

# CITY PLANNING COMMISSION DISPOSITION SHEET

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

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 160200 MMX	9, 10	UNIONPORT BRIDGE REPLACEMENT	Scheduled to be Heard 4/5/17
2	C 170150 ZMX	9	WATSON AVENUE REZONING	" "
3	N 170151 ZRX	9	" "	" "
4	C 170070 ZMK	8	1350 BEDFORD AVENUE REZONING	" "
5	N 170071 ZRK	8	" "	" "
6	C 170137 ZSM	2	10 GREENE STREET	" "
7	C 170182 ZSM	5	1164 BROADWAY	" "
8	DEIS	2	THE BOULEVARD AT HYLAN PLAZA	" "
9	N 170265 HKK	2	181-183 MONTAGUE STREET LANDMARK	Forward Report to City Council
10	N 170266 HKK	2	185 MONTAGUE STREET LANDMARK	" "
11	NON-ULURP	CW	10-YEAR CAPITAL STRATEGY	Hearing Closed
12	N 160282 ZRK	1	13-15 GREENPOINT AVENUE	" "
13	N 150234 ZRK	2	251 FRONT STREET	" "
14	C 150235 ZMK	2	" "	" "
15	N 170274 PXX	4	95 EVERGREEN AVENUE OFFICE SPACE	" "
16	C 170235 ZSM	2	359 CANAL STREET	" "
17	C 170236 ZSM	2	361 CANAL STREET	" "

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:																
		Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R													
Calendar Numbers:			9	10															
Marisa Lago, Chair	P		Y	Y															
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y															
Rayann Besser	P		Y	Y															
Irwin G. Cantor, P.E.	P		Y	Y															
Alfred C. Cerullo, III	P		Y	Y															
Michelle R. De La Uz	P		Y	Y															
Joseph I. Douek	P		Y	Y															
Richard W. Eaddy	P		Y	Y															
Cheryl Cohen Efron	A																		
Hope Knight	P		Y	Y															
Anna Hayes Levin	P		Y	Y															
Orlando Marin	P		Y	Y															
Larisa Ortiz, Commissioners	P		Y	Y															

MEETING ADJOURNED AT: 1:42 P.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MARCH 22, 2017**

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**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. 6]**

**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](http://nyc.gov/planning)**

**CITY PLANNING COMMISSION**

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**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.

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**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](http://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 – 31<sup>st</sup> 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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**WEDNESDAY, MARCH 22, 2017**

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

The next regular public meeting of the City Planning Commission is scheduled for April 5, 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 – 31<sup>st</sup> 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 22, 2017**

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**APPROVAL OF THE MINUTES OF the Regular Meeting of March 8, 2017**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, APRIL 5, 2017  
STARTING AT 10:00 A. M. AT SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

***UNIONPORT BRIDGE REPLACEMENT***

**CD 9, 10**

**C 160200 MMX**

**IN THE MATTER OF** an application, submitted by The New York City Department of Transportation, Division of Bridges, Movable Bridge Group pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the modification of legal grades in Bruckner Boulevard between Zerega Avenue and Brush Avenue, in accordance with Map No. 13138 dated December 1, 2016 and signed by the Borough President.

**Resolution for adoption scheduling April 5, 2017 for a public hearing.**

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**Nos. 2 & 3**

**WATSON AVENUE REZONING**

**No. 2**

**CD 9**

**C 170150 ZMX**

**IN THE MATTER OF** an application submitted by Azimuth Development Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 3d and 4b:

1. eliminating from within an existing R5 District a C1-2 District bounded by Watson Avenue, Rosedale Avenue, a line 300 feet northerly of Watson Avenue, and Commonwealth Avenue;
2. changing from an R5 District to an R7A District property bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue, and Commonwealth Avenue; and
3. establishing within the proposed R7A District a C1-4 District bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue, and Commonwealth Avenue;

as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of CEQR Declaration E-403.

**Resolution for adoption scheduling April 5, 2017 for a public hearing.**

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**No. 3**

**CD 9**

**N 170151 ZRX**

**IN THE MATTER OF** an application submitted by Azimuth Development Group, 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**

\* \* \*

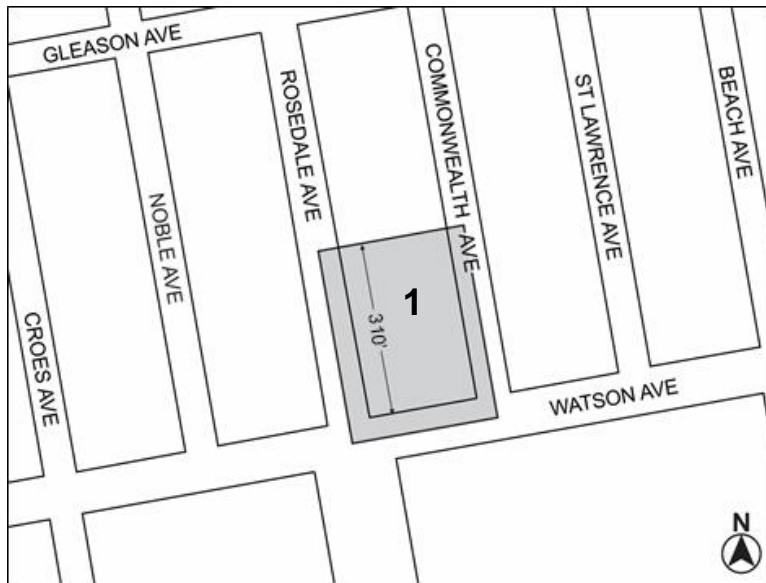
**The Bronx Community District 9**

In the R7A District within the area 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 2

Portion of Community District 9, The Bronx

\* \* \*

**Resolution for adoption scheduling April 5, 2017 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 4 & 5**

***1350 BEDFORD AVENUE REZONING***

**No. 4**

**CD 8**

**C 170070 ZMK**

**IN THE MATTER OF** an application submitted by Bedford Arms, LLC, pursuant to Section 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 17a, changing from an R6A District to an R7D District property bounded by Pacific Street, Bedford Avenue, Dean Street, and a line perpendicular to the northeasterly street line of Dean Street distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Dean Street and the westerly street line of Bedford Avenue, as shown on a diagram (for illustrative purposes only) dated January 17, 2017, and subject to the conditions of CEQR Declaration E-412.

