

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 8, 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	NON ULURP	CW	10-YEAR CAPITAL STRATEGY	Scheduled to be Heard 3/22/17
2	N 160282 ZRK	1	13-15 GREENPOINT AVENUE	" "
3	N 150234 ZRK	2	251 FRONT STREET	" "
4	C 150235 ZMK	2	" "	" "
5	C 170235 ZSM	2	359 CANAL STREET	" "
6	C 170236 ZSM	2	361 CANAL STREET	" "
7	C 170237 ZSM	2	357 CANAL STREET	" "
8	N 150401 ZRR	1	125 EDGEWATER STREET DEVELOPMENT	" "
9	C 150402 ZMR	1	" "	" "
10	C 160072 PQK	8	FRIENDS OF CROWN HEIGHTS 29 CHILD CARE CENTER	Favorable Report Adopted
11	C 170153 HAK	16	210-214 HEGEMAN AVENUE	" "
12	C 170154 ZSK	16	" "	" "
13	C 160221 ZMK	3	ROSE CASTLE	" "
14	N 160222 ZRK	3	" "	" "
15	N 170252 HKM	6	UNITED NATIONS HOTEL, FIRST FLOOR INTERIORS	Forward Report to City Council
16	C 160378 ZMR	2	901 MANOR ROAD REZONING	Favorable Report Adopted
17	C 170140 ZMX	1	600 EAST 156 TH STREET	Hearing Closed

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												
Marisa Lago, Chair	P	AB	AB	AB	AB	AB	AB	AB												
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y												
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y												
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y												
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y												
Michelle R. De La Uz	P	Y	Y	Y	N	N	Y	Y												
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y												
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y												
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y	Y												
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y												
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y												
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y												
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y	Y												

MEETING ADJOURNED AT: 11:57 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 8, 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. 5]

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

- MARISA LAGO, *Chair*
- 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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**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 22, 2017.

C

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 generally be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If many people wish to speak on a particular item, statements may 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.

Electronic Comments: 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 submit comments electronically using the [CPC Comments Form](#) that is located on the public meeting page of the Department of City Planning website:

<http://www1.nyc.gov/site/planning/about/commission-meetings.page>

Written Comments: Anyone wishing to present written 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 also 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) _____

MARCH 8, 2017

APPROVAL OF THE MINUTES OF the Regular Meeting of February 22, 2017

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

CITYWIDE

No. 1

10-YEAR CAPITAL STRATEGY

Pursuant to Section 234 of the New York City Charter, the Draft Ten-Year Capital Strategy, Fiscal Years 2018-2027, was issued jointly by the Office of Management and Budget and the Department of City Planning in January 2017. After a public comment period, it will be issued in final form by the Mayor. Issued every two years, the strategy outlines anticipated levels of capital commitment to be made during the ensuing ten years, by program category and agency.

The draft strategy is available on the Office of Management and Budget's website at <http://www1.nyc.gov/assets/omb/downloads/pdf/ptyp1-17.pdf>.

Resolution for adoption scheduling March 22, 2017 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

13-15 GREENPOINT AVENUE

CD 1

N 160282 ZRK

IN THE MATTER OF an application submitted by Kent/Greenpoint, LLC, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of

New York, concerning Article VI, Chapter 2, Section 35 (Special Bulk Regulations in Certain Areas within Community District 1, Brooklyn).

Matter in underline is new, to be added;

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

Matter within ## is defined in 12-10;

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

Article VI

SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

* * *

Chapter 2

Special Regulations Applying in the Waterfront Area

* * *

62-35

Special Bulk regulations in Certain Areas Within Community District 1, Brooklyn

* * *

62-356

Special bulk regulations for zoning lots adjacent to public parks

On Parcel 12b within Waterfront Access Plan BK-1, any #lot line# that coincides with the boundary of a #public park# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #bulk# regulations of this Resolution, except that the provisions of paragraphs (g) and (h) of Section 62-354 (Special height and setback regulations) shall not apply. In lieu thereof, the #street wall# of any #building# fronting on a #lot line# that coincides with the boundary of a #public park# shall be located at least eight feet from such #lot line# and no balconies shall be permitted within such eight-foot setback area. At least 90 percent of the width of the #street wall# of a #building# or #buildings# fronting on Kent Street shall be located within eight feet of the #street line# and extend to a minimum height of 30 feet.

Resolution for adoption scheduling March 22, 2017 for a public hearing.

Nos. 3 & 4

251 FRONT STREET

No. 3

CD 2

N 150234 ZRK

IN THE MATTER OF an application submitted by 251 Front Street Realty 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 in Community District 2.

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

* * *

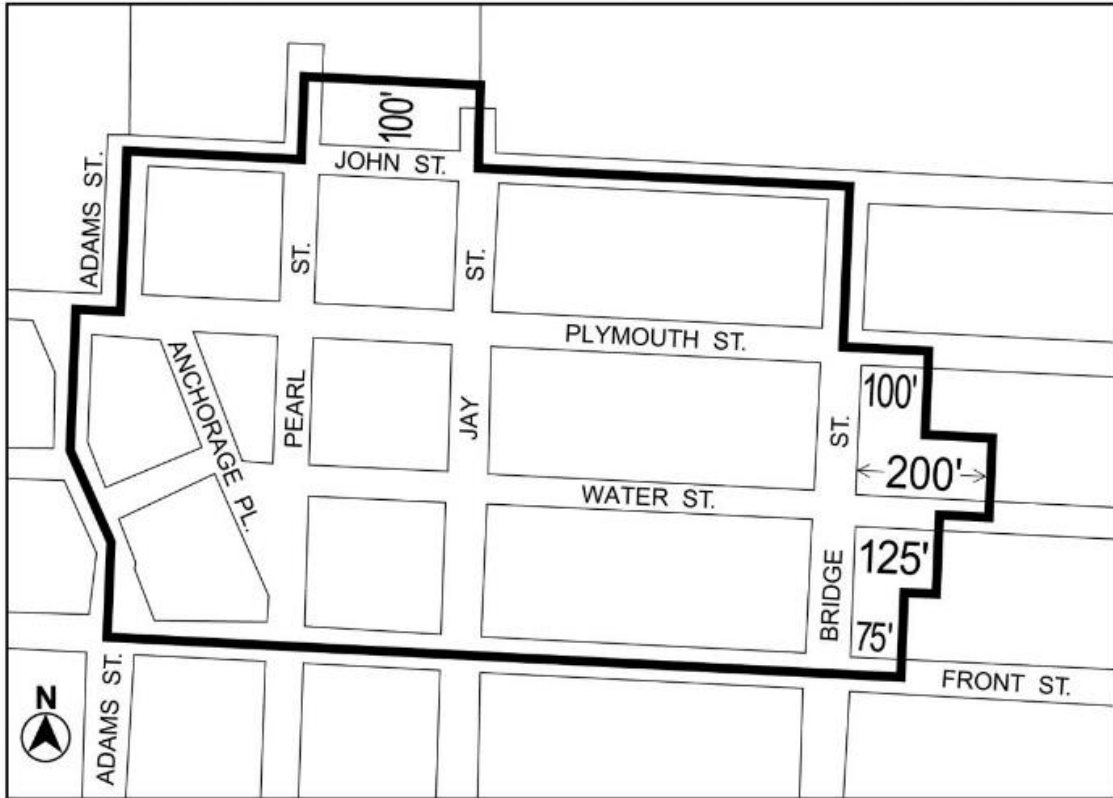
Brooklyn Community District 2

In the R7A, R8A and R9A Districts within the areas shown on the following Maps 1, 2, 3 and 4:

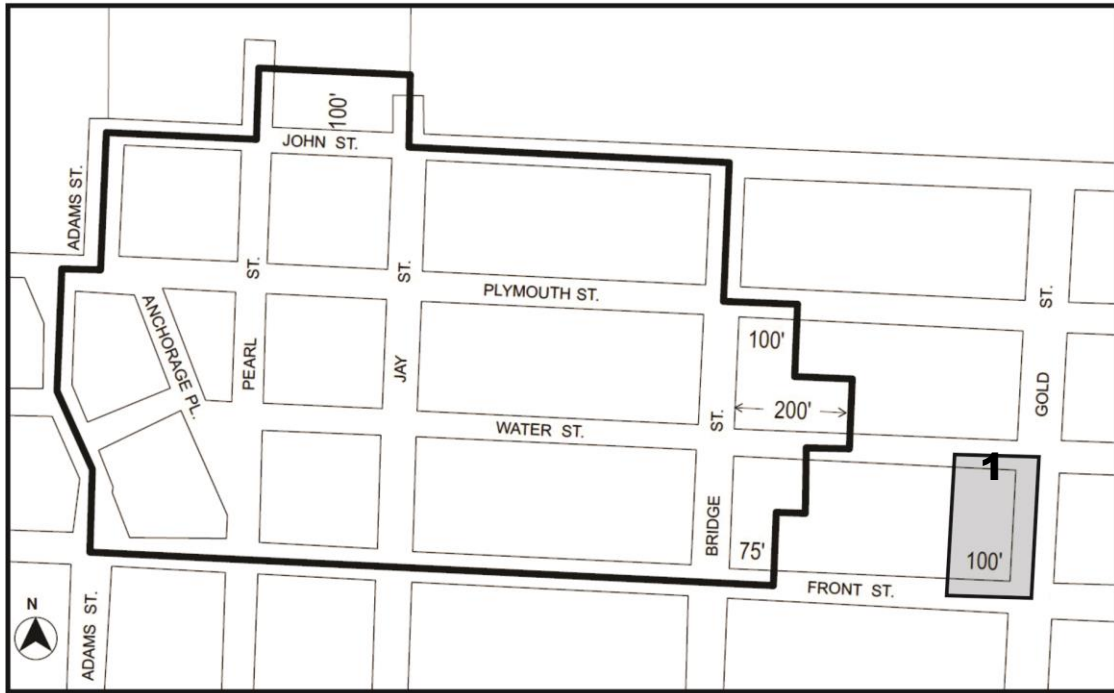
* * *



Map 4 - [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



-  Inclusionary Housing Designated Area
 -  Mandatory Inclusionary Housing area see Section 23-154(d)(3)
- Area 1 — [date of adoption] — MIH Program Option 1

Portion of Community District 2, Brooklyn

* * *

Resolution for adoption scheduling March 22, 2017 for a public hearing.

No. 4

CD 2

C 150235 ZMK

IN THE MATTER OF an application submitted by 251 Front Street Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d, changing from an R6B District to an R7A District property bounded by Water Street, Gold Street, Front Street, and a line 100 feet westerly of Gold Street, as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of CEQR Declaration E-404.

