



The New York City Council

City Hall
New York, NY 10007

Committee Agenda

Subcommittee on Zoning and Franchises

Kevin C. Riley, Chair

*Members: Shaun Abreu, David M. Carr, Kamillah Hanks,
Francisco P. Moya, Yusef Salaam and Lynn C. Schulman*

Wednesday, September 10, 2025

10:30 AM

Council Chambers - City Hall

[LU 0347-2025](#)

Application number C 240252 ZMK (1946 East 7th 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.

[LU 0348-2025](#)

Application number N 240253 ZRK (1946 East 7th 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.

[LU 0349-2025](#)

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.

[LU 0350-2025](#)

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.

LU 0353-2025

Application number C 240248 ZSM (515 7th 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 7th 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.

LU 0355-2025

Application number C 240246 ZSM (515 7th 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 12th through 36th floors of a proposed commercial building, on property located at 515 7th 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.

LU 0359-2025

Application number D 2550082809 SWQ (Cozy Corner) 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.

T2025-4055

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.

Preconsidered