**Resolution for adoption scheduling April 5, 2017 for a public hearing.**

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**No. 5**

**CD 8**

**N 170071 ZRK**

**IN THE MATTER OF** an application submitted by Bedford Arms, 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**

\* \* \*

**Brooklyn**

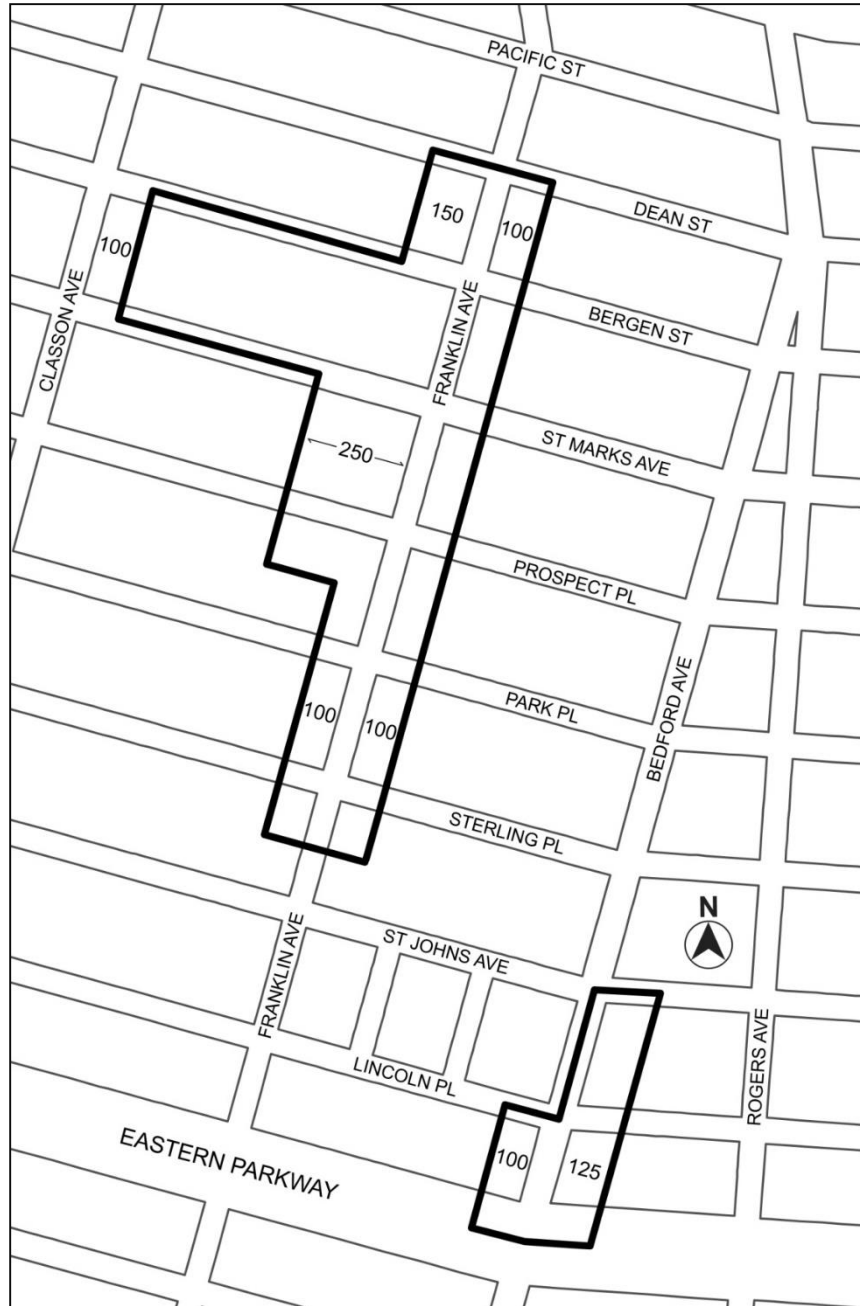
\* \* \*

**Brooklyn Community District 8**

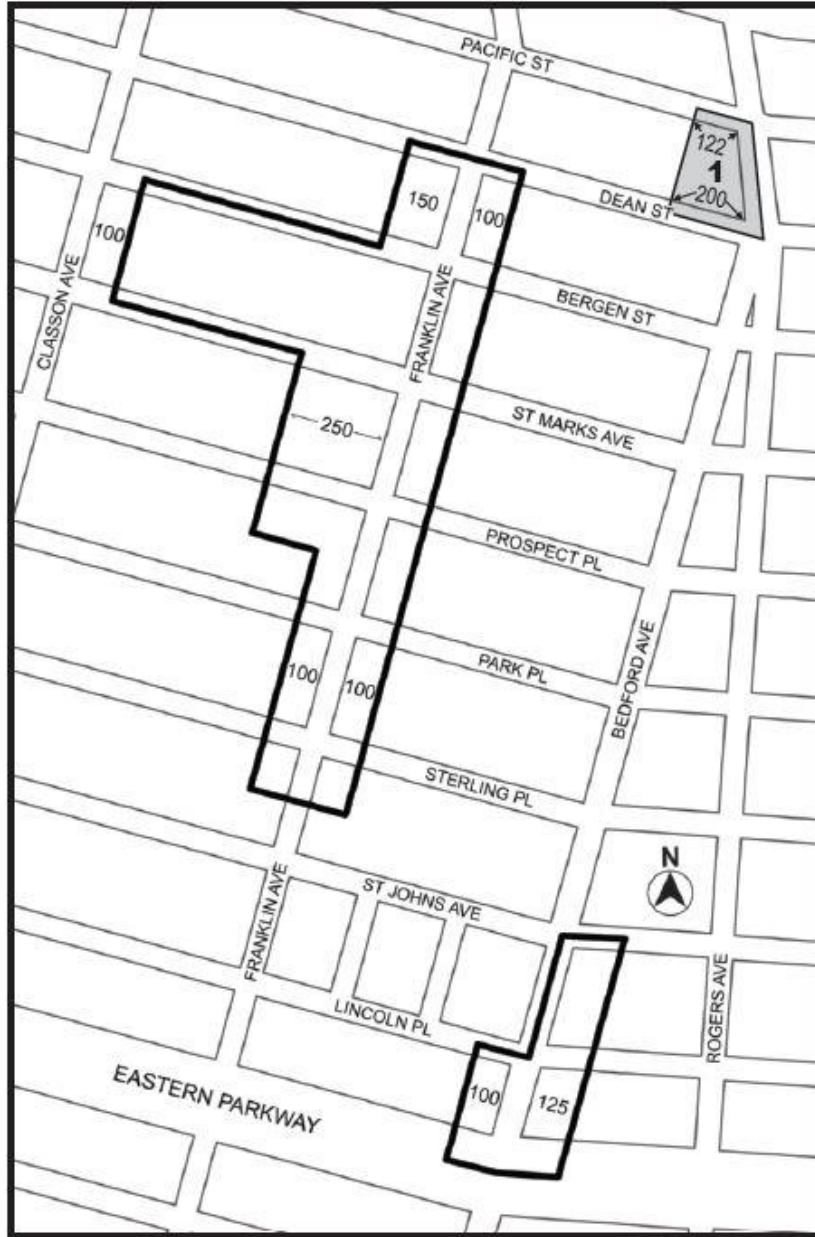
In the R7A and R7D Districts within the areas shown on the following Map 1:

