21-31 46th Ave Rezoning

CD 2 **C 250125 ZMQ**

IN THE MATTER OF an application 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:

1. changing from an M1-4/R6B District to an R7X District property bounded by a line 100 feet northerly of 46th Avenue and its easterly prolongation, the southerly prolongation of a line 215 feet westerly of 23rd Street, 46th Avenue, and the southerly prolongation of a line 340 feet westerly of 23rd Street; and

2. establishing within the proposed R7X District a C2-5 District bounded by a line 100 feet northerly of 46th Avenue and its easterly prolongation, the southerly prolongation of a line 215 feet westerly of 23rd Street, 46th Avenue, and the southerly prolongation of a line 340 feet westerly of 23rd Street;

as shown on a diagram (for illustrative purposes only) dated March 2, 2026, and subject to the conditions of CEQR Declaration E-837.