



COUNCIL OF THE CITY OF NEW YORK

CALENDAR/AGENDA

OF THE

**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND
DISPOSITIONS,**

**THE SUBCOMMITTEE ON ZONING AND FRANCHISES
AND THE**

COMMITTEE ON LAND USE

FOR THE MEETINGS OF JUNE 26TH, 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

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Table of Contents
**All items may be subject to layover*

<u>Item No.</u>	<u>Page</u>
<i><u>Subcommittee on Landmarks, Public Sitings, and Dispositions public meeting scheduled for 06/26/25 commencing at 10:00 A.M., Council Committee Room, City Hall</u></i>	

Hearing(s)

1. <u>Halletts Point 547- to 754-Seat Primary/Intermediate School Facility SCA Siting (Pre. L.U.)</u>	3
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Vote(s)

1. <u>Carmen Villegas Apartments – Senior Housing (L.U. Nos. 313-316)</u>	3
2. <u>Halletts Point 547- to 754-Seat Primary/Intermediate School Facility SCA Siting (Pre. L.U.)</u>	3

Subcommittee on Zoning and Franchises public meeting scheduled for 06/26/25 commencing at 11:00 A.M., Council Committee Room, City Hall

Vote(s)

1. <u>One45 (L.U. Nos. 294-296)</u>	5
2. <u>The Coney Development (L.U. No. 297)</u>	6
3. <u>North 7 Street Rezoning (L.U. Nos. 298-299)</u>	6
4. <u>Marcus Garvey Boulevard LSGD (L.U. Nos. 300-302)</u>	7

Committee on Land Use public meeting scheduled for 06/26/25 commencing at 11:30 A.M., Council Committee Room, City Hall

Vote(s)

1. <u>Halletts Point 547- to 754-Seat Primary/Intermediate School Facility SCA Siting (Pre. L.U.)</u>	9
2. <u>One45 (L.U. Nos. 294-296)</u>	9
3. <u>The Coney Development (L.U. No. 297)</u>	10
4. <u>North 7 Street Rezoning (L.U. Nos. 298-299)</u>	10
5. <u>Marcus Garvey Boulevard LSGD (L.U. Nos. 300-302)</u>	11
6. <u>Carmen Villegas Apartments – Senior Housing (L.U. Nos. 313-316)</u>	12

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITINGS, AND DISPOSITIONS

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing on the following matters in the **Council Committee Room, City Hall**, New York City, N.Y. 10007 commencing at **10:00 A.M.**, on **Thursday, June 26, 2025**:

PRECONSIDERED L.U.

Application number **G 250077 SCQ (547- to 754-Seat Primary/Intermediate School Facility SCA Siting)** pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, 547- to 754-seat primary/intermediate school facility, located in Halletts Point, south of Astoria Boulevard and east of Halletts Point Playground (Block 490, Lot 102), Borough of Queens, Community District 1, Council District 22, Community School District 30.

L.U. NOS. 313-316 ARE RELATED

*The public hearing on these items was **held on June 12, 2025 and closed**.
It was laid over by the Subcommittee on Landmarks, Public Sitings, and
Dispositions.*

L.U. No. 313

Application number **N 250147 ZRM (Carmen Villegas Apartments – Senior Housing)** submitted by NYC Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11, Council District 8.

L.U. No. 314

Application number **C 250148 ZMM (Carmen Villegas Apartments – Senior Housing)** submitted by NYC Department of Housing Preservation and Development, Ascendant Development Corporation, Urban Builders Collaborative, and Xylem Projects pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, changing from an R7-2 District to an R9-1 District and changing from an R7B District to an R9-1 District, Borough of Manhattan, Community District 11, Council District 8.

L.U. No. 315

Application number **C 250149 PPM (Carmen Villegas Apartments – Senior Housing)** submitted by NYC Department of Housing Preservation and Development, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at East 110th Street (Block 1638, p/o Lot 1), Borough of Manhattan, Community District 11, Council District 8.

L.U. No. 316

Application number **C 250150 PQM (Carmen Villegas Apartments – Senior Housing)** submitted by NYC Department of Housing Preservation and Development, pursuant to Section 197-c of New York City Charter, for the acquisition of one city-owned property located at East 110th Street (Block 1638, p/o Lot 1), Borough of Manhattan, Community District 11, Council District 8.