Map 1. (~~9/24/13~~) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]





Inclusionary Housing Designated Area



Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)(ii)

**1**

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

Portion of Community District 8, Brooklyn

\* \* \*

**Resolution for adoption scheduling April 5, 2017 for a public hearing.**



**BOROUGH OF MANHATTAN**

**No. 6**

***10 GREENE STREET***

**CD 2**

**C 170137 ZSM**

**IN THE MATTER OF** an application submitted by 10 Greene Owner 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 use regulations of Section 42-10 to allow residential uses (Use Group 2 uses) on portions of the cellar and ground floor and on the 2<sup>nd</sup> through 5<sup>th</sup> floors and proposed 2-story penthouse, and the use regulations of Section 42-14D(2)(b) to allow retail uses (Use Group 6 uses) on the ground floor and portions of the cellar of an existing 5-story building, on property located at 10 Greene Street (Block 230, Lot 13), in an M1-5B District, within the SoHo-Cast Iron Historic District.

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

**Resolution for adoption scheduling April 5, 2017 for a public hearing.**



**No. 7**

***1164 BROADWAY***

**CD 5**

**C 170182 ZSM**

**IN THE MATTER OF** an application submitted by 1170 Broadway Associates, 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) to facilitate the 8-story and penthouse enlargement of an existing 4-story commercial building, on property located at 1164-1170 Broadway a.k.a. 12 West 28<sup>th</sup> Street (Block 829, Lot 50), in an M1-6 District, within the Madison Square North Historic District.

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

**Resolution for adoption scheduling April 5, 2017 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 8**

***THE BOULEVARD AT HYLAN PLAZA DEIS***

**CD 2**

A public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by Hylan Plaza 1339, LLC (the Applicant). The Applicant is proposing to enlarge an existing commercial center known as the Hylan Plaza Shopping Center (the “Mall” or the “Development Site”), located at 2600 Hylan Boulevard (Block 3969, Lots 1, 6, 31, and 35) in the New Dorp Beach neighborhood of Staten Island Community District 2. The Applicant is seeking zoning authorizations pursuant to ZR Section 36-023 for a reduction by up to 49.8 percent of the ZR Section 36-21 parking requirement, and approval of the layout of a group parking facility accessory to a commercial development (N 170197ZAR and N 170198ZAR). The applicant is also seeking a cross-access easement certification by the Chair of the City Planning Commission pursuant to ZR Section 36-592 that cross-access connections have been provided on the zoning lot pursuant to ZR Section 36-59 (N 170199ZCR). The certification is a ministerial action and is not subject to

environmental review. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Monday, April 17, 2017.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP031R.

**Resolution for adoption scheduling April 5, 2017 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**No. 9**

***181-183 MONTAGUE STREET LANDMARK***

**CD 2**

**N 170265 HKK**

**IN THE MATTER OF** a communication dated February 3, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the People's Trust Company Building, 181-183 Montague Street (Block 244, Lot 15) by the Landmarks Preservation Commission on January 24, 2017 (List No. 494/LP No. 2586).

**For consideration.**

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**No. 10**

***185 MONTAGUE STREET LANDMARK***

**CD 2**

**N 170266 HKK**

**IN THE MATTER OF** a communication dated February 3, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the National Title Guaranty Company Building, 185 Montague Street (Block 244, Lot 13) by the Landmarks Preservation Commission on January 24, 2017 (List No. 494/LP No. 2587).

**For consideration**

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### III. PUBLIC HEARINGS

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#### CITYWIDE

#### No. 11

#### *10-YEAR CAPITAL STRATEGY*

#### **PUBLIC HEARING:**

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 proposes capital commitments 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>.

