade public concourse is provided, in connection with a proposed commercial building, on property located at 350 Park Avenue (Block 1287, Lots 21, 27, 28, and 33) in C5-3 and C5-2.5 Districts, within the Special Midtown District, Borough of Manhattan, Community District 5, Council District 4.

L.U. No. 352

Application number **C 250198 ZSM (350 Park Avenue)** submitted by VNO 350 Park Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution to modify: the definition of a

qualifying site under Section 81-613 (Definitions) and Section 81-681 (Mandatory requirements for qualifying sites) relating to the publicly accessible space requirements; the requirements of Section 81-27 (Alternate Height and Setback Regulations – Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements); the requirements of Section 81-612 (Applicability along district boundaries; and requirements of Section 81-42 (Retail Continuity Along Designated Streets) and 32-30 (STREETSCAPE REGULATIONS), Section 81-45 (Pedestrian Circulation Space, and Section 81-47 (Major Building Entrances); in connection with a proposed commercial building, on property located at 350 Park Avenue (Block 1287, Lots 21, 27, 28, and 33) in C5-3 and C5-2.5 Districts, within the Special Midtown District, Borough of Manhattan, Community District 5, Council District 4.

L.U.S NOS. 353-356 ARE RELATED

L.U. No. 353

Application number **C 240248 ZSM (515 7th Avenue)** submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-851 of the Zoning Resolution to allow a floor area bonus for a covered pedestrian space not to exceed the amount permitted pursuant to Section 121-31 by more than 20 percent in connection with a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

L.U. No. 354

Application number **C 240249 ZSM (515 7th Avenue)** submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 121-71 of the Zoning Resolution to modify the requirements of

Sections 121-32 (Height of Street Walls and Maximum Building Height Area Within Subdistricts A-1 and A-3) and 43-351 (Towers on small lots) in connection with a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

L.U. No. 355

Application number **C 240246 ZSM (515 7th Avenue)** submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-153 of the Zoning Resolution to allow a transient hotel (Use Group V) on portions of the ground floor and the 12th through 36th floors of a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

L.U. No. 356

Application number **N 240247 ZRM (515 7th Avenue)** submitted by 515 Seventh Avenue Realty, LP, 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 I, Chapter 2 (Construction of Language and Definitions) and Article XII, Chapter 1 (Special Garment Center District) to facilitate the development of a proposed commercial building within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

L.U. No. 357

Application No. **C 240151 MMQ (JFK Conduit Logistics Center Demapping)** submitted by WF Industrial VII 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, discontinuance, and closing of: 153rd Way between South Conduit Avenue and Byron Street; Byron Street between 145th Avenue and 146th Avenue; and 145th Road between Byron Street and 155th Street; and the adjustment of grades and block dimensions necessitated thereby; and including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5044 dated February 20, 2025, revised July 7, 2025, and signed by the Borough President, Borough of Queens, Community District 13, Council District 31.

L.U. No. 358

Application No. **C 230375 MMK (Broadway Junction Station City Map Amendment)** submitted by the Metropolitan Transportation Authority and the New York City Department of Parks and Recreation 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 Sackman Street between Truxton Street and Fulton Street; the establishment of a park addition within the former portion of Sackman Street; the elimination of a portion of public park within the area bounded by Truxton Street, Van Sinderen Avenue, Fulton Street, and Eastern Parkway; 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 Nos. N-2771 and N-2772 dated February 20, 2025 and signed by the Borough President, Borough of Brooklyn, Community District 16, Council District 37.

L.U. No. 359

Application number **D 2550082809 SWQ (Cozy Corner Bar)** 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 60-01 70th Avenue, Ridgewood, NY 11385, Borough of Queens, Community District 5, Council District 30.