



# The New York City Council

City Hall  
New York, NY 10007

## Committee Agenda Committee on Land Use

*Rafael Salamanca, Jr., Chair*

*Members: Shaun Abreu, Joann Ariola, Diana I. Ayala, Selvena N. Brooks-Powers,  
Amanda C. Fariás, Kamillah Hanks, Crystal Hudson,  
Francisco P. Moya, Kevin C. Riley and Pierina Ana Sanchez*

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Wednesday, October 29, 2025

11:45 AM

Committee Room - City Hall

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### [LU 0345-2025](#)

Application number G 250079 NUK (Taylor Wooten Estates) submitted by the New York City Department of Housing Preservation and Development pursuant to Section 694 of the General Municipal Law, requesting amendment of a previously-approved Urban Development Action Area Project (UDAAP) for property located at 984 Lincoln Avenue, 988 Lincoln Avenue, 998 Lincoln Avenue, and 985 Autumn Avenue (Block 4531, Lots, 20, 26, 29, 38), Borough of Brooklyn, Community District 5, Council District 42.

### [LU 0346-2025](#)

Application number G 250080 XAK (Taylor Wooten Estates) submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 577 of Article XI of the Private Housing Finance Law, requesting approval of an exemption from real property taxation for properties located at 956 Lincoln Avenue, 962 Lincoln Avenue, 984 Lincoln Avenue, 988 Lincoln Avenue, 998 Lincoln Avenue, and 985 Autumn Avenue, as well as vacant lots without assigned addresses, constituting Block 4531, Lots, 13, 15, 16, 17, 18, 20, 24, 26, 29, 38, Borough of Brooklyn, Community District 5, Council District 42.

### [LU 0373-2025](#)

Application number C 250176 ZMQ (Long Island City Neighborhood Plan) submitted by NYC Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b: eliminating from within an existing R6A

District a C1-5 District; eliminating from within an existing R7A District a C2-5 District; eliminating a Special Mixed-Use District (MX-9); changing from an M1-3 District to an M1-4A District; changing from an M1-4 District to an M1-4A District; changing from an M1-3 District to an M1-5A District; changing from an M1-4 District to an M1-5A District; changing from an M1-4 District to an M1-6A District; changing from an M1-5 District to an M1-6A District; changing from an M1-4 District to an M1-2A/R6A District; changing from an R6A District to an M1-3A/R7A District; changing from an M1-4 District to an M1-3A/R7A District; changing from an M1-4 District to an M1-3A/R7X District; changing from an R6B District to an M1-4A/R8A District; changing from an M1-4 District to an M1-4A/R8A District; changing from an M1-4/R7A District to an M1-4A/R8A District; changing from an M1-4 District to an M1-5A/R8 District; changing from an M1-4/R6A District to an M1-5A/R8 District; changing from an M1-5/R9 District to an M1-6/R9 District; changing from an M1-5/R9 District to an M1-6/R10 District; changing from an R7A District to an M1-6A/R9 District; changing from an M1-4 District to an M1-6A/R9 District; changing from an M3-1 District to an M1-6A/R9 District; changing from an M1-5 District to an M1-6A/R10 District; and establishing a Special Long Island City District (LIC), Borough of Queens, Community Districts 1 and 2, Council District 26.

[LU 0374-2025](#)

Application number N 250177 ZRQ (Long Island City Neighborhood Plan) submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending the Special Long Island City District (Article XI, Chapter 7), and amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory

Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community Districts 1 and 2, Council District 26.

**[LU 0375-2025](#)**

Application number C 250175 HAQ (Long Island City Neighborhood Plan) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located on a block bounded by Vernon Boulevard, 45th Avenue, 5th Street, and 44th Drive (Block 24, Lot 7), Borough of Queens, Community District 2, Council District 26.