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

**Close the hearing.**

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#### BOROUGH OF BROOKLYN

#### No. 12

#### *13-15 GREENPOINT AVENUE*

**CD 1**

**N 160282 ZRK**

#### **PUBLIC HEARING:**

**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.

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

**Close the hearing.**



**Nos. 13 & 14**

***251 FRONT STREET***

**No. 13**

**CD 2**

**N 150234 ZRK**

**PUBLIC HEARING:**

**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.

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**

\* \* \*

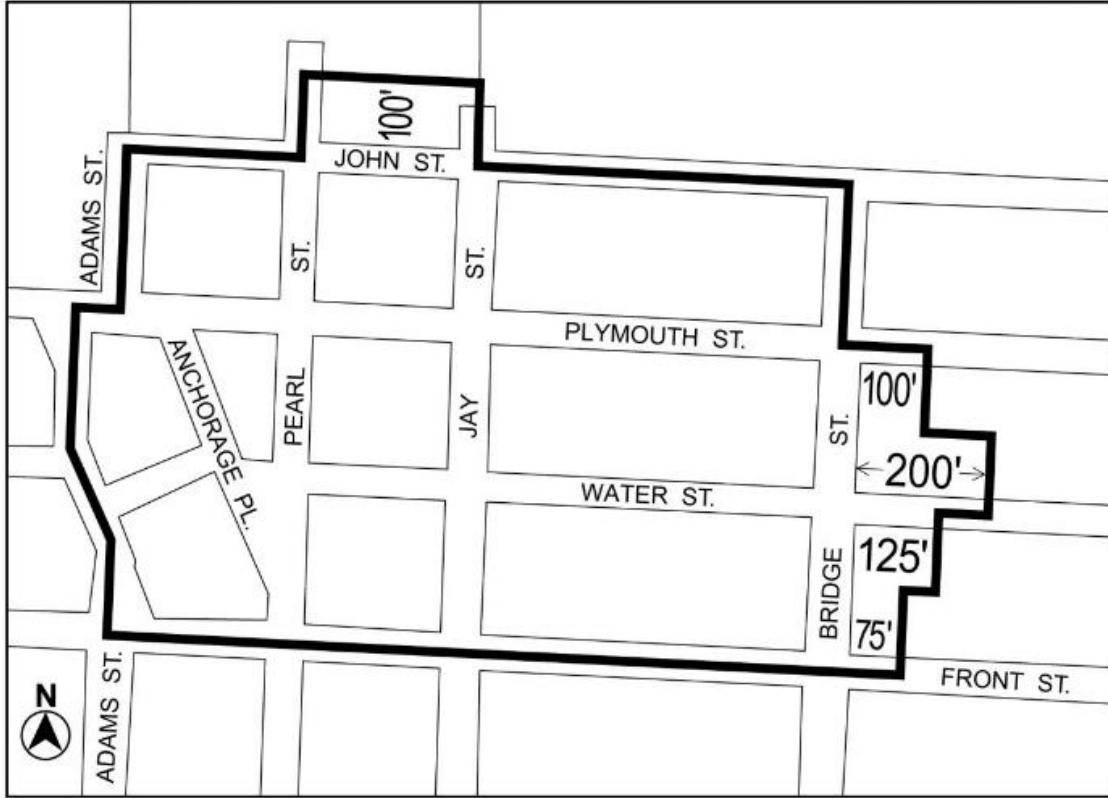
**Brooklyn Community District 2**

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

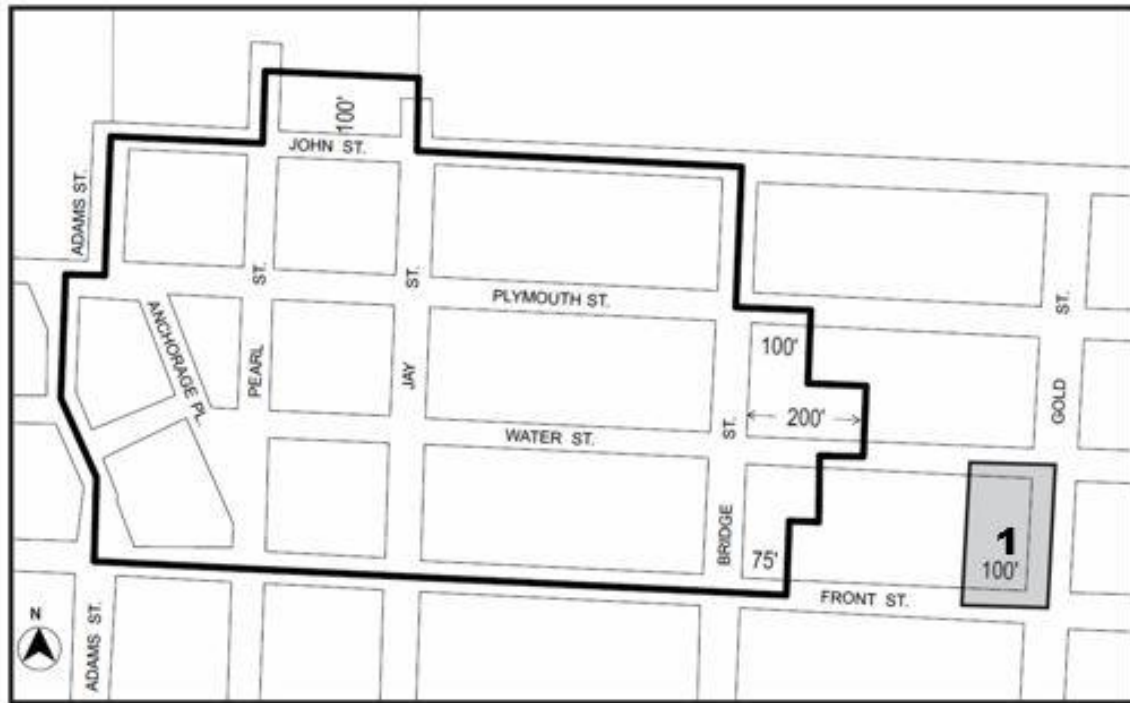
\* \* \*



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

\* \* \*

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

**Close the hearing.**

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**No. 14**

**CD 2**

**C 150235 ZMK**

**PUBLIC HEARING:**

**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.

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

**Close the hearing.**

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**No. 15**

***95 EVERGREEN AVENUE OFFICE SPACE***

**CD 4**

**N 170274 PXX**

**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 March 8, 2017, the Commission duly advertised March 22, 2017 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 16**

***359 CANAL STREET***

**CD 2**

**C 170235 ZSM**

**PUBLIC HEARING:**

**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, 31<sup>st</sup> Floor, New York, NY 10271.

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

**Close the hearing.**



**No. 17**

***361 CANAL STREET***

**CD 2**

**C 170236 ZSM**

**PUBLIC HEARING:**

**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, 31<sup>st</sup> Floor, New York, NY 10271.



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

**Close the hearing.**



**No. 18**

***357 CANAL STREET***

**CD 2**

**C 170237 ZSM**

**PUBLIC HEARING:**

**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, 31<sup>st</sup> Floor, New York, NY 10271.

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

**Close the hearing.**



**BOROUGH OF STATEN ISLAND**

**Nos. 19 & 20**

***125 EDGEWATER STREET DEVELOPMENT***

**No. 19**

**CD 1**

**N 150401 ZRR**

**PUBLIC HEARING:**

**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 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-~~54~~53**  
**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#.

