



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES**

FOR THE MEETING OF APRIL 14TH, 2026

KEVIN C. RILEY, *Chair*, Land Use Committee

FARAH N. LOUIS, *Chair*, Subcommittee on Zoning and Franchises

**CHRISTOPHER MARTE, *Chair*, Subcommittee on Landmarks,
Public Sitings, Resiliency, and Dispositions**

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Table of Contents

**All items may be subject to layover*

Item No.

Page

Subcommittee on Zoning and Franchises public meeting scheduled for 04/14/26 commencing at 11:00 A.M., Hearing Room 3, 250 Broadway, 8th Floor

Hearing(s)

1. St. Francis Prep Commercial Overlay (Pre. L.U.)	3
2. 9201 4th Avenue Rezoning (Pre. L.U.s)	3
3. 46 Nelson Street Rezoning II (Pre. L.U.s)	4
4. Sabrosura Sidewalk Cafe (L.U. No. 49)	4
5. Cicchetti BK Sidewalk Cafe (L.U. No. 50)	4

Vote(s)

1. 37-59 Hamilton Avenue Rezoning (L.U. Nos. 45, 46)	5
2. Sabrosura Sidewalk Cafe (L.U. No. 49)	4
3. Cicchetti BK Sidewalk Cafe (L.U. No. 50)	4

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public meeting on the following matters in **Hearing Room 3, 250 Broadway, 8th Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Tuesday, April 14, 2026**:

PRECONSIDERED L.U.

Application number **C 250302 ZMQ (St. Francis Prep Commercial Overlay)** submitted by St. Francis Preparatory School, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11b, establishing within an existing R4 District a C1-2 District, Borough of Queens, Community District 8, Council District 23.

PRECONSIDERED L.U.S ARE RELATED

PRE. L.U.

Application number **C 260048 ZMK (9201 4th Avenue Rezoning)** submitted by 9201 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, changing from a C8-2 District to a C4-4D District, Borough of Brooklyn, Community District 10, Council District 47.

PRE. L.U.

Application number **N 260049 ZRK (9201 4th Avenue Rezoning)** submitted by 9201 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 10, Council District 47.

PRECONSIDERED L.U.S ARE RELATED

PRE. L.U.

Application number **C 250094 ZMK (46 Nelson Street Rezoning II)** submitted by 46 Nelson LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c: changing from an M1-1 District to an M1-2A/R6A District; changing from an M1-1 District to an M1-2A/R7A District; and establishing a Special Mixed Use District (MX-5), Borough of Brooklyn, Community District 6, Council District 38.

PRE. L.U.

Application number **N 250095 ZRK (46 Nelson Street Rezoning II)** submitted by 46 Nelson 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 APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 6, Council District 38.

L.U. No. 49

Application number **D 2650051365 SWX (Sabrosura)** 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 1200 Castle Hill Avenue, Bronx, NY 10462, Borough of the Bronx, Community District 9, Council District 18.

L.U. No. 50

Application number **D 2650179761 SWK (Cicchetti BK)** 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 185 Howard Avenue, Brooklyn, NY 11233, Borough of Brooklyn, Community District 3, Council District 41.

L.U. NOS. 45-46 ARE RELATED

The public hearing on these items was held on March 18, 2026 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

L.U. No. 45

Application number **C 250318 ZMR (37-59 Hamilton Avenue Rezoning)** submitted by Hamilton Property Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c: eliminating a Special Hillside Preservation District (HS); changing from an R6 District to an R7-3 District; and establishing within the proposed R7-3 District a C2-4 District; and establishing a Special St. George District (SG), Borough of Staten Island, Community District 1, Council District 49.

L.U. No. 46

Application number **N 250320 ZRR (37-59 Hamilton Avenue)** submitted by Hamilton Property 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, amending the Appendix to Article XII, Chapter 8 (Special St. George District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Staten Island, Community District 1, Council District 49.