

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, FEBRUARY 22, 2017
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007

Yvette V. Gruel, Calendar Officer
 120 Broadway, 30th Floor
 New York, New York 10271
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 170140 ZMX	1	600 EAST 156 TH STREET	Scheduled to be Heard 3/8/17
2	N 170141 ZRX	1	" "	" "
3	C 160326 ZMX	9	WESTCHESTER MEWS	" "
4	N 160327 ZRX	9	" "	" "
5	N 160327(A) ZRX	9	" "	" "
6	C 170142 ZMK	16	1860 EASTERN PARKWAY	" "
7	N 170143 ZRK	16	" "	" "
8	C 170040 ZSM	8	19 EAST 70 TH STREET	" "
9	C 170006 ZSM	2	640 BROADWAY	" "
10	C 170057 ZSK	6	RED HOOK INITIATIVE	Favorable Report Adopted
11	C 170127 PPK	14	CATON FLATS	" "
12	C 170128 ZMK	14	" "	" "
13	N 170129 ZRK	14	" "	" "
14	M090107(C)MMK	13	CONEY EAST MAP SPLIT	" "
15	N 160396 ZRM	4	WEST 23 RD STREET TEXT AMENDMENT	" "
16	N 170091 ZAM	5	ST. PATRICK'S CATHEDRAL PARKING	Authorization Approved
17	C 170156 PPR	2	TELEPORT SITE A	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		10	11	12	13	14	15	16	17	18	19	20	21		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Michelle R. De La Uz	A														
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Cheryl Cohen Effron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Larisa Ortiz, Commissioners	A														

MEETING ADJOURNED AT: 11:05AM

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 22, 2017

**MEETING AT 10:00 A.M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



**Bill de Blasio, Mayor
City of New York**

[No. 4]

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet, visit
the Department of City Planning (DCP) home page at:
nyc.gov/planning

CITY PLANNING COMMISSION

**GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS**

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning).

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

City Planning Commission
Calendar Information Office
120 Broadway – 31st Floor
New York, New York 10271

For Additional Calendar Information: call (212) 720-3370.

B

CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

KENNETH J. KNUCKLES, Esq., Vice Chairman

RAYANN BESSER

IRWIN G. CANTOR, P.E.

ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ

JOSEPH I. DOUEK

RICHARD W. EADDY

CHERYL COHEN EFFRON

HOPE KNIGHT

ANNA HAYES LEVIN

ORLANDO MARIN

LARISA ORTIZ, Commissioners

YVETTE V. GRUEL, Calendar Officer

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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WEDNESDAY, FEBRUARY 22, 2017

Roll Call; Approval of Minutes.....1

I. Matters to Be Scheduled for Public Hearing on March 8, 2017.....1

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III. Public Hearings.....32

IV. Schedule of Meetings: January 1, 2017 – December 31, 2017.....36

**Community Board Public Hearing Notices are available in the
Calendar Information Office, 31st Floor, 120 Broadway,
New York, N.Y. 10271**

The next regular public meeting of the City Planning Commission is scheduled for March 8, 2017.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under “Public Hearing” in this Calendar, is requested to fill out a speaker’s slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers, or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office – 31st Floor
120 Broadway, New York, N.Y. 10271**

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

FEBRUARY 22, 2017

APPROVAL OF THE MINUTES OF the Regular Meeting of February 1, 2017

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 8, 2017
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1 & 2

600 EAST 156TH STREET

No. 1

CD 1

C 170140 ZMX

IN THE MATTER OF an application submitted by 600 Associates, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c by changing from an M1-1 District to an R8A District property bounded by Eagle Avenue, 156th Street, Cauldwell Avenue, and a line 100 feet southwesterly of 156th Street, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

Resolution for adoption scheduling March 8, 2017 for a public hearing.

No. 2

CD 1

N 170141 ZRX

IN THE MATTER OF an application submitted by 600 Associates 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

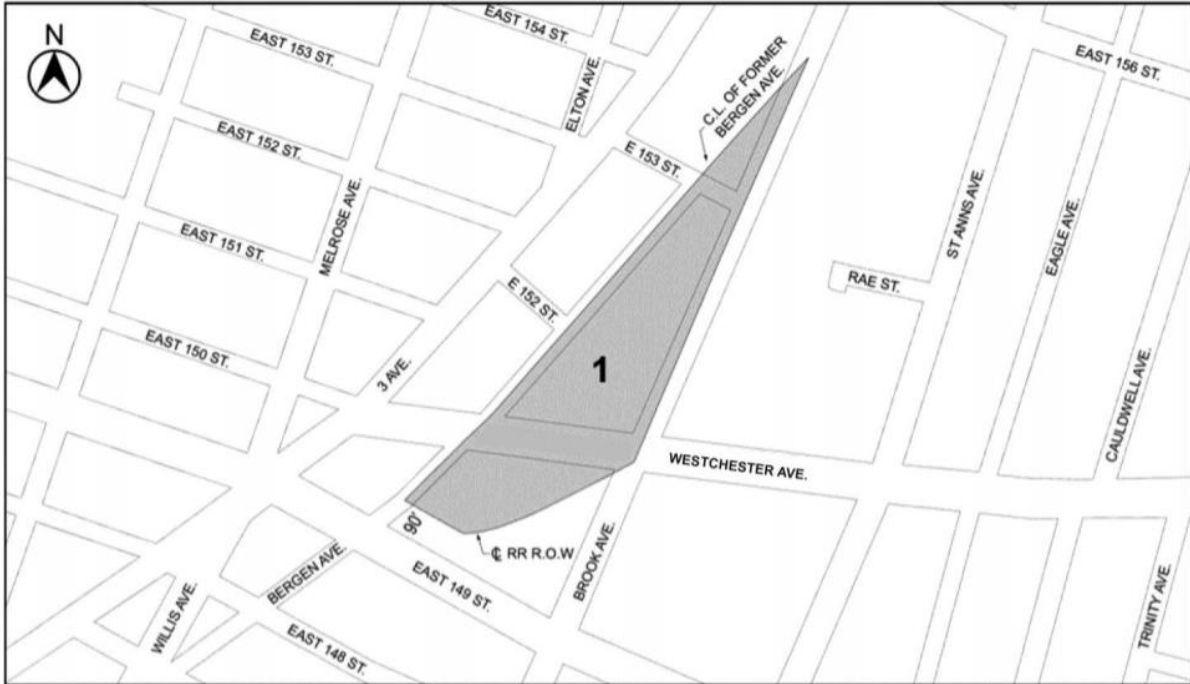
The Bronx Community District 1

In the #Special Harlem River Waterfront District# (see Section 87-20) and in the R7A, R7X, R8 and R8A Districts within the areas shown on the following Maps 1, 2 and 3:

* * *

Map 2 – [date of adoption]

