COUNCIL OF THE CITY OF NEW YORK

CALENDAR/AGENDA
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
AND THE
COMMITTEE ON LAND USE

FOR THE MEETINGS OF OCTOBER 6TH, 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, Resiliency, and Dispositions

http://legistar.council.nyc.gov/Calendar.aspx

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SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing/meeting on the following matters in **Hearing Room 3, 250 Broadway, 8th Floor,** New York City, N.Y. 10007 commencing at **11:00 A.M.,** on **Tuesday, October 6, 2026:**

PRECONSIDERED L.U.S ARE RELATED

PRE. L.U.

Application number **C 260234 ZMQ (108-05 68th Road Rezoning)** submitted by All My Children Daycare and Nursery School, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R7A District, Borough of Queens, Community District 6, Council District 29.

PRE. L.U.

Application number **N 260235 ZRQ (108-05 68th Road Rezoning)** submitted by All My Children Daycare and Nursery School, 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 6, Council District 29.

PRECONSIDERED L.U.S ARE RELATED

PRE. L.U.

Application number **C 260184 ZMQ (100-12 Queens Boulevard Rezoning)** submitted by 100 Queens Blvd Co. LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a: eliminating from within an existing R4B District a C1-2 District; eliminating from within an existing R7-1 District a C1-2 District; changing from an R7-1 District to an R9X District;

establishing within an existing R7-1 District a C2-4 District; and establishing within the proposed R9X District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

PRE. L.U.

Application number **N 260185 ZRQ (100-12 Queens Boulevard Rezoning)** submitted by 100 Queens Blvd Co. 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 6, Council District 29.

PRECONSIDERED L.U.

Application number **N 260362 ZRR (South Richmond Designated Open Space Amendment)** submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending the Open Space provisions of Article X, Chapter 7 (Special South Richmond Development District), Borough of Staten Island, Community District 3, Council District 51.

L.U. NOS. 131 AND 132 ARE RELATED

*The public hearing on these items was **held on September 9, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. NO. 131

Application number **C 260238 ZMK (Fort Hamilton Mews Rezoning)** submitted by 9305 5th Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b: eliminating from within an R6B District a C2-3 District; changing from an R5B District to an R7X District; changing from an R6B District to an R7X District; and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 10, Council District 47.

L.U. NO. 132

Application number **N 260239 ZRK (Fort Hamilton Mews Rezoning)** submitted by 9305 5th Ave 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 Brooklyn, Community District 10, Council District 47.

L.U. NOS. 133 AND 134 ARE RELATED

*The public hearing on these items was **held on September 9, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. NO. 133

Application number **C 240218 ZMK (Park Avenue Brooklyn Rezoning)** submitted by Park Avenue Rezoning Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12d & 13b: changing from an M1-1 District to an M1-4/R6-1 District; changing from an M1-2 District to an M1-4/R6-1 District; changing from an M1-1 District to an M1-4/R7D District; changing from an M1-2 District to an M1-4/R7D District; and establishing a Special Mixed Use District (MX-4), Borough of Brooklyn, Community District 3, Council District 33.

L.U. NO. 134

Application number **N 240219 ZRK (Park Avenue Brooklyn Rezoning)** submitted by Park Avenue Rezoning Partners 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 Brooklyn, Community District 3, Council District 33.

L.U. NOS. 135 AND 136 ARE RELATED

*The public hearing on these items was **held on September 9, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. NO. 135

Application number **C 240206 ZMX (Sojourner Truth – Mapes Rezoning)** submitted by 2136 Crotona Parkway Housing Development Fund Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d: eliminating from within an R7-1 District a C1-4 District; changing from an R7-1 District to an R8 District; and establishing within a proposed R8 District a C2-4 District, Borough of the Bronx, Community District 6, Council District 15.

L.U. NO. 136

Application number **N 240207 ZRX (Sojourner Truth – Mapes Rezoning)** submitted by 2136 Crotona Parkway Housing Development Fund Corporation, 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 the Bronx, Community District 6, Council District 15.

L.U. NOS. 137 AND 138 ARE RELATED

*The public hearing on these items was **held on September 9, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. NO. 137

Application number **C 260186 ZMQ (69-67 108th Street Rezoning)** submitted by 108 St., LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

L.U. NO. 138

Application number **N 260187 ZRQ (69-67 108th Street Rezoning)** submitted by 108 St., 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 6, Council District 29.

