COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES

FOR THE PUBLIC HEARING/MEETING OF SEPTEMBER 17TH, 2024

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 hearing/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 **Tuesday, September 17th, 2024:**

PRE-CONSIDERED L.U.S ARE RELATED

PRE-L.U.

Application number **C 210340 ZMK (2390 McDonald Avenue Rezoning)** submitted by MTL Realty, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c, by changing from a C8-1 District to a C4-4L District, Borough of Brooklyn, Community District 15, Council District 44.

PRE-L.U.

Application number **N 210341 ZRK (2390 McDonald Avenue Rezoning)** submitted by MTM Realty, 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 44.

L.U. NOS. 149 AND 150 ARE RELATED

L.U. NO. 149

Application number **C 230206 ZMM (135th Street Rezoning)** submitted by Crosscap Holdings, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5c, changing from an M1-1 District to an R7-2 District, establishing within the proposed R7-2 District a C2-4 District, and establishing a Special Manhattanville Mixed Use District (MMU), Borough of Manhattan, Community District 9, Council District 7.

L.U. NO. 150

Application number **N 230207 ZRM (135th Street Rezoning)** submitted by Crosscap 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, modifying special permit provisions of Article X, Chapter 4 (Special Manhattanville Mixed Use District) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 9, Council District 7.

L.U. NO. 153

Application number **C 240244 ZSM (343 West 47th Street Demolition Special Permit)** submitted by Midtown West 47 St., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-108 of the Zoning Resolution to allow the demolition of more than 20 percent of residential floor area of an existing 4-story building containing dwelling units, on property located at 343 West 47th Street (Block 1038, Lot 11), in an R8 District, within the Special Clinton District (Preservation Area), Borough of Manhattan, Community District 4, Council District 3.

L.U. NO. 154

Application number **D 2450065822 SWX (Seis Vecinos Restaurant)** 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 640 Prospect Avenue, Bronx, NY 10455, Borough the Bronx, Community District 2, Council District 17.

L.U. NO. 155

Application number **D 2450082809 SWQ (Cozy Corner 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 6001 70th Avenue, Ridgewood, NY 11358, Borough of Queens, Community District 5, Council District 30.

L.U. NOS. 138 AND 139 ARE RELATED

*The public hearing on these items was **held on August 27, 2024 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

L.U. NO. 138

Application number **C 230022 ZMQ (31-17 12th Street Rezoning)** submitted by 31 17 19 1Z, LLC, pursuant to Sections 197- c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an R5B District to an R6B District, Borough of Queens, Community District 1, Council District 22.

L.U. NO. 139

Application number **N 230023 ZRQ (31-17 12th Street Rezoning)** submitted by 31 17 19 1Z, 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 1, Council District 22.

L.U. NOS. 140 AND 141 ARE RELATED

*The public hearing on these items was **held on August 27, 2024 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

L.U. NO. 140

Application number **C 230354 ZMK (250 86th Street Rezoning)** submitted by Dr. Helen Kim, 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 an R3-2 District to an R6B District, Borough of Brooklyn, Community District 10, Council District 47.

L.U. NO. 141

Application number **N 230355 ZRK (250 86th Street Rezoning)** submitted by Dr. Helen Kim, 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 10, Council District 47.

L.U. NOS. 145 AND 146 ARE RELATED

*The public hearing on these items was **held on September 10, 2024 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

L.U. NO. 145

Application number **C 230250 ZMQ (21st Street Rezoning)** submitted by Astoria Park Warehouse, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, eliminating from within an existing R5D District a C1-3 District, changing from an R5B District to an R6A District, changing from an R5D District to an R6A District, and establishing within the proposed R6A District a C1-4 District, Borough of Queens, Community District 1, Council District 22.

L.U. NO. 146

Application number **N 230251 ZRQ (21st Street Rezoning)** submitted by Astoria Park Warehouse, 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 1, Council District 22.

L.U. NO. 147

*The public hearing on this item was **held on September 10, 2024 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

Application number **G 240057 XAK (281-311 Marcus Garvey Boulevard Article XI)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article XI of the Private Housing Finance Law for approval of an exemption from real property taxes for property located at 281 Marcus Garvey Boulevard (Block 1629, p/o Lot 1 (Tentative Lot 5)) and 311 Marcus Garvey Boulevard (Block 1634, p/o Lot 1 (Tentative Lot 80)), Borough of Brooklyn, Community District 3, Council District 36.