[EXISTING MAP]

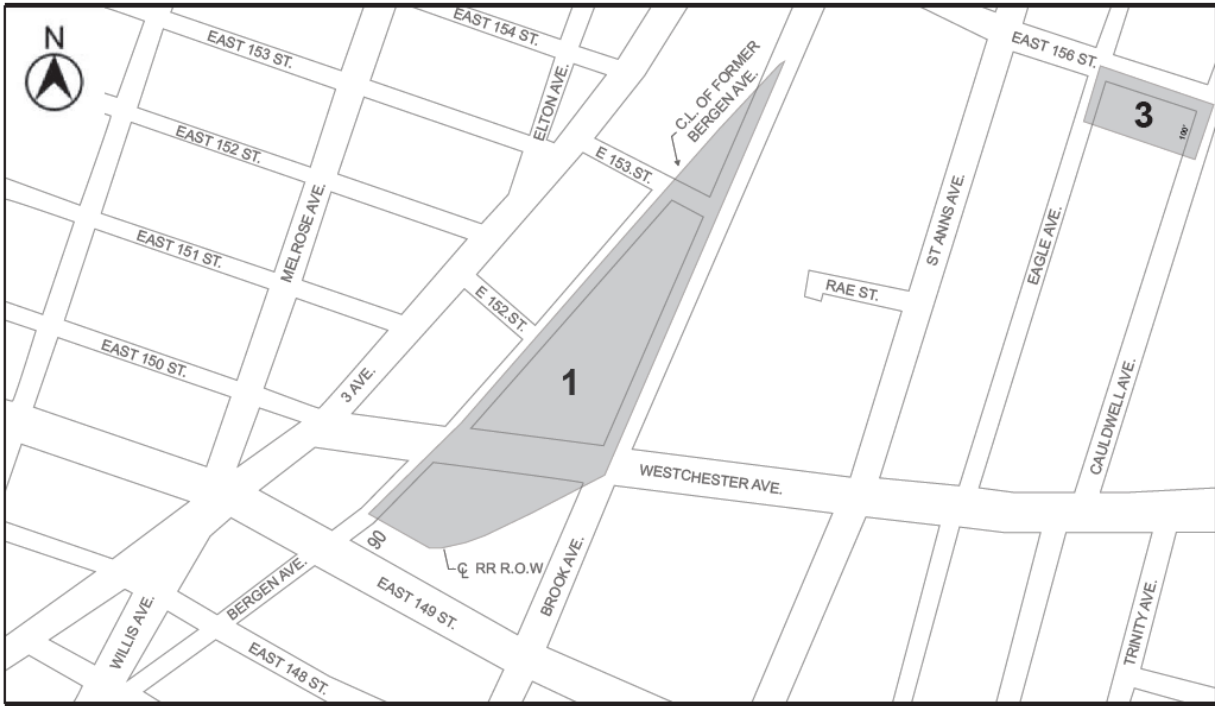


■ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **1** — 9/14/16 MIH Program Option 1 and Option 2

Portion of Community District 1, The Bronx

[PROPOSED MAP]



■ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area **1** — 9/14/16 MIH Program Option 1 and Option 2

Area **3** — [date of adoption] MIH Program Option 1

Portion of Community District 1, The Bronx

* * *

Resolution for adoption scheduling March 8, 2017 for a public hearing.



Nos. 3, 4 & 5

WESTCHESTER MEWS

No. 3

CD 9

C 160326 ZMX

IN THE MATTER OF an application submitted by Westchester Mews LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b:

1. eliminating from within an existing R5 District a C2-2 District bounded by Westchester Avenue, Olmstead Avenue, a line midway between Westchester Avenue and Newbold Avenue, and a line 450 feet easterly of Pugsley Avenue;
2. changing from an R5 District to an R6 District property bounded by Westchester Avenue, Olmstead Avenue, Newbold Avenue, Pugsley Avenue, a line midway between Westchester Avenue and Newbold Avenue, and a line 450 feet easterly of Pugsley Avenue; and
3. establishing within the proposed R6 District a C2-4 District bounded by Westchester Avenue, Olmstead Avenue, a line midway between Westchester Avenue and Newbold Avenue and a line 450 feet easterly of Pugsley Avenue.

as shown on a diagram (for illustrative purposes only) dated December 12, 2016.

Resolution for adoption scheduling March 8, 2017 for a public hearing.

No. 4

CD 9

N 160327 ZRX

IN THE MATTER OF an application submitted by Westchester Mews 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 II, Chapter 3 relating to bulk regulations in Mandatory Inclusionary Housing areas, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 9.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10 or 23-911;

* * * indicates where unchanged text appears in the Zoning Resolution

Article II - Residence District Regulations

Chapter 3

Residential Bulk Regulations in Residence Districts

* * *

23-10

OPEN SPACE AND FLOOR AREA REGULATIONS

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

23-15

Open Space and Floor Area Regulations in R6 through R10 Districts

R6 R7 R8 R9 R10

* * *

23-154

Inclusionary Housing

* * *

(d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

* * *

(2) Maximum #floor area ratio#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section shall apply to any #MIH development#. However, the maximum #floor area ratio# for any #MIH development# in an R6 District without a letter suffix shall be 3.6, and in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0 for any #MIH development#.