## **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**

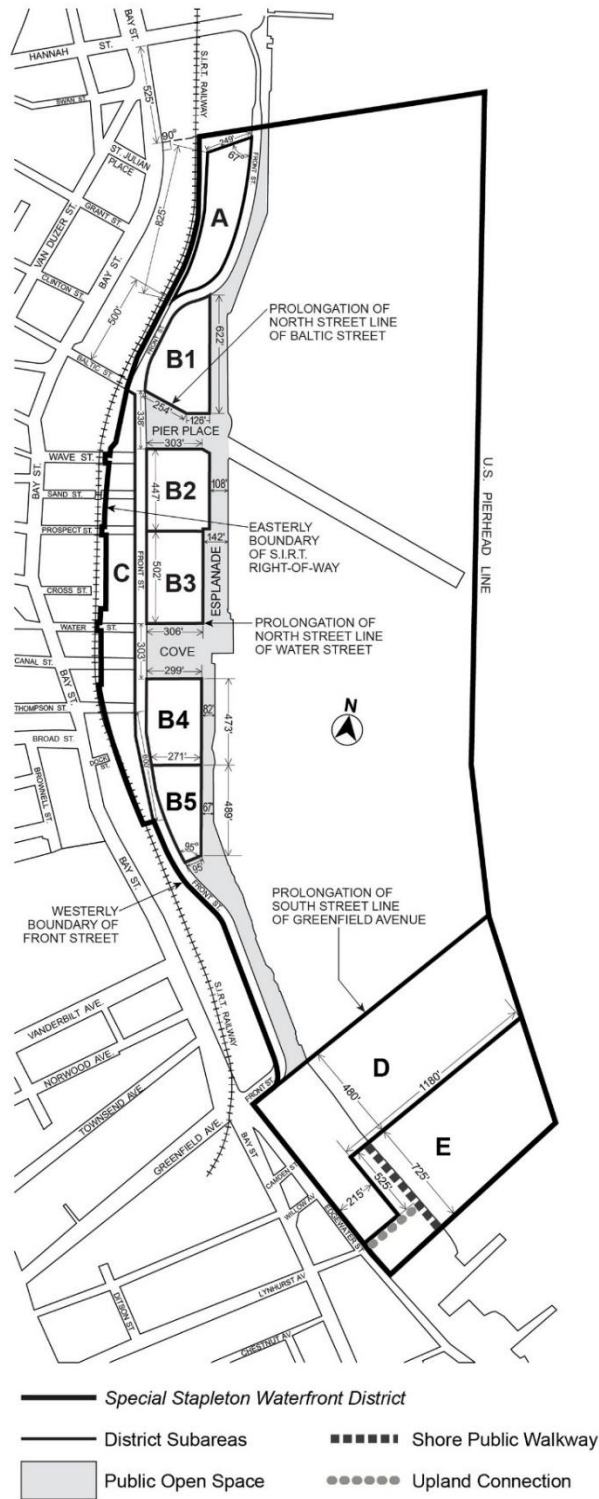
#### **Stapleton Waterfront District Plan**

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



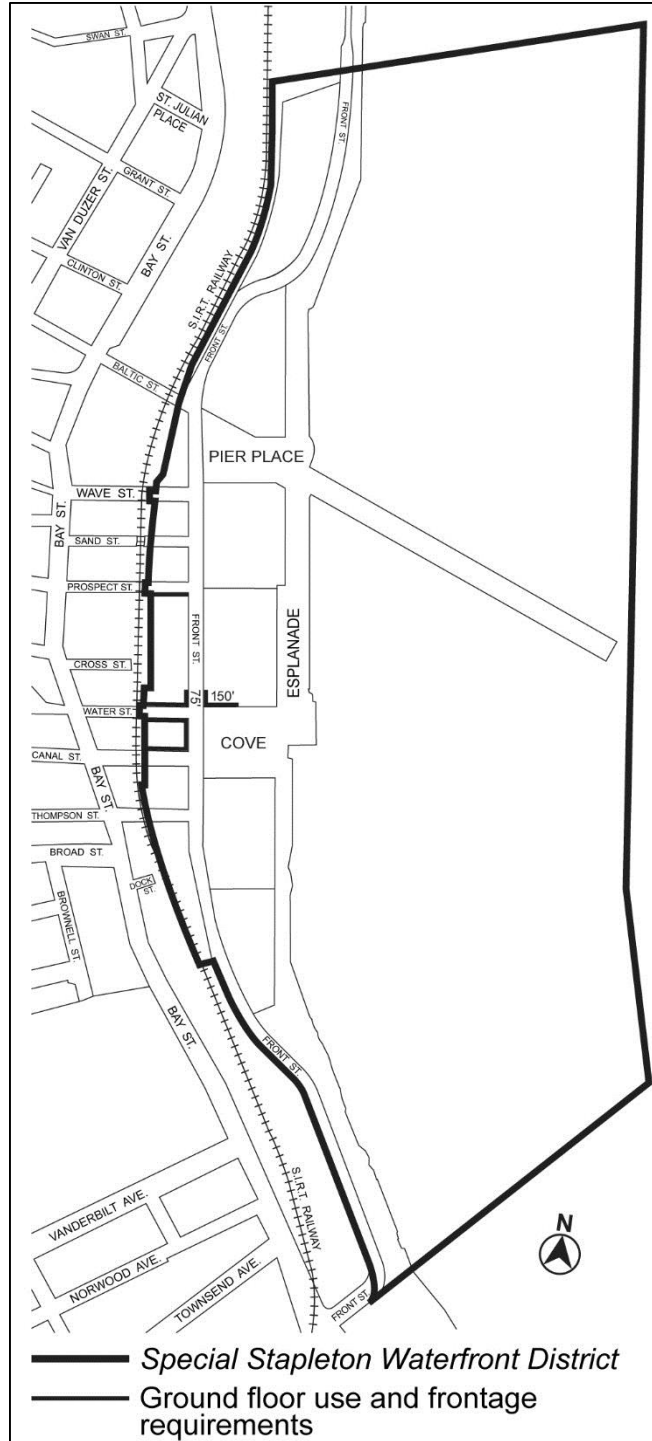


[PROPOSED]