Resolution for adoption scheduling March 22, 2017 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

359 CANAL STREET

CD 2

C 170235 ZSM

IN THE MATTER OF an application submitted by Canal Associates, LP pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 359 Canal Street (Block 228, Lot 2), in an M1-5B 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.

Resolution for adoption scheduling March 22, 2017 for a public hearing.

No. 6

361 CANAL STREET

CD 2

C 170236 ZSM

IN THE MATTER OF an application submitted by Canal Associates, LP pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 361 Canal Street (Block 228, Lot 3), in an M1-5B 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.

Resolution for adoption scheduling March 22, 2017 for a public hearing.



No. 7

357 CANAL STREET

CD 2

C 170237 ZSM

IN THE MATTER OF an application submitted by Canal Associates, LP pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building on property located at 357 Canal Street (Block 228, Lot 1), in an M1-5B 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.

Resolution for adoption scheduling March 22, 2017 for a public hearing.



BOROUGH OF STATEN ISLAND

Nos. 8 & 9

125 EDGEWATER STREET DEVELOPMENT

No. 8

CD 1

N 150401 ZRR

IN THE MATTER OF an application submitted by Pier 21 Development, LLC, 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 XI, Chapter 6 (Special Stapleton Waterfront District) and related sections concerning changes to the bulk, use, waterfront public access and Appendix A maps (Stapleton Waterfront District Plan) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Staten Island, Community District 1.

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 XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 6
Special Stapleton Waterfront District**

* * *

**116-01
Definitions**

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) or in this Section.

Esplanade

The “Esplanade” is a park extending along all portions of the waterfront edges of the #Special Stapleton Waterfront District#. The #Esplanade# is shown in the District Plan, Map 1 (Special Stapleton Waterfront District, Subareas and Public Spaces) in ~~the~~ Appendix A of this Chapter.

* * *

Mandatory front building wall line

“Mandatory front building wall lines” are imaginary lines extending through Subarea B of the #Special Stapleton Waterfront District# which are shown on Map 3 (Mandatory Front Building Wall Lines) in ~~the~~ Appendix A of this Chapter, and with which #building# walls must generally coincide, as provided in Section 116-232.

Pier Place, the Cove

“Pier Place” and the “Cove” are designated open spaces accessible to the public, located within the #Special Stapleton Waterfront District# as shown in the District Plan, Map 1, in ~~the~~ Appendix A of this Chapter.

Shore public walkway

A #shore public walkway# is a linear public access area running alongside the shore or water edges of a #platform# on a #waterfront zoning lot#.

Upland connection

An “upland connection” is a pedestrian way ~~that~~ which provides a public access route from the #Esplanade# or a #shore public walkway# to a public sidewalk within a public #street#. Required #upland connections# are shown in the District Plan, Map 5 (Upland Connections and Visual Corridors), in ~~the~~ Appendix A of this Chapter.

Visual corridor

A "visual corridor" is a public #street# or tract of land within a #block# that provides a direct and unobstructed view to the water from a vantage point within a public #street#. Required #visual corridors# are shown in the District Plan, Map 5, and Map 6 (Location of Visual Corridor in Subarea E) in ~~the~~ Appendix A of this Chapter.

116-02

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Stapleton Waterfront District#, the provisions of this Chapter shall apply to all #developments#, #enlargements# and changes of #use# within the #Special Stapleton Waterfront District#. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control, except in Subarea E of this Chapter.

Within the #Special Stapleton Waterfront District#, the regulations of the underlying R6, C2-2, C4-2A and M2-1 Districts shall apply, as modified in this Chapter.

116-03

District Plan and Maps

The District Plan for the #Special Stapleton Waterfront District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Stapleton Waterfront District#.

These areas shall include ~~the #Esplanade#~~, Subareas A, B1, B2, B3, B4, B5, C, D and E, the #Esplanade# and two designated public open spaces: #Pier Place# and the #Cove#. In addition, Subareas B and E shall include #upland connections# and Subarea E shall include a #shore public walkway#.

The District Plan includes the following maps in ~~the Appendix to A~~ of this Chapter.

Map 1 Special Stapleton Waterfront District, Subareas and Public Spaces

Map 2 Ground Floor Use and Frontage Requirements

Map 3 Mandatory Front Building Wall Lines

Map 4 Restricted Curb Cut and Off-Street Loading Locations

Map 5 Upland Connections and Visual Corridors

Map 6 Location of Visual Corridor in Subarea E

* * *

116-04

Subareas

In order to carry out the purposes and provisions of this Chapter, the following subareas are established within the #Special Stapleton Waterfront District#: Subarea A, Subarea B, comprised of Subareas B1, B2, B3, B4 and B5, Subareas C, D and E, the #Esplanade#, #Pier Place# and the

#Cove#. In each of these subareas, special regulations apply that may not apply in other subareas.

116-05

Applicability

In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall not apply in the #Special Stapleton Waterfront District#, except where specifically stated otherwise in this Chapter. In lieu thereof, the special #use#, #bulk#, #accessory# off-street parking, public access and urban design regulations of Sections 116-10 through 116-50 shall apply.

In Subarea D, the provisions of Article VI, Chapter 2 shall apply pursuant to the underlying M2-1 District regulations.

In Subarea E, the underlying provisions of Article VI, Chapter 2 shall apply, except as modified in Section 116-60 (SPECIAL REGULATIONS IN SUBAREA E), inclusive. In addition, the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), shall not apply. In lieu thereof, the provisions of Section 116-623 (Height and setback regulations), shall apply.

#Lower density growth management area# regulations shall not apply in the #Special Stapleton Waterfront District#.

116-10

SPECIAL USE REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, the following special #use# regulations shall apply. The #use# regulations of the underlying C4-2A District shall be modified by Sections 116-101 through 116-13, inclusive.

116-101

Use Groups 12 and 14

The #uses# listed in Section 32-21 (Use Group 12) shall not be permitted in Subarea C.

The #uses# listed in Section 32-23 (Use Group 14) shall be permitted in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#; boat storage, repair or painting, however, shall be allowed without restriction relating to boat length.

* * *

116-11 Special Sign Regulations

The #sign# regulations of the underlying C4-2 District in Section 32-60 (SIGN REGULATIONS) shall be modified as follows: #flashing signs# shall not be permitted in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

116-12 Mandatory Ground Floor Use and Frontage Requirements

The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply in ~~the #Special Stapleton Waterfront District#~~ Subareas A, B and C. However, on designated #streets# and #mandatory front building wall lines# in Subareas B3 and C, as shown on Map 2 in ~~the Appendix to A of~~ A of this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building developed# or #enlarged# after October 25, 2006.

#Uses# located on the ground floor level, or within two feet of the as-built level of the adjoining sidewalk, shall be exclusively limited to the permitted non-#residential uses# as modified by the special #use# provisions of this Chapter. Such ground floor #uses# shall extend along the entire width of the #building#, except for lobbies or entrances to #accessory# parking spaces, and shall have a depth provided in accordance with Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

* * *

116-13 Transparency Requirements

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the transparency requirements of Section 37-34 (Minimum Transparency Requirements) shall apply to any #development# or an #enlargement# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line# and where non-#residential uses# are located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk.

116-20

SPECIAL BULK REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

The special #bulk# regulations of this Section shall apply ~~within the #Special Stapleton Waterfront District#~~ to Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

* * *

116-231

Special rooftop regulations

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings or other structures# in the ~~#Special Stapleton Waterfront District#~~ Subareas A, B and C, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

116-232

Street wall location

In Subarea A, the underlying #street wall# location regulations shall apply.

In Subareas B and C, the underlying #street wall# location regulations of a C4-2A District or an R6B District, as applicable, shall be modified as set forth in this Section. Map 3 (Mandatory Front Building Wall Lines) in ~~the Appendix to A of~~ this Chapter, specifies locations in Subareas B and C where #mandatory front building wall# requirements apply as follows:

* * *

116-233

Maximum building height

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the maximum height of a #building or other structure# outside of Subarea B2 shall not exceed 50 feet. However, where the ground floor lever of a #building# provides a #qualifying ground floor# in accordance with the supplemental provisions set forth in paragraph (b) of Section 35-652 (Maximum height of buildings and setback regulations), the maximum height of a #building or other structure# may be increased to 55 feet.

Within Subarea B2, the maximum height of a #building or other structure# shall not exceed 60 feet.

116-30
SPECIAL ACCESSORY OFF-STREET PARKING AND LOADING REGULATIONS
FOR SUBAREAS A, B AND C

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the parking and loading regulations of the underlying C4-2A District shall apply, except as modified in this Section.

* * *

116-34
Location and Width of Curb Cuts

Curb cuts are prohibited in the locations shown on Map 4 (Restricted Curb Cut and Off-Street Loading Locations) in ~~the~~ Appendix ~~to~~ A of this Chapter.

In Subarea C, for #zoning lots# with access only to Front Street, only one curb cut shall be permitted along Front Street.

~~Within the #Special Stapleton Waterfront District#~~ In Subareas A, B and C, the maximum width of curb cuts shall not exceed 25 feet, including splays.

* * *

116-40
UPLAND CONNECTIONS AND VISUAL CORRIDORS FOR SUBAREAS A, B AND C

116-41
Upland Connections

In the locations shown on Map 5 (Upland Connections and Visual Corridors) in ~~the~~ Appendix ~~to~~ A of this Chapter, #upland connections# shall be provided. An #upland connection# traversing a #zoning lot# in Subareas A, B and C shall consist of a single circulation path bordered continuously along both sides by buffer zones.

* * *

(c) Permitted obstructions

The provisions of Section 62-611 (Permitted obstructions) shall apply to #upland connections# within ~~the #Special Stapleton Waterfront District#~~ Subarea B, the #Esplanade#, #Pier Place# and the #Cove#. The permitted obstructions listed in paragraph (b)(2) of Section 62-611 are further subject to the tree and planting

requirements of Section 62-655. Water-Dependent (WD) #uses# referenced in paragraph (a)(6) of Section 62-611 shall be as listed in Section 62-211.

116-42
Visual Corridors

#Visual corridors# shall be provided in the locations shown on Map 5 in ~~the~~ Appendix ~~to~~ A of this Chapter. Such #visual corridors# shall be subject to the requirements of Section 116-512 (Design requirements for visual corridors).

