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 SEPTEMBER 24TH, 2026

KEVIN C. RILEY, *Chair*, Land Use Committee

FARAH N. LOUIS, *Chair,* Subcommittee on Zoning and Franchises

CHRISTOPHER MARTE, *Chair*, Subcommittee on Landmarks, Public Sitings, Resiliency, 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 **Hearing Room 3, 250 Broadway, 8th Floor,** New York City, N.Y. 10007 commencing at **11:30 A.M.,** on **Thursday, September 24, 2026:**

L.U. NOS. 123 AND 124 ARE RELATED

*The public hearing on these items was **held on August 12, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. NO. 123

Application number **C 260171 ZMQ (158-06 Northern Boulevard Rezoning)** submitted by Northern 158 Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10c: eliminating from within an existing R5B District a C1-2 District; changing from an R2 District to an R7A District; changing from an R5B District to an R7A District; and establishing within the proposed R7A District a C2-4 District, Borough of Queens, Community District 7, Council District 20.

L.U. NO. 124

Application number **N 260172 ZRQ (158-06 Northern Boulevard Rezoning)** submitted by Northern 158 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, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 7, Council District 20.

L.U. NOS. 127 AND 128 ARE RELATED

*The public hearing on these items was **held on September 9, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. NO. 127

Application number **C 250125 ZMQ (21-31 46th Ave Rezoning)** submitted by 21-31 Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, changing from an M1-4/R6B District to an R7X District and establishing within the proposed R7X District a C2-5 District, Borough of Queens, Community District 2, Council District 26.

L.U. NO. 128

Application number **N 250126 ZRQ (21-31 46th Ave Rezoning)** submitted by 21-31 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, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 2, Council District 26.

L.U. NO. 141

*The public hearing on this item was **held on September 22, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **D 2550162086 SWQ (Cali Tajadas Bakery & 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 45-18 104th Street, Corona, NY 11368, Borough of Queens, Community District 4, Council District 21.

COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting on the following matters in **Hearing Room 3, 250 Broadway, 8th Floor,** New York City, N.Y. 10007 commencing at **11:45 A.M.,** on **Thursday, September 24, 2026:**

L.U. NO. 120

Application number **C 240161 ZMX (815 Hutchinson River Parkway Rezoning)** submitted by MD Hutch Owner LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7a, changing from an M1-2 District to a C8-3 District, Borough of the Bronx, Community District 10, Council District 13.

L.U. NOS. 121 AND 122 ARE RELATED

L.U. NO. 121

Application number **C 240283 ZMK (862-868 Kent Avenue)** submitted by Kent Development LLC and 124 Taaffe LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12d and 16c, changing from an M1-1 District to an M1-4/R6A District and establishing a Special Mixed Use District (MX-4), Borough of Brooklyn, Community District 3, Council District 33.

L.U. NO. 122

Application number **N 240284 ZRK (862-868 Kent Avenue)** submitted by Kent Development LLC and 124 Taaffe 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 for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 3, Council District 33.

L.U. NOS. 123 AND 124 ARE RELATED

L.U. NO. 123

Application number **C 260171 ZMQ (158-06 Northern Boulevard Rezoning)** submitted by Northern 158 Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10c: eliminating from within an existing R5B District a C1-2 District; changing from an R2 District to an R7A District; changing from an R5B District to an R7A District; and establishing within the proposed R7A District a C2-4 District, Borough of Queens, Community District 7, Council District 20.

L.U. NO. 124

Application number **N 260172 ZRQ (158-06 Northern Boulevard Rezoning)** submitted by Northern 158 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, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 7, Council District 20.

L.U. NOS. 125 AND 126 ARE RELATED

L.U. NO. 125

Application number **C 260135 ZMK (132 Melrose Street Rezoning)** submitted by Melrose Towers Corp., 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 M1-1 District to an M1-2A/R6A District and establishing a Special Mixed Use District (MX-22), Borough of Brooklyn, Community District 4, Council District 34.

L.U. NO. 126

Application number **N 260136 ZRK (132 Melrose Street Rezoning)** submitted by Melrose Towers Corp., 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 for the purpose of establishing a

Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 4, Council District 34.

L.U. NOS. 127 AND 128 ARE RELATED

L.U. NO. 127

Application number **C 250125 ZMQ (21-31 46th Ave Rezoning)** submitted by 21-31 Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, changing from an M1-4/R6B District to an R7X District and establishing within the proposed R7X District a C2-5 District, Borough of Queens, Community District 2, Council District 26.

L.U. NO. 128

Application number **N 250126 ZRQ (21-31 46th Ave Rezoning)** submitted by 21-31 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, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 2, Council District 26.

L.U. NO. 141

Application number **D 2550162086 SWQ (Cali Tajadas Bakery & 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 45-18 104th Street, Corona, NY 11368, Borough of Queens, Community District 4, Council District 21.

Int. 833A-2026 Building Location Restrictions on Eastern Parkway

A Local Law to amend the administrative code of the city of New York, in relation to restrictions on the location of buildings and other structures on Eastern Parkway.