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

The Bronx

* * *

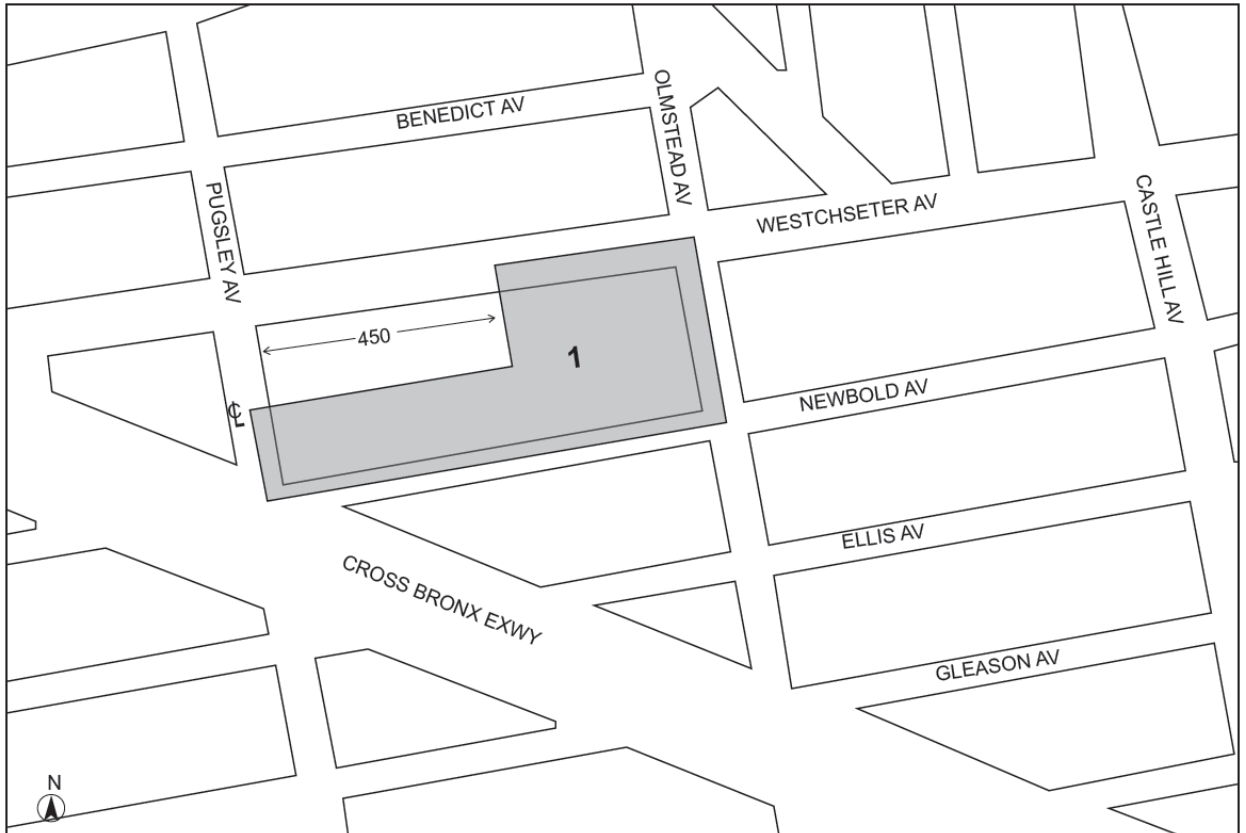
The Bronx Community District 9

* * *

In the R6 District within the areas shown on the following Map 1:

Map 1 - [date of adoption]

[Proposed map]



■ Mandatory Inclusionary Housing area see Section 23-154(d)(3)
Area 1 (date of adoption) — MIH Program Option 1 and Option 2

Portion of Community District 9, The Bronx

* * *

Resolution for adoption scheduling March 8, 2017 for a public hearing.

No. 5

CD 9

N 160327(A) ZRX

IN THE MATTER OF an application submitted by Westchester Mews 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 II, Chapter 3 relating to bulk regulations in Mandatory Inclusionary Housing areas, and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 9.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Article II

RESIDENCE DISTRICT REGULATIONS

Chapter 3

Residential Bulk Regulations in Residence Districts

* * *

23-10

OPEN SPACE AND FLOOR AREA REGULATIONS

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

23-15

Open Space and Floor Area Regulations in R6 through R10 Districts

R6 R7 R8 R9 R10

* * *

23-153

For Quality Housing buildings

R6 R7 R8 R9 R10

In the districts indicated, for #Quality Housing buildings#, the maximum #floor area ratio# and maximum #residential lot coverage# for #interior lots# or #through lots# shall be as set forth in the table in this Section. The maximum #residential lot coverage# for a #corner lot# shall be 100 percent.

~~The maximums for #zoning lots#, or portions thereof, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.~~

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO
FOR QUALITY HOUSING BUILDINGS

District	Maximum #Lot Coverage# for an #Interior Lot# or #Through Lot# (in percent)	Maximum #Floor Area Ratio#
R6	60	2.20
R6 ** ²	60	2.43
R6 * ^{1, 3} R6A		
R7B	65	3.00
R6B	60	2.00
R7	65	3.44
R7* ¹ R7A	65	4.00
* * *		
R8* ¹	70	7.20

* * *

1 for #zoning lots#, or portions thereof, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#

2 for #zoning lots# in an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#

3 the maximum #lot coverage# for #zoning lots# in an R6 District utilizing the height and setback provisions of paragraph (a) of Section 23-952

23-154

Inclusionary Housing

* * *

(d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

* * *

(2) Maximum #floor area ratio#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section shall apply to any #MIH development#. However, the maximum #floor area ratio# for any #MIH development# in an R6 District without a letter suffix shall be 3.6, and in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0 for any #MIH development#.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

The Bronx

* * *

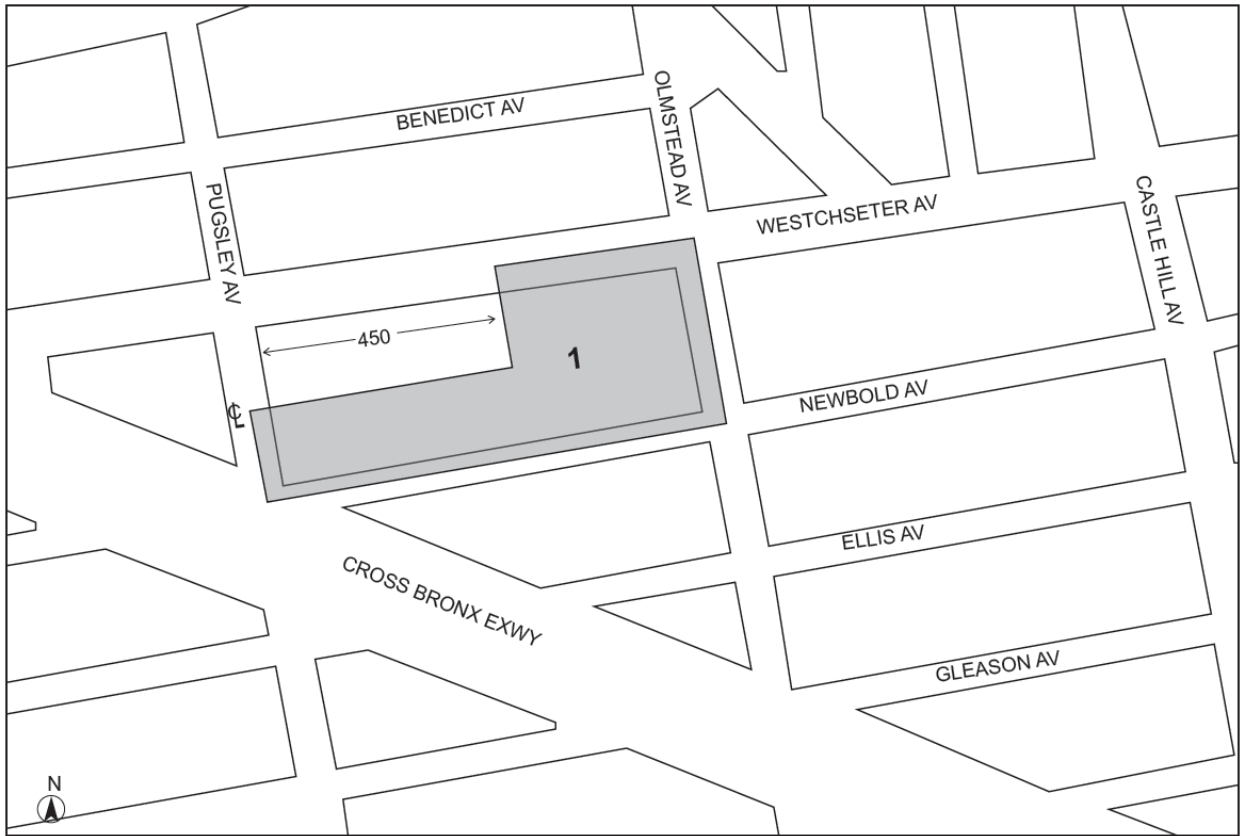
The Bronx Community District 9

* * *

In the R6 District within the areas shown on the following Map 1:

