



# **COUNCIL OF THE CITY OF NEW YORK**

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

**FOR THE MEETING OF SEPTEMBER 22<sup>ND</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 matters 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 Monday, September 22, 2025:**

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

Application number **C 250090 ZMK (535 Morgan Avenue Rezoning)** submitted by Hemmer 2LLC and Me & Morgan LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, changing from an M1-1 District to a C7-1 District, Borough of Brooklyn, Community District 1, Council District 34.

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

Application number **C 250064 ZMK (74 Bogart Street Rezoning)** submitted by 74 Bogart, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M1-2 District to an M1-4A District, Borough of Brooklyn, Community District 1, Council District 34.

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

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

Application number **C 250044 ZMQ (78-01 Queens Boulevard Rezoning)** submitted by 7801 Queens Holding LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c, changing from an M1-1 District to an R7X District and establishing within the proposed R7X District a C2-4 District, Borough of Queens, Community District 4, Council District 25.

## **PRECONSIDERED L.U.**

Application number **N 250045 ZRQ (78-01 Queens Boulevard Rezoning)** submitted by the 7801 Queens 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, amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 4, Council District 25.

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

*The public hearing on these items was **held on August 20, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

### **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. No. 357**

*The public hearing on this item was **held on September 9, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

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: 153<sup>rd</sup> Way between South Conduit Avenue and Byron Street; Byron Street between 145<sup>th</sup> Avenue and 146<sup>th</sup> Avenue; and 145<sup>th</sup> Road between Byron Street and 155<sup>th</sup> 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**

*The public hearing on this item was **held on September 9, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

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. 379**

*The public hearing on this item was **held on September 17, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **D 2550159534 SWX (El Caldero Restaurant and Sport 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 1267 Jerome Avenue, Bronx, NY 10452, Borough of The Bronx, Community District 4, Council District 16.

## **L.U. No. 380**

*The public hearing on this item was **held on September 17, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **D 2550082809 SWX (Lava Rock Kitchen)** 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 2119 Starling Avenue, Bronx, NY 10462, Borough of The Bronx, Community District 9, Council District 18.

## **L.U. No. 381**

*The public hearing on this item was **held on September 17, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **D 2540387825 SWK (Green Pavilion Restaurant & Sports Lounge)** 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 4307 18th Avenue, Brooklyn, NY 11218, Borough of Brooklyn, Community District 14, Council District 40.