The New York City Council

City Hall
New York, NY 10007

Committee Agenda

Subcommittee on Zoning and Franchises

Farah N. Louis, Chair
Members: David M. Carr, Elsie Encarnación, Amanda C. Farías, Simcha Felder, Yusef Salaam, Justin E. Sanchez, Lynn C. Schulman and Shanel Thomas-Henry

Thursday, September 24, 2026 | **11:30 AM** | **250 Broadway - 8th Floor - Hearing Room 3**

LU 0123-2026 Application number C 260171 ZMQ (158-06 Northern Boulevard Rezoning) submitted by Northern 158 Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10c: eliminating from within an existing R5B District a C1-2 District; changing from an R2 District to an R7A District; changing from an R5B District to an R7A District; and establishing within the proposed R7A District a C2-4 District, Borough of Queens, Community District 7, Council District 20.

LU 0124-2026 Application number N 260172 ZRQ (158-06 Northern Boulevard Rezoning) submitted by Northern 158 Holdings 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 for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 7, Council District 20.

LU 0127-2026 Application number C 250125 ZMQ (21-31 46th Ave Rezoning) submitted by 21-31 Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, changing from an M1-4/R6B District to an R7X District and establishing within the proposed R7X District a C2-5 District, Borough of Queens, Community District 2, Council District 26.

LU 0128-2026 Application number N 250126 ZRQ (21-31 46th Ave

Rezoning) submitted by 21-31 Holdings 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 for the purpose of establishing a Mandatory Inclusionary Housing Area, Borough of Queens, Community District 2, Council District 26.

LU 0141-2026 Application number D 2550162086 SWQ (Cali Tajadas Bakery & Restaurant) 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 45-18 104th Street, Corona, NY 11368, Borough of Queens, Community District 4, Council District 21.