116-50
SPECIAL URBAN DESIGN REQUIREMENTS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

The special urban design requirements of this Section, inclusive, shall apply to all #developments# and #enlargements# ~~within the #Special Stapleton Waterfront District#~~ Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

* * *

116-512
Design requirements for visual corridors

The requirements of this Section shall apply to all #visual corridors# within Subarea B, the #Esplanade#, #Pier Place# and the #Cove#. When a #visual corridor# coincides with an #upland connection#, the provisions of Section 116-511 (Design requirements for upland connections) shall also apply.

* * *

116-~~53~~52
Waterfront Public Access Signage

The New York City Waterfront Symbol Plaque shall be used to direct the public to waterfront public access areas including the #Esplanade# and #upland connections# within Subarea B, #Pier Place# and the #Cove#. and to identify the entry points of these areas. Such signage shall be provided in accordance with requirements of Section 62-654.

116-5453
Refuse Storage Areas

Refuse shall be stored within a #completely enclosed building#.

116-60
SPECIAL REGULATIONS IN SUBAREA E

The special #use#, #bulk#, #visual corridor# and #waterfront public access area# requirements of this Section, inclusive, shall apply to Subarea E.

116-61
Special Use Regulations

The #use# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, modified as follows:

- (a) The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply;
- (b) The provisions of Section 62-29 (Special Use Regulations for R6, R7, R8, R9 and R10 Districts) are modified to allow #uses# listed in Section 62-212 (Waterfront-Enhancing (WE) uses) to be located anywhere within a #building# existing prior to [date of adoption] provided that no #commercial floor area# is located above a #dwelling unit#; and
- (c) #Physical culture or health establishments# shall be permitted as-of-right. The special permit provisions of Section 73-36 shall not apply.

116-62
Special Bulk Regulations

The #bulk# regulations of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, except as modified in this Section, inclusive.

116-621
Floor area

Subarea E of the #Special Stapleton Waterfront District# shall be a #Mandatory Inclusionary Housing area# for the purpose of applying the Inclusionary Housing Program provisions of Section 23-90 (INCLUSIONARY HOUSING), inclusive.

The #floor area# regulations of Article VI, Chapter 2, shall not apply. In lieu thereof, the #floor area# regulations of Section 23-154 (Inclusionary Housing), as applicable to #Mandatory Inclusionary Housing areas#, shall apply, except that in R6 Districts:

- (a) for #zoning lots#, or portions thereof, within 100 feet of a #wide street#, the maximum #floor area ratio# shall be 3.6; and
- (b) for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#, the maximum #floor area ratio# shall be 2.42.

116-622

Required yards

The special #yard# provisions of 62-332 (Rear yards and waterfront yards) shall apply, except that the 40 foot minimum depth requirement for a #waterfront yard# may be reduced by up to five feet, to a minimum depth of 35 feet, along those portions of the landward edge of the stabilized shore, bulkhead or natural #shoreline# where the depth of the landward portions of the #zoning lot# is less than 150 feet, as measured perpendicular and landward from such edge.

116-623

Height and setback regulations

The provisions of Section 62-341 (Developments on land and platforms) shall apply, except as modified in this Section.

- (a) #Initial setback distance#

The provisions of paragraph (a)(2) of Section 62-341 shall be modified for #buildings# located on portions of a #zoning lot# where the distance between the edge of the stabilized shore and a landward #zoning lot line# is less than 150 feet. The depth of such #initial setback distance# from the boundary of a #shore public walkway# may be reduced to five feet, provided that at least 40 percent of the width of each #story# required to be set back above the minimum base height is set back no less than ten feet from the boundary of the #shore public walkway#.

- (b) Measurement of height

The provisions of paragraph (a)(3) of Section 62-341 shall apply, except that for the purpose of this Section, #base plane# shall refer to an elevation of 16.8 feet above Richmond Datum.

(c) Permitted obstructions

The provisions of paragraphs (a)(4)(i) and (ii) of Section 62-341 shall not apply. Dormers and penthouse portions of a #building# shall not be considered permitted obstructions above a maximum base height.

(d) Maximum base height

The maximum base height provisions of paragraph (c)(1) of Section 62-341 shall apply, except that a #building or other structure#, or a portion thereof, located within an #initial setback distance#, shall rise to a height of at least 25 feet or two #stories#, whichever is less, and may not exceed a maximum base height of 55 feet or five #stories#, whichever is less.

(e) Maximum #building# height and tower size

The maximum #residential# tower size provisions of paragraph (c)(4) of Section 62-341 shall not apply. For the purposes of this paragraph (e), any portion of a #building# that exceeds a height of 55 feet or five #stories#, whichever is less, shall be considered a tower. #Buildings# with tower portions fronting on Edgewater Street shall not exceed a height of 120 feet above the #base plane# or 12 #stories#, whichever is less. The height of any other #building# with tower portions shall not exceed a height of 110 feet above the #base plane#, or 11 #stories#, whichever is less. Each #story# within a tower portion of a #building# shall not exceed a gross area of 10,000 square feet up to a height of 90 feet or nine #stories#, whichever is less, and each #story# above a height of 90 feet or nine #stories#, whichever is less, shall not exceed a gross area of 8,100 square feet. All #stories# within the tower portions of #buildings# shall be bounded on all sides by open areas on the #zoning lot#. For #zoning lots# with three or more #buildings#, no more than two #buildings# shall contain towers.

(f) #Floor area# distribution

The provisions of paragraph (c)(3) of Section 62-341 shall not apply.

(g) #Street wall# articulation facing #shore public walkways#

The provisions of paragraph (c)(5) of Section 62-341 shall apply. In addition, for portions of #buildings# fronting on a #shore public walkway# with an #aggregate width of street wall# greater than 200 feet, such #street walls# shall provide a recess at least five feet

deep and 55 feet wide, unobstructed from the lowest level of the #building# to the sky. In no event shall a #street wall# extend along a #shore public walkway# for a distance greater than 130 feet without providing such a recess. Furthermore, above the height of the second #story#, such #street walls# shall provide at least one additional recess with a minimum depth of five feet and a minimum width or, where applicable, an aggregate width, of at least 40 feet.

(h) Streetscape provisions

The streetscape provisions of paragraph (c)(6) of Section 62-341 shall not apply. In lieu thereof, the following provisions shall apply:

(1) Lobbies

A #residential# lobby, extending along at least 30 percent of the #aggregate width of street walls# shall be provided, but need not be wider than 35 feet. Transparent glazing materials shall occupy at least 40 percent of the surface area of the #street wall# of the lobby, measured between a height of two and ten feet above the level of the adjoining grade.

A lobby to a #commercial or community facility use# shall have a minimum width of 20 feet. Transparent glazing materials shall occupy at least 50 percent of the surface area of the #street wall# of the lobby, measured between a height of two feet above the level of the adjoining grade and a height 12 feet above the level of the first finished floor.

In the event of a conflict between the provisions of this paragraph (h)(1) and the construction standards of the Federal government or Appendix G of the New York City Building Code, the requirements of this paragraph shall not apply.

(2) Parking garage wall treatment

For any level within a #building# where #accessory# off-street parking is provided, such parking shall be screened from the #street line# or #waterfront public access area# with a #street wall# that is at least 50 percent opaque. Each one-foot square portion of such #street wall# shall comply individually with this requirement. Such required wall treatment may be interrupted by vehicular or pedestrian entrances. In addition to the wall treatment, the screening requirements of Section 62-655 (Planting and trees) shall apply.

For #buildings# with #street walls# that are more than 50 feet in width and located within 50 feet of a #waterfront public access area# or #street#, at least 70 percent of the width of

such #street walls# shall contain #floor area# at the first #story# located completely above the #base plane#.

116-63

Requirements for Visual Corridors and Waterfront Public Access Areas

116-631

Visual corridors

The provisions of 62-51 (Applicability of Visual Corridor Requirements) shall apply, except as modified in this Section. The minimum width of the required #visual corridor# shall be 60 feet. The location of such #visual corridor# shall be as shown on Map 5 (Upland Connections and Visual Corridors) and Map 6 (Location of Visual Corridor in Subarea E) in Appendix A of this Chapter. Such #visual corridor# shall be located such that the northern boundary of the #visual corridor# shall intersect with the easterly #street line# of Edgewater Street at a point 22 feet south of the following intersection: the easterly prolongation of the northerly #street line# of Lynhurst Avenue and the easterly #street line# of Edgewater Street. Such #visual corridor# shall extend to the pierhead line at an angle of 89.35 degrees, as measured between the northern boundary of such #visual corridor# and the portion of the easterly #street line# of Edgewater Street north of such #visual corridor#.

116-632

Waterfront Public Access Area

The provisions of 62-52 (Applicability of Waterfront Public Access Area Requirements) shall apply, except that no #supplemental public access area#, as set forth in 62-57 (Requirements for Supplemental Public Access Areas), shall be required. However, a #shore public walkway# and an #upland connection# must be provided as modified in this Section and shown on Maps 1, 5 and 6 in Appendix A of this Chapter.

(a) #Shore public walkway#

The provisions of paragraph (a)(3) of Section 62-53 (Requirements for Shore Public Walkways) shall apply, except that the minimum width of a #shore public walkway# on shallow portions of a #zoning lot# set forth in such Section shall be modified to be no less than 35 feet.

If there is an existing #building or other structure# to remain on the #zoning lot#, the entire area between such existing #building# and the shoreline shall be entirely occupied by the #shore public walkway#, with a required circulation path of at least eight feet.

(b) #Upland connections#

The requirement for a “transition area” within a Type 2 #upland connection# in paragraph (b)(2) of Section 62-561 (Types of upland connections) shall not apply. In addition, the minimum width requirement of ten feet for the #upland connection# abutting such turnaround shall be modified to five feet, provided that the entire area of the vehicular turnaround is paved with the same paving material as the #upland connection#.