**[LU 0376-2025](#)**

Application number C 250178 PCQ (Long Island City Neighborhood Plan) submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located on the west side of Vernon Boulevard, between 43rd and 44th Avenues (Block 488, p/o Lot 114), Borough of Queens, Community District 2, Council District 26.

**[LU 0377-2025](#)**

Application number C 250179 PPQ (Long Island City Neighborhood Plan) submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located on the east side of Vernon Boulevard, between 44th Drive and 45th Avenue (Block 488, Lots 11 and 15, and Block 489, Lots 1 and 23), Borough of Queens, Community District 2, Council District 26.

**[LU 0378-2025](#)**

Application number C 250180 PPQ (Long Island City Neighborhood Plan) submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property generally bounded by 42nd Road to the north, 24th street to the east, 43rd Avenue to the south and 23rd Street to the west (Block 428, Lots, 12,13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south, and 24th street to the west (Block 429, Lots 13, 15, 29), Borough of Queens, Community District 2, Council District 26.

**[LU 0383-2025](#)**

Application number G 250084 HHX (NYC Health and Hospitals/River Commons (1225 Gerard Avenue)) submitted by the New York City Health and Hospitals Corporation, pursuant to Section 7385(6) of the HHC Enabling Act, seeking authorization to lease a parcel of land measuring approximately 42,000 square feet and currently used as part of the parking lot for the NYC Health+Hospitals/Gotham/Morrisania Diagnostic and Treatment Center, to the River Commons Housing Development Fund Company Inc. as named tenant and River Commons Owners LLC as the beneficial tenant, for property located at 1225 Gerard Avenue (Block 2489, Lot 60), Borough of the Bronx, Community District 4, Council District 16.

**[LU 0384-2025](#)**

Application number C 250207 HAQ (Ikos Senior Living) submitted by the Department of Housing Preservation and Development (HPD), pursuant to Article 16 of the General Municipal Law of New York State for the designation of an Urban Development Action Area and an Urban Development Action Area Project, and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD, for property located at 31-07

31st Street (Block 611, Lot 25), Borough of Queens,  
Community District 1, Council District 22.

**LU 0385-2025**

Application number C 250208 ZMQ (Ikos Senior Living) submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9a: eliminating from within an existing R5 District a C1-2 District; changing from an R5 District to a C4-2A District; and changing from an R5 District to a C4-5 District, Borough of Queens, Community District 1, Council District 22.

**LU 0386-2025**

Application number N 250209 ZRQ (Ikos Senior Living) submitted by the New York City Department of Housing Preservation and Development, 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 1, Council District 22.

**LU 0387-2025**

Application number C 250293 PPX (Kingsbridge Armory Redevelopment) submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10) pursuant to zoning, Borough of the Bronx, Community District 7, Council District 14.

**LU 0388-2025**

Application number C 250294 ZMX (Kingsbridge Armory Redevelopment) submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an

amendment of the Zoning Map, Section No. 3c, changing from a C4-4 District to an M1-4A/R7-2 District and establishing a Special Mixed Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

**[LU 0389-2025](#)**

Application number N 250296 ZRX (Kingsbridge Armory Redevelopment) submitted by NYC Economic Development Corporation and 8th Regiment 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 Article VII, Chapter 4 (Special Permits by the City Planning Commission) and Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District, Borough of the Bronx, Community District 7, Council District 14.

**[LU 0390-2025](#)**

Application number C 250295 ZSX (Kingsbridge Armory Redevelopment) submitted by NYC Economic Development Corporation and 8th Regiment 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 74-195(b) of the Zoning Resolution to allow a public parking garage in connection with a proposed mixed-use development, on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District, within a Special Mixed-Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

**[LU 0391-2025](#)**

Application number C 250292 ZSX (Kingsbridge Armory Redevelopment) submitted by NYC Economic Development Corporation and 8th Regiment 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 74-182(b) of the Zoning Resolution to allow an indoor area within 200 feet of a Residence District, and in conjunction therewith, to modify the

sign regulations of Sections 123-40 and 32-60, in connection with a proposed mixed-use development on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District, within a Special Mixed-Use District (MX-30), Borough of the Bronx, Community District 7, Council District 14.

