



# **COUNCIL OF THE CITY OF NEW YORK**

## **CALENDAR/AGENDA**

**OF THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**AND THE**

**COMMITTEE ON LAND USE**

**FOR THE MEETING OF SEPTEMBER 10<sup>TH</sup>, 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>**

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### **Votes(s)**

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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 **10:30 A.M.**, on **Wednesday, September 10, 2025**:

### **PRECONSIDERED L.U.**

Application number **G 250081 CCQ (Ocean Crest Article XI Technical Correction)** submitted by the New York City Department of Housing Preservation requesting a technical amendment to Council Resolution 950 for the year 2025 related to an Article XI tax exemption pursuant to Section 577 of the Private Housing Finance Law, and related to the Ocean Crest development located at Block 15744, Lot 17, Borough of Queens, Community District 14, Council District 31.

### **L.U.S NOS. 347 AND 348 ARE RELATED**

*The public hearing on these items was **held on August 20, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

#### **L.U. No. 347**

Application number **C 240252 ZMK (1946 East 7<sup>th</sup> Street Rezoning)** submitted by Ahi Ezer Expansion Fund Inc, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c: changing from an R5 District to an R6A District and changing from an R5 District to an R7A District, Borough of Brooklyn, Community District 15, Council District 44.

#### **L.U. No. 348**

Application number **N 240253 ZRK (1946 East 7<sup>th</sup> Street Rezoning)** submitted by Ahi Ezer Expansion Fund Inc, 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 XI, Chapter 3 (Special Ocean Parkway District) and APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 15, Council District 44.

### **L.U.S NOS. 349 AND 350 ARE RELATED**

*The public hearing on these items was **held on August 20, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

#### **L.U. No. 349**

Application number **C 240278 ZMX (5602-5604 Broadway Rezoning)** submitted by Riverdale Garage Corp., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d: changing from an M1-1 District to an R7-3 District and establishing within the proposed R7-3 District a C2-3 District, Borough of the Bronx, Community District 8, Council District 11.

#### **L.U. No. 350**

Application number **N 240279 ZRX (5602-5604 Broadway Rezoning)** submitted by Riverdale Garage Corp., 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 (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 8, Council District 11.

## **L.U.S NOS. 353-356 ARE RELATED**

*The public hearing on these items was **held on August 20, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

### **L.U. No. 353**

Application number **C 240248 ZSM (515 7<sup>th</sup> Avenue)** submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-851 of the Zoning Resolution to allow a floor area bonus for a covered pedestrian space not to exceed the amount permitted pursuant to Section 121-31 by more than 20 percent in connection with a proposed commercial building, on property located at 515 7<sup>th</sup> Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

### **L.U. No. 354**

Application number **C 240249 ZSM (515 7<sup>th</sup> Avenue)** submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 121-71 of the Zoning Resolution to modify the requirements of Sections 121-32 (Height of Street Walls and Maximum Building Height Area Within Subdistricts A-1 and A-3) and 43-351 (Towers on small lots) in connection with a proposed commercial building, on property located at 515 7<sup>th</sup> Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

### **L.U. No. 355**

Application number **C 240246 ZSM (515 7<sup>th</sup> Avenue)** submitted by 515 Seventh Avenue Realty, LP, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to

Section 74-153 of the Zoning Resolution to allow a transient hotel (Use Group V) on portions of the ground floor and the 12<sup>th</sup> through 36<sup>th</sup> floors of a proposed commercial building, on property located at 515 7<sup>th</sup> Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

### **L.U. No. 356**

Application number **N 240247 ZRM (515 7<sup>th</sup> Avenue)** submitted by 515 Seventh Avenue Realty, LP, 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 I, Chapter 2 (Construction of Language and Definitions) and Article XII, Chapter 1 (Special Garment Center District) to facilitate the development of a proposed commercial building within the Special Garment Center District (Subdistrict A-3), Borough of Manhattan, Community District 5, Council District 3.

### **L.U. No. 359**

*The public hearing on this item was **held on August 20, 2025 and closed**.*

*It was laid over by the Subcommittee on Zoning and Franchises.*

Application number **D 2550082809 SWQ (Cozy Corner Bar)** 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 60-01 70th Avenue, Ridgewood, NY 11385, Borough of Queens, Community District 5, Council District 30.

## **COMMITTEE ON LAND USE**

The Committee on Land Use will hold a public meeting on the following matters in the **Council Chambers, City Hall**, New York City, N.Y. 10007 commencing at **10:45 A.M.**, on **Wednesday, September 10, 2025**:

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