116-633

Phased development of Waterfront Public Access Area

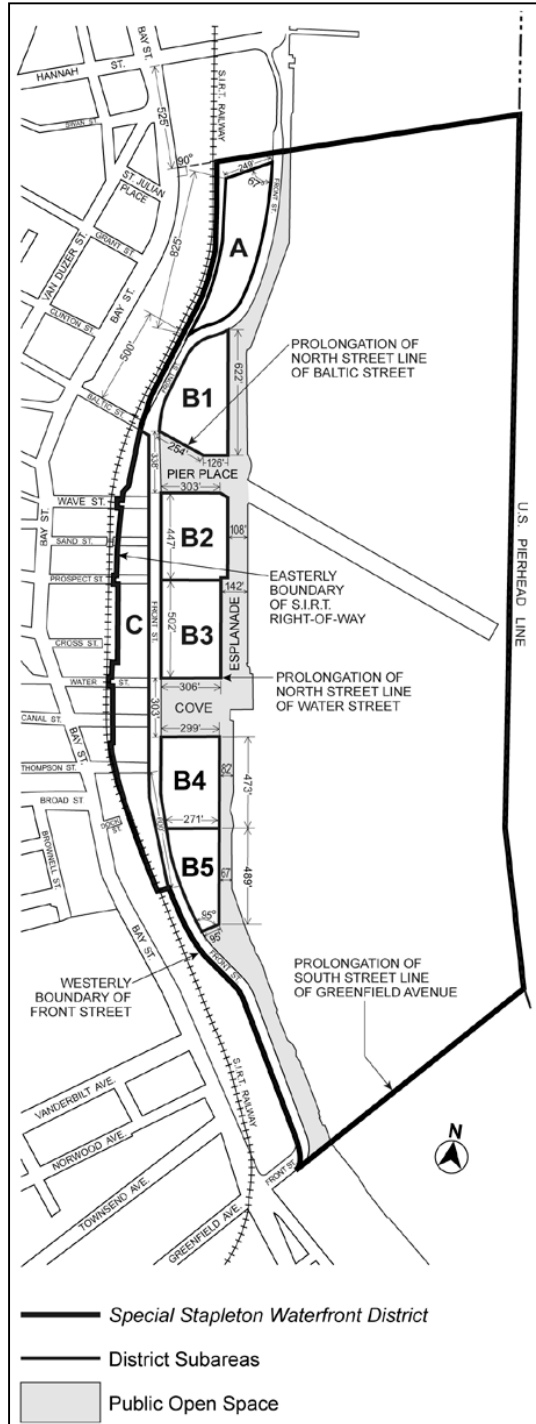
For the purposes of applying for an authorization for phased #development# of a #waterfront public access area# in paragraph (c)(1) of Section 62-822 (Modification of waterfront public access area and visual corridor requirements), the #lot area# shall be the portion of the #zoning lot# above water.

Appendix A

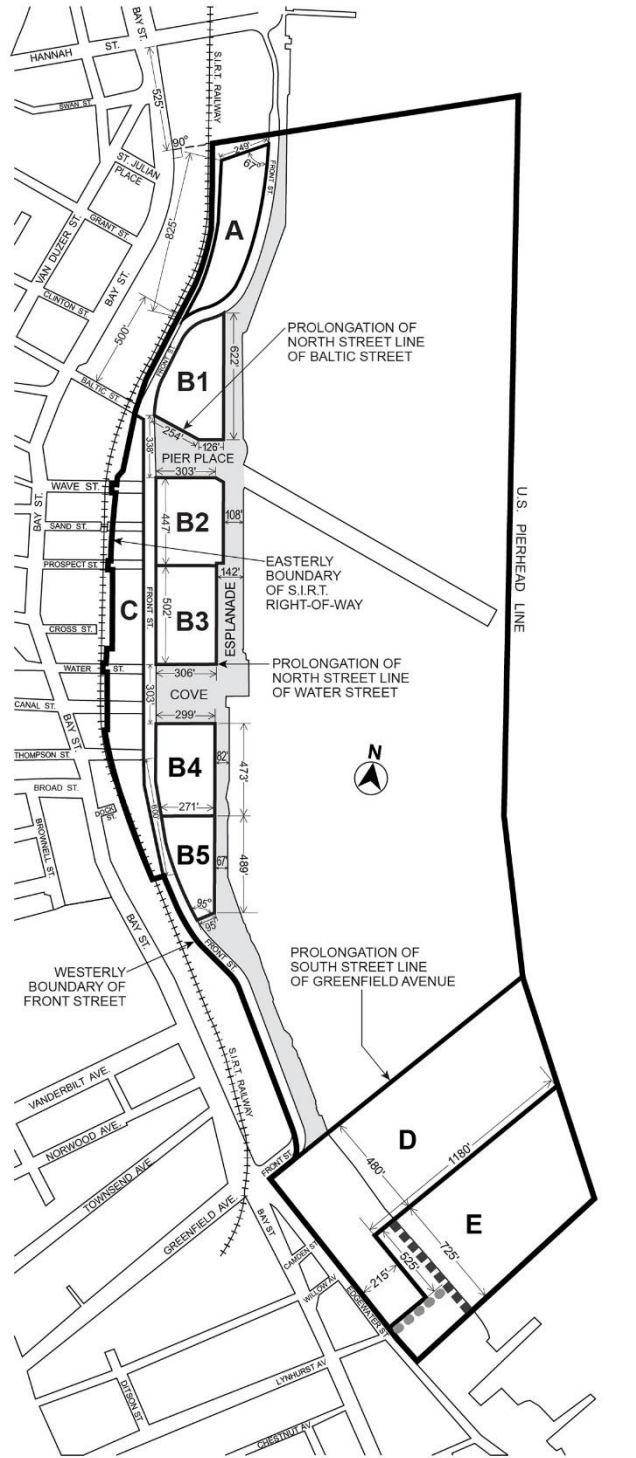
Stapleton Waterfront District Plan

Map 1. Special Stapleton Waterfront District, Subareas and Public Spaces

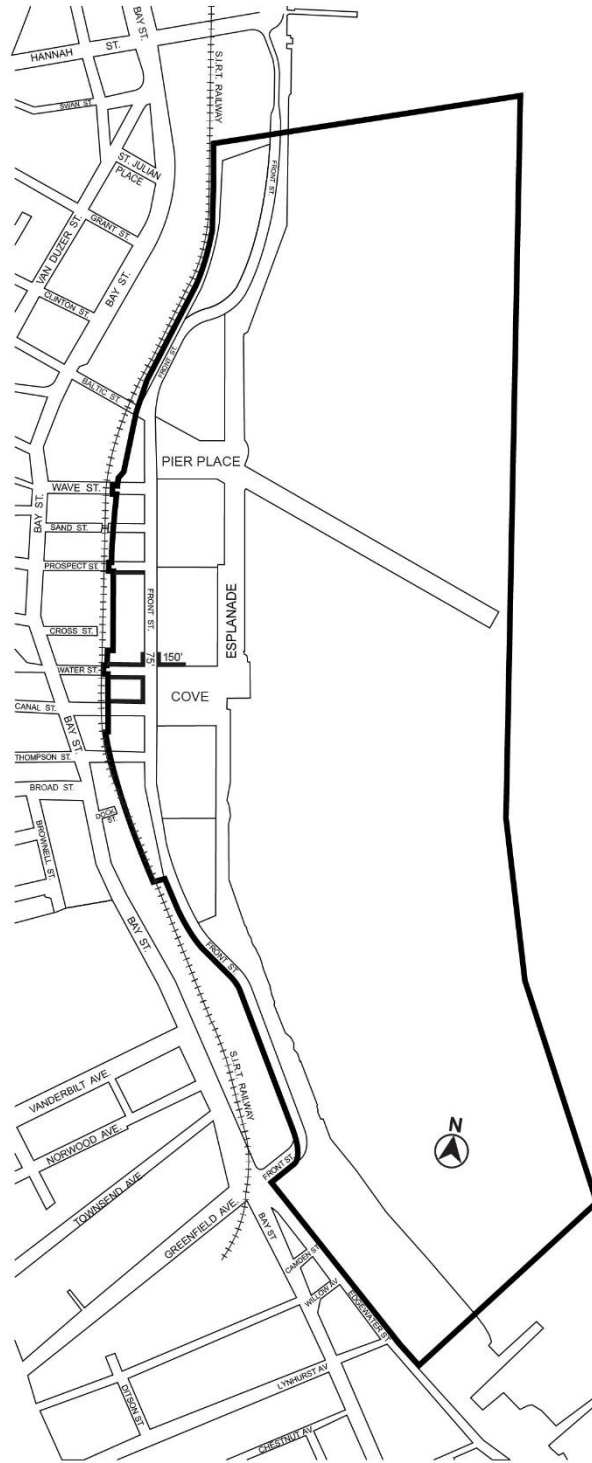
[EXISTING]



[PROPOSED]

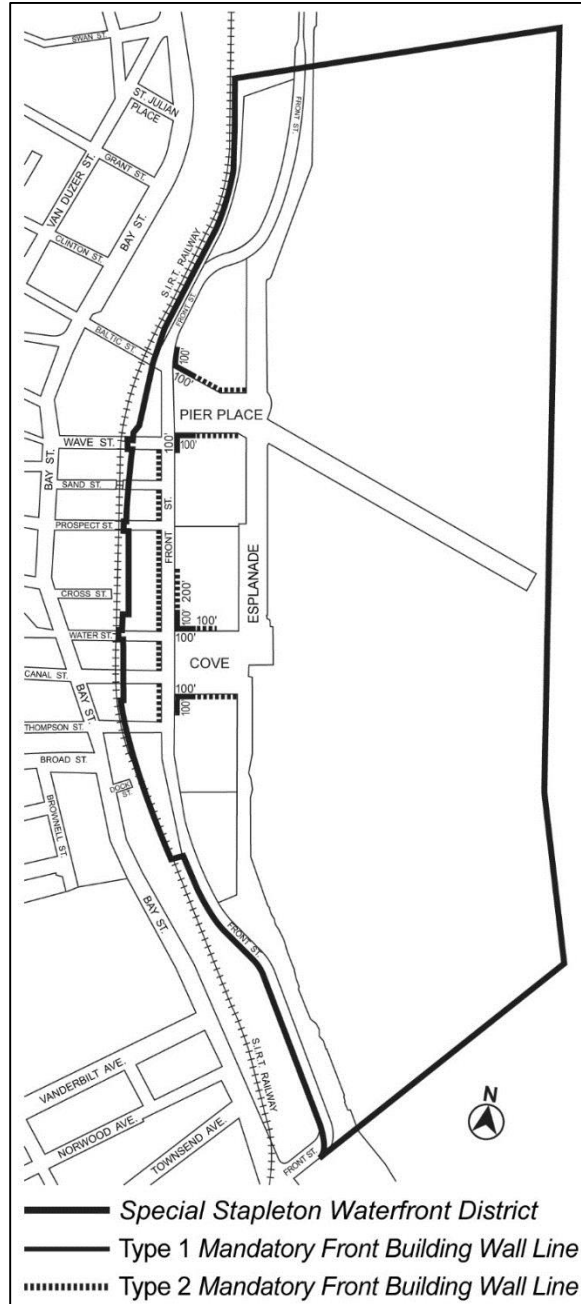


- Special Stapleton Waterfront District**
- District Subareas
- Public Open Space
- Shore Public Walkway
- Upland Connection