**[LU 0392-2025](#)**

Application number C 250224 MMQ (Long Island City Neighborhood Rezoning - Mapping) submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code, for an amendment to the City Map involving: the elimination, discontinuance and closing of portions of 44th Drive between Vernon Boulevard and the East River; the widening of 45th Avenue between Vernon Boulevard and 5th Street; the elimination, discontinuance, and closing of 44th Drive between 5th Street and the East River; the elimination, discontinuance, and closing of 44th Road between Vernon Boulevard and the East River; the elimination, discontinuance, and closing of a portion of 44th Avenue between Vernon Boulevard and the East River; the establishment of 5th Street between 44th Drive and 44th Avenue; the establishment of a portion of 44th Avenue between Vernon Boulevard and 5th Street; the establishment of 44th Road between Vernon Boulevard and 5th Street; and the adjustment of grades and block dimensions necessitated thereby; and the authorization for any acquisition or disposition of real property related thereto, in accordance with Maps Nos. 5049, 5050, 5051, and 5052 dated April 18, 2025 and revised June 12, 2025, and Maps Nos. 5053 and 5054 dated April 18, 2025, and signed by the Borough President, Borough of Queens, Community District 2, Council District 26.

**[LU 0397-2025](#)**

Application number C 250064 ZMK (74 Bogart Street

Rezoning) submitted by 74 Bogart, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, changing from an M1-2 District to an M1-4A District, Borough of Brooklyn, Community District 1, Council District 34.

**LU 0398-2025**

Application number C 250044 ZMQ (78-01 Queens Boulevard Rezoning) submitted by 7801 Queens Holding LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c, changing from an M1-1 District to an R7X District and establishing within the proposed R7X District a C2-4 District, Borough of Queens, Community District 4, Council District 25.

**LU 0399-2025**

Application number N 250045 ZRQ (78-01 Queens Boulevard Rezoning) submitted by the 7801 Queens 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, amending APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 4, Council District 25.

**LU 0400-2025**

Application number C 250276 ZSK (Domino Site B) submitted by Domino A Partners LLC and Domino B Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Sections 74-743(a)(2) and 74-743(a)(14) of the Zoning Resolution to modify the location of buildings without regard for the regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), and the requirements of Section 23-62 (Balconies), and to apply the provisions of Section 23-23 to allow floor area exemptions in buildings

existing on December 5, 2024 within the large-scale general development for use in a proposed new building (Building B) within the same large-scale development, in connection with a mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, 1201 and 1202, and Block 2428, Lots 1101-1105), in R6/C2-4, R8/C2-4, and C6-2 Districts, Borough of Brooklyn, Community District 1, Council District 33.

**LU 0401-2025**

Application number C 250278 ZSK (Domino Site B) submitted by Domino A Partners LLC and Domino B Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to Section 74-745(b) of the Zoning Resolution to waive the requirements for loading berth for retail or services uses, and where no single establishment exceeds 8,500 square feet for a zoning lot, in connection with property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, 1201 and 1202, and Block 2428, Lots 1101-1105), in R6/C2-4, R8/C2-4, and C6-2 Districts, Borough of Brooklyn, Community District 1, Council District 33.

**LU 0402-2025**

Application number N 250275 ZRK (Domino Site B) submitted by Domino A Partners LLC and Domino B 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 Article VII, Chapter 4 (Special Permits by the City Planning Commission) to modify the applicability of ZR Section 23-23 and related modifications, Borough of Brooklyn, Community District 1, Council District 33.

**[LU 0403-2025](#)**

Application number D 2541628216 SWK (Ovi's Place) 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 2925 Avenue H, Borough of Brooklyn, Community District 14, Council District 45.