Map 2. Ground Floor Use and Frontage Requirements

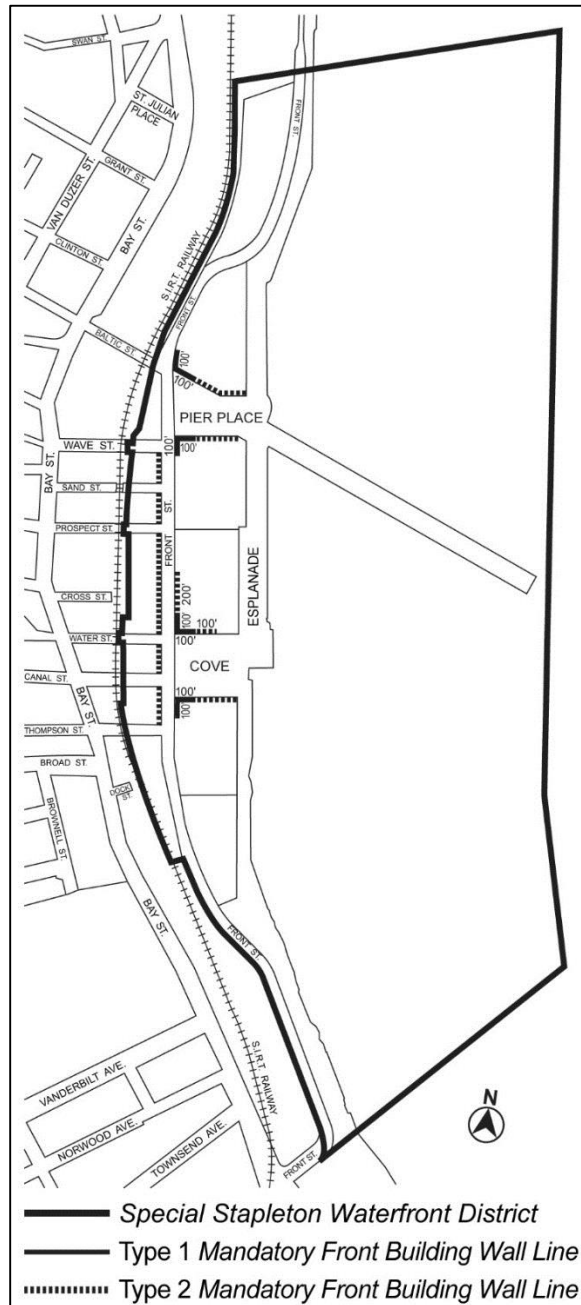
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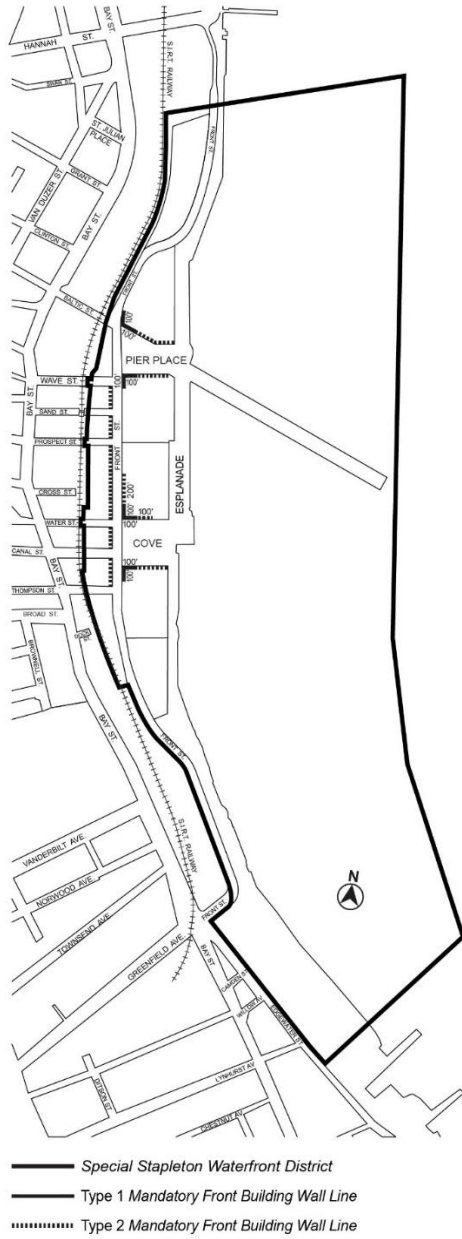


Map 3. Mandatory Front Building Wall Lines

[EXISTING]