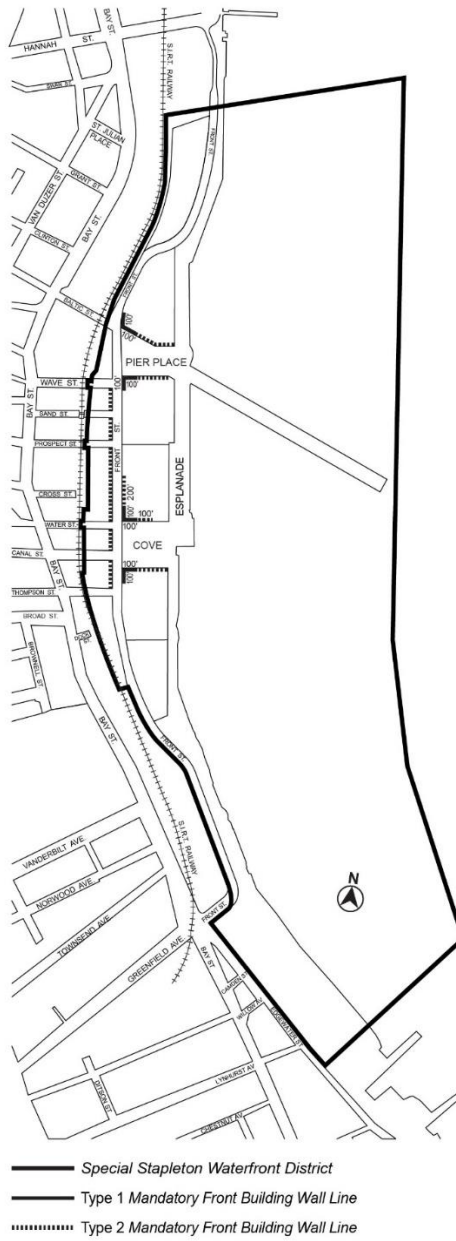


- Special Stapleton Waterfront District
- Ground floor use and frontage requirements

Map 3. Mandatory Front Building Wall Lines
[EXISTING]

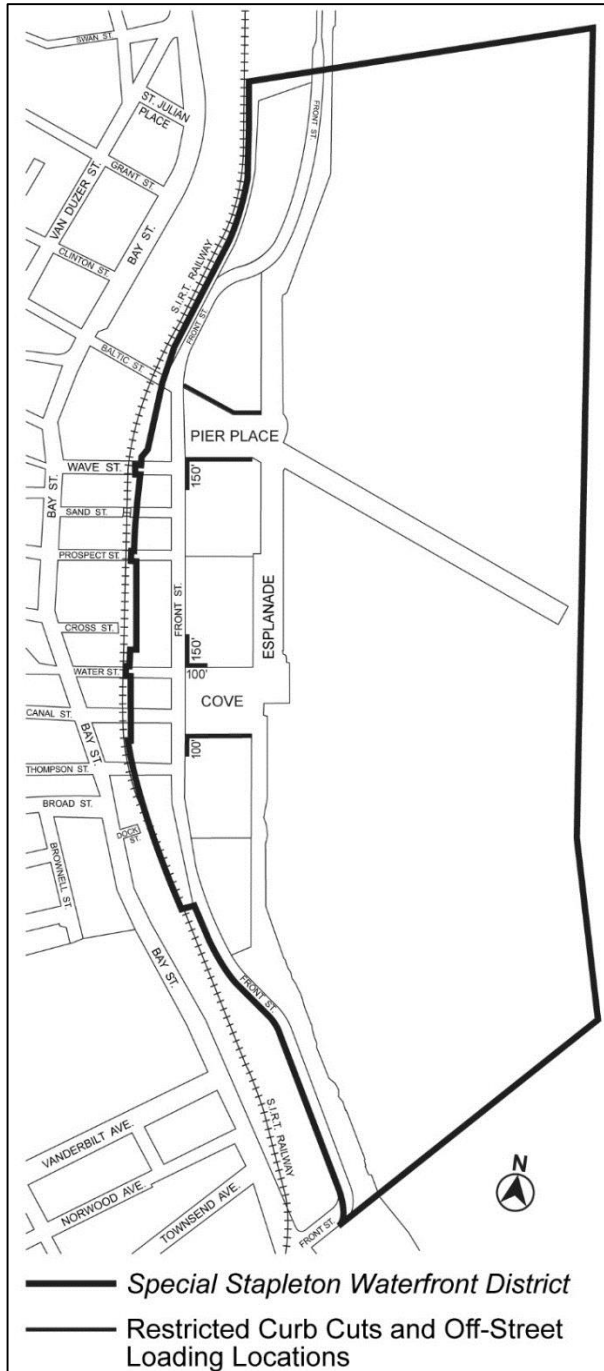


[PROPOSED]

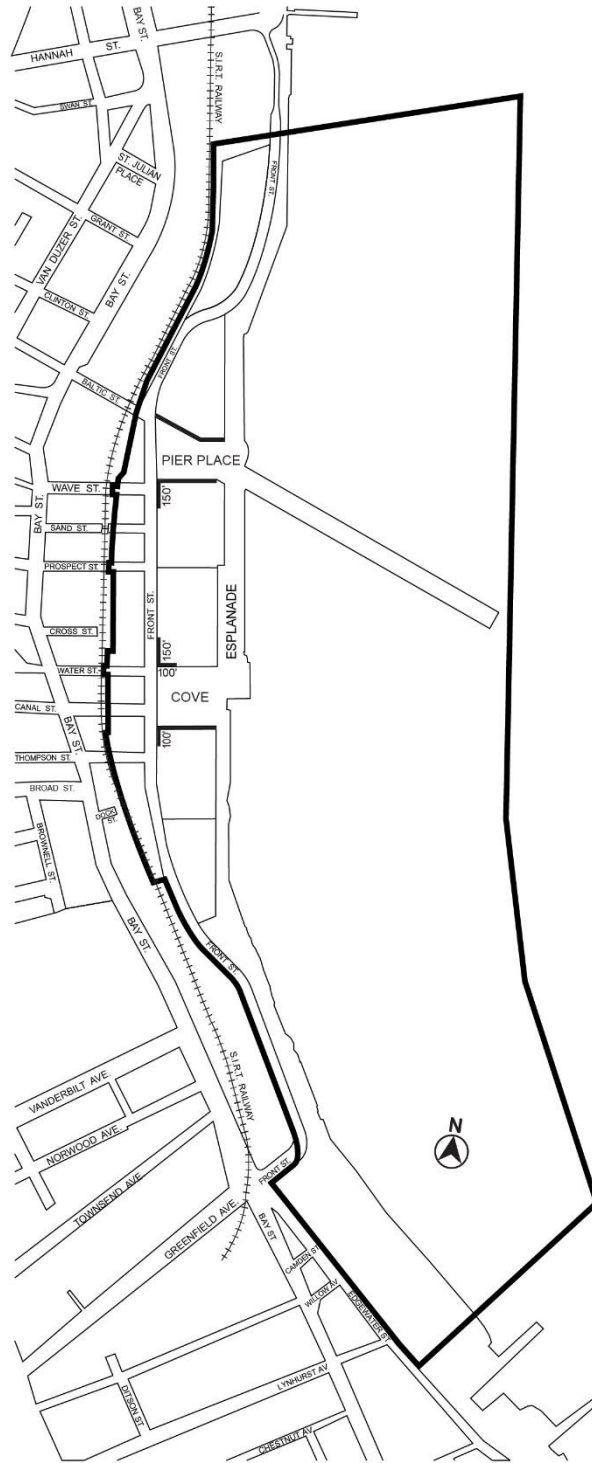


Map 4. Restricted Curb Cut and Off-Street Loading Locations

[EXISTING]

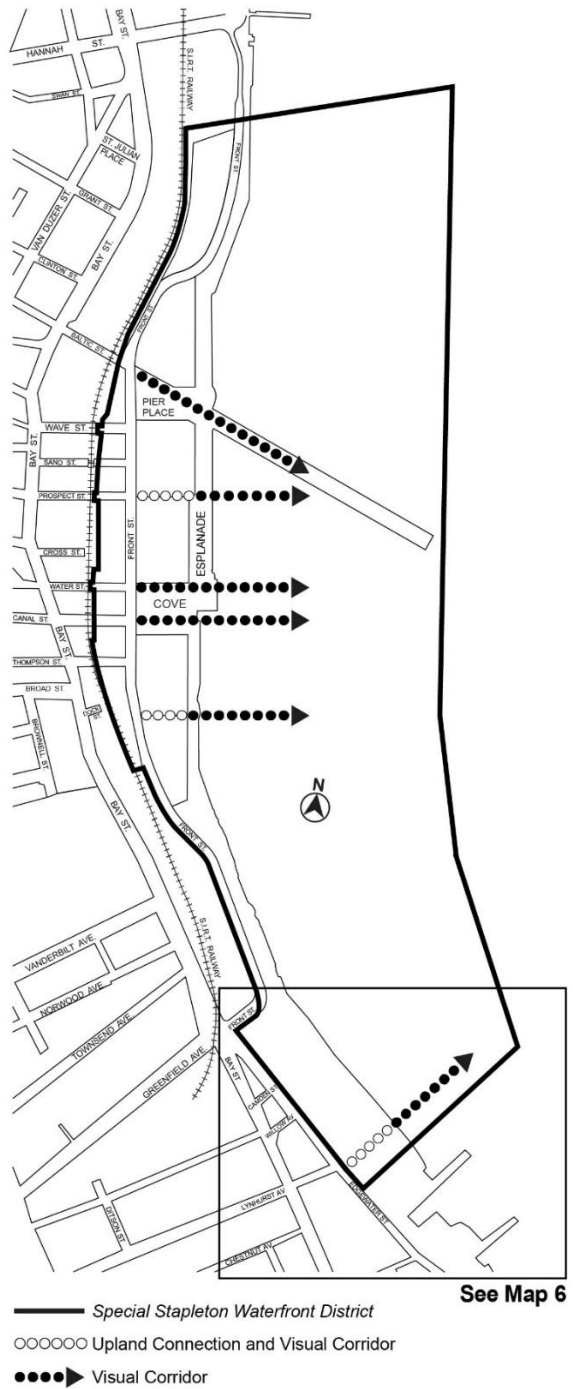


[PROPOSED]