Map 1 - [date of adoption]

[Proposed map]



■ Mandatory Inclusionary Housing area see Section 23-154(d)(3)
Area 1 (date of adoption) — MIH Program Option 1 and Option 2

Portion of Community District 9, The Bronx

* * *

Resolution for adoption scheduling March 8, 2017 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 6 & 7

1860 EASTERN PARKWAY

No. 6

CD 16

C 170142 ZMK

IN THE MATTER OF an application submitted by Atlantic East Affiliates LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17c:

1. eliminating from within an existing R6 District a C2-3 District bounded by the southerly boundary line of the Long Island Rail Road Right-Of-Way (Atlantic Division), Eastern Parkway, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Eastern Parkway;
2. changing from an R6 District to an R8A District property bounded by the southerly boundary line of the Long Island Rail Road Right-Of-Way (Atlantic Division) and its easterly prolongation, a line 100 feet easterly of Eastern Parkway, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Eastern Parkway; and
3. establishing within the proposed R8A District a C2-4 District bounded by the southerly boundary line of the Long Island Rail Road Right-Of-Way (Atlantic Division) and its easterly prolongation, a line 100 feet easterly of Eastern Parkway, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Eastern Parkway;

as shown on a diagram (for illustrative purposes only) dated November 28, 2016, and subject to the conditions of CEQR Declaration E-400.

Resolution for adoption scheduling March 8, 2017 for a public hearing.

No. 7

CD 16

N 170143 ZRK

IN THE MATTER OF an application submitted by Atlantic East Affiliates, 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 Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Housing Designated Areas

* * *

Brooklyn

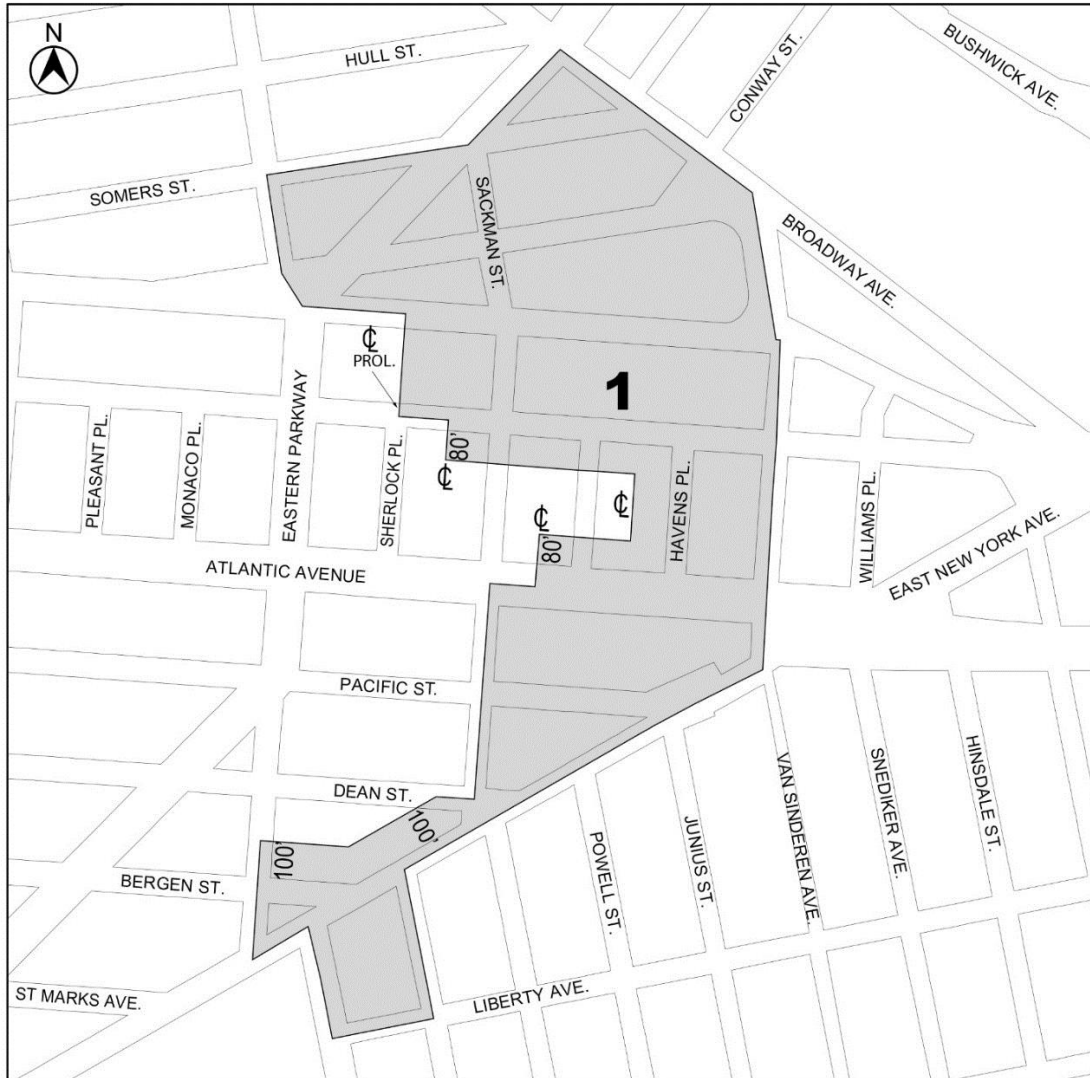
* * *

Brooklyn Community District 16

In the R6A, R6B, R7A, ~~and~~ R7D and R8A Districts within the areas shown on the following Map 1:

Map 1 – [date of adoption]

