



**COUNCIL OF THE CITY OF NEW YORK
CALENDAR - AGENDA
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
AND
THE LAND USE COMMITTEE
FOR THE
HEARING/MEETING OF APRIL 19-20, 2023**

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

KEVIN RILEY, *Chair*, Subcommittee on Zoning and Franchises

FARAH N. LOUIS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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

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If you are a member of the public who wishes to testify via Zoom, please register via the New York City Council Home Page at <https://council.nyc.gov/>, where you can also find links to livestream the hearing and recordings of past hearings. If you wish to testify in person please be aware that in-person attendees will be required to complete a health screening before entering City Hall and must wear a face covering if they are medically able.



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter at **250 Broadway, 14th Floor**, New York City, N.Y. 10007 commencing at **12:00 P.M.**, on **Wednesday, April 19, 2023**:

L.U. Nos. 184 and 185 ARE RELATED

L.U. NO. 184

Application number C 220283 ZMX (**2560 Boston Road Rezoning**) submitted by Boston Road Associates, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4a: changing from an R6 District to an R7-2 District, changing from a C8-1 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of the Bronx, Community District 11, Council District 13.

L.U. NO. 185

Application number N 220284 ZRX (**2560 Boston Road Rezoning**) submitted by Boston Road Associates, 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 the Bronx, Community District 11, Council District 13.

The full zoning text may be viewed at the following website

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. Nos. 186,187 and 188 ARE RELATED

L.U. NO. 186

Application number C 210317 ZMQ (**23-10 Queens Plaza South**) submitted by AAGS 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: by changing from an M1-5/R9 District to an M1-6/R9 District, Borough of Queens, Community District 2, Council District 26.

L.U. NO. 187

Application number N 210318 ZRQ (**23-10 Queens Plaza South**) submitted by AAGS 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 Article XI, Chapter 7 (Special Long Island City Mixed Use District) to add new Area D to the Queens Plaza Subdistrict, Borough of Queens, Community District 2, Council District 26.

The full zoning text may be viewed at the following website
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. NO. 188

Application number C 210319 ZSQ (**23-10 Queens Plaza South**) submitted by AAGS Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 117-533 of the Zoning Resolution to modify the distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), and the street wall location requirements of Section 117-531 (Street wall location), to facilitate a 22-story enlargement of an existing 4-story building on property located at 23-10 Queens Plaza

South (Block 425, Lots 1 & 5), in a proposed M1-6/R9 District within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict), Borough of Queens, Community District 2, Council District 26.

L.U. Nos. 189, 190 and 191 ARE RELATED

L.U. NO.189

Application number C 220470 ZMK (**Paperific Rezoning**) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c: changing from an M2-1 District to an R6B District, changing from an R6 District to a C4-4A District, changing from an M1-2 District to a C4-4A District and changing from an M2-1 District to a C4-4A District, Borough of Brooklyn, Community District 12, Council, District 39.

L.U. NO. 190

Application number N 220471 ZRK (**Paperific Rezoning**) submitted by Stamford LLC and Capri Optics, Inc., 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 12, Council, District 39.

The full zoning text may be viewed at the following website
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. NO. 191

Application number C 220472 ZSK (**Paperific Rezoning**) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201

of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow a portion of the right of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area in connection with a proposed 5-story building on property located at 1463 38th Street (Block 5348, Lots 15, 17, 49 and 54), in a proposed C4-4A District. Borough of Brooklyn, Community District 12, Council District 39.

PRECONSIDERD L.U. Nos. 181 and 182 ARE RELATED

The public hearing on these items was held on March 23, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

PRECONSIDERD L.U. NO.181

Application number C 200232 ZMQ (**25-46 Far Rockaway Blvd Rezoning**) submitted by Queens Realty Holdings of NY LTD, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 31a, by changing an existing R4-1 District to an R6B District, Borough of Queens, Community District 14, Council District 31.

PRECONSIDERD L.U. NO. 182

Application number N 220330 ZRQ (**25-46 Far Rockaway Blvd Rezoning**) submitted by the Queens Realty Holdings of NY LTD, pursuant to Section 201 of the New York City Charter for an amendment to 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 14, Council District 31.

The full zoning text may be viewed at the following website:
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

PRECONSIDERD L.U. NO. 183

The public hearing on these items was held on March 23, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

Application number C 230006 ZMQ (**245-06 South Conduit Avenue Commercial Overlay**) submitted by Tire Heaven, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 19b and 19d, eliminating from within an existing R3-2 District a C1-3 District and establishing within an existing R3-2 District a C2-3 District, Borough of Queens, Community District 13, Council District 31.



**AGENDA
OF THE
LAND USE COMMITTEE**

The Land Use Committee will hold a meeting at **250 Broadway, 14th Floor**, New York City, New York 10007, commencing at **2:00 P.M.**, on **Thursday, April 20, 2023**, to consider items reported out of its subcommittees and conduct such other business as may be necessary.

PRECONSIDERD L.U. Nos. 181 and 182 ARE RELATED

PRECONSIDERD L.U. NO. 181

Application number C 200232 ZMQ (**25-46 Far Rockaway Blvd Rezoning**) submitted by Queens Realty Holdings of NY LTD, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 31a, by changing an existing R4-1 District to an R6B District, Borough of Queens, Community District 14, Council District 31.

PRECONSIDERD L.U. NO. 182

Application number N 220330 ZRQ (**25-46 Far Rockaway Blvd Rezoning**) submitted by the Queens Realty Holdings of NY LTD, pursuant to Section 201 of the New York City Charter for an amendment to 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 14, Council District 31.

The full zoning text may be viewed at the following website:
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

PRECONSIDERD L.U. NO. 183

Application number C 230006 ZMQ (**245-06 South Conduit Avenue Commercial Overlay**) submitted by Tire Heaven, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 19b and 19d, eliminating from within an existing R3-2 District a C1-3 District and establishing within an existing R3-2 District a C2-3 District, Borough of Queens, Community District 13, Council District 31

