



COUNCIL OF THE CITY OF NEW YORK

CALENDAR/AGENDA

OF THE

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS,

RESILIENCY, AND DISPOSITIONS

AND THE

COMMITTEE ON LAND USE

FOR THE MEETING OF FEBRUARY 11TH, 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**

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SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, RESILIENCY, AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions will hold a public meeting on the following matters in **Hearing Room 1, 250 Broadway, 8th Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Wednesday, February 11, 2026**:

L.U. NOS. 7-11 ARE RELATED

*The public hearing on these items was **held on January 27, 2026 and closed**. It was laid over by the Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions.*

L.U. No. 7

Application number **C 260026 ZSK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Economic Development Corporation and Seaside Park LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(d) of the Zoning Resolution to allow an arena with a maximum seating capacity of 6,000 seats and, in conjunction, modify the sign regulations of Sections 32-64, 32-65, and 131-20, the parking regulations of Sections 36-20 and 131-51, and the loading regulations of Section 36-66 on property located at 3052 West 21st Street (Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 142, 200, 226, 231, 300, and p/o Lot 123) in R5 and R7D/C2-4 District within the Special Coney Island District, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 8

Application number **C 260027 PPK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development

Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located on Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 142, 200, 226, 231, 300, and p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 9

Application number **N 260028 ZRK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending special permit provisions of Article VII, Chapter 4 (Special Permits by the City Planning Commission) and of Article XIII, Chapter 1 (Special Coney Island District), Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 10

Application number **C 260029 PQK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on Block 7071, p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 11

Application number **C 260012 PPK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located on Block 7071, Lot 130 and p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 31

*The public hearing on this item was **held on January 27, 2026 and closed.** It was laid over by the Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions.*

Application No. **N 260209 HKK (DL 547-LP 2692) (Beverley Square West Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Beverley Square West Historic District, consisting of properties generally bounded by Argyle Road to the west, Beverley Road to the north, Marlborough Road to the east, and Cortelyou Road to the south, Borough of Brooklyn, Community District 14, Council District 40.

L.U. No. 32

*The public hearing on this item was **held on January 27, 2026 and closed.** It was laid over by the Subcommittee on Landmarks, Public Sitings, Resiliency, and Dispositions.*

Application No. **N 260210 HKK (DL 547-LP 2693) (Ditmas Park West Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Ditmas Park West Historic District, consisting of properties generally bounded by Coney Island Avenue to the west, Dorchester Road to the north, Marlborough Road to the east, and Ditmas Avenue to the south, Borough of Brooklyn, Community District 14, Council District 40.

COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting on the following matters in **Hearing Room 1, 250 Broadway, 8th Floor**, New York City, N.Y. 10007 commencing at **11:30 A.M.**, on **Wednesday, February 11, 2026**:

L.U. NOS. 7-11 ARE RELATED

L.U. No. 7

Application number **C 260026 ZSK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Economic Development Corporation and Seaside Park LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(d) of the Zoning Resolution to allow an arena with a maximum seating capacity of 6,000 seats and, in conjunction, modify the sign regulations of Sections 32-64, 32-65, and 131-20, the parking regulations of Sections 36-20 and 131-51, and the loading regulations of Section 36-66 on property located at 3052 West 21st Street (Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 142, 200, 226, 231, 300, and p/o Lot 123) in R5 and R7D/C2-4 District within the Special Coney Island District, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 8

Application number **C 260027 PPK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located on Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 130, 142, 200, 226, 231, 300, and p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 9

Application number **N 260028 ZRK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending special permit provisions of Article VII, Chapter 4 (Special Permits by the City Planning Commission) and of Article XIII, Chapter 1 (Special Coney Island District), Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 10

Application number **C 260029 PQQ (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on Block 7071, p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

L.U. No. 11

Application number **C 260012 PPK (Seaside Park & Community Arts Center Special Permit)** submitted by the NYC Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located on Block 7071, Lot 130 and p/o Lot 123, Borough of Brooklyn, Community District 13, Council District 47.

L.U. NOS. 17-19 ARE RELATED

L.U. No. 17

Application number **C 250332 ZMK (1417 Avenue U Rezoning)** submitted by 1417 Avenue U Holding LLC, pursuant to Sections 197-c

and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 28c and 29a, eliminating from within an R5 District a C1-3 District, changing from an R5 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 48.

L.U. No. 18

Application number **N 250333 ZRK (1417 Avenue U Rezoning)** submitted by 1417 Avenue U 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, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 15, Council District 48.

L.U. No. 19

Application number **M 250334A LDK (1417 Avenue U Rezoning)** submitted by 1417 Avenue U Holding LLC, for the cancellation of Restrictive Declaration D-48 pursuant to Section 5 of said Restrictive Declaration, Borough of Brooklyn, Community District 15, Council District 48.

L.U. NOS. 22 AND 23 ARE RELATED

L.U. No. 22

Application number **C 250268 ZMQ (63-12 Broadway Rezoning)** submitted by Broadway Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, eliminating from within an R5 District a C2-2 District, changing from an R5 District to an R7A District, establishing within an existing R5 District a C2-4 District, and establishing within a proposed R7A District a C2-4 District, Borough of Queens, Community District 2, Council District 26.

L.U. No. 23

Application number **N 250269 ZRQ (63-12 Broadway Rezoning)** submitted by Broadway 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 Queens, Community District 2, Council District 26.

L.U. NOS. 24-26 ARE RELATED

L.U. No. 24

Application number **C 240145 ZMQ (78-08 Linden Boulevard Rezoning)** submitted by Linden Canyon LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, 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 R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Queens, Community District 10, Council District 32.

L.U. No. 25

Application number **N 240146 ZRQ (78-08 Linden Boulevard Rezoning)** submitted by Linden Canyon 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 10, Council District 32.

L.U. No. 26

Application number **N 240147 LDQ (78-08 Linden Boulevard Rezoning)** submitted by Linden Canyon LLC, for the cancellation of Restrictive Declaration D-19 pursuant to Section 8 of said Restrictive

Declaration, Borough of Queens, Community District 10, Council District 32.

L.U. No. 27

Application number **C 250252 ZMQ (247-56 90th Ave Rezoning)** submitted by Philip Mathai, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15c, changing from an R4-1 District to an R4 District, Borough of Queens, Community District 13, Council District 23.

L.U. No. 30

Application number **D 2550015858 SWM (Ethyl's Alcohol & Food)** 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 1692 Second Avenue, New York, NY 10028, Borough of Manhattan, Community District 8, Council District 5.

L.U. No. 31

Application No. **N 260209 HKK (DL 547-LP 2692) (Beverley Square West Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Beverley Square West Historic District, consisting of properties generally bounded by Argyle Road to the west, Beverley Road to the north, Marlborough Road to the east, and Cortelyou Road to the south, Borough of Brooklyn, Community District 14, Council District 40.

L.U. No. 32

Application No. **N 260210 HKK (DL 547-LP 2693) (Ditmas Park West Historic District)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter, for the historic district designation of the Ditmas Park West Historic District, consisting of properties generally bounded by Coney Island Avenue to the west,

Dorchester Road to the north, Marlborough Road to the east, and Ditmas Avenue to the south, Borough of Brooklyn, Community District 14, Council District 40.