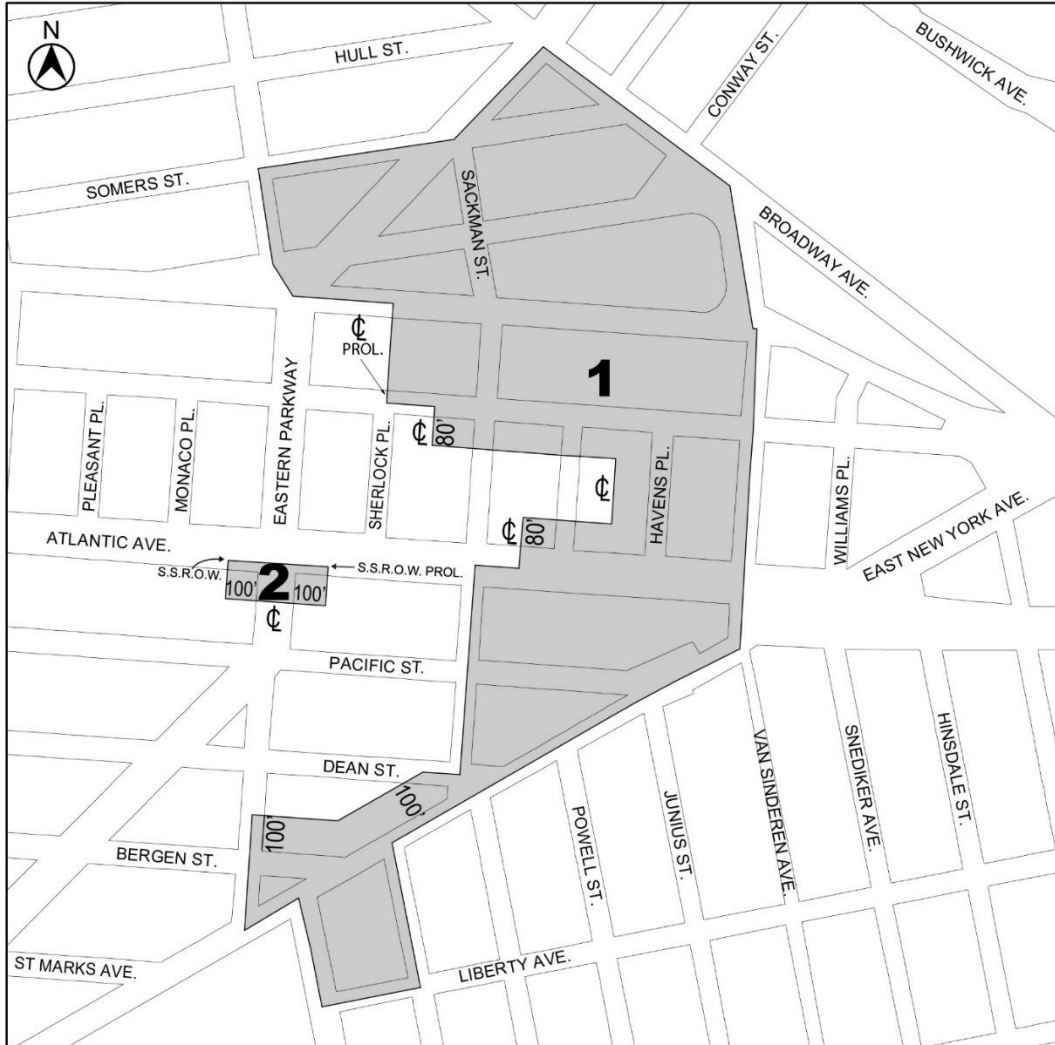
[EXISTING MAP]



■ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area 1 – 4/20/16 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



■ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 1 — 4/20/16 MIH Program Option 1 and Deep Affordability Option
Area 2 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

* * *

Resolution for adoption scheduling March 8, 2017 for a public hearing.



BOROUGH OF MANHATTAN

No. 8

19 EAST 70TH STREET

CD 8

C 170040 ZSM

IN THE MATTER OF an application submitted by NY 70th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the inner courts requirements of Section 23-851, the minimum distance between legally required windows and walls or lot lines requirements of Section 23-861 and the maximum building height requirements of Section 23-692 to facilitate the conversion of an existing 6-story building to residential use, on property located at 19 East 70th Street (Block 1385, Lot 15), in a C5-1 District, within the Special Madison Avenue Preservation District, within the Upper East Side Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271.

Resolution for adoption scheduling March 8, 2017 for a public hearing.

No. 9

640 BROADWAY

CD 2

C 170006 ZSM

IN THE MATTER OF an application submitted by 640 Broadway Owners Subsidiary II LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height & setback requirements of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks); and the recreational space requirements of Section 42-14D(1)(e) for buildings containing joint living-work quarters for artists to facilitate the construction of an enlargement on property located at 640 Broadway (Block 522, Lot 14), in an M1-5B District, within the NoHo Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271.

Resolution for adoption scheduling March 8, 2017 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 10

RED HOOK INITIATIVE

CD 6

C 170057 ZSK

IN THE MATTER OF an application submitted by Red Hook Initiative, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow Use Group 4A uses (non-profit institution without sleeping accommodations) within an existing 1-story & mezzanine building on property located at 763 and 767 Hicks Street (Block 535, Lots 1 and 3), in an M1-1 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

(On January 4, 2017, Cal. No. 3, the Commission scheduled January 18, 2017 for a public hearing. On January 18, 2017, Cal. No. 26, the hearing was closed.)

For consideration.

Nos. 11 12 & 13

CATON FLATS

No. 11

CD 14

C 170127 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 794 Flatbush Avenue (Block 5063, Lot 58), pursuant to zoning.

(On January 4, 2017, Cal. No. 4, the Commission scheduled January 18, 2017 for a public hearing. On January 18, 2017, Cal. No. 27, the hearing was closed.)

For consideration.

No. 12

CD 14

C 170128 ZMK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d:

1. changing from an R7A District to an R8A District property bounded by a line perpendicular to the westerly street line of Flatbush Avenue distant 200 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Flatbush Avenue and the northwesterly street line of Caton Avenue, Flatbush Avenue, Caton Avenue, a line perpendicular to the northwesterly street line of Caton Avenue distant 140 feet southwesterly (as measured along the street line) from the point of intersection of the westerly street line of Flatbush Avenue and the northwesterly street line of Caton Avenue, a line 125 feet northwesterly of Caton Avenue, and a line 135 feet westerly of Flatbush Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by a line perpendicular to the westerly street line of Flatbush Avenue distant 200 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Flatbush Avenue and the northwesterly street line of Caton Avenue, a line 100 feet westerly of Flatbush Avenue, Caton Avenue, a line perpendicular to the northwesterly street line of Caton Avenue distant 140 feet southwesterly (as measured along the street line) from the point of intersection of the westerly street line of Flatbush Avenue and the northwesterly street line of Caton Avenue, a line 125 feet northwesterly of Caton Avenue, and a line 135 feet westerly of Flatbush Avenue;

as shown on a diagram (for illustrative purposes only) dated October 31, 2016.

