



COUNCIL OF THE CITY OF NEW YORK

**CALENDAR
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES**

FOR THE MEETING OF JUNE 5TH, 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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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public meeting on the following matters in the **Council Chambers, City Hall**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Thursday, June 5, 2025**:

PRECONSIDERED L.U.

Application number **G 250076 XAQ (Ocean Crest Article XI)** submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 576-a(2) of the Private Housing Finance Law, for the disposition of city-owned property located at 29-32 Beach Channel Drive (Block 15744, Lot 1), Borough of Brooklyn, Community District 14, Council District 31.

L.U. No. 296

Application number **C 250117 ZSM (One45 for Harlem)** submitted by One45 Lenox 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 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lot 29) in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. NOS. 298 AND 299 ARE RELATED

L.U. No. 298

Application number **C 230064 ZMK (North 7th Street Rezoning)** submitted by Victor Efremenkov, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

L.U. No. 299

Application number **N 230065 ZRK (North 7th Street Rezoning)** submitted by Victor Efremenkov, 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 Brooklyn, Community District 1, Council District 34.

L.U. NOS. 300-302 ARE RELATED

L.U. No. 300

Application number **C 240399 ZMK (109 Marcus Garvey Boulevard LSGD)** submitted by Phoenix Realty Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13b, changing from an R6 District to an R7A District, Borough of Brooklyn, Community District 3, Council District 36.

L.U. No. 301

Application number **N 240398 ZRK (109 Marcus Garvey Boulevard LSGD)** submitted by Phoenix Realty Group, LLC, 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 Brooklyn, Community District 3, Council District 36.

L.U. No. 302

Application number **C 240400 ZSK (109 Marcus Garvey Boulevard LSGD)** submitted by Phoenix Realty Group, 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 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), in connection with a proposed mixed-use development, within a large-scale general development bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue – Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard (Block 1588, Lot 1), in R7A and R7A/C2-4 Districts, Borough of Brooklyn, Community District 3, Council District 36.

L.U. NOS. 287 AND 288 ARE RELATED

L.U. No. 287

Application number **C 240184 ZMK (Grace Houses)** submitted by Grace Housing Development Fund Company, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c, changing from an R5B District to an R6A District, Borough of Brooklyn, Community District 5, Council District 37.

L.U. No. 288

Application number **N 240185 ZRK (Grace Houses)** submitted by Grace Housing Development Fund Company, 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 5, Council District 37.