



COUNCIL OF THE CITY OF NEW YORK

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

FOR THE MEETING OF JANUARY 29TH, 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 meeting on the following matters in the **Council Committee Room, 250 Broadway, 16th Floor**, New York City, N.Y. 10007 commencing at **11:30 A.M., on Wednesday, January 29, 2025:**

L.U. NOS. 229 AND 230 ARE RELATED

L.U. No. 229

Application number **C 240311 ZMQ (122-03 14th Avenue Rezoning)** submitted by Northern 167 Property, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7b: eliminating from within an existing R4A District a C1-3 District, changing from an R4A District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 7, Council District 19.

L.U. No. 230

Application number **N 240312 ZRQ (122-03 14th Avenue Rezoning)** submitted by Northern 167 Property, 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 7, Council District 19.

L.U. No. 231

Application number **C 220305 MMQ (49-39 Van Dam Street Demapping)** submitted by JPB Realty Co., 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 a portion of Gale 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.

5041 dated April 25, 2024 and signed by the Borough President, Borough of Queens, Community District 2, Council District 26.

L.U. NOS. 208 AND 209 ARE RELATED

The public hearing on these items was held on January 9, 2025 and closed. It was laid over by the Subcommittee on Zoning and Franchises

L.U. No. 208

Application number **C 230248 ZMK (2185 Coyle Street)** submitted by 2185 Coyle Associates, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a: eliminating from within an existing R4 District a C1-2 District; changing from an R4 District to an R6A District; changing from an R4 District to an R7A District; changing from an R4 District to an R7X District; establishing within the proposed R6A District a C2-4 District; establishing within the proposed R7A District a C2-4 District; and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 46.

L.U. No. 209

Application number **N 230249 ZRK (2185 Coyle Street)** submitted by 2185 Coyle Associates, 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 (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 46.

L.U. NOS. 210 AND 211 ARE RELATED

The public hearing on these items was held on January 9, 2025 and closed. It was laid over by the Subcommittee on Zoning and Franchises

L.U. No. 210

Application number **C 240104 ZMX (438 Concord Avenue Rezoning)** submitted by BronxCo, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No.

6c: changing from an existing M1-2 District to an M1-4/R7D District and establishing a Special Mixed-Use District (MX-18), Borough of the Bronx, Community District 1, Council District 8.

L.U. No. 211

Application number **N 240105 ZRX (438 Concord Avenue Rezoning)** submitted by BronxCo, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F to establish a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 1, Council District 8.