(On January 4, 2017, Cal. No. 5, the Commission scheduled January 18, 2017 for a public hearing. On January 18, 2017, Cal. No. 28, the hearing was closed.)

For consideration.

No. 13

CD 14

N 170129 ZRK

IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services and the New York City Economic Development Corporation, 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.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Brooklyn

* * *

Brooklyn Community District 14

In the R7A and R8A Districts within the areas shown on the following Maps 1, 2 and 3:

* * *

Map 2. [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]

Portion of Community District 14, Brooklyn



* * *

Inclusionary Housing designated area

Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 [date of adoption] – MIH Program Option 2

(On January 4, 2017, Cal. No. 6, the Commission scheduled January 18, 2017 for a public hearing. On January 18, 2017, Cal. No. 29, the hearing was closed.)

For consideration.

No. 14

CONEY EAST MAP SPLIT

CD 13

M 090107(C) MMK

IN THE MATTER OF a resolution adopted by the City Planning Commission on June 17, 2009 (Calendar No. 14) approving an application (C 090107 MMK) for an amendment to the City Map involving, *inter alia*, the elimination of streets and the establishment of streets and parks within an area bounded by Surf Avenue, West 16th Street, the Public Beach and West 8th Streets, in accordance with Map Nos. Y-2715 and Y-2718 dated June 17, 2009 revised July 29, 2009, revised October 29, 2010 and August 1, 2016 and Map Nos. X-2734, X-2735, X-2748 and X-2749 dated August 1, 2016 and signed by the Borough President.

For consideration.

BOROUGH OF MANHATTAN

No. 15

WEST 23RD STREET TEXT AMENDMENT

CD 4

N 160396 ZRM

IN THE MATTER OF an application submitted by 23rd and 11th Associates, L.L.C. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 8 (Special West Chelsea District) to permit the

distribution of floor area across C6-3/Subarea D and C6-3A zoning districts and subarea boundaries for zoning lots fronting on 11th Avenue and West 23rd Street.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is old, to be deleted;

Matter within # # is defined in Sections 12-10 or 98-01;

* * * indicates where unchanged text appears in the Zoning Resolution

Article IX - Special Purpose Districts

**Chapter 8
Special West Chelsea District**

* * *

98-20

FLOOR AREA AND LOT COVERAGE REGULATIONS

The #floor area# provisions of this Section, inclusive, shall apply. Furthermore, special #floor area# transfer provisions are set forth in Section 98-30 (HIGH LINE TRANSFER CORRIDOR), inclusive.

* * *

98-22

Maximum Floor Area Ratio and Lot Coverage in Subareas

For all #zoning lots#, or portions thereof, located in Subareas A through J, the maximum #floor area ratios#, #open space ratios# and #lot coverages# of the applicable underlying district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility# and #residential uses#, separately or in combination, shall be as specified in the table in this Section. For #residential use#, the maximum #lot coverage# shall be 70 percent for #interior# or #through lots# and no maximum #lot coverage# shall apply to any #corner lot#. For the #conversion# to #dwelling units# of non-#residential floor area# where the total #residential floor area# on the #zoning lot# will exceed the applicable basic maximum #floor area ratio# specified in the table in this Section, such excess #residential floor area# shall only be permitted pursuant to Section 98-26 (Modifications of Inclusionary Housing Program).

MAXIMUM FLOOR AREA RATIO BY SUBAREA

Sub-area	Basic #floor area ratio# (max)	Increase in FAR from #High Line Transfer Corridor# (98-30)	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing		Permitted #floor area ratio# (maximum)
				FAR required to be transferred ¹ (minimum)	Increase in FAR for Inclusionary Housing Program (98-26)	
A	6.5	2.65	— ²	2.65	2.85	12.0
B	5.0	2.5	— ²	1.25	1.25	7.5
C	5.0	2.5	NA	1.25	1.25	7.5
D ⁵	5.0	2.5 ³	2.5 ³	1.25	1.25	7.5
E	5.0	1.0 ³	1.0 ^{2,3}	NA	NA	6.0
F	5.0	NA	NA	NA	NA	5.0
G	5.0	1.0 ³	1.0 ³	NA	NA	6.0
H	7.5	NA	2.5	NA	NA	10.0
I	5.0	2.5	NA	1.25	1.25	7.5
I ⁴	5.0	NA	2.5	NA	NA	7.5
J ⁶	5.0	NA	2.5	NA	NA	7.5

¹ Minimum #floor area ratios# required to be transferred pursuant to Section 98-30 (HIGH LINE TRANSFER CORRIDOR), inclusive, before Inclusionary Housing #floor area# bonus can be utilized

² In Subareas A, B, and E, the applicable maximum basic #floor area ratio# of that portion of the #zoning lot# that is within the #High Line Transfer Corridor# may be increased up to a maximum of 1.0, and the applicable maximum permitted #floor area ratio# increased accordingly, by certification of the Chairperson of the City Planning Commission, pursuant to Section 98-35 (High Line Transfer Corridor Bonus)

³ For certain zoning lots located in Subareas D, E and G, the provisions of Section 98-25 (High Line Improvement Bonus) may apply in lieu of the provisions of

Section 98-30, subject to the provisions of Section ~~98-24~~ 98-241 (~~Special Floor Area Rules for Zoning Lots Divided by District Boundaries in~~ In Subareas D, E and G)

- 4 For #zoning lots# over which the #High Line# passes
- 5 For #zoning lots# between West 22nd Street and West 24th Street, the #floor area ratios# shall be 7.5, and no #floor area# increases shall be permitted
- 6 Bonus contribution subject to provisions of Section 98-25 governing first contribution to Affordable Housing Fund

* * *

98-24

Special Floor Area Rules for Zoning Lots Divided by District Boundaries in ~~Subareas D, E and G~~

98-241

In Subareas D, E and G

For #zoning lots# fronting on West 18th Street and located partially in Subarea D, partially in Subarea E and partially in Subarea G, #floor area# may be transferred across zoning district and subarea boundaries without restriction. Either the provisions of Sections 98-25 (High Line Improvement Bonus) or 98-30 (HIGH LINE TRANSFER CORRIDOR) may apply to such #zoning lot#, as applicable, and the maximum permitted #floor area ratio# specified in the table in Section 98-22 shall apply, as applicable, for each subarea.