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public meeting on the following matters in the **Council Committee Room, City Hall, New York City, N.Y. 10007** commencing at **11:00 A.M., on Thursday, June 26, 2025:**

L.U. NOS. 294-296 ARE RELATED

*The public hearing on mandatory items (L.U. Nos. 294-295) was **held on May 20, 2025 and closed.** The public hearing on discretionary items (L.U. No. 296) was **held on June 5, 2025 and closed.** Both were laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 294

Application number **C 250115 ZMM (One45 For Harlem)** submitted by One45 Lenox LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, eliminating from an existing R7-2 District a C1-4 District, changing from an R7-2 district to a C4-6 District, and changing from a C8-3 District to a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. 295

Application number **N 250116 ZRM (One45 Harlem)** submitted by One45 Lenox LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. 296

Application number **C 250117 ZSM (One45 for Harlem)** submitted by One45 Lenox LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-

743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lot 29) in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

L.U. No. 297

*The public hearing on this item was **held on June 12, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

Application No. **C 250108 MMK (The Coney Development)** submitted by TG Coney Island Entertainment Holdco LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving: the elimination, discontinuance and closing of Bowery between Stillwell Avenue and West 12th Street; the establishment of new grades on a portion of Stillwell Avenue between Surf Avenue and Wonder Wheel Way; the elimination, discontinuance, and closing of a volume within Stillwell Avenue between Bowery and Wonder Wheel Way; the elimination, discontinuance, and closing of a volume within West 12th Street between Surf Avenue and Bowery; the modification of block dimensions and grades necessitated thereby; and authorization for any acquisition or disposition of real property related thereto, in accordance with Maps Nos. X-2775 and X-2776 dated December 16, 2024 and signed by the Borough President, Borough of Brooklyn, Community District 13, Council District 47.

L.U. NOS. 298 AND 299 ARE RELATED

*The public hearing on these items was **held on June 5, 2025 and closed.** It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 298

Application number **C 230064 ZMK (North 7th Street Rezoning)** submitted by Victor Efremkov, pursuant to Sections 197-c and 201 of

the New York City Charter for the amendment of the Zoning Map, Section No. 12c, changing from an R6B District to an R6A District, and establishing within the proposed R6A District a C2-4 District, Borough of Brooklyn, Community District 1, Council District 34.

L.U. No. 299

Application number **N 230065 ZRK (North 7th Street Rezoning)** submitted by Victor Efremenkov, pursuant to Section 201 of the New York City Charter for an amendment to 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 1, Council District 34.

L.U. NOS. 300-302 ARE RELATED

*The public hearing on these items was held on June 5, 2025 and closed.
It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. No. 300

Application number **C 240399 ZMK (109 Marcus Garvey Boulevard LSGD)** submitted by Phoenix Realty Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13b, changing from an R6 District to an R7A District, Borough of Brooklyn, Community District 3, Council District 36.

L.U. No. 301

Application number **N 240398 ZRK (109 Marcus Garvey Boulevard LSGD)** submitted by Phoenix Realty Group, LLC, pursuant to Section 201 of the New York City Charter for an amendment to 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 3, Council District 36.

L.U. No. 302

Application number **C 240400 ZSK (109 Marcus Garvey Boulevard**

LSGD) submitted by Phoenix Realty Group, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), in connection with a proposed mixed-use development, within a large-scale general development bounded by Vernon Avenue, a line 100 feet westerly of Lewis Avenue – Dr. Sandy F. Ray Boulevard, Willoughby Avenue, and Marcus Garvey Boulevard (Block 1588, Lot 1), in R7A and R7A/C2-4 Districts, Borough of Brooklyn, Community District 3, Council District 36.

COMMITTEE ON LAND USE

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PRECONSIDERED L.U.

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L.U. No. 295

Application number **N 250116 ZRM (One45 for Harlem)** submitted by One45 Lenox LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 10, Council District 9.

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Application number **C 250117 ZSM (One45 for Harlem)** submitted by One45 Lenox LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, and a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lot 29) in a C4-6 District, Borough of Manhattan, Community District 10, Council District 9.

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L.U. No. 299

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L.U. NOS. 300-302 ARE RELATED

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L.U. No. 316

Application number **C 250150 PQM (Carmen Villegas Apartments – Senior Housing)** submitted by NYC Department of Housing Preservation and Development, pursuant to Section 197-c of New York City Charter, for the acquisition of one city-owned property located at East 110th Street (Block 1638, p/o Lot 1), Borough of Manhattan, Community District 11, Council District 8.