The New York City Council

City Hall
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Committee Agenda

Subcommittee on Zoning and Franchises

Farah N. Louis, Chair
Members: David M. Carr, Elsie Encarnación, Amanda C. Farías, Simcha Felder, Yusef Salaam, Justin E. Sanchez, Lynn C. Schulman and Shanel Thomas-Henry

Wednesday, May 27, 2026	11:00 AM	250 Broadway - 8th Floor - Hearing Room 3

LU 0067-2026 Application number C 260105 ZMK (Monitor Point) submitted by GoQuay LLC and the NYS Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c: changing from an M3-1 District to an R6 District; changing from an R6 District to an R8 District; changing from an M3-1 District to an R8 District; and establishing within a portion of the proposed R8 District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 33.

LU 0068-2026 Application number N 260106 ZRK (Monitor Point) submitted by GoQuay LLC and the NYS Metropolitan Transportation Authority, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending provision of ARTICLE VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) and ARTICLE VII, Chapter 4 (Special Permits by the City Planning Commission) and amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 1, Council District 33.

LU 0069-2026 Application number C 260107 ZSK (Monitor Point) submitted by GoQuay LLC and the NYS Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to

Section 74-743 of the Zoning Resolution to modify: the height and setback requirements of Section 62-343 (Height and setback regulations in other medium- and high-density districts) and Section 62-363 (Special height and setback regulations); the maximum tower width and size of Section 62-363; and the minimum waterfront yard depth requirements of Section 62-332 (Rear yards and waterfront yards) in connection with a proposed development on the west side of Franklin Street between Quay Street and its westerly centerline prolongation, the U.S. Bulkhead Line, and Inlet Park (Block 2590, Lots 1 and 25), in R6/C2-4, R8/C2-4 and R8 Districts, Borough of Brooklyn, Community District 1, Council District 33.

LU 0070-2026 Application number C 260109 ZSK (Monitor Point) submitted by GoQuay LLC and the NYS Metropolitan Transportation Authority, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745 of the Zoning Resolution to modify the loading berth requirements of Section 36-62 (Required Accessory Off-street Loading Berths), in connection with a proposed development on the west side of Franklin Street between Quay Street and its westerly centerline prolongation, the U.S. Bulkhead Line, and Inlet Park (Block 2590, Lots 1 and 25), in R6/C2-4, R8/C2-4 and R8 Districts, Borough of Brooklyn, Community District 1, Council District 33.

LU 0071-2026 Application No. C 250326 MMK (Monitor Point) submitted by GoQuay LLC and The Greenpoint Monitor Museum pursuant to Sections 197-c and 199 of the New York City Charter for an amendment of the City Map involving the elimination of a portion of Inlet Park between Quay Street and the U.S. Bulkhead Line including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2780 dated December 15, 2025 and signed by the Borough President, Borough of Brooklyn,

Community District 1, Council District 33.

LU 0072-2026 Application number C 260013 ZMM (Dewitt Clinton Park North (801 Eleventh Avenue)) submitted by 801 11th Ave., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8a, 8b, and 8c, changing from an M2-4 District to a C4-7 District and establishing a Special Hudson River Park District (HRP), Borough of Manhattan, Community District 4, Council Districts 3 and 6.

LU 0073-2026 Application number N 260014 ZRM (Dewitt Clinton Park North (801 Eleventh Avenue)) submitted by 801 11th Ave., 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 provision of ARTICLE VIII, Chapter 9 (Special Hudson River Park District) and ARTICLE IX, Chapter 6 (Special Clinton District) and amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Manhattan, Community District 4, Council Districts 3 and 6.

LU 0074-2026 Application number C 260015 ZSM (Dewitt Clinton Park North (801 Eleventh Avenue)) submitted by 801 11th Ave., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 89-21 of the Zoning Resolution to allow the distribution of floor area from granting sites to a receiving site and to modify the street wall location requirements of Section 35-631(a) (Street wall location) in connection with a proposed development on property located at 801 11th Avenue (Block 1103, Lot 36) in a C4-7 District within the Special Hudson River Park District and the Special Clinton District, Borough of Manhattan, Community District 4, Council Districts 3 and 6.

LU 0075-2026 Application number C 260060 ZMM (Dewitt Clinton Park North (629 West 54th Street)) submitted by 760 12th LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8a, 8b, and 8c, changing from an M2-4 District to a C4-7 District and establishing a Special Hudson River Park District (HRP), Borough of Manhattan, Community District 4, Council Districts 3 and 6.

LU 0076-2026 Application number N 260062 ZRM (Dewitt Clinton Park North (629 West 54th Street)) submitted by 760 12th 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 provision of ARTICLE VIII, Chapter 9 (Special Hudson River Park District) and ARTICLE IX, Chapter 6 (Special Clinton District) and amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Manhattan, Community District 4, Council Districts 3 and 6.

LU 0077-2026 Application number C 260061 ZSM (Dewitt Clinton Park North (629 West 54th Street)) submitted by 760 12th LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 89-21 of the Zoning Resolution to allow the distribution of floor area from granting sites to a receiving site and to modify the minimum base height, maximum base height and setback requirements of Section 35-632 (Maximum height of buildings and setback regulations) in connection with a proposed development on property located at 629 West 54th Street (Block 1102, Lot 11) in a C4-7 District within the Special Hudson River Park District and the Special Clinton District, Borough of Manhattan, Community District 4, Council Districts 3 and 6.