98-27 98-242

Zoning Lots Located Partly partially Wwithin Subarea C and Partly partially Wwithin M1-5 Districts

For #zoning lots# existing prior to June 23, 2005, and located ~~partly~~ partially within an M1-5 District and ~~partly~~ partially within a C6-3 District in Subarea C, the permitted #floor area ratio# for the C6-3 District portion of the #zoning lot# may be increased to the #floor area ratio# existing in the C6-3 District portion on June 23, 2005, up to a maximum #floor area ratio# of 7.5, provided that the Chairperson of the City Planning Commission has certified that a payment has been made to the #High Line# Improvement Fund, established under Section 98-25, to be used at the discretion of the Chairperson to assure that the #High Line# is restored and reused as a public accessible open space. The amount of such contribution shall be determined in the manner prescribed in Section 98-35 (High Line Transfer Corridor Bonus).

No building permit for any #development# or #enlargement# may be issued for any #building or other structure# on the #zoning lot# that will contain #floor area# made available to the #zoning

lot# as a result of the application of this Section unless and until such certification has been made.

98-243

Located partially within Subarea D and C6-3A Districts

For a #zoning lot# fronting on West 23rd Street and 11th Avenue, located partially within Subarea D and partially within a C6-3A District, #floor area# may be transferred from the portion of the #zoning lot# in the C6-3A District to the portion in Subarea D.

* * *

98-27

Zoning Lots Located Partly Within Subarea C and Partly Within M1-5 Districts

~~For #zoning lots# existing prior to June 23, 2005, and located partly within an M1-5 District and partly within a C6-3 District in Subarea C, the permitted #floor area ratio# for the C6-3 District portion of the #zoning lot# may be increased to the #floor area ratio# existing in the C6-3 District portion on June 23, 2005, up to a maximum #floor area ratio# of 7.5, provided that the Chairperson of the City Planning Commission has certified that a payment has been made to the #High Line# Improvement Fund, established under Section 98-25, to be used at the discretion of the Chairperson to assure that the #High Line# is restored and reused as a public accessible open space. The amount of such contribution shall be determined in the manner prescribed in Section 98-35 (High Line Transfer Corridor Bonus).~~

~~No building permit for any #development# or #enlargement# may be issued for any #building or other structure# on the #zoning lot# that will contain #floor area# made available to the #zoning lot# as a result of the application of this Section unless and until such certification has been made.~~

* * *

98-423

Street wall location, minimum and maximum base heights and maximum building heights

The provisions set forth in paragraph (a) of this Section shall apply to all #buildings or other structures#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through (g) of this Section.

* * *

(d) Subarea E

The #street wall# location provisions set forth in paragraph (a) of this Section shall not apply on a #zoning lot# fronting on West 18th Street and located partially in Subareas D, E and G, where #floor area# has been transferred pursuant to Section 98-24 98-241. A

maximum of 60 percent of the West 18th Street frontage within Subarea E may rise without setback to a maximum #building# height of 250 feet, and a minimum of 20 percent of the West 18th Street frontage within Subarea E shall rise without setback to a minimum height of 60 feet and a maximum height of 85 feet and be located within 10 feet of the #street line#.

* * *

(On January 4, 2017, Cal. No. 7, the Commission scheduled January 18, 2017 for a public hearing. On January 18, 2017, Cal. No. 30, the hearing was closed.)

For consideration.

No. 16

ST. PATRICK'S CATHEDRAL PARKING

CD 5

N 170091 ZAM

IN THE MATTER OF an application submitted by Trustees of St. Patrick's Cathedral for the grant of an authorization pursuant to Section 13-442 of the Zoning Resolution to allow an off-street accessory parking facility with a maximum capacity of one space within an existing building developed without the provision of parking on property located at 625 Fifth Avenue (Block 1286, Lot 1), in C5-3 and C5-2.5 Districts, within the Special Midtown District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

For consideration.

BOROUGH OF STATEN ISLAND

No. 17

TELEPORT SITE A

CD 2

C 170156 PPR

IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property, located in the Staten Island Industrial Park, generally bounded by Teleport Drive on the east and South Avenue on the west (Block 2165, Lot 120) which includes the disposition of an easement on Block 2165 over portions of Lots 140, 160, 170, 190 and 200, pursuant to zoning.

(On January 18, 2017, Cal. No. 6, the Commission scheduled February 1, 2017 for a public hearing. On February 1, 2017, Cal. No. 33, the hearing was closed.)

For consideration.



No. 18

115 & 119 DOWNES AVENUE

CD 3

N 170155 RCR

IN THE MATTER OF an application submitted by Oakdale Holdings Corp. for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into two new zoning lots at 115 & 119 Downes Avenue (Block 6320, Existing Lot 12 and 16, Tentative Lots 12 and 16) within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.



No. 19

IONIA AND EDGEGROVE AVENUE

CD 3

N 170152 RCR

IN THE MATTER OF an application submitted by Maureen Von der Osten for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lots into two new zoning lots at Ionia and Edgegrove Avenue (Block 6229, Existing Lot 23, Tentative Lots 23 and 24) within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.



Nos. 20 & 21

296 FLAGG PLACE

No. 20

CD 2

N 160265 ZAR

IN THE MATTER OF a communication dated January 23, 2016, from Richard Nicotra regarding the zoning authorizations to modify topography pursuant to ZR Section 105-422 and to modify the botanic environment pursuant to ZR Section 105-425 to facilitate the expansion of a single family detached home, including a 2 car garage, construction of a recreational deck and patio, and landscaping on 246 Flagg Place, (Block 895, Lots 42 & 44).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.



No. 21

CD 2

N 160266 ZAR

IN THE MATTER OF a communication dated January 23, 2016, from Richard Nicotra regarding the zoning authorizations to modify lot coverage controls pursuant to ZR Section 105-431, to modify yard, height, and setback regulations, and parking location regulations pursuant to ZR Section 105-432, and to modify grading controls pursuant to ZR Section 105-433 to facilitate the expansion of a single family detached home, including a 2 car garage, construction of a recreational deck and patio, and landscaping on 246 Flagg Place, (Block 895, Lots 42 & 44).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 22

95 EVERGREEN AVENUE OFFICE SPACE

CD 4

N 170234 P XK

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 95 Evergreen Avenue (Block 3156, Lot 1) for use as offices (Human Resource Administration offices).