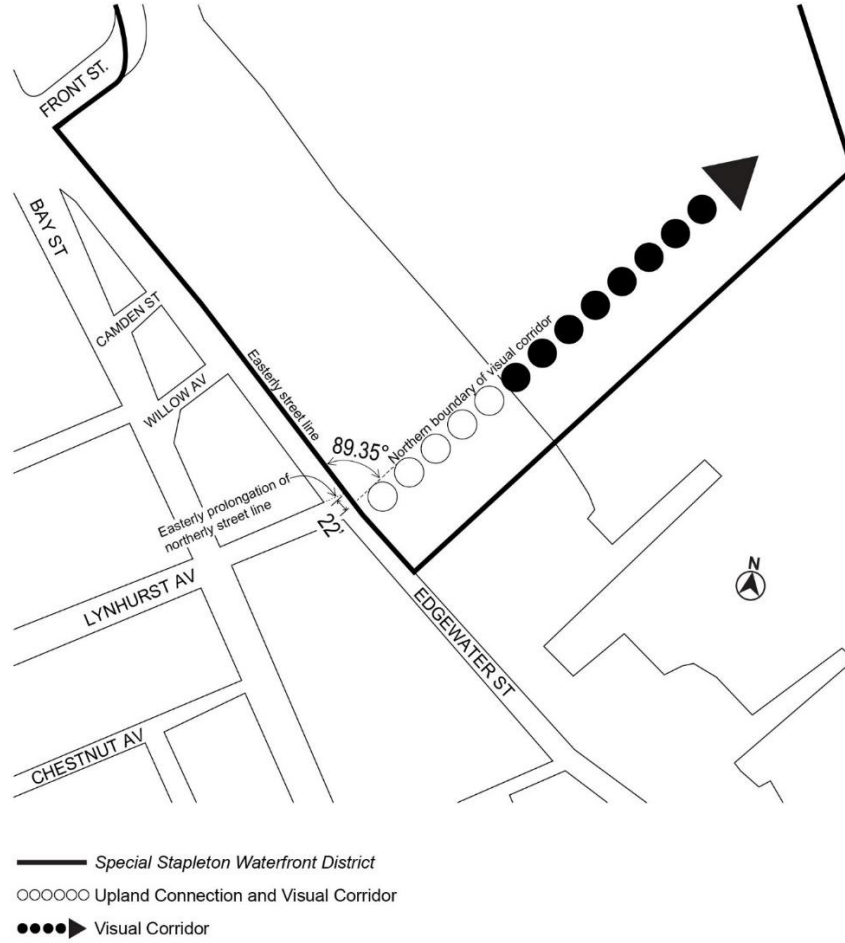
- Special Stapleton Waterfront District**
- Restricted Curb Cuts and Off-Street Loading Locations**

[PROPOSED]



Map 6. Location of Visual Corridor in Subarea E

[NEW MAP: PROPOSED]



* * *

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

* * *

Queens

* * *

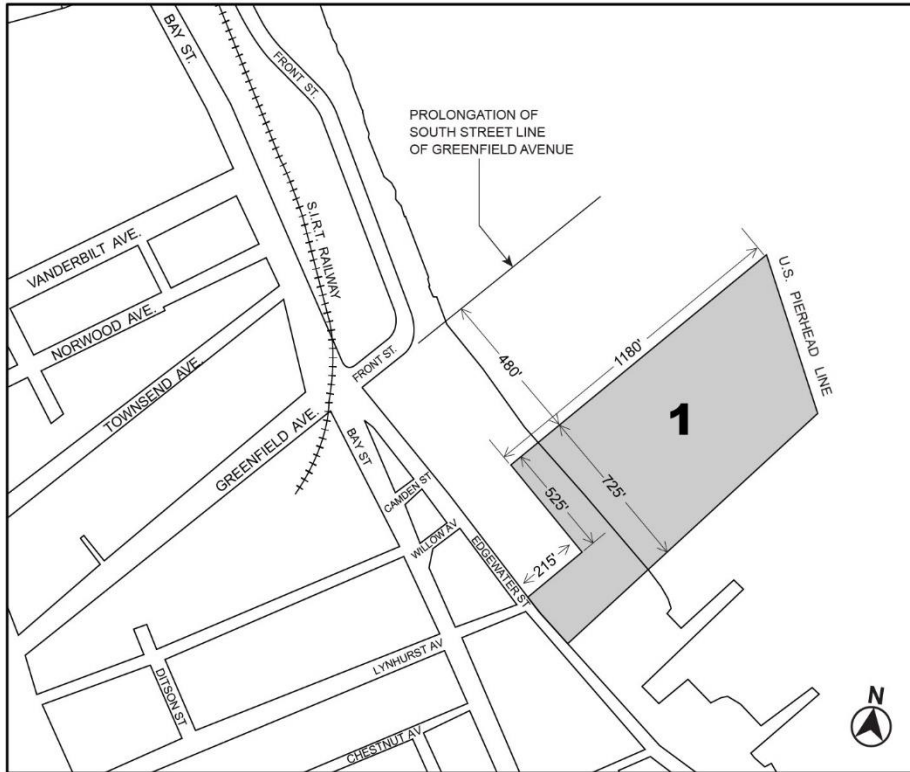
Staten Island

Staten Island Community District 1

In Subarea E of the #Special Stapleton Waterfront District# (see Section 116-60) and in the R6 District within the areas shown on the following Map 1:

Map 1. (date of adoption)

[NEW MAP: PROPOSED]



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

Area 1 (date of adoption) – MIH Program Option 1, Option 2 and Workforce Option

Portion of Community District 1, Staten Island

* * *

Resolution for adoption scheduling March 22, 2017 for a public hearing.

No. 9

CD 1

C 150402 ZMR

IN THE MATTER OF an application submitted by Pier 21 Development, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 21d:

1. changing from an M2-1 District to an R6 District property bounded by a line 515 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, Edgewater Street, a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and a line 210 feet northeasterly of Edgewater Street;
2. establishing within the proposed R6 District a C2-2 District bounded by a line 1,040 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, a line 210 feet northeasterly of Edgewater Street, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue, and Edgewater Street; and
3. establishing a Special Stapleton Waterfront District (SW) bounded by the northeasterly prolongation of the southerly street line of Greenfield Avenue, the U.S. Pierhead Line, a line 1,240 feet southeasterly of the northeasterly prolongation of the southerly street line of Greenfield Avenue and Edgewater Street;

as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of the CEQR Declaration E-401.

Resolution for adoption scheduling March 22, 2017 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 10

FRIENDS OF CROWN HEIGHTS 29 CHILD CARE CENTER

CD 8

C 160072 PQK

IN THE MATTER OF an application submitted by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter for acquisition of property located at 1435 Prospect Place (Block 1361, Lot 66), for continued use as a day care center.

(On January 18, 2017, Cal. No. 1, the Commission scheduled February 1, 2017 for a public hearing. On February 1, 2017, Cal. No. 28, the hearing was closed.)

For consideration.

Nos. 11 & 12

210-214 HEGEMAN AVENUE

No. 11

CD 16

C 170153 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of properties located at 210-214 Hegeman Avenue (Block 3639, Lots 35 and 37) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the construction of approximately 70 units of affordable and supportive housing.

(On January 18, 2017, Cal. No. 2, the Commission scheduled February 1, 2017 for a public hearing. On February 1, 2017, Cal. No. 29, the hearing was closed.)

For consideration.



No. 12

CD 16

C 170154 ZSK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed eight-story building on property located at 210-214 Hegeman Avenue (Block 3639, Lots 35 and 37), in an R6 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.

(On January 18, 2017, Cal. No. 3, the Commission scheduled February 1, 2017 for a public hearing. On February 1, 2017, Cal. No. 30, the hearing was closed.)

For consideration.



Nos. 13 & 14

ROSE CASTLE

No. 13

CD 3

C 160221 ZMK

IN THE MATTER OF an application submitted by Riverside Developers USA Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-2 District to an R7A District property bounded by Flushing Avenue, Franklin Avenue, the easterly prolongation of the northerly street line of Little Nassau Street, the terminus of Little Nassau Street, Little Nassau Street, and Kent Avenue;
2. changing from an M1-2 District to an M1-2/R6A District property bounded by the easterly prolongation of the northerly street line of Little Nassau Street, Skillman Street, a line 330 feet northerly of Park Avenue, and Franklin Avenue;
3. establishing within the proposed R7A District a C2-4 District bounded by Flushing Avenue, Franklin Avenue, the easterly prolongation of the northerly street line of Little Nassau Street, the terminus of Little Nassau Street, Little Nassau Street, and Kent Avenue; and
4. establishing a Special Mixed Use District (MX-4) bounded by the easterly prolongation of the northerly street line of Little Nassau Street, Skillman Street, a line 330 feet northerly of Park Avenue, and Franklin Avenue;

as shown on a diagram (for illustrative purposes only), dated October 4, 2016 and subject to the conditions of the CEQR Declaration E-395.

(On January 4, 2017, Cal. No. 1, the Commission scheduled January 18, 2017 for a public hearing. On January 18, 2017, Cal. No. 24, the hearing was closed.)

For consideration.

No. 14

CD 3

C 160222 ZRK

IN THE MATTER OF an application submitted by Riverside Developers USA, 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 (Inclusionary Housing Designated Areas) and a related section in Article XII, Chapter 3 (Special Mixed Use District) to apply Inclusionary Housing regulations in Community District 3, Borough of Brooklyn.

