



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR/AGENDA
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
AND THE
COMMITTEE ON LAND USE**

FOR THE MEETING OF APRIL 30TH, 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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Table of Contents

**All items may be subject to layover*

<u>Item No.</u>	<u>Page</u>
<i>Subcommittee on Zoning and Franchises public meeting scheduled for <u>04/30/25</u> commencing at <u>10:45 A.M., Council Committee Room, 250 Broadway, 16th Floor</u></i>	
<u>Vote(s)</u>	
1. <u>102-51 Queens Boulevard Rezoning (L.U. Nos. 269-270)</u>	3
<i>Committee on Land Use public meeting scheduled for <u>04/30/25</u> commencing at <u>11:00 A.M., Council Committee Room, 250 Broadway, 16th Floor</u></i>	
<u>Vote(s)</u>	
1. <u>2510 Coney Island Avenue Rezoning (L.U. Nos. 267-268)</u>	4
2. <u>102-51 Queens Boulevard Rezoning (L.U. Nos. 269-270)</u>	4

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, 16th Floor**, New York City, N.Y. 10007 commencing at **10:45 A.M.**, on **Wednesday, April 30, 2025**:

L.U. NOS. 269 AND 270 ARE RELATED

*The public hearing on these items was **held on March 27, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 269

Application number **C 240250 ZMQ (102-51 Queens Boulevard Rezoning)** submitted by QBM Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R7-1 District a C1-2 District, changing from an R7-1 District to an R8X district, and establishing within the proposed R8X District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

L.U. No. 270

Application number **N 240251 ZRQ (102-51 Queens Boulevard)** submitted by QBM Properties, 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 6, Council District 29.

COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting 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, April 30, 2025**:

L.U. NOS. 267 AND 268 ARE RELATED

L.U. No. 267

Application number **C 230128 ZMK (2510 Coney Island Avenue Rezoning)** submitted by 2510 CIA, LLC, 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 R4 District to an R7D District, changing from a C8-1 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 48.

L.U. No. 268

Application number **N 230129 ZRK (2510 Coney Island Avenue)** submitted by 2510 CIA, 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.

L.U. NOS. 269 AND 270 ARE RELATED

L.U. No. 269

Application number **C 240250 ZMQ (102-51 Queens Boulevard Rezoning)** submitted by QBM Properties, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, eliminating from within an existing R7-1 District

a C1-2 District, changing from an R7-1 District to an R8X district, and establishing within the proposed R8X District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

L.U. No. 270

Application number **N 240251 ZRQ (102-51 Queens Boulevard)** submitted by QBM Properties, 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 6, Council District 29.