(On February 7, 2017, the Commission duly advertised February 22, 2017 for a public hearing.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 23

55-57 SPRING STREET TEXT AMENDMENT

CD 2

N 160244 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by JBAM TRG Spring 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 the boundary of the Mulberry Street Regional Spine area as shown on the map in Appendix A of Article X, Chapter 9 (Special Little Italy District) to facilitate the enlargement of properties located at 55-57 Spring Street.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

**ARTICLE X
SPECIAL PURPOSE DISTRICTS**

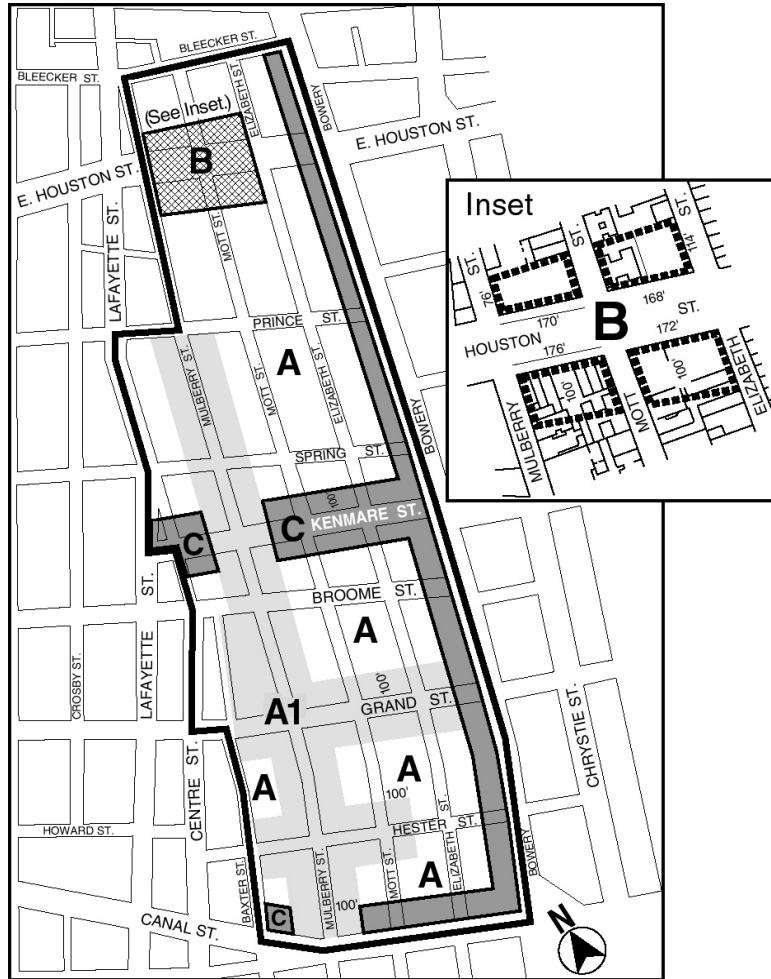
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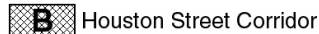
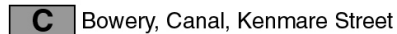
**Chapter 9
Special Little Italy District**

* * *

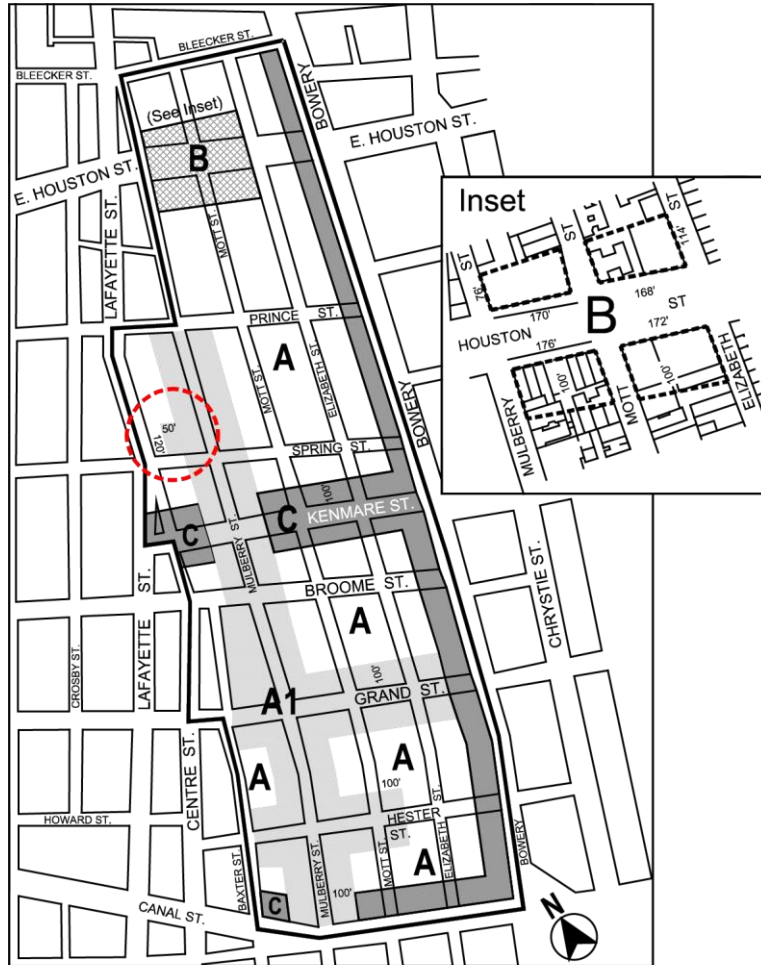
**Appendix A
Special Little Italy District Map**

[EXISTING]



-  District Boundary
-  Preservation Area
-  Mulberry Street Regional Spine
-  Houston Street Corridor
-  Bowery, Canal, Kenmare Street

[PROPOSED]



- District Boundary
- A** Preservation Area
- A1** Mulberry Street Regional Spine
- B** Houston Street Corridor
- C** Bowery, Canal, Kenmare Street

* * *

(On February 1, 2017, Cal. No. 1, the Commission scheduled February 22, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

IV CITY PLANNING COMMISSION 2017 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	1 New Year's Day	2 New Year's Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15 Martin Luther King, Jr. Day	16	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28 Chinese New Year
	29	30 REVIEW SESSION	31				
FEBRUARY				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12 Lincoln's Birthday	13	14	15	16	17	18
	19 Presidents' Day	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING Washington's	23	24	25
	26	27	28				
MARCH				1 Ash Wednesday	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17 St. Patrick's Day	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
APRIL							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9 Palm Sunday	10	11 Passover	12	13	14 Good Friday	15
	16 Easter	17	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30							
MAY		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27 First Day Ramadan
	28	29 Memorial Day	30	31			
JUNE					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	
JULY	2	3	4 Independence Day	5	6	7	8 1
	9	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
AUGUST				1	2	3	4
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30	31		
SEPTEMBER						1	2
	3	4 Labor Day	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21 Rosh Hashanah	22	23
	24	25	26	27	28	29	30 Yom Kippur
OCTOBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9 Columbus Day Observed	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19 Diwali	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
NOVEMBER				1 CPC PUBLIC MEETING	2	3	4
	5	6	7 Election Day	8	9	10 Veterans' Day Observed	11 Veterans' Day
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30 Thanksgiving		
DECEMBER						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING Hanukkah	14	15	16
	17	18	19	20	21	22	23
	24	25 Christmas	26 Kwanzaa Begins	27	28	29	30
31							

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 PM
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 AM