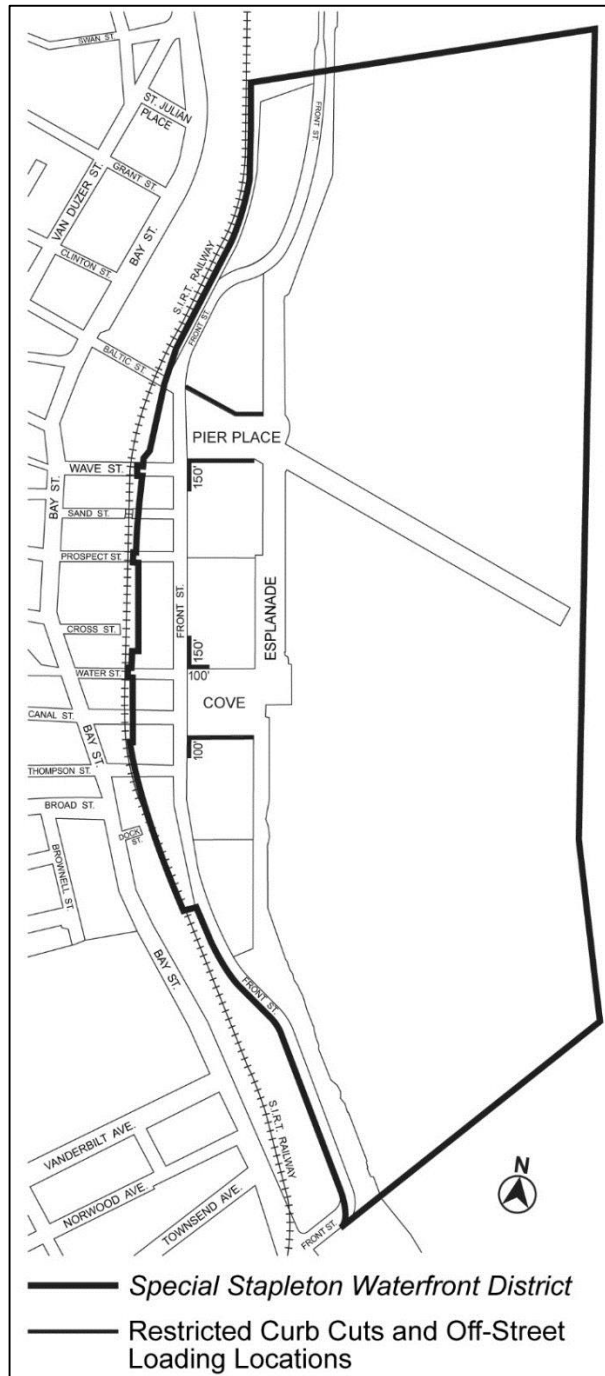


[PROPOSED]



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

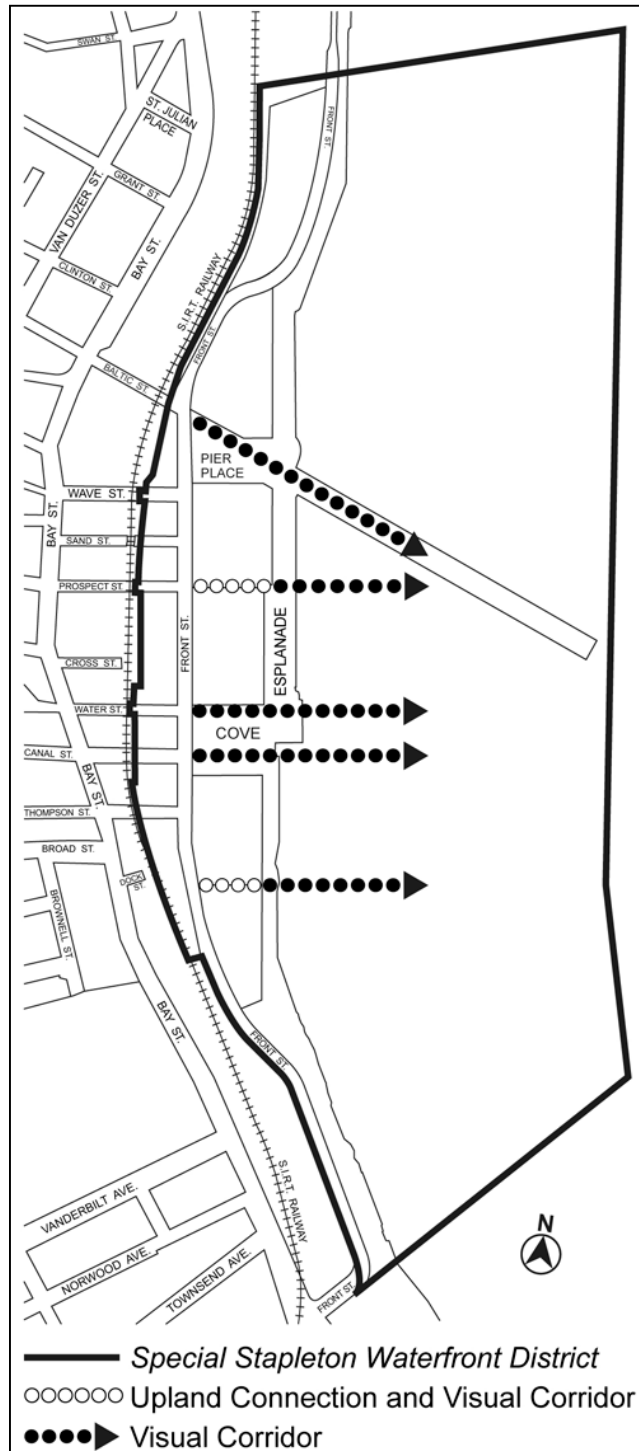
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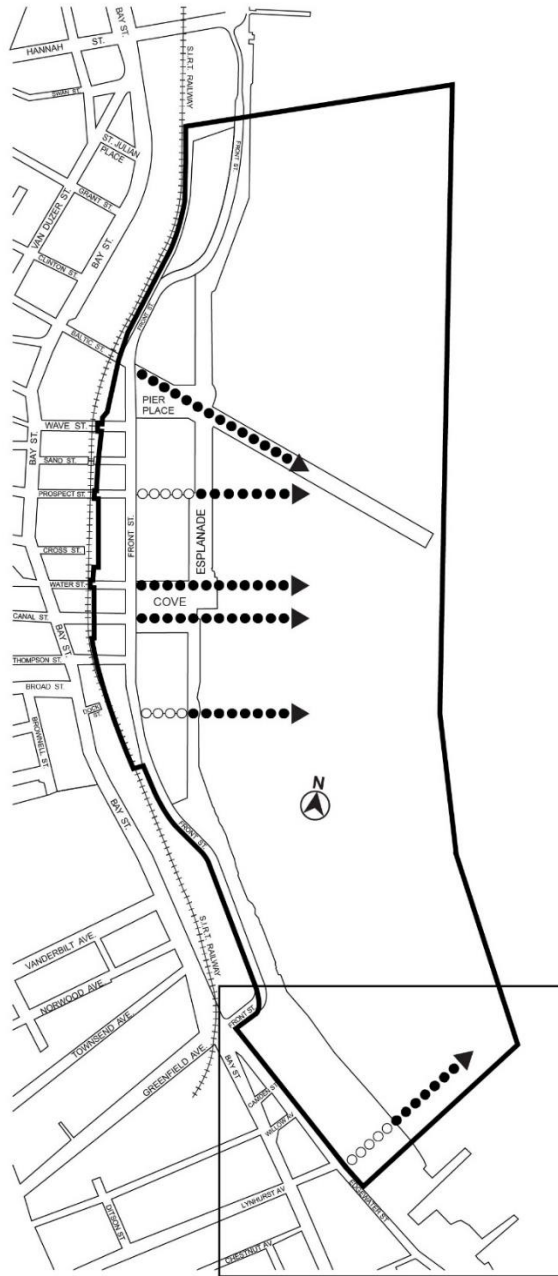
Map 5. Upland Connections and Visual Corridors

