



COUNCIL OF THE CITY OF NEW YORK

CALENDAR/AGENDA

OF THE

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND
DISPOSITIONS,**

**SUBCOMMITTEE ON ZONING AND FRANCHISES,
AND THE**

COMMITTEE ON LAND USE

FOR THE MEETINGS OF JULY 14TH, 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

<http://legistar.council.nyc.gov/Calendar.aspx>

For questions about accessibility or to request additional accommodations please contact swerts@council.nyc.gov or nbenjamin@council.nyc.gov or (212) 788-6936 at least three (3) business days before the hearing.

Table of Contents

**All items may be subject to layover*

<u>Item No.</u>	<u>Page</u>
<i>Subcommittee on Landmarks, Public Sitings, and Dispositions public meeting scheduled for <u>07/14/25</u> commencing at <u>10:30 A.M.</u>, Council Committee Room, City Hall</i>	
<u>Votes(s)</u>	
1. 993-995 Union Avenue Cluster Amendment (Pre. L.U.)	3
2. Modulightor Building Apartment Duplex (Pre. L.U.)	3
<i>Subcommittee on Zoning and Franchises public meeting scheduled for <u>07/14/25</u> commencing at <u>10:45 A.M.</u>, Council Committee Room, City Hall</i>	
<u>Vote(s)</u>	
1. Bally’s Ferry Point Map Amendment (L.U. Nos. 321-323)	4
2. Mykonian House Sidewalk Cafe Revocable Consent (L.U. No. 326)	5
3. Ajo & Oregano Sidewalk Cafe Revocable Consent (L.U. No. 327)	5
<i>Committee on Land Use public meeting scheduled for <u>07/14/25</u> commencing at <u>11:00 A.M.</u>, Council Committee Room, City Hall</i>	
<u>Vote(s)</u>	
1. 993-995 Union Avenue Cluster Amendment (Pre. L.U.)	6
2. Modulightor Building Apartment Duplex (Pre. L.U.)	6
3. Bally’s Ferry Point Map Amendment (L.U. Nos. 321-323)	6
4. Mykonian House Sidewalk Café Revocable Consent (L.U. No. 326)	7
5. Ajo & Oregano Sidewalk Café Revocable Consent (L.U. No. 327)	7

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public meeting on the following matters in the **Council Committee Room, City Hall**, New York City, N.Y. 10007 commencing at **10:30 A.M.**, on **Monday, July 14, 2025**:

PRECONSIDERED L.U.

*The public hearing on these items was **held on July 8, 2025**
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings, and Dispositions*

Application No. **G 250078 CCX (Union Avenue Cluster Amendment)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law, for approval of an amendment of a Project Summary in connection with the previously-approved Urban Development Action Area Project related to property located at: 993 Union Avenue (Block 2669, Lot 41), 995 Union Avenue (Block 2669, Lot 40), 774 Union Avenue (Block 2676, Lot 36), 1042 Longfellow Avenue (Block 2756, Lot 71), Borough of the Bronx, Community Districts 1, 2, and 3, Council District 17.

PRECONSIDERED L.U.

*The public hearing on these items was **held on July 8, 2025**
and closed. It was laid over by the Subcommittee on
Landmarks, Public Sitings, and Dispositions*

Application number **N 250305 HIM (Modulightor Building Apartment Duplex)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, for the designation of the Modulightor Building Apartment Duplex, located at 246 East 58th Street (Block 1331, Lot 128), as an historic landmark (DL-544/LP-2684), Borough of Manhattan, Community District 6, Council District 4.

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public meeting on the following matters in the **Council Committee Room, City Hall, New York City, N.Y. 10007** commencing at **10:45 A.M., on Monday, July 14, 2025:**

L.U.s NOS. 321-323 ARE RELATED

*The public hearing on these items was **held on July 1, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 321

Application number **C 250086 ZMX (Bally's Ferry Point Map Amendment)** submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a, establishing a C8-4 District, Borough of the Bronx, Community District 10, Council District 13.

L.U. No. 322

Application number **C 250085 MMX (Bally's Ferry Point Map Amendment)** submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 199 for an amendment to the City Map involving: the establishment of Ring Road; the elimination of Park South of Schley Avenue; the adjustments of grades and block dimensions necessitated thereby; and the authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President, Borough of the Bronx, Community District 10, Council District 13.

L.U. No. 323

Application number **C 250093 PPX (Bally's Ferry Point Map Amendment)** submitted by the Department of Citywide Administrative

Services pursuant to Section 197-c of the New York City Charter, for the disposition of property located at Ferry Point Park (Block 5622, p/o Lot 1), Borough of the Bronx, Community District 10, Council District 13.

L.U. No. 326

*The public hearing on these items was **held on July 8, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **D 2550141427 SWM (Mykonian House)** 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 25 East 83rd Street, New York, NY 11385, Borough of Manhattan, Community District 5, Council District 4.

L.U. No. 327

*The public hearing on these items was **held on July 8, 2025 and closed**. It was laid over by the Subcommittee on Zoning and Franchises*

Application number **D 2550072874 SWX (Ajo & Oregano 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 1556 White Plains Road, Bronx, NY 10462, Borough of the Bronx, Community District 9, Council District 18.

COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting on the following matters in the **Council Committee Room, City Hall, New York City, N.Y. 10007** commencing at **11:00 A.M., on Monday, July 14, 2025:**

PRECONSIDERED L.U.

Application No. **G 250078 CCX (Union Avenue Cluster Amendment)** submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law, for approval of an amendment of a Project Summary in connection with the previously-approved Urban Development Action Area Project related to property located at: 993 Union Avenue (Block 2669, Lot 41), 995 Union Avenue (Block 2669, Lot 40), 774 Union Avenue (Block 2676, Lot 36), 1042 Longfellow Avenue (Block 2756, Lot 71), Borough of the Bronx, Community Districts 1, 2, and 3, Council District 17.

PRECONSIDERED L.U.

Application number **N 250305 HIM (Modulightor Building Apartment Duplex)** submitted by the Landmarks Preservation Commission, pursuant to Section 3020 of the New York City Charter and Section 25-303 of the Administrative Code of the City of New York, for the designation of the Modulightor Building Apartment Duplex, located at 246 East 58th Street (Block 1331, Lot 128), as an historic landmark (DL-544/LP-2684), Borough of Manhattan, Community District 6, Council District 4.

L.U.S NOS. 321-323 ARE RELATED

L.U. NO. 321

Application number **C 250086 ZMX (Bally's Ferry Point Map Amendment)** submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a, establishing a C8-4

District, Borough of the Bronx, Community District 10, Council District 13.

L.U. No. 322

Application number **C 250085 MMX (Bally's Ferry Point Map Amendment)** submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 199 for an amendment to the City Map involving: the establishment of Ring Road; the elimination of Park South of Schley Avenue; the adjustments of grades and block dimensions necessitated thereby; and the authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President, Borough of the Bronx, Community District 10, Council District 13.

L.U. No. 323

Application number **C 250093 PPX (Bally's Ferry Point Map Amendment)** submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of property located at Ferry Point Park (Block 5622, p/o Lot 1), Borough of the Bronx, Community District 10, Council District 13.

L.U. No. 326

Application number **D 2550141427 SWM (Mykonian House)** 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 25 East 83rd Street, New York, NY 11385, Borough of Manhattan, Community District 5, Council District 4.

L.U. No. 327

Application number **D 2550072874 SWX (Ajo & Oregano 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 1556 White Plains Road, Bronx, NY 10462, Borough of the Bronx, Community District 9, Council District 18.