L.U. NOS. 139 AND 140 ARE RELATED

*The public hearing on these items was **held on September 9, 2026 and closed**. It was laid over by the Subcommittee on Zoning and Franchises.*

L.U. NO. 139

Application number **C 260087 ZMK (289 Kent Avenue Rezoning)** submitted by Web Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M3-1 District to an M1-3A/R7X District; changing from an M3-1 District to an M1-2A District; and establishing a Special Mixed Use District (MX-8), Borough of Brooklyn, Community District 1, Council District 33.

L.U. NO. 140

Application number **N 260088 ZRK (289 Kent Avenue Rezoning)** submitted by Web 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 Brooklyn, Community District 1, Council District 33.

COMMITTEE ON LAND USE

The Committee on Land Use will hold a public meeting on the following matters in **Hearing Room 3, 250 Broadway, 8th Floor,** New York City, N.Y. 10007 commencing at **1:00 P.M.,** on **Tuesday, October 6, 2026:**

L.U. NOS. 131 AND 132 ARE RELATED

L.U. NO. 131

Application number **C 260238 ZMK (Fort Hamilton Mews Rezoning)** submitted by 9305 5th Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b: eliminating from within an R6B District a C2-3 District; changing from an R5B District to an R7X District; changing from an R6B District to an R7X District; and establishing within the proposed R7X District a C2-4 District, Borough of Brooklyn, Community District 10, Council District 47.

L.U. NO. 132

Application number **N 260239 ZRK (Fort Hamilton Mews Rezoning)** submitted by 9305 5th Ave 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 Brooklyn, Community District 10, Council District 47.

L.U. NOS. 133 AND 134 ARE RELATED

L.U. NO. 133

Application number **C 240218 ZMK (Park Avenue Brooklyn Rezoning)** submitted by Park Avenue Rezoning Partners LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12d & 13b: changing from an M1-1 District to an M1-4/R6-1 District; changing from an M1-2 District to an M1-4/R6-1 District; changing from an M1-1 District to an M1-4/R7D District; changing from an M1-2 District to an M1-4/R7D

District; and establishing a Special Mixed Use District (MX-4), Borough of Brooklyn, Community District 3, Council District 33.

L.U. NO. 134

Application number **N 240219 ZRK (Park Avenue Brooklyn Rezoning)** submitted by Park Avenue Rezoning Partners 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 Brooklyn, Community District 3, Council District 33.

L.U. NOS. 135 AND 136 ARE RELATED

L.U. NO. 135

Application number **C 240206 ZMX (Sojourner Truth – Mapes Rezoning)** submitted by 2136 Crotona Parkway Housing Development Fund Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d: eliminating from within an R7-1 District a C1-4 District; changing from an R7-1 District to an R8 District; and establishing within a proposed R8 District a C2-4 District, Borough of the Bronx, Community District 6, Council District 15.

L.U. NO. 136

Application number **N 240207 ZRX (Sojourner Truth – Mapes Rezoning)** submitted by 2136 Crotona Parkway Housing Development Fund Corporation, 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 the Bronx, Community District 6, Council District 15.

L.U. NOS. 137 AND 138 ARE RELATED

L.U. NO. 137

Application number **C 260186 ZMQ (69-67 108th Street Rezoning)** submitted by 108 St., LLC, pursuant to Sections 197-c and 201 of the New

York City Charter for an amendment of the Zoning Map, Section No. 14a, changing from an R1-2A District to an R7D District and establishing within the proposed R7D District a C2-4 District, Borough of Queens, Community District 6, Council District 29.

L.U. NO. 138

Application number **N 260187 ZRQ (69-67 108th Street Rezoning)** submitted by 108 St., 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 6, Council District 29.

L.U. NOS. 139 AND 140 ARE RELATED

L.U. NO. 139

Application number **C 260087 ZMK (289 Kent Avenue Rezoning)** submitted by Web Holdings LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d: changing from an M3-1 District to an M1-3A/R7X District; changing from an M3-1 District to an M1-2A District; and establishing a Special Mixed Use District (MX-8), Borough of Brooklyn, Community District 1, Council District 33.

L.U. NO. 140

Application number **N 260088 ZRK (289 Kent Avenue Rezoning)** submitted by Web 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 Brooklyn, Community District 1, Council District 33.