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 XII - Special Purpose Districts

Chapter 3

Special Mixed Use District

* * *

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

#Special Mixed Use District#	Designated #Residence District#
MX 2 - Community District 2 Brooklyn	R7A R8A
<u>MX 4 - Community District 3</u> <u>Brooklyn</u>	<u>R6A</u>
MX 8 - Community District 1 Brooklyn	R6 R6A R6B R7A

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

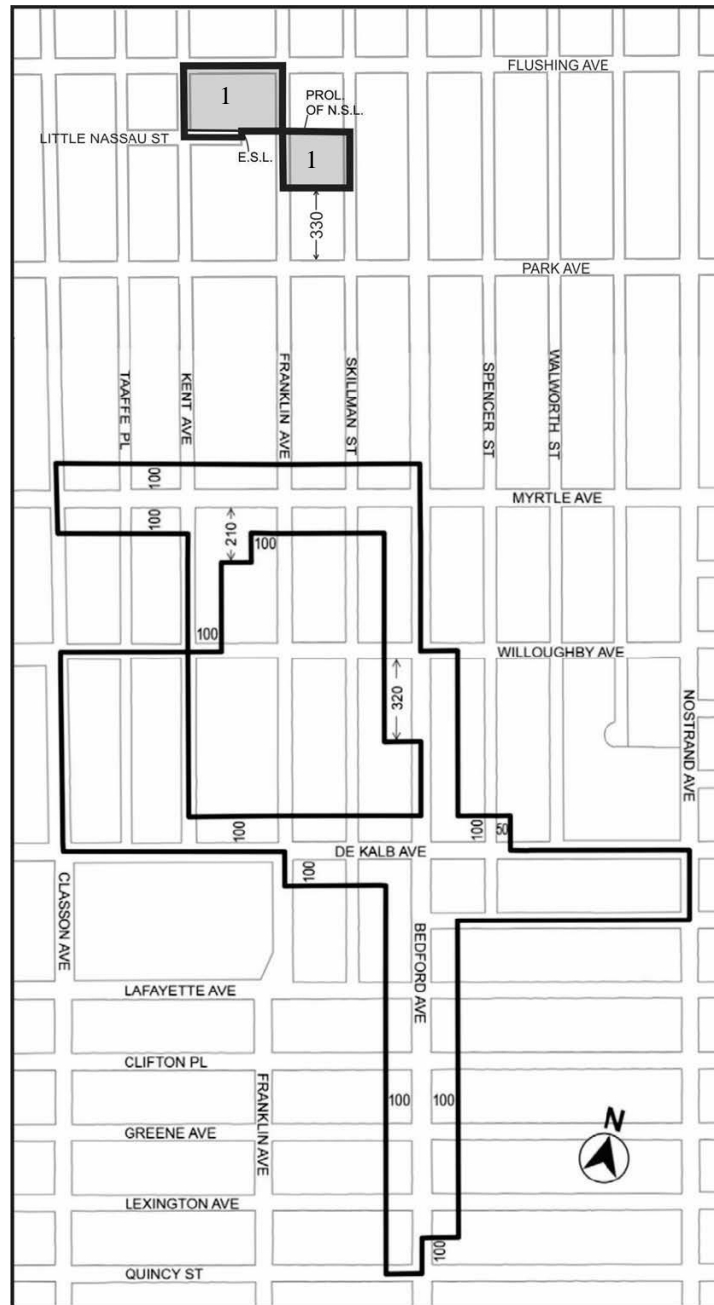
Brooklyn Community District 3

In the R6A, R7A, and R7D Districts within the areas shown on the following Maps 1, 2, 3, 4, and 5:

* * *

Map 3 – [date of adoption]

[PROPOSED MAP]



Inclusionary Housing Designated Area

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

Area 1 (date of adoption) – MIH Program Option 2 and Workforce Option

Portion of Community District 3, Brooklyn

* * *

(On January 4, 2017, Cal. No. 2, the Commission scheduled January 18, 2017 for a public hearing. On January 18, 2017, Cal. No. 25, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 15

UNITED NATIONS HOTEL, FIRST FLOOR INTERIORS

CD 6

N 170252 HKM

IN THE MATTER OF a communication dated January 27, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the United Nations Hotel, First Floor Interiors (Block 1337, Lot 7502 & 14), by the Landmarks Preservation Commission on January 17, 2017 (Designation List No. 493 LP-2588).

For consideration.

BOROUGH OF STATEN ISLAND

No. 16

901 MANOR ROAD REZONING

CD 2

C 160378 ZMR

IN THE MATTER OF an application submitted by Clara Fazzino pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 21b and 27a by establishing within an existing R3-1 District a C1-1 District bounded by a line 100 feet easterly of Manor Road, a line midway between Norwalk Avenue and Tillman Street, a line

190 feet easterly of Manor Road, and Tillman Street, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

(On January 18, 2017, Cal. No. 5, the Commission scheduled February 1, 2017 for a public hearing. On February 1, 2017, Cal. No. 32, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 17 & 18

600 EAST 156TH STREET

No. 17

CD 1

C 170140 ZMX

PUBLIC HEARING:

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.

(On February 22, 2017, Cal. No. 1, the Commission scheduled March 8, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 1

N 170141 ZRX

PUBLIC HEARING:

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

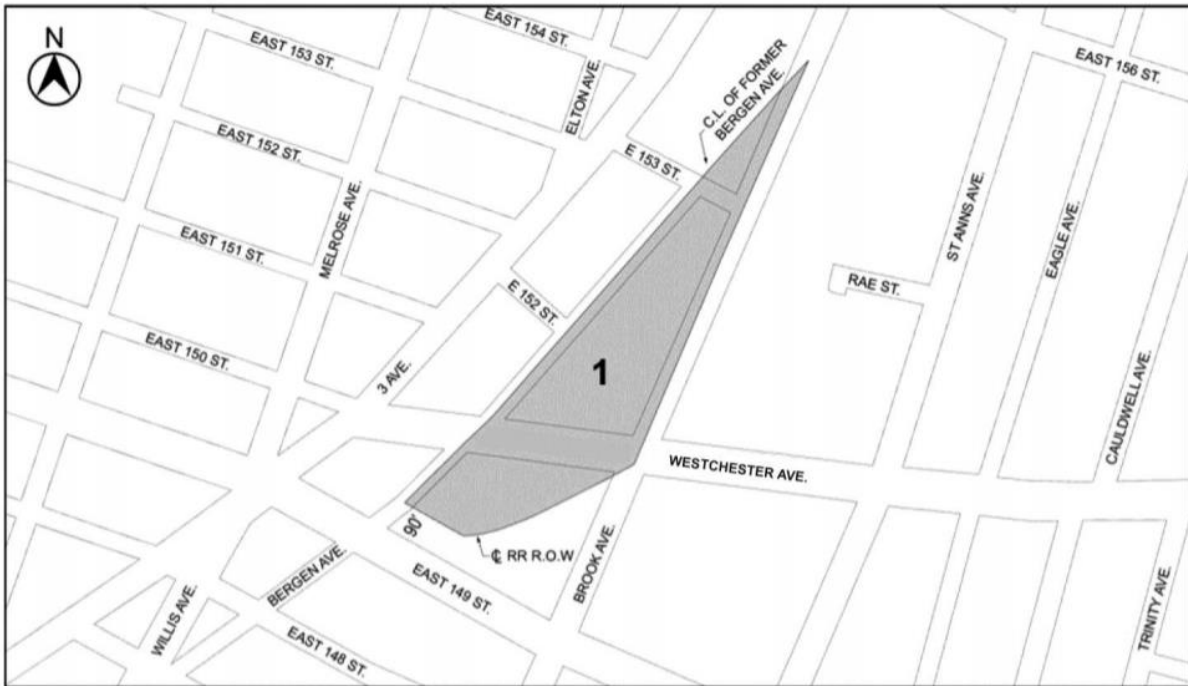
The Bronx Community District 1

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]

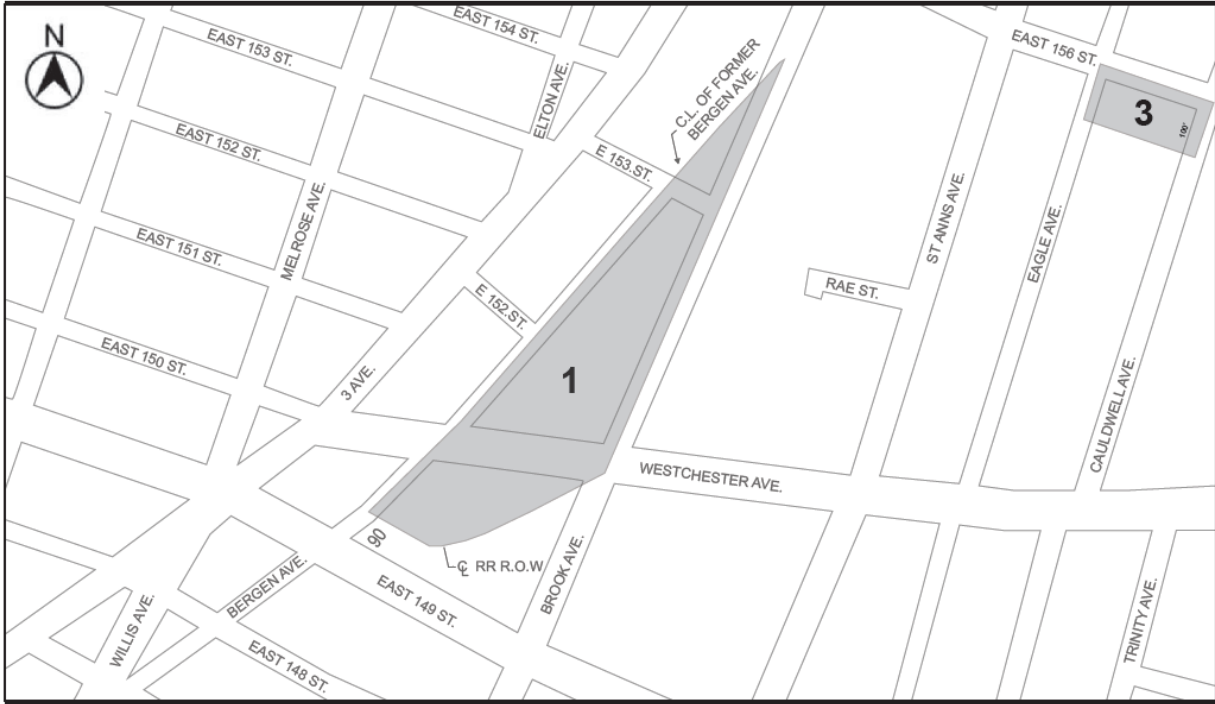


■ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

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

* * *

(On February 22, 2017, Cal. No. 2, the Commission scheduled March 8, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 19, 20 & 21

WESTCHESTER MEWS

No. 19

CD 9

C 160326 ZMX

PUBLIC HEARING:

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.

(On February 22, 2017, Cal. No. 3, the Commission scheduled March 8, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 9

N 160327 ZRX

PUBLIC HEARING:

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

* * *

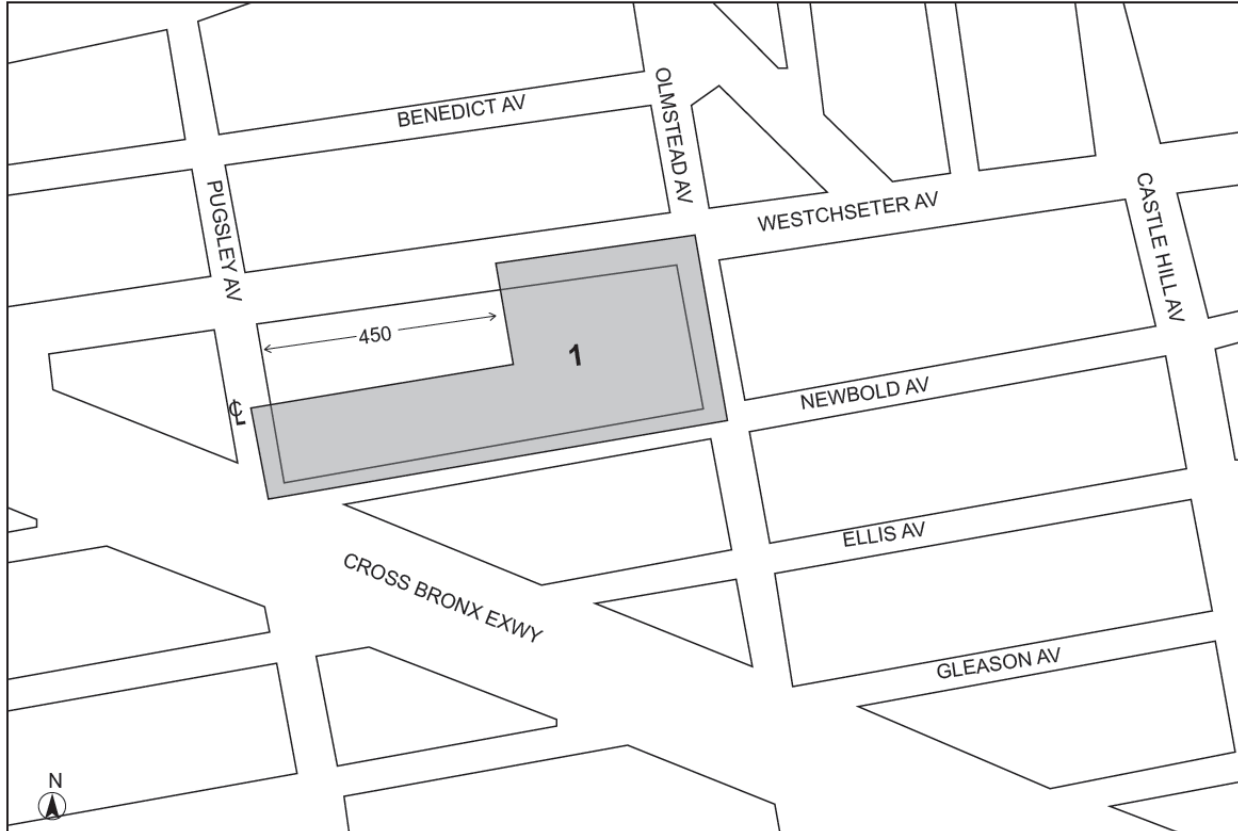
The Bronx Community District 9

* * *

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

* * *

(On February 22, 2017, Cal. No. 4, the Commission scheduled March 8, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 9

N 160327(A) ZRX

PUBLIC HEARING:

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

* * *

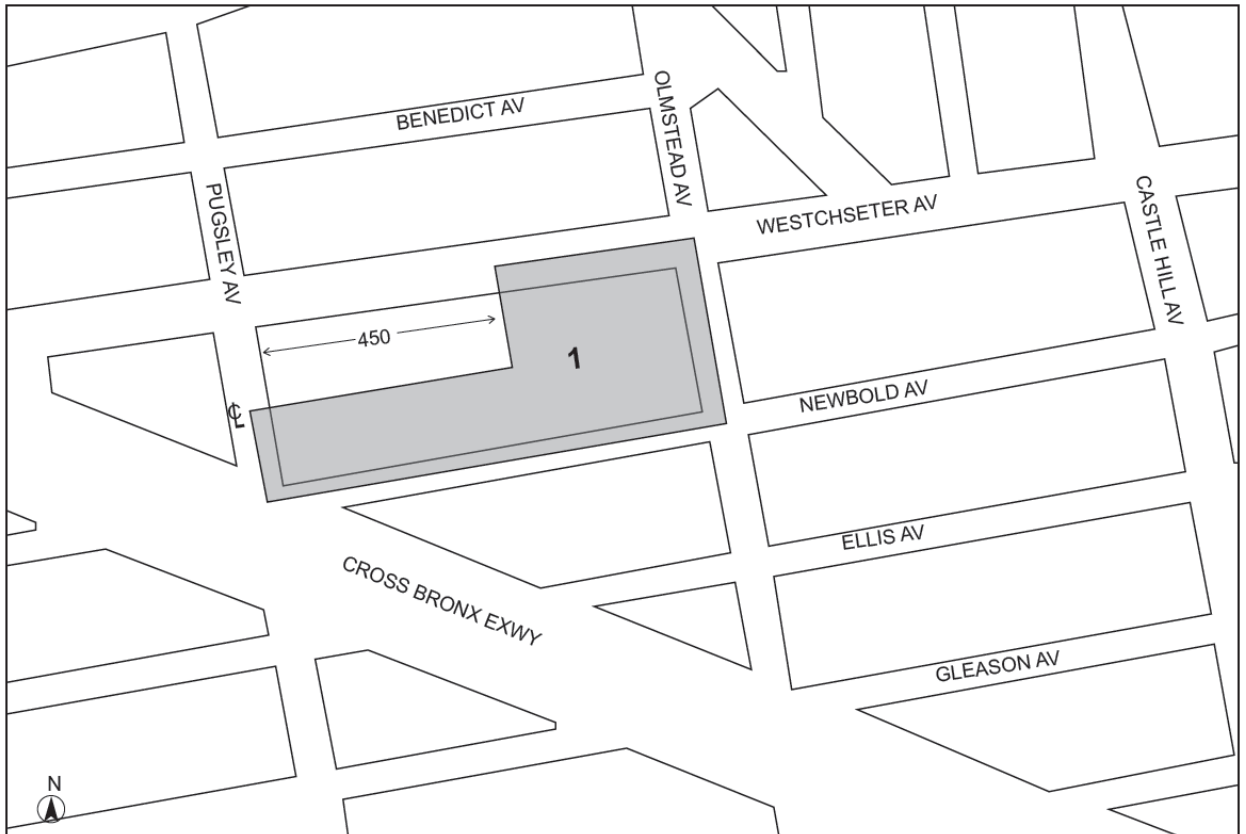
The Bronx Community District 9

* * *

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

* * *

(On February 22, 2017, Cal. No. 5, the Commission scheduled March 8, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 22 & 23

1860 EASTERN PARKWAY

No. 22

CD 16

C 170142 ZMK

PUBLIC HEARING:

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.

(On February 22, 2017, Cal. No. 6, the Commission scheduled March 8, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 16

N 170143 ZRK

PUBLIC HEARING:

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

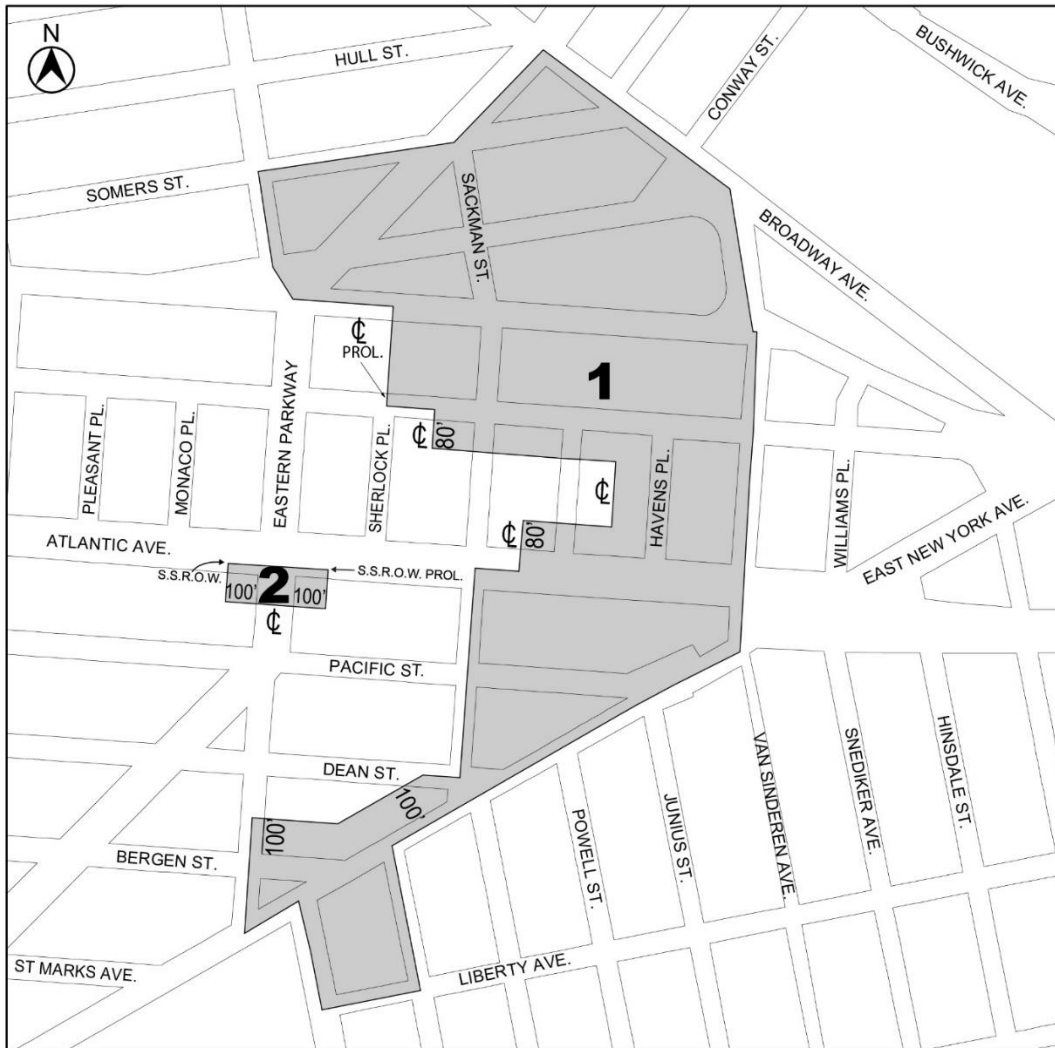
* * *

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]

[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

* * *

(On February 22, 2017, Cal. No. 7, the Commission scheduled March 8, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 24

19 EAST 70TH STREET

CD 8

C 170040 ZSM

PUBLIC HEARING:

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.

(On February 22, 2017, Cal. No. 8, the Commission scheduled March 8, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

640 BROADWAY

CD 2

C 170006 ZSM

PUBLIC HEARING:

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.

(On February 22, 2017, Cal. No. 9, the Commission scheduled March 8, 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