



COUNCIL OF THE CITY OF NEW YORK

CALENDAR OF THE SUBCOMMITTEE ON ZONING AND FRANCHISES

FOR THE MEETING OF OCTOBER 23RD, 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>10/23/25</u> commencing at <u>11:00 A.M., Hearing Room 3, 250 Broadway, 8th Floor</u></i>	
<u>Hearing(s)</u>	
1. <u>1720 Atlantic Avenue Rezoning (Pre. L.U.s)</u>	3
2. <u>699-703 Lexington Avenue Rezoning (Pre. L.U.s)</u>	3
3. <u>MTA 125th and Lexington Rezoning (Pre. L.U.s)</u>	4
4. <u>AAMUP Follow-Up Action (Pre. L.U.)</u>	5
5. <u>Long Island City Neighborhood Rezoning – Mapping (L.U. No. 392)</u>	5
<u>Vote(s)</u>	
1. <u>74 Bogart Street Rezoning (L.U. No. 397)</u>	6
2. <u>78-01 Queens Boulevard Rezoning (L.U. Nos. 398-399)</u>	6
3. <u>Ovi’s Place Sidewalk Cafe Revocable Consent (L.U. No. 403)</u>	7

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 **11:00 A.M.**, on **Thursday, October 23, 2025**:

PRECONSIDERED L.U.S ARE RELATED

PRE L.U.

Application number **C 230316 ZMK (1720 Atlantic Avenue Rezoning)** submitted by Bermuda Realty No. 2 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an M1-1 District to an R7A District, changing from an M1-1 District to a C4-4D District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 8, Council District 36.

PRE L.U.

Application number **N 230315 ZRK (1720 Atlantic Avenue)** submitted by Bermuda Realty No. 2 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 8, Council District 36.

PRECONSIDERED L.U.S ARE RELATED

PRE L.U.

Application number **C 250194 ZMK (699-703 Lexington Avenue Rezoning)** submitted by Providence House Inc., pursuant to Sections 197-

c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a, changing from an R6B District to an R6A District, Borough of Brooklyn, Community District 3, Council District 36.

PRE L.U.

Application number **N 250195 ZRK (699-703 Lexington Avenue Rezoning)** submitted by Providence House Inc., 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 3, Council District 36.

PRECONSIDERED L.U.S ARE RELATED

PRE L.U.

Application number **C 250300 ZMM (MTA 125th and Lexington Rezoning)** submitted by 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. 6b, changing from a C4-4D District to a C6-11 District, Borough of Manhattan, Community District 11, Council Districts 8 and 9.

PRE L.U.

Application number **N 250301 ZRM (MTA 125th and Lexington Rezoning)** submitted by 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 Article IX, Chapter 7 (Special 125th Street District) and APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11, Council Districts 8 and 9.

PRECONSIDERED L.U.

Application number **N 250217 ZRK (Special Atlantic Avenue Mixed Use Plan Follow-Up Action)** submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending certain floor area regulations in Article XIV, Chapter 6 (Special Atlantic Mixed Use District), Borough of Brooklyn, Community District 8, Council District 35.

L.U. No. 392

Application number **C 250224 MMQ (Long Island City Neighborhood Rezoning - Mapping)** submitted by the New York City Department of City Planning 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 portions of 44th Drive between Vernon Boulevard and the East River; the widening of 45th Avenue between Vernon Boulevard and 5th Street; the elimination, discontinuance, and closing of 44th Drive between 5th Street and the East River; the elimination, discontinuance, and closing of 44th Road between Vernon Boulevard and the East River; the elimination, discontinuance, and closing of a portion of 44th Avenue between Vernon Boulevard and the East River; the establishment of 5th Street between 44th Drive and 44th Avenue; the establishment of a portion of 44th Avenue between Vernon Boulevard and 5th Street; the establishment of 44th Road between Vernon Boulevard and 5th Street; and the adjustment of grades and block dimensions necessitated thereby; and the authorization for any acquisition or disposition of real property related thereto, in accordance with Maps Nos. 5049, 5050, 5051, and 5052 dated April 18, 2025 and revised June 12, 2025, and Maps Nos. 5053 and 5054 dated April 18, 2025, and signed by the Borough President, Borough of Queens, Community District 2, Council District 26.

L.U. No. 397

*The public hearing on this item was **held on September 22, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **C 250064 ZMK (74 Bogart Street Rezoning)** submitted by 74 Bogart, LLC, 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 M1-2 District to an M1-4A District, Borough of Brooklyn, Community District 1, Council District 34.

L.U.S NOS. 398 AND 399 ARE RELATED

*The public hearing on these items was **held on September 22, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 398

Application number **C 250044 ZMQ (78-01 Queens Boulevard Rezoning)** submitted by 7801 Queens Holding LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c, changing from an M1-1 District to an R7X District and establishing within the proposed R7X District a C2-4 District, Borough of Queens, Community District 4, Council District 25.

L.U. No. 399

Application number **N 250045 ZRQ (78-01 Queens Boulevard Rezoning)** submitted by the 7801 Queens Holding 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 4, Council District 25.

L.U. No. 403

*The public hearing on this item was **held on October 16, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **D 2541628216 SWK (Ovi's Place)** 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 2925 Avenue H, Borough of Brooklyn, Community District 14, Council District 45.