



**COUNCIL OF THE CITY OF NEW YORK**

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

**FOR THE HEARING OF FEBRUARY 3<sup>RD</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 and Dispositions**

**<http://legistar.council.nyc.gov/Calendar.aspx>**

For questions about accessibility or to request additional accommodations please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov) or [nbenjamin@council.nyc.gov](mailto:nbenjamin@council.nyc.gov) or (212) 788-6936 at least three (3) business days before the hearing.

## Table of Contents

*\*All items may be subject to layover*

**Item No.** **Page**

***Subcommittee on Zoning and Franchises public hearing scheduled for 02/03/26 commencing at 11:00 A.M., Hearing Room 1, 250 Broadway, 8<sup>th</sup> Floor***

### **Hearing(s)**

1. <a href="#">1417 Avenue U Rezoning (L.U. Nos. 17-19)</a> .....	3
2. <a href="#">217-14 24<sup>th</sup> Avenue (L.U. Nos. 20-21)</a> .....	4
3. <a href="#">63-12 Broadway Rezoning (L.U. Nos. 22-23)</a> .....	4
4. <a href="#">78-08 Linden Boulevard Rezoning (L.U. Nos. 24-26)</a> .....	5
5. <a href="#">247-56 90<sup>th</sup> Avenue Rezoning (L.U. No. 27)</a> .....	6
6. <a href="#">14-10 Beach Channel Drive (L.U. Nos. 28-29)</a> .....	6
7. <a href="#">Ethyl’s Food &amp; Alcohol Sidewalk Cafe Revocable Consent (L.U. No. 30)</a> .....	6
8. <a href="#">33-01 11th Street Rezoning (L.U. Nos. 33-34)</a> .....	7

## **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 **Tuesday, February 3, 2026**:

### **L.U. NOS. 17-19 ARE RELATED**

#### **L.U. No. 17**

Application number **C 250332 ZMK (1417 Avenue U Rezoning)** submitted by 1417 Avenue U Holding LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 28c and 29a, eliminating from within an R5 District a C1-3 District, changing from an R5 District to an R7A District, and establishing within the proposed R7A District a C2-4 District, Borough of Brooklyn, Community District 15, Council District 48.

#### **L.U. No. 18**

Application number **N 250333 ZRK (1417 Avenue U Rezoning)** submitted by 1417 Avenue U 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, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 15, Council District 48.

#### **L.U. No. 19**

Application number **M 250334A LDK (1417 Avenue U Rezoning)** submitted by 1417 Avenue U Holding LLC, for the cancellation of Restrictive Declaration D-48 pursuant to Section 5 of said Restrictive Declaration, Borough of Brooklyn, Community District 15, Council District 48.

## **L.U. NOS. 20 AND 21 ARE RELATED**

### **L.U. No. 20**

Application number **C 240297 ZMQ (217-14 24<sup>th</sup> Avenue Rezoning)** submitted by BMBT LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a, changing from an R1-2 District to an R6 District, Borough of Queens, Community District 11, Council District 19.

### **L.U. No. 21**

Application number **N 240298 ZRQ (217-14 24<sup>th</sup> Avenue Rezoning)** submitted by BMBT LLC, 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 Queens, Community District 11, Council District 19.

## **L.U. NOS. 22 AND 23 ARE RELATED**

### **L.U. No. 22**

Application number **C 250268 ZMQ (63-12 Broadway Rezoning)** submitted by Broadway Realty LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, eliminating from within an R5 District a C2-2 District, changing from an R5 District to an R7A District, establishing within an existing R5 District a C2-4 District, and establishing within a proposed R7A District a C2-4 District, Borough of Queens, Community District 2, Council District 26.

### **L.U. No. 23**

Application number **N 250269 ZRQ (63-12 Broadway Rezoning)** submitted by Broadway 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, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Queens, Community District 2, Council District 26.

## **L.U. NOS. 24-26 ARE RELATED**

### **L.U. No. 24**

Application number **C 240145 ZMQ (78-08 Linden Boulevard Rezoning)** submitted by Linden Canyon LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, eliminating from within an existing R4 District a C1-2 District, changing from an R4 District to an R6A District, changing from an R4 District to an R7D District, and establishing within the proposed R7D District a C2-4 District, Borough of Queens, Community District 10, Council District 32.

### **L.U. No. 25**

Application number **N 240146 ZRQ (78-08 Linden Boulevard Rezoning)** submitted by Linden Canyon LLC, 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 Queens, Community District 10, Council District 32.

### **L.U. No. 26**

Application number **N 240147 LDQ (78-08 Linden Boulevard Rezoning)** submitted by Linden Canyon LLC, for the cancellation of Restrictive Declaration D-19 pursuant to Section 8 of said Restrictive Declaration, Borough of Queens, Community District 10, Council District 32.

## **L.U. No. 27**

Application number **C 250252 ZMQ (247-56 90<sup>th</sup> Ave Rezoning)** submitted by Philip Mathai, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15c, changing from an R4-1 District to an R4 District, Borough of Queens, Community District 13, Council District 23.

## **L.U. NOS. 28 AND 29 ARE RELATED**

### **L.U. No. 28**

Application number **C 240079 ZMQ (14-10 Beach Channel Drive Rezoning)** submitted by 14-10 Beach LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 25b, changing from an R5 District to an R6A district and establishing within the proposed R6A District a C2-4 District, Borough of Queens, Community District 14, Council District 31.

### **L.U. No. 29**

Application number **N 240080 ZRQ (14-10 Beach Channel Drive Rezoning)** submitted by 14-10 Beach LLC, 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 Queens, Community District 14, Council District 31.

## **L.U. No. 30**

Application number **D 2550015858 SWM (Ethyl's Alcohol & Food)** 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 1692 Second Avenue, New York, NY 10028, Borough of Manhattan, Community District 8, Council District 5.

## **L.U. NOS. 33 AND 34 ARE RELATED**

### **L.U. No. 33**

Application number **C 240334 ZMQ (33-01 11<sup>th</sup> Street Rezoning)** submitted by Catholic Medical Mission Board, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, changing from an R5 District to an M1-4/R7A District, and establishing a Special Mixed Use District (MX-23), Borough of Queens, Community District 1, Council District 22.

### **L.U. No. 34**

Application number **N 240335 ZRQ (33-01 11<sup>th</sup> Street Rezoning)** submitted by Catholic Medical Mission Board, 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 Queens, Community District 1, Council District 22.