

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, AUGUST 23, 2017  
9:30 A.M. ONE CENTRE STREET  
NORTH MEZZANINE, 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 170025 ZMK	3	723-733 MYRTLE AVENUE REZONING	Scheduled to be Heard 9/6/17
2	N 170026 ZRK	3	" "	" "
3	C 160132 PQK	9	ALL MY CHILDREN DAY CARE AND NURSERY 11	" "
4	C 160207 PQM	3	ESCUELA HISPANA MONTESSORI 2 CHILD CARE CENTER	" "
5	C 170452 ZSM	8	19 EAST 72 <sup>ND</sup> STREET	" "
6	C 170311 ZMX	4	LOWER CONCOURSE NORTH REZONING	Favorable Report Adopted
7	N 170312 ZRX	4	" "	" "
8	C 170314 PPX	4	" "	" "
9	C 170315 ZSX	4	" "	" "
10	C 170377 ZMX	9	1675 WESTCHESTER AVENUE REZONING	" "
11	N 170378 ZRX	9	" "	" "
12	N 180015 PXX	10	TLC OFFICE SPACE	" "
13	N 180016 P XK	2	FDNY OFFICE SPACE	" "
14	C 170382 ZSM	2	SOHO TOWER	" "
15	N 170441 ZAM	2	WEST VILLAGE HOUSES & PERRY STREET GARAGE	Authorization Approved
16	N 170067 ZAM	2	53 DOWNING STREET	" "
17	C 170351 PCQ	14	ENGINE 268-LADDER 137 FIREHOUSE	Favorable Report Adopted
18	M 851031(D)ZSQ	8	193-02 HORACE HARDING EXPRESSWAY	Adopted
19	C 170394 PCQ	5	NYPD PROPERTY CLERK WAREHOUSE CONSOLIDATION	Hearing Closed
20	C 160006 P QK	2	WARREN STREET CENTER FOR CHILDREN	" "
21	C 170454 ZMK	16	EDWIN'S PLACE	" "
22	N 170455 ZRK	16	" "	" "
23	C 170456 HAK	16	" "	" "
24	C 170457 ZSK	16	" "	" "
25	C 170400 ZMK	2	TILLARY AND PRINCE STREET REZONING	" "
26	N 170401 ZRK	2	" "	" "
27	C 170430 ZMK	5	LINDEN BOULEVARD REZONING	" "
28	N 170431 ZRK	5	" "	" "
29	N 170425 ZRY	CW	SELF STORAGE TEXT AMENDMENT	" "
30	N 170425(A)ZRY	CW	" "	" "
31	N 170433 ZRM	4	661 8 <sup>TH</sup> AVENUE SIGNAGE TEXT AMENDMENT	" "
32	C 170464 ZSM	2	449 BROADWAY	" "
33	C 170249 ZSM	5	220 CENTRAL PARK SOUTH PARKING	" "

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**WEDNESDAY, AUGUST 23, 2017**  
**9:30 A.M. ONE CENTRE STREET**  
**NORTH MEZZANINE, 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
34	C 170358 ZMM	11	EAST HARLEM NEIGHBORHOOD REZONING	Hearing Closed
35	N 170359 ZRM	11	" "	" "
36	N 170359(A)ZRM	11	" "	" "
37	C 170360 HUM	11	" "	" "
38	C 170361 ZMM	11	SENDERO VERDE-EAST 111 <sup>TH</sup> STREET	" "
39	N 170362 ZRM	11	" "	" "
40	C 170363 HAM	11	" "	" "
41	C 170364 PQM	11	" "	" "
42	C 170365 ZSM	11	" "	" "
43	C 170366 ZSM	11	" "	" "
44	C 170367 ZSM	11	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17	18	
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	A														
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Larisa Ortiz, Commissioners	A														

MEETING ADJOURNED AT: **6:09 PM**

Commissioner Cantor arrived at 10:09 AM

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, AUGUST 23, 2017**

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**MEETING AT 9:30 A.M. AT ONE CENTRE STREET  
MUNICIPAL BUILDING, NORTH MEZZANINE  
NEW YORK, NEW YORK**



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

**[No. 16]**

**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.

**TABLE OF CONTENTS**

**WEDNESDAY, AUGUST 23, 2017**

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

I. Matters to Be Scheduled for Public Hearing on September 6, 2017.....1

II. Reports.....7

III. Public Hearings.....17

IV. Schedule of Meetings: January 1, 2017 – December 31, 2017.....70

**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 September 6, 2017.

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

**Signing up to speak:** : Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar, is requested to fill out a speaker’s slip available at the staff desk outside the hearing chambers on the day of the hearing. Public officials will be given speaking priority. The first five speakers in favor will be heard and given the opportunity to conclude their testimony before the next five speakers in opposition are heard. The hearing will proceed in this manner until all speakers present have had an opportunity to be heard. Staff will also periodically post updates on the status of the order of speakers on the Department’s website (Commission Calendar - New York City Department of City Planning) and on Twitter, (twitter.com/NYCPlanning).

**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) \_\_\_\_\_

**AUGUST 23, 2017**

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**APPROVAL OF THE MINUTES OF the Regular Meeting of August 9, 2017**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, SEPTEMBER 6, 2017  
STARTING AT 10:00 A. M. SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF BROOKLYN**

**Nos. 1 & 2**

***723-733 MYRTLE AVENUE REZONING***

**No. 1**

**CD 3**

**C 170025 ZMK**

**IN THE MATTER OF** an application submitted by JMS Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R7D District property bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street;
2. changing from an M1-2 District to an R6A District property bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;
3. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street; and
4. establishing within the proposed R6A District a C2-4 District bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;

as shown on a diagram (for illustrative purposes only), dated June 5, 2017 and subject to the conditions of the CEQR Declaration E-433.

**Resolution for adoption scheduling September 6, 2017 for a public hearing.**

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**No. 2**

**CD 3**

**N 170026 ZRK**

**IN THE MATTER OF** an application submitted by JMS Realty Corp., 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 3**

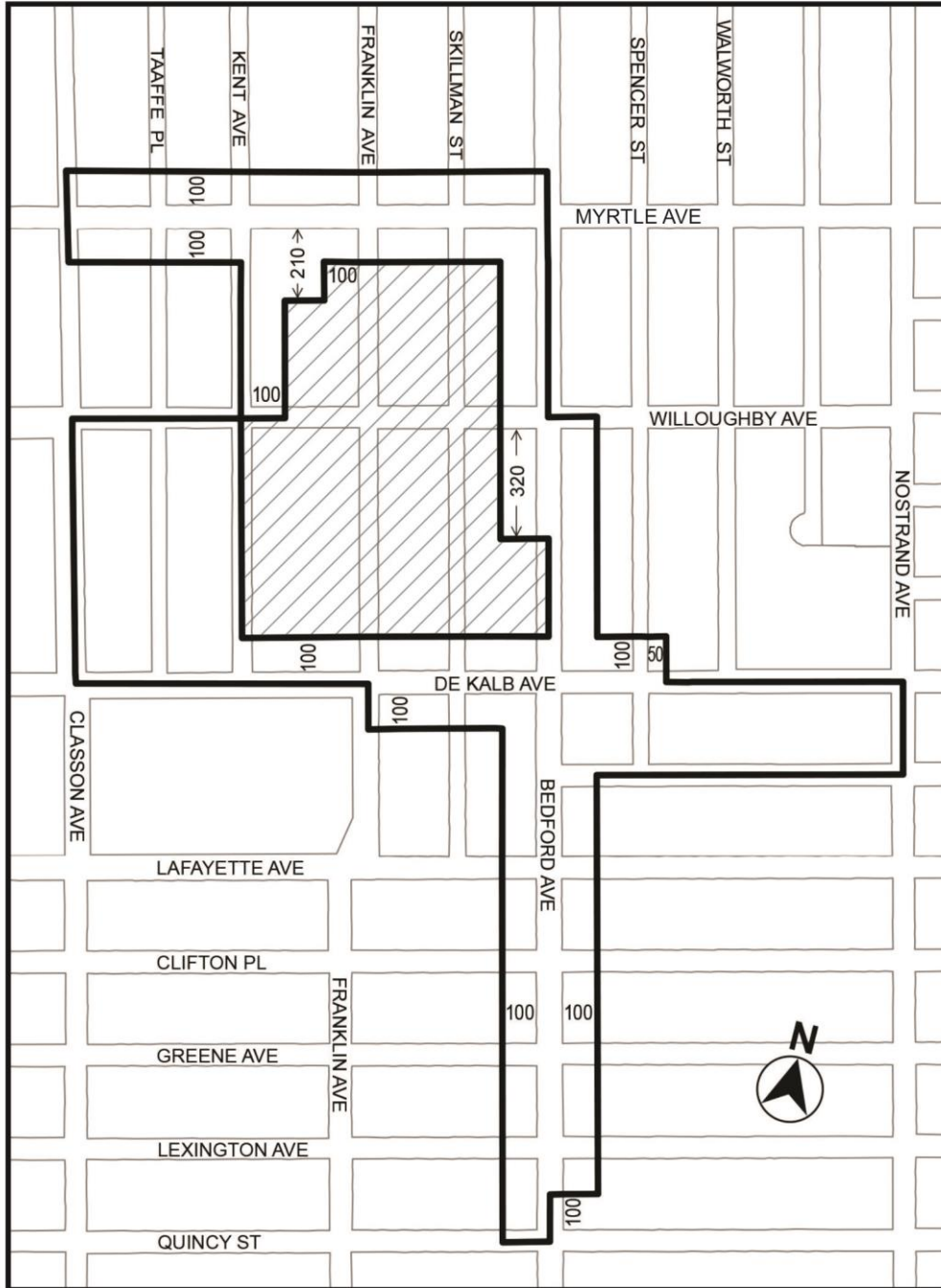
In the R6A, R7A and R7D Districts within the areas shown on the following Maps 1, 2, 3, 4, and 5:

\* \* \*




Map 3 – (10/11/12)

[EXISTING MAP]

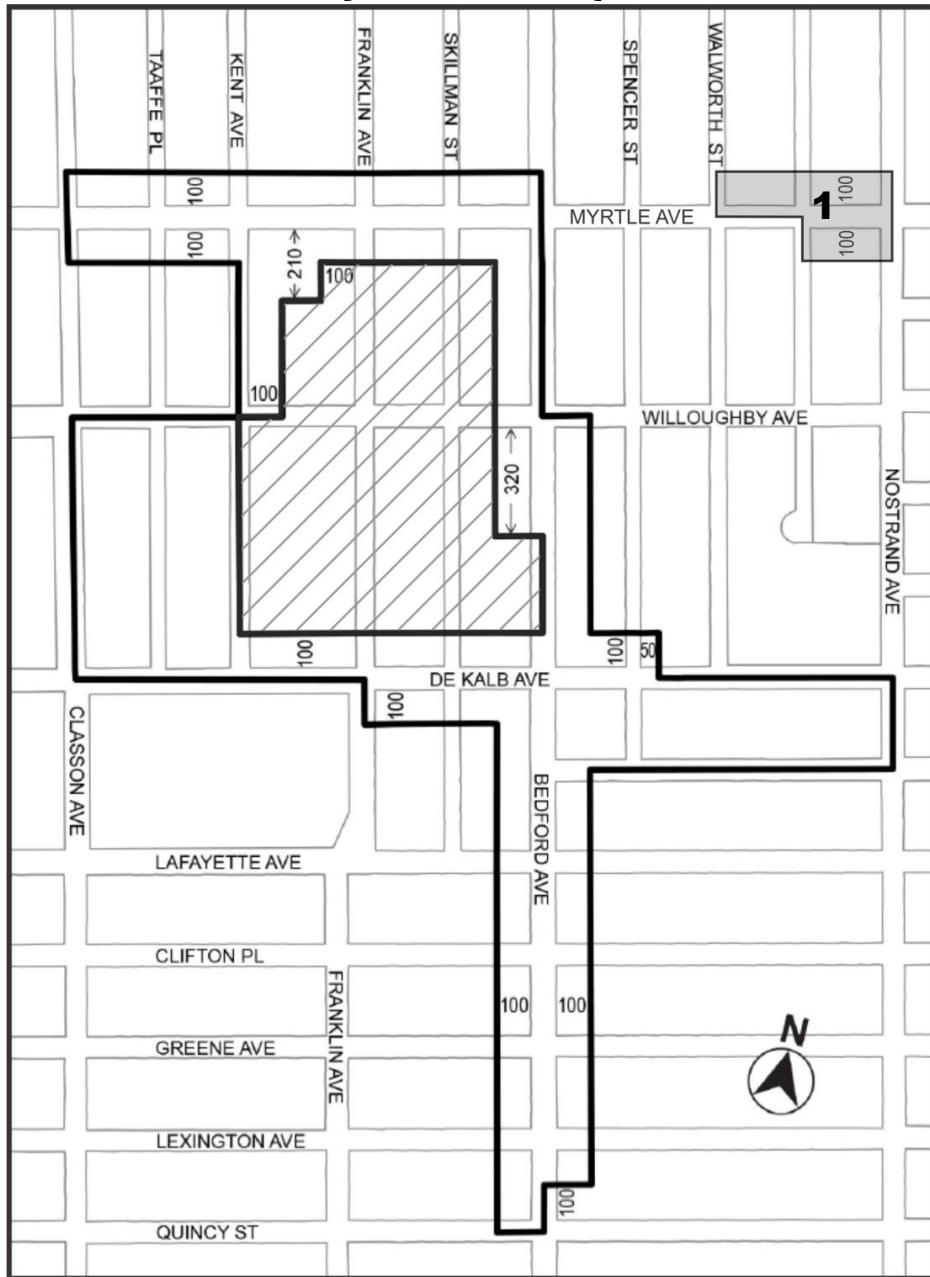





 Inclusionary Housing Designated Area

 Excluded Area

Map 3 - [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 3, Brooklyn

\* \* \*

**Resolution for adoption scheduling September 6, 2017 for a public hearing.**



**No. 3**

***ALL MY CHILDREN DAY CARE AND NURSERY II***

**CD 9**

**C 160132 PQK**

**IN THE MATTER OF** an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 317 Rogers Avenue (Block 1296, Lot 1) for continued use as a child care center.

**Resolution for adoption scheduling September 6, 2017 for a public hearing.**



**BOROUGH OF MANHATTAN**

**No. 4**

***ESCUELA HISPANA MONTESSORI 2 CHILD CARE CENTER***

**CD 3**

**C 160207 PQM**

**IN THE MATTER OF** an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New

York City Charter, for the acquisition of property located at 180 Suffolk Street (Block 350, Lot 8) for continued use as a child care center.

**Resolution for adoption scheduling September 6, 2017 for a public hearing.**

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**No. 5**

***19 EAST 72<sup>ND</sup> STREET***

**CD 8**

**C 170452 ZSM**

**IN THE MATTER OF** an application submitted by 19 East 72nd Street Corporation 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 22-10 to allow a retail use (Use Group 6 uses) on portions of the ground floor, and the sign regulations of Section 22-30 to allow accessory commercial signs for an existing 17-story building on property located at 19 East 72nd Street (Block 1387, Lot 14), in R10 and C5-1 Districts, partially within the Special Madison Avenue Preservation District and the Special Park Improvement 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, 31<sup>st</sup> Floor, New York, N.Y. 10271.

**Resolution for adoption scheduling September 6, 2017 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**Nos. 6-9**

***LOWER CONCOURSE NORTH REZONING***

**No. 6**

**CD 4**

**C 170311 ZMX**

**IN THE MATTER OF** an application submitted by NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing an M2-1 District to an R7-2 District property bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;
2. establishing within the proposed R7-2 District a C2-5 District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street; and
3. establishing a Special Harlem River Waterfront District bounded by the U.S. Pierhead and Bulkhead line, a line 600 feet northerly of East 149<sup>th</sup> Street, a line 145 feet westerly of Major Deegan Expressway, the northerly street line of former East 150<sup>th</sup> Street, Major Deegan Expressway, and East 149<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated March 20, 2017.

(On June 21, 2017, Cal. No. 6, the Commission scheduled July 12, 2017 for a public hearing. On July 12, 2017, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**No. 7**

**CD 4**

**N 170312 ZRX**

**IN THE MATTER OF** an application submitted by New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VIII, Chapter 7, for the purpose of establishing two subdistricts within the Special Harlem River Waterfront District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of July 12, 2017 (Cal. No. 24) and at the City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On June 21, 2017, Cal. No. 7, the Commission scheduled July 12, 2017 for a public hearing. On July 12, 2017, Cal. No. 24, the hearing was closed.)

**For consideration.**

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**No. 8**

**CD 4**

**C 170314 PPX**

**IN THE MATTER OF** an application submitted by the NYC Department of Citywide Administrative Services (DCAS), Division of Real Estate Services, pursuant to Section 197-c of New York City Charter, for the disposition of five city-owned properties located on Block 2356, Lots 2 and 72; Block 2539, Lots 1 and a p/o lots 2 and 3 and the demapped portion of the former East 150<sup>th</sup> Street between Exterior Street and the pierhead and bulkhead line, pursuant to zoning.

(On June 21, 2017, Cal. No. 8 the Commission scheduled July 12, 2017 for a public hearing. On July 12, 2017, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**No. 9**

**CD 4**

**C 170315 ZSX**

**IN THE MATTER OF** an application submitted by NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow a waiver of the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, on property located on the westerly side of Gateway Center Boulevard, northerly of East 149<sup>th</sup> Street (Block 2356, Lots 2 & 72, Block 2539, Lot 1 & p/o Lot 2, and the bed of demapped East 150<sup>th</sup> Street), in an R7-2 District\*, with the Special Harlem River Waterfront District.

\* Note: The site is proposed to be rezoned by changing an M2-1 District to an R7-2 District, by establishing a C2-5 District within the proposed R7-2 District, and by establishing a Special Harlem River Waterfront District, under a concurrent related application for a Zoning Map change (C 170311 ZMX).

(On June 21, 2017, Cal. No. 9 the Commission scheduled July 12, 2017 for a public hearing. On July 12, 2017, Cal. No. 26, the hearing was closed.)

**For consideration.**



**Nos. 10 & 11**

***1675 WESTCHESTER AVENUE REZONING***

**No. 10**

**CD 9**

**C 170377 ZMX**

**IN THE MATTER OF** an application submitted by 1675 JV Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R6 District to an R8A District property bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and

- 2. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-425.

(On July 12, 2017, Cal. No. 1, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 33, the hearing was closed.)

**For consideration.**



**No. 11**

**CD 9**

**N 170378 ZRX**

**IN THE MATTER OF** an application submitted by 1675 JV 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 in underline is new, to be added;

Matter in ~~strikeout~~ 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**

\* \* \*

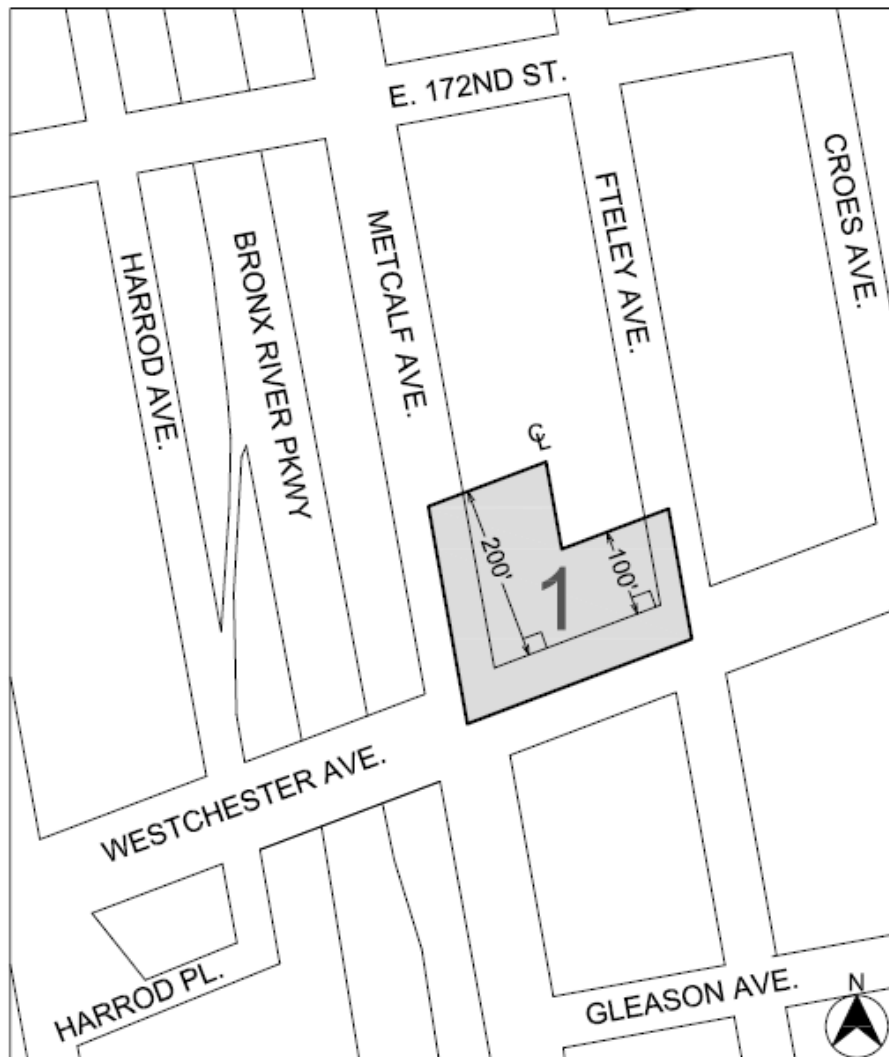


**The Bronx Community District 9**

In the R8A 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

\* \* \*

(On July 12, 2017, Cal. No. 2, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 34, the hearing was closed.)

**For consideration.**

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**No. 12**

***TLC OFFICE SPACE***

**CD 10**

**N 180015 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 2500 Halsey Street (Block 3852, Lot 1) (Taxi & Limousine Commission offices)

(On July 12, 2017, the Commission duly advertised August 9, 2017 for a public hearing. On August 9, 2017, Cal. No. 39, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 13**

***FDNY OFFICE SPACE***

**CD 2**

**N 180016 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 1 Pierrepont Plaza (Block 239, Lot 1) (Fire Department of New York offices).

(On July 12, 2017, the Commission duly advertised August 9, 2017 for a public hearing. On August 9, 2017, Cal. No. 40, the hearing was closed)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 14**

***SOHO TOWER***

**CD 2**

**C 170382 ZSM**

**IN THE MATTER OF** an application submitted by Broome Property Owner JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking garage with a maximum capacity of 42 spaces on portions of the ground floor, third floor and the fourth floor of a proposed mixed use building on property located at 100 Varick Street (Block 477, Lots 35, 42, 44, 46, 71-76 and 1001-1005), in an M1-6 District, within Special Hudson Square District.

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

(On July 12, 2017, Cal. No. 3, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 35, the hearing was closed.)

**For consideration.**

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**No. 15**

***WEST VILLAGE HOUSES & PERRY STREET GARAGE***

**CD 2**

**N 170441 ZAM**

**IN THE MATTER OF** an application submitted by WVH Housing Development Fund Corporation for the grant of an authorization pursuant to Section 13-443 of the Zoning Resolution to allow, for an existing parking facility (Perry Street Garage, Block 633, Lot 24) built prior to May 8, 2013, the elimination of all required off-street parking spaces accessory to an existing development (West Village Houses) generally bounded by West Street, Bank Street, Washington Street, and Morton Street (Block 603, Lot 1; Block 604, Lot 14; Block 636, Lot 60; Block 637, Lot 25, 30 & 66 and Block 638, Lot 19), in C1-6A and C1-7 Districts.

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.

**For consideration.**

---

**No. 16**

***53 DOWNING STREET***

**CD 2**

**N 170067 ZAM**

**IN THE MATTER OF** an application submitted by Downing St LLC for the grant of an authorization pursuant to Section 13-442 of the Zoning Resolution to allow an accessory off-street parking facility with a maximum capacity of one space within an existing building developed without the provision of parking, on property located at 53 Downing Street (Block 528, Lot 84), in an R6 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.

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 17**

***ENGINE 268-LADDER 137 FIREHOUSE***

**CD 14**

**C 170351 PCQ**

**IN THE MATTER OF** an application submitted by the New York City Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 116-11 Beach Channel Drive (Block 16198, Lot 1) for use as a firehouse.

(On July 12, 2017, Cal. No. 7, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 39, the hearing was closed.)

**For consideration.**

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**No. 18**

***193-02 HORACE HARDING EXPRESSWAY***

**CD 8**

**M 851031(D) ZSQ**

**IN THE MATTER OF** an application submitted by FM Realty Company of New York, LLC for a modification to previously approved special permit (C 851031 ZSQ) and restrictive declaration involving a change of use on portions of the ground floor of an existing mixed-use building from commercial use to residential use, on property located at 193-02 Horace Harding Boulevard (Block 7117, Lot 189), in a C4-2 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.

**For consideration.**

---

**III. PUBLIC HEARINGS**

---

**BOROUGH OF QUEENS**

**No. 19**

***NYPD PROPERTY CLERK WAREHOUSE CONSOLIDATION***

**CD 5**

**C 170394 PCQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 55-15 Grand Avenue (Block 2610, Lots 305, 336, 357) for use as a warehouse facility.

(On August 9, 2017, Cal. No. 12, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF BROOKLYN**

**No. 20**

***WARREN STREET CENTER FOR CHILDREN***

**CD 2**

**C160006 PQK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 343 Warren Street (Block 391, Lot 56) for continued use as a child care center.

(On August 9, 2017, Cal. No. 3, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**Nos. 21-24**

***EDWIN'S PLACE***

**No. 21**

**CD 16**

**C 170454 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17b:

1. changing from an R6 District to an R7-2 District property bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue; and
2. establishing within the proposed R7-2 District a C2-3 District bounded by a line 100 feet northerly of Livonia Avenue, Grafton Street, Livonia Avenue, and Howard Avenue;

as shown on the diagram (for illustrative purposes only) dated June 19, 2017.

(On August 9, 2017, Cal. No. 4, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

---



**No. 22**

**CD 16**

**N 170455 ZRK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, 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**

\* \* \*

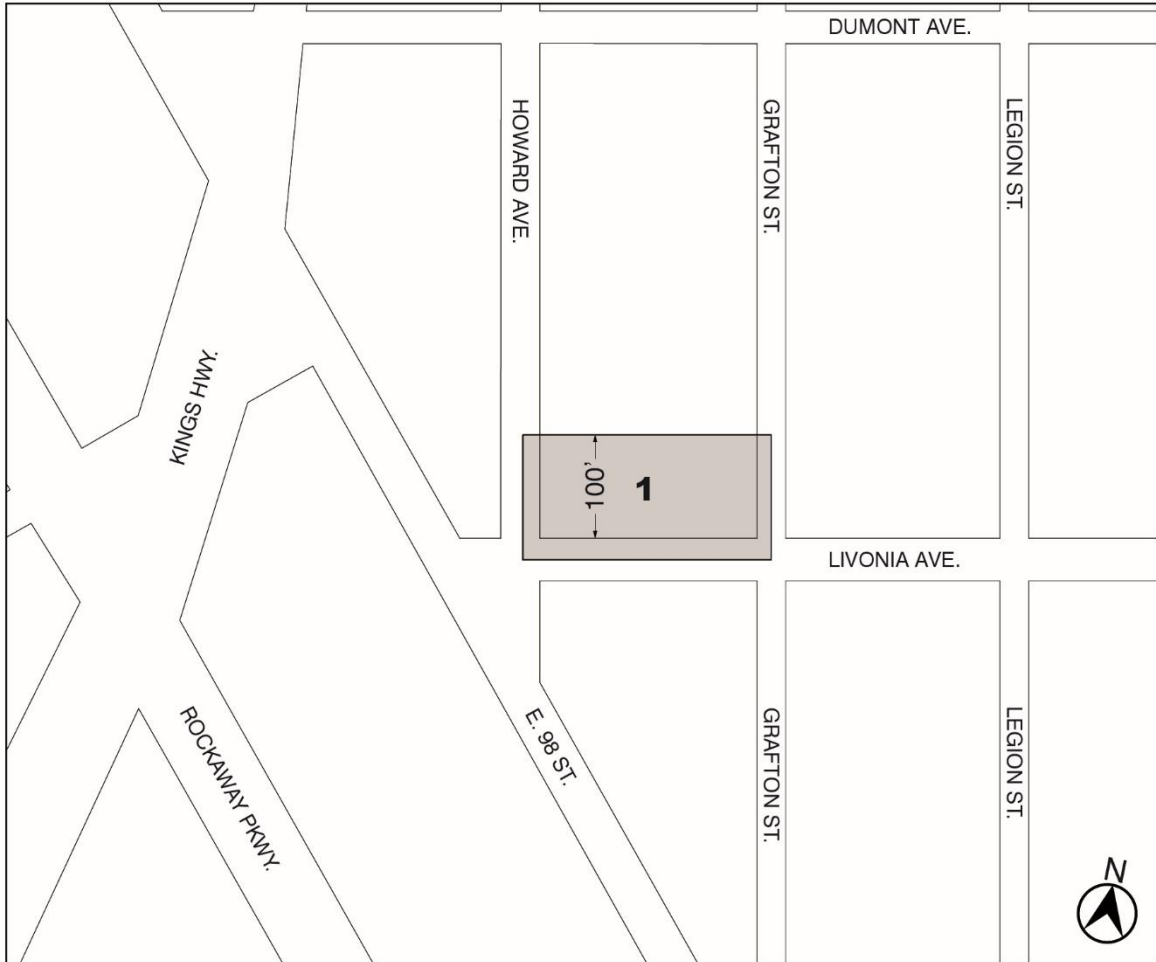
**Brooklyn Community District 16**

\* \* \*

In the R7-2 District within the area shown on the following Map 3:

Map 3 – (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 16, Brooklyn

\* \* \*

(On August 9, 2017, Cal. No. 5, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 23**

**CD 16**

**C 170456 HAK**

**PUBLIC HEARING:**

**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 property located at 3 Livonia Avenue (Block 3566, Lot 6) 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 an affordable housing development containing approximately 125 affordable units and approximately 3,079 square feet of community facility or retail space.

(On August 9, 2017, Cal. No. 6, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 24**

**CD 16**

**C 170457 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Department of Housing Preservation & 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 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 Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connect with a proposed eight-story building on property located at 3 Livonia Avenue (Block 3566, Lot 6), in an R7-2/C2-3\* District.

\*Note: The site is proposed to be rezoned from an existing R6 District to an R7-2/C2-3 District under a concurrent related application (C 170454 ZMK).

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.

(On August 9, 2017, Cal. No. 7, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**



**Nos. 25 & 26**

***TILLARY AND PRINCE STREET REZONING***

**No. 25**

**CD 2**

**C 170400 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by YYY Brooklyn NY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d:

1. changing from an R6 District to a C6-4 District property bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street; and
2. establishing a Special Downtown Brooklyn District bounded by the easterly centerline prolongation of Tillary Street, a line 210 feet easterly of Prince Street, the easterly prolongation of a line 200 feet southerly of Tillary Street, and Prince Street;

as shown on a diagram (for illustrative purposes only) dated June 19, 2017, and subject to the conditions of CEQR Declaration E-437.

(On August 9, 2017, Cal. No. 8, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 26**

**CD 2**

**N 170401 ZRK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by YYY Brooklyn NY, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, for the purpose of establishing a Mandatory Inclusionary Housing area, and to extend the Special Downtown Brooklyn District, modifying Article X, Chapter 1, and related Sections.

Matter underlined is new, to be added;

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

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

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

**ARTICLE X  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Downtown Brooklyn District**

\* \* \*

**101-20  
SPECIAL BULK REGULATIONS**

The bulk regulations of the underlying districts shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

Within #Mandatory Inclusionary Housing areas#, as shown on the map in APPENDIX F of this Resolution, the provisions of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING) shall apply.




\* \* \*

**APPENDIX E**

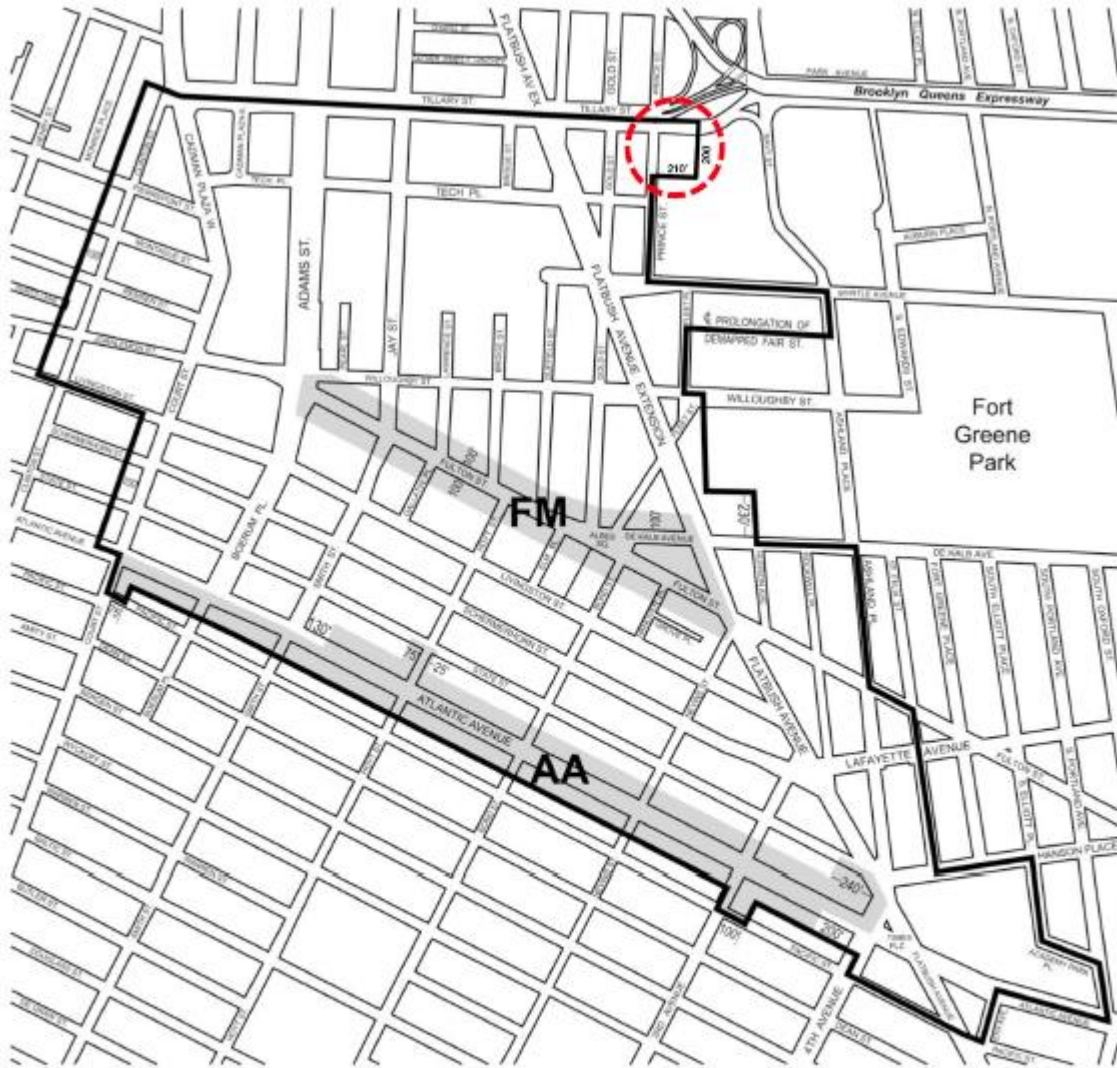
**Special Downtown Brooklyn District Maps  
Map 1. Special Downtown Brooklyn District and Subdistricts**

[EXISTING MAP]



-  Special Downtown Brooklyn District
-  AA Atlantic Avenue Subdistrict
-  FM Fulton Mall Subdistrict

[PROPOSED MAP]

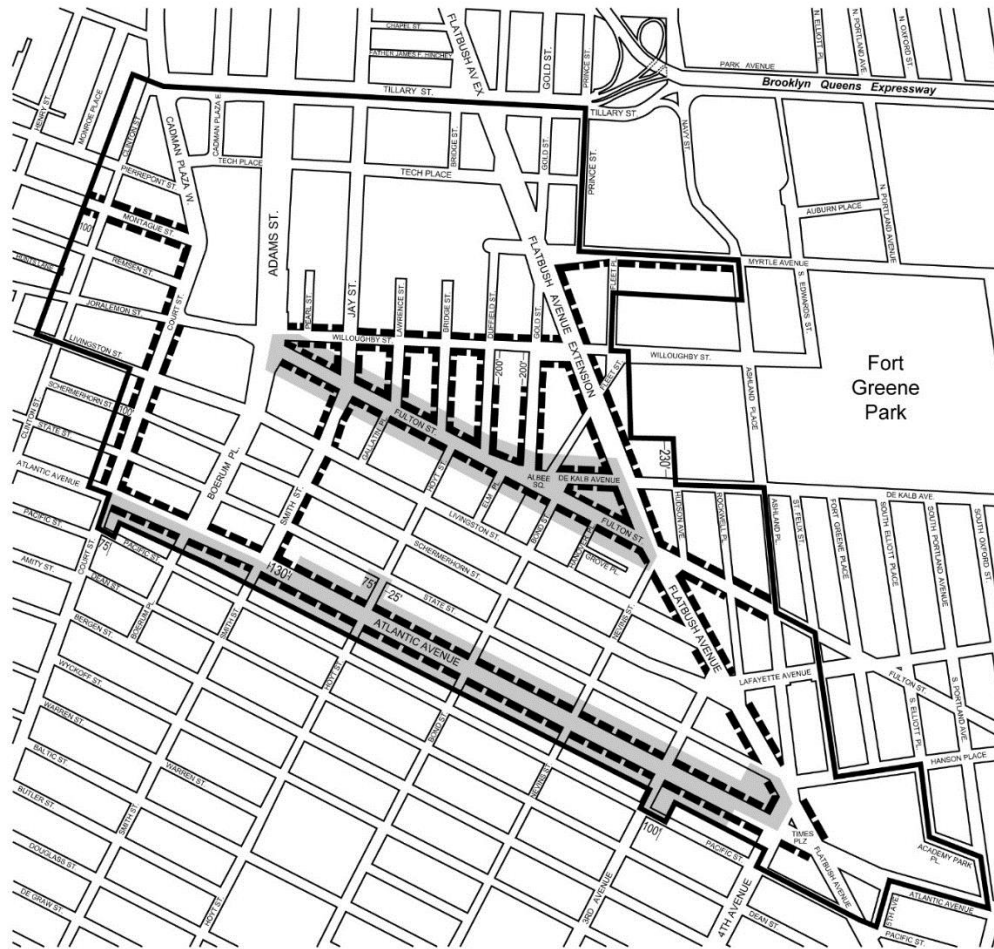





- Special Downtown Brooklyn District
- AA** Atlantic Avenue Subdistrict
- FM** Fulton Mall Subdistrict



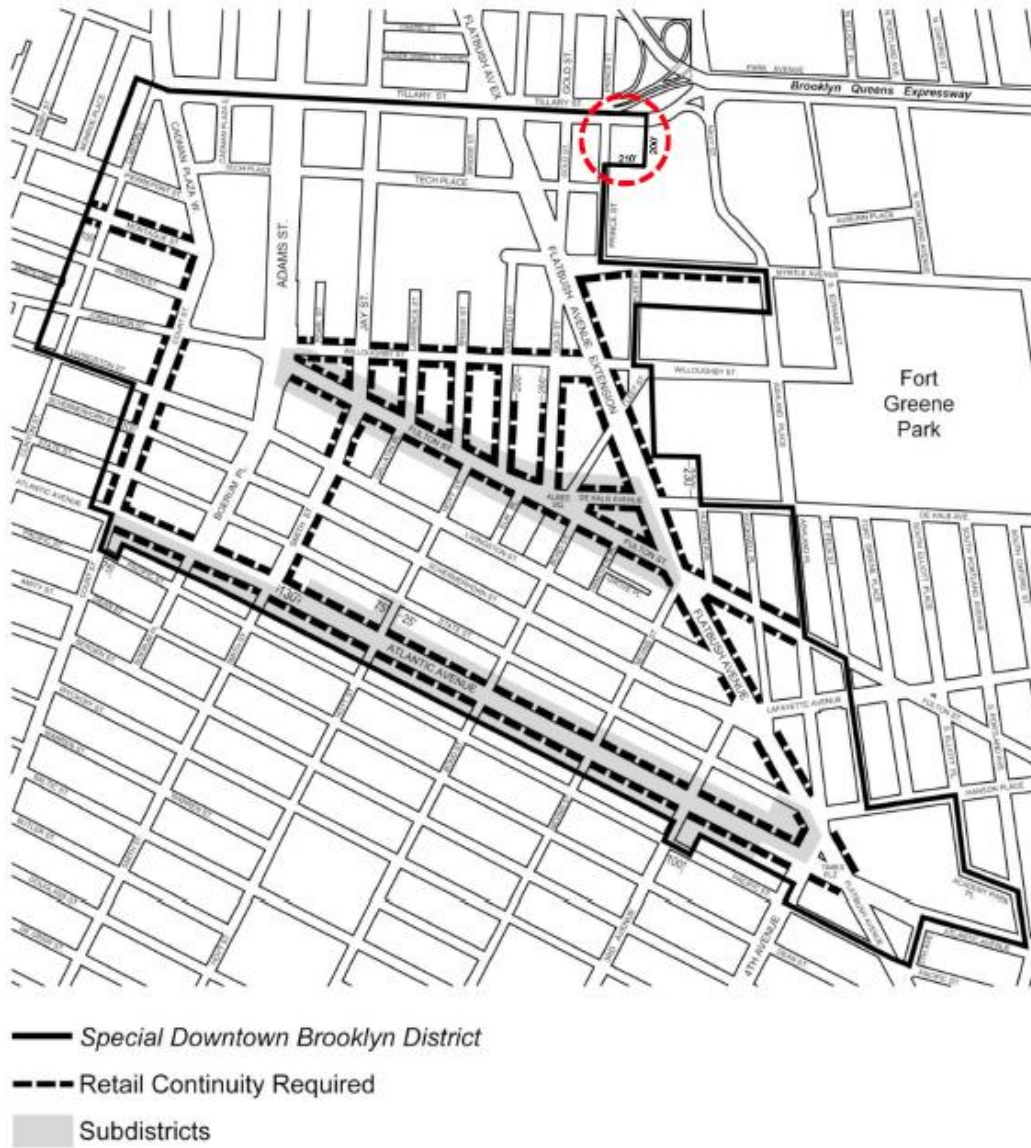
## Map 2. Ground Floor Retail Frontage

[EXISTING MAP]



-  Special Downtown Brooklyn District
-  Retail Continuity Required
-  Subdistricts

[PROPOSED MAP]



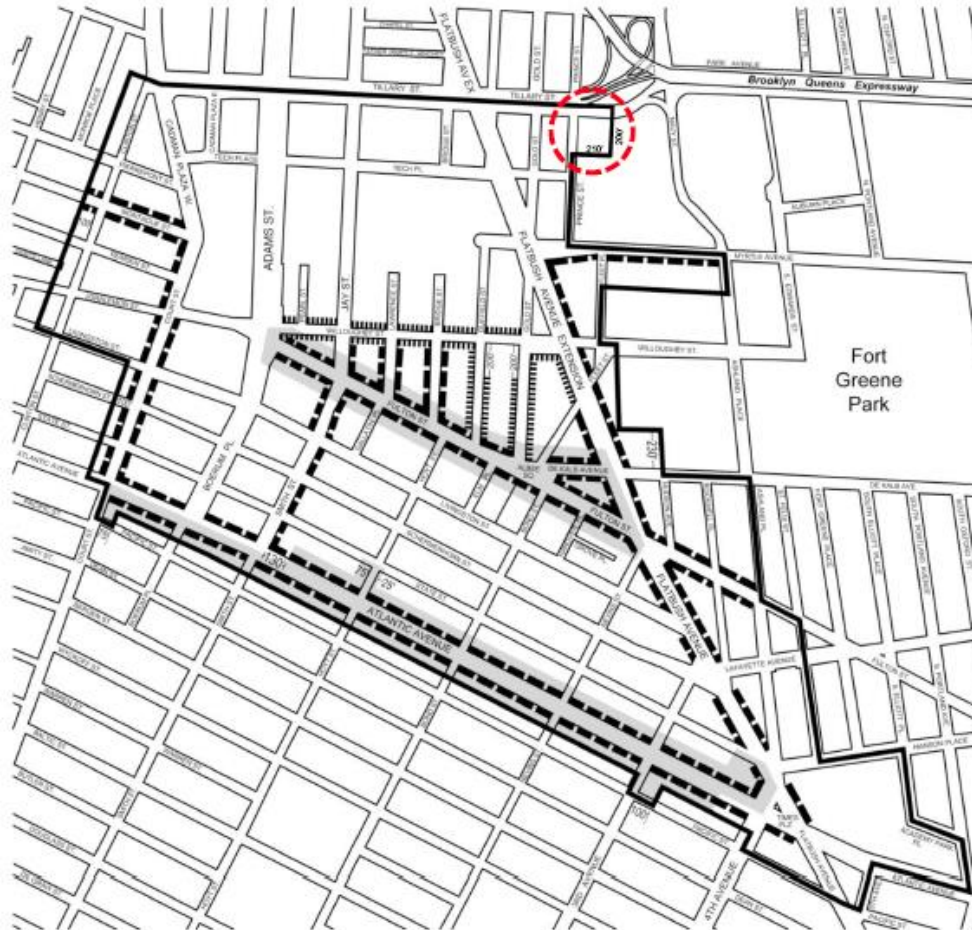
**Map 3. Ground Floor Transparency Requirements**

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - -** 50% of the Area of the Ground Floor Street Wall to be Glazed
- .....** 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts

[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - 50% of the Area of the Ground Floor Street Wall to be Glazed
- ||||| 70% of the Area of the Ground Floor Street Wall to be Glazed
- Subdistricts

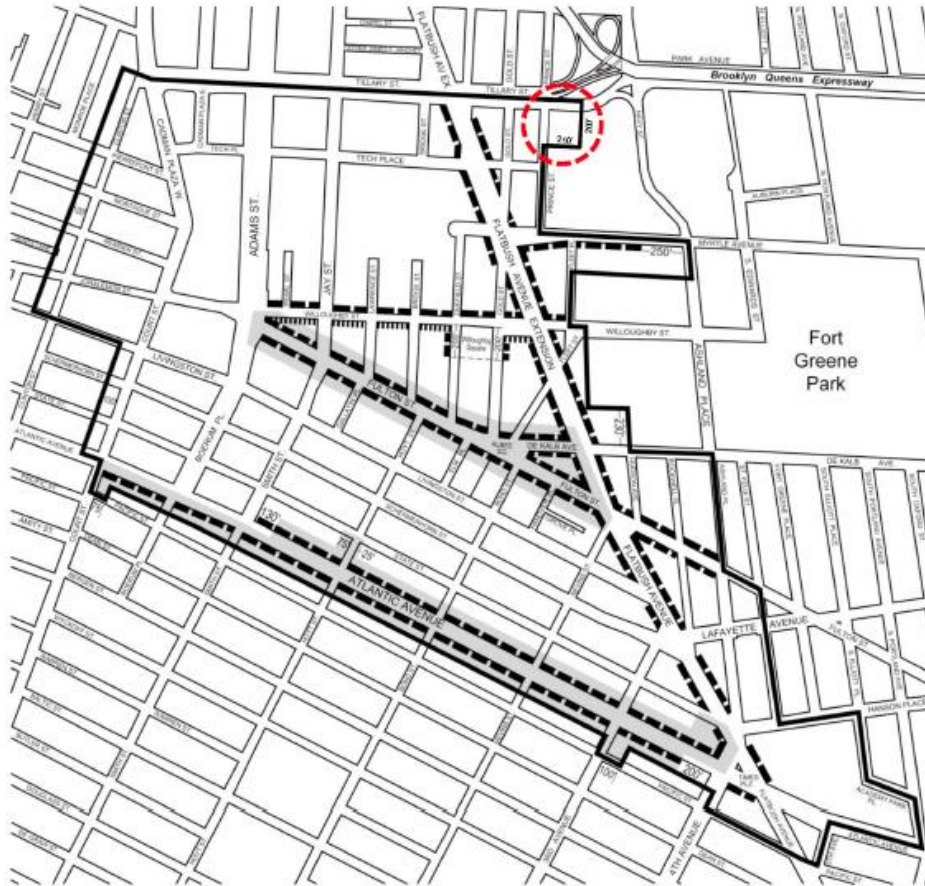
**Map 4. Street Wall Continuity and Mandatory Sidewalk Widening**

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - -** Street Wall Continuity Required
- ▬▬▬▬** Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- |||||** Street Wall Continuity and Sidewalk Widening Required

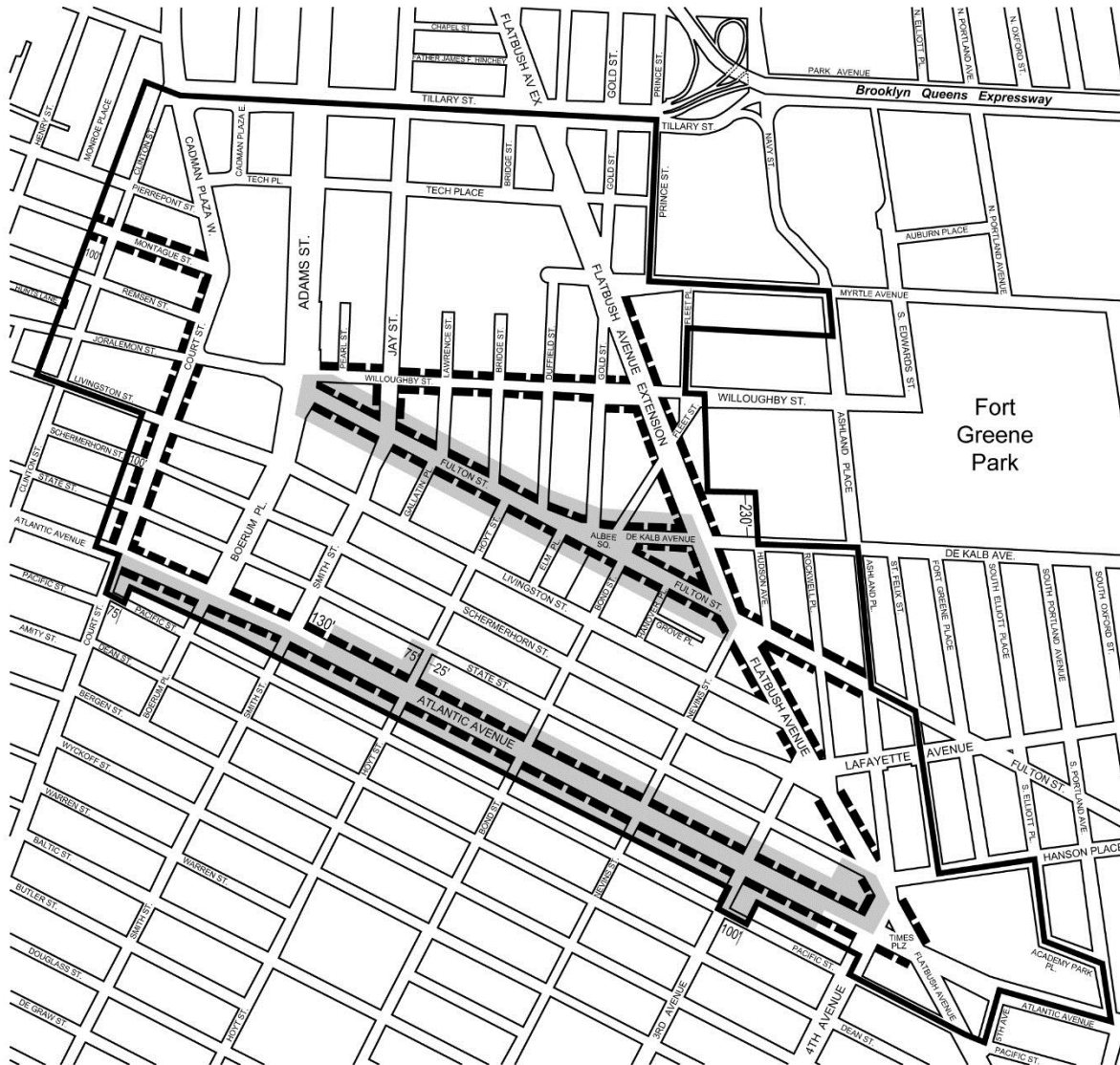
[PROPOSED MAP]



- Special Downtown Brooklyn District
- - - Street Wall Continuity Required
- - - Street Wall Continuity Required, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict
- ||||| Street Wall Continuity and Sidewalk Widening Required

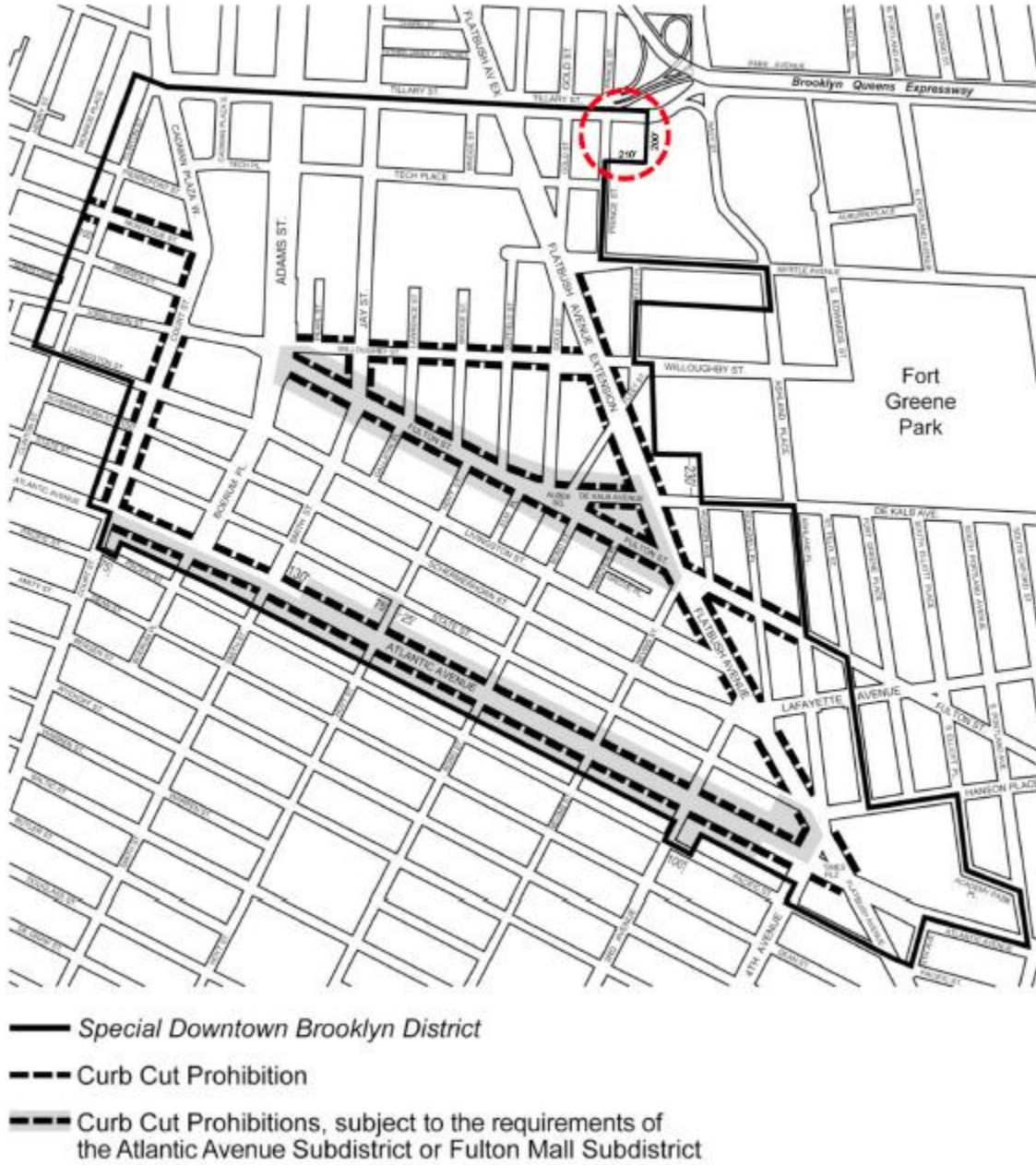
**Map 5. Curb Cut Restrictions**

[EXISTING MAP]



- Special Downtown Brooklyn District
- - -** Curb Cut Prohibition
- - -** Curb Cut Prohibitions, subject to the requirements of the Atlantic Avenue Subdistrict or Fulton Mall Subdistrict

[PROPOSED MAP]



**Map 6. Height Limitation Area**



[EXISTING MAP]



- Special Downtown Brooklyn District
- (A) Schermerhorn Street Height Limitation Area: Height Restriction of 210 Feet
- (B) Schermerhorn Street Height Limitation Area: Height Restriction of 140 Feet
- (C) Schermerhorn Street Height Limitation Area: Height Restriction of 250 Feet
- ▨ Flatbush Avenue Extension Height Limitation Area: Height Restriction of 400 Feet

[PROPOSED MAP]



- Special Downtown Brooklyn District
- (A) Schermerhorn Street Height Limitation Area: Height Restriction of 210 Feet
- (B) Schermerhorn Street Height Limitation Area: Height Restriction of 140 Feet
- (C) Schermerhorn Street Height Limitation Area: Height Restriction of 250 Feet
- Flatbush Avenue Extension Height Limitation Area: Height Restriction of 400 Feet

Map 7. Subway Station Improvement Areas

[EXISTING MAP]



- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>— Special Downtown Brooklyn District</li> <li>■ Subway Station</li> <li>● Subway Entrance</li> <li>① Court St.-Borough Hall Station</li> <li>② DeKalb Ave. Station</li> <li>③ Hoyt St. Station</li> <li>④ Hoyt-Schermerhorn Streets Station</li> <li>⑤ Jay St.-Borough Hall-Lawrence St. Station</li> <li>⑥ Nevins St. Station</li> <li>⑦ Atlantic Ave.-Pacific St. Station</li> </ul> | <ul style="list-style-type: none"> <li>— 6th Ave. Line</li> <li>- - - Broadway-60th St. Line</li> <li>· · · · · 4th Ave. Line</li> <li>— Brighton Line</li> <li>— Crosstown Line</li> <li>— Culver Line</li> <li>· · · · · Fulton St. Line</li> <li>— Montague St. Tunnel Line</li> <li>— Eastern Parkway Line</li> </ul> |
|---|---|

[PROPOSED MAP]



— Special Downtown Brooklyn District

■ Subway Station

● Subway Entrance

① Court St.-Borough Hall Station

② DeKalb Ave. Station

③ Hoyt St. Station

④ Hoyt-Schermerhorn Streets Station

⑤ Jay St.-Borough Hall-Lawrence St. Station

⑥ Nevins St. Station

⑦ Atlantic Ave.-Pacific St. Station

— 6th Ave. Line

— Broadway-60th St. Line

— 4th Ave. Line

— Brighton Line

— Crosstown Line

— Culver Line

— Fulton St. Line

— Montague St. Tunnel Line

— Eastern Parkway Line

\* \* \*

[THE FOLLOWING APPENDIX F IS THE STAND-ALONE IHda/MIH ONE,  
NOT AN ADDITIONAL APPENDIX IN ARTICLE X, CHAPTER 1]

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

\* \* \*

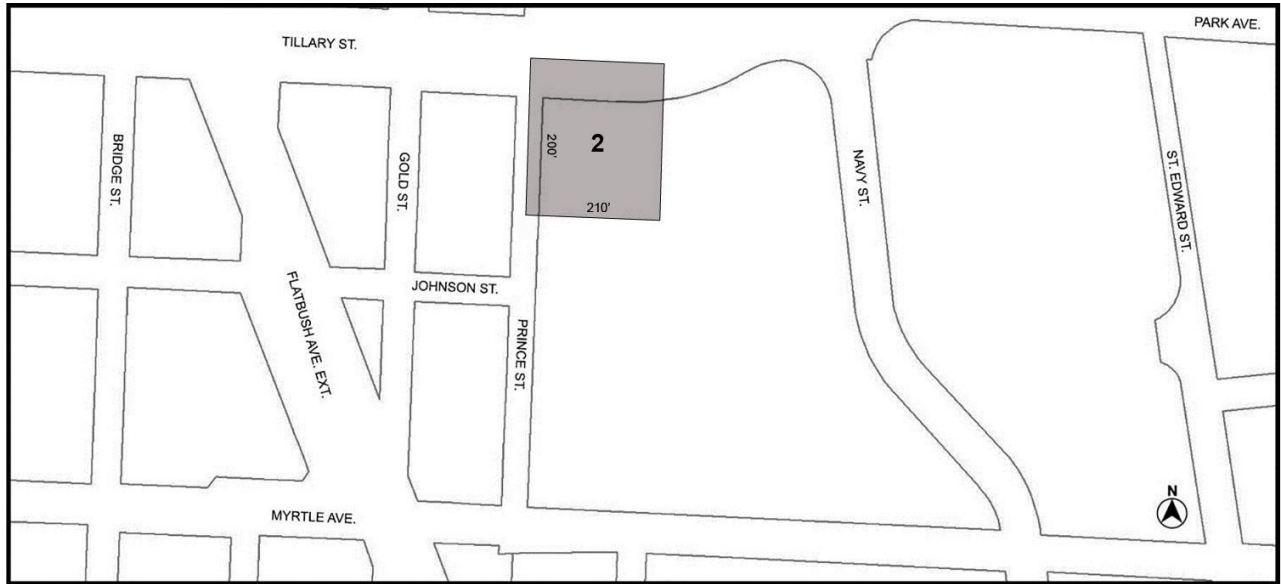
**Brooklyn Community District 2**

\* \* \*

In portions of the #Special Downtown Brooklyn District# and in the C6-4 and C6-6 (R10 equivalent) Districts within the areas shown on the following Map 5:

Map 5 – [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 2, Brooklyn

\* \* \*

(On August 9, 2017, Cal. No. 9, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**



**Nos. 27 & 28**

***LINDEN BOULEVARD REZONING***

**No. 27**

**CD 5**

**C 170430 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Canyon Sterling Emerald LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b:

1. eliminating from an existing R4 District a C1-2 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;
2. changing from an existing R4 District to an R6A District property bounded by a line 100 feet southerly of Linden Boulevard, Amber Street, a line 100 feet northerly of Loring Avenue, and Emerald Street;
3. changing from an existing R4 District to an R7A District property bounded by a line 100 feet northerly of Loring Avenue, Amber Street, Loring Avenue, and Emerald Street;
4. changing from an existing R4 District to an R8A District property bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street; and
5. establishing within a proposed R8A District a C2-4 District bounded by Linden Boulevard, Amber Street, a line 100 feet southerly of Linden Boulevard, and Emerald Street;

as shown on a diagram (for illustrative purposes only) dated June 19, 2017, and subject to the conditions of CEQR Declaration E-432.

(On August 9, 2017, Cal. No. 10, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 28**

**CD 5**

**N 170431 ZRK**

**IN THE MATTER OF** an application submitted by Canyon Sterling Emerald 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 5**

