



**COUNCIL OF THE CITY OF NEW YORK
CALENDAR
OF THE
SUBCOMMITTEE ON ZONING AND FRANCHISES
FOR THE
HEARING/MEETING OF May 2nd**

RAFAEL SALAMANCA, JR., *Chair*, Land Use Committee

KEVIN RILEY, *Chair*, Subcommittee on Zoning and Franchises

FARAH N. LOUIS, *Chair*, Subcommittee on Landmarks, Public Sitings
and Dispositions

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

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Table of Contents

**All items may be subject to layover*

<u>Item No.</u>	<u>Page</u>
<i>Subcommittee on Zoning and Franchises public hearing/meeting scheduled for <u>05/02/23</u> commencing at <u>11:00 A.M., 250 Broadway, 14th Floor</u></i>	
<u>Hearing</u>	
1. 26-50 Brooklyn Queens Expressway West Rezoning (Pre L.U.)...	3
2. 61-10 Queens Blvd. Rezoning (Pre L.U.).....	3
3. 141-05 109th Ave. Rezoning (Pre L.U.).....	4
4. Coordinated Street Furniture Franchise Extension and Amendment Authorizing Resolution.....	4
<u>Vote</u>	
1. 2560 Boston Road Rezoning (L.U. Nos. 184 and 185).....	5
2. 23-10 Queens Plaza South (L.U. Nos. 186, 187 and 188).....	6-7
3. Paperific Rezoning (L.U. No. 189, 190 and 191).....	7-8



SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter at **250 Broadway, 14th Floor**, New York City, N.Y. 10007 commencing at **11:00 A.M.**, on **Tuesday, May 2, 2023**:

PRECONSIDERD L.U. NO

Application number C 210283 ZMQ (**26-50 Brooklyn Queens Expressway West Rezoning**) submitted by 2650 BQE LOR LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9c, changing from an M1-1 District to an M1-2 District property bounded by a line 400 feet northerly of 27th Avenue and it's easterly and westerly prolongations, Brooklyn Queens Expressway West, 27th Avenue, and Borough Place, Borough of Queens, Community District 1, Council District 22.

PRECONSIDERD L.U. NO

Application number C 230052 ZMQ (**61-10 Queens Boulevard Rezoning**) submitted by PF Supreme, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9d, eliminating from within an existing R6 District a C1-2 District, eliminating from within an existing R7-1 District a C1-2 District, establishing within an existing R6 District a C2-4 District and establishing within an existing R7-1 District a C2-4 District, Borough of Queens, Community District 2, Council District 26.

PRECONSIDERD L.U. NO

Application number C 220267 ZMQ (**141-05 109th Avenue Rezoning**) submitted by Mal Pal Realty Corp, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18c, changing from an R3A District to an R6B District and establishing within the proposed R6B District a C2-3 District, Borough of Queens, Community District 12, Council District 28.

PRECONSIDERD L.U. NO

Application number N 220268 ZRQ (**141-05 109th Avenue Rezoning**) submitted by Mal Pal Realty Corp, 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 Queens, Community District 12, Council District 28.

The full zoning text may be viewed at the following website

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

PRECONSIDERD

Application number **G230030FCY (Authorizing Resolution relating to proposed Extension and Amendment of Coordinated Street Furniture Franchise)** submitted by NYC DOT, to extend the term of the current Coordinated Street Furniture Franchise agreement and to incorporate additional rights and responsibilities, including an increase in the number of bus stop shelters and self-cleaning automatic public toilets, citywide.

L.U. Nos. 184 and 185 ARE RELATED

The public hearing on these items was held on April 19, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

L.U. NO. 184

Application number C 220283 ZMX (**2560 Boston Road Rezoning**) submitted by Boston Road Associates, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4a: changing from an R6 District to an R7-2 District, changing from a C8-1 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, Borough of the Bronx, Community District 11, Council District 13.

L.U. NO. 185

Application number N 220284 ZRX (**2560 Boston Road Rezoning**) submitted by Boston Road Associates, 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 the Bronx, Community District 11, Council District 13.

The full zoning text may be viewed at the following website

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. Nos. 186, 187 and 188 ARE RELATED

The public hearing on these items was held on April 19, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

L.U. NO. 186

Application number C 210317 ZMQ (**23-10 Queens Plaza South**) submitted by AAGS 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: by changing from an M1-5/R9 District to an M1-6/R9 District, Borough of Queens, Community District 2, Council District 26.

L.U. NO. 187

Application number N 210318 ZRQ (**23-10 Queens Plaza South**) submitted by AAGS 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, modifying Article XI, Chapter 7 (Special Long Island City Mixed Use District) to add new Area D to the Queens Plaza Subdistrict, Borough of Queens, Community District 2, Council District 26.

The full zoning text may be viewed at the following website

<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. NO. 188

Application number C 210319 ZSQ (**23-10 Queens Plaza South**) submitted by AAGS Holdings 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 117-533 of the Zoning Resolution to modify the distance between buildings requirements of Section 23-711 (Standard minimum

distance between buildings), and the street wall location requirements of Section 117-531 (Street wall location), to facilitate a 22-story enlargement of an existing 4-story building on property located at 23-10 Queens Plaza South (Block 425, Lots 1 & 5), in a proposed M1-6/R9 District within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict), Borough of Queens, Community District 2, Council District 26.

L.U. Nos. 189, 190 and 191 ARE RELATED

The public hearing on these items was held on April 19, 2023 and closed. It was laid over by the Subcommittee on Zoning and Franchises.

L.U. NO. 189

Application number C 220470 ZMK (**Paperific Rezoning**) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c: changing from an M2-1 District to an R6B District, changing from an R6 District to a C4-4A District, changing from an M1-2 District to a C4-4A District and changing from an M2-1 District to a C4-4A District, Borough of Brooklyn, Community District 12, Council, District 39.

L.U. NO. 190

Application number N 220471 ZRK (**Paperific Rezoning**) submitted by Stamford LLC and Capri Optics, Inc., 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 12, Council, District 39.

The full zoning text may be viewed at the following website
<http://www1.nyc.gov/site/planning/about/cpc-reports/cpc-reports.page>

L.U. NO. 191

Application number C 220472 ZSK (**Paperific Rezoning**) submitted by Stamford LLC and Capri Optics, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow a portion of the right of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area in connection with a proposed 5-story building on property located at 1463 38th Street (Block 5348, Lots 15, 17, 49 and 54), in a proposed C4-4A District. Borough of Brooklyn, Community District 12, Council District 39.