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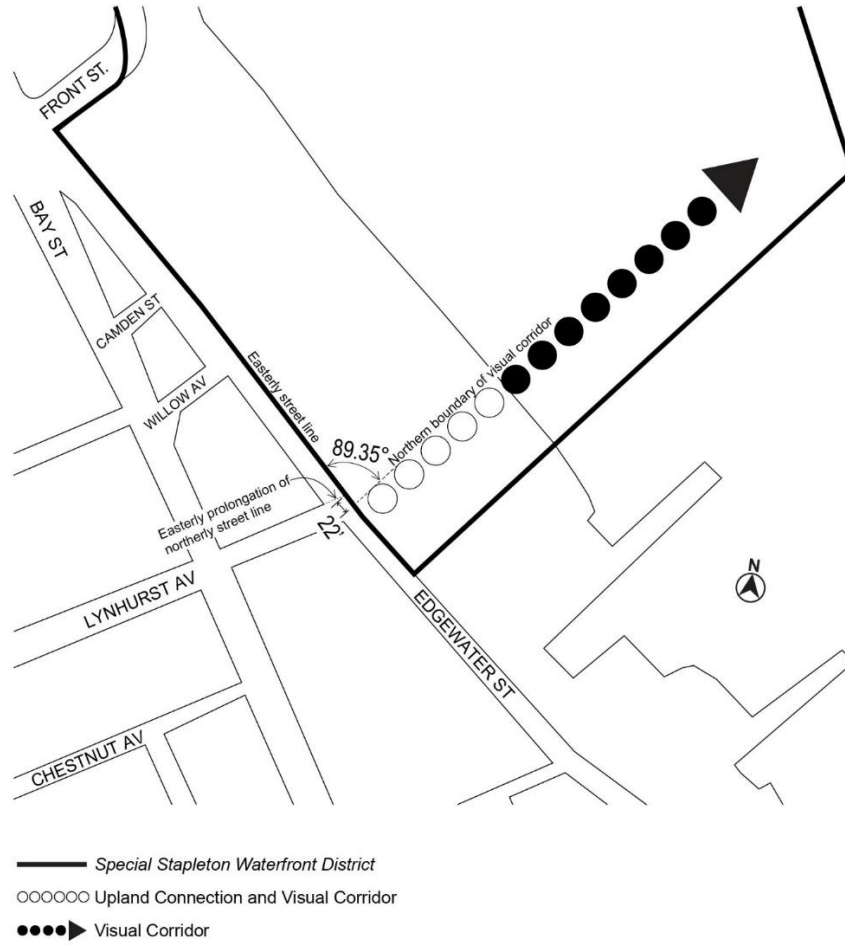
[PROPOSED]



- Special Stapleton Waterfront District
  - ○ ○ ○ ○ Upland Connection and Visual Corridor
  - ● ● ● ● Visual Corridor
- See Map 6**

Map 6. Location of Visual Corridor in Subarea E

[NEW MAP: PROPOSED]



\* \* \*

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

**Queens**

\* \* \*

\* \* \*

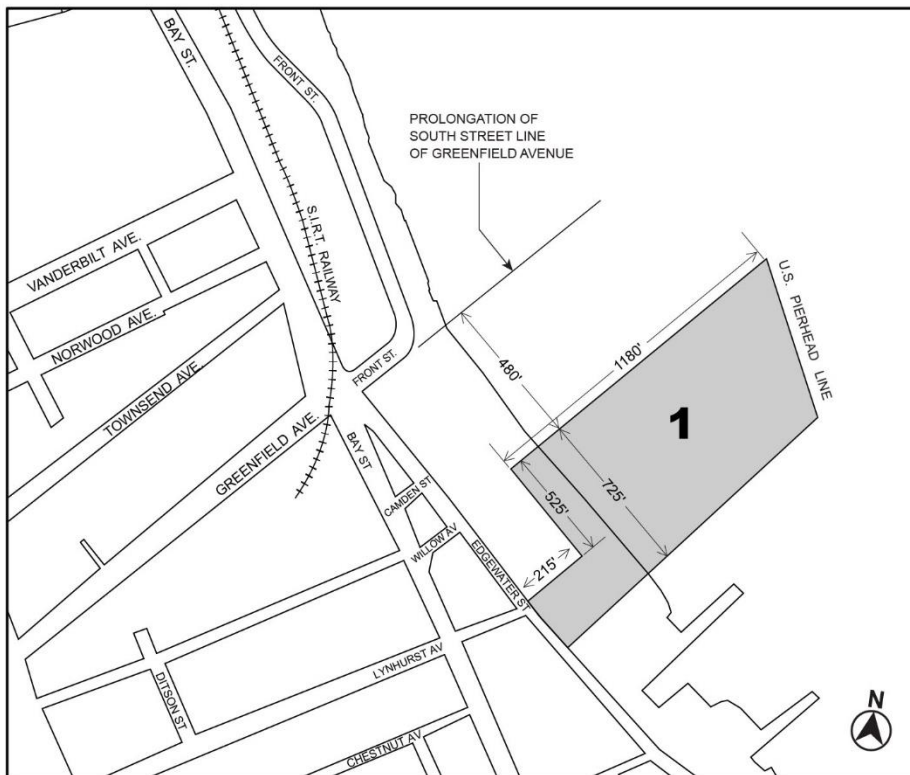
**Staten Island**

**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

\* \* \*

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

**Close the hearing.**

---

**No. 20**

**CD 1**

**C 150402 ZMR**

**PUBLIC HEARING:**

**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.

(On March 8, 2017, Cal. No. 9, the Commission scheduled March 22, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### 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	16 Martin Luther King, Jr. Day	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	20 Presidents' Day	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	9	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26 CPC PUBLIC MEETING	27	28
	29	30	31				
AUGUST				1	2	3	4
	5	6	7	8	9	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