



**COUNCIL OF THE CITY OF NEW YORK**

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

**FOR THE HEARING OF JULY 1<sup>ST</sup>, 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 Zoning and Franchises public hearing scheduled for 07/01/26 commencing at 11:00 A.M., Hearing Room 1, 250 Broadway, 8<sup>th</sup> Floor*

### **Hearing(s)**

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## **SUBCOMMITTEE ON ZONING AND FRANCHISES**

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in **Hearing Room 1, 250 Broadway, 8<sup>th</sup> Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Wednesday, July 1, 2026:**

### **L.U. NOS. [ ] ARE RELATED**

#### **L.U. No. [ ]**

Application number **C 250248 ZMK (2950 West 24th Street Rezoning)** submitted by Ocean Towers Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, eliminating from within an existing R6 District a C1-2 District, changing from an R6 District to an R7-3 District, and establishing within the proposed R7-3 District a C2-4 District, Borough of Brooklyn, Community District 13, Council District 47.

#### **L.U. No. [ ]**

Application number **N 250249 ZRK (2950 West 24th Street Rezoning)** submitted by Ocean Towers Partners 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 for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 13, Council District 47.

#### **L.U. No. [ ]**

Application number **C 250215 ZSK (2950 West 24th Street Rezoning)** submitted by Ocean Towers Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow, outside the Inner Transit Zone, a reduction of accessory off-street parking spaces required pursuant to Section 25-20 (Required Accessory Off-Street

Parking Spaces), in connection with a proposed mixed-use development on property located at 2950 West 24th Street (Block 7055, Lot 13) within R6, R7-3, and R7-3/C2-4 districts, Borough of Brooklyn, Community District 13, Council District 47.

### **L.U. No. [ ]**

Application number **C 250250 ZSK (2950 West 24th Street Rezoning)** submitted by Ocean Towers Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to permit the distribution of the total allowable floor area under the applicable district regulations of Section 23-22 (Floor Area Regulations for R6 Through R12 Districts) without regard for zoning district boundaries and the location of buildings without regard for the distance between buildings requirements of Section 23-371 (Standard minimum distance between buildings) and the height and setback requirements of Section 23-432 (Height and setback requirements), in connection with a proposed mixed-use development on property located at 2950 West 24th Street (Block 7055, Lot 13) within R6, R7-3, and R7-3/C2-4 districts, Borough of Brooklyn, Community District 13, Council District 47.

### **L.U. NOS. [ ] ARE RELATED**

### **L.U. No. [ ]**

Application number **C 260155 ZMQ (63-02 Fresh Pond Road Rezoning)** submitted by 63-02 Fresh Pond Road Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13d, eliminating from within an existing R5B District a C1-4 District, changing from an R5B District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 5, Council District 30.

**L.U. No. [ ]**

Application number **N 260156 ZRQ (63-02 Fresh Pond Road Rezoning)** submitted by 63-02 Fresh Pond Road 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, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 5, Council District 30.

**L.U. NOS. [ ] ARE RELATED**

**L.U. No. [ ]**

Application number **C 250245 ZMX (1160 Pugsley Avenue Rezoning)** submitted by 1160-1178 Pugsley Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b, changing from an R5 District to an R7A District and establishing within the proposed R7A District a C2-4 District, Borough of the Bronx, Community District 9, Council District 18.

**L.U. No. [ ]**

Application number **N 250246 ZRX (1160 Pugsley Avenue Rezoning)** submitted by 1160-1178 Pugsley Ave 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 for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of the Bronx, Community District 9, Council District 18.

**L.U. NOS. [ ] ARE RELATED**

**L.U. No. [ ]**

Application number **C 260162 ZMK (1166 Bedford Avenue Rezoning)** submitted by Khalifah Residences 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 R6A District to an R7X District,

Borough of Brooklyn, Community District 3, Council District 36.

**L.U. No. [ ]**

Application number **N 260163 ZRK (1166 Bedford Avenue Rezoning)** submitted by Khalifah Residences 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 for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Brooklyn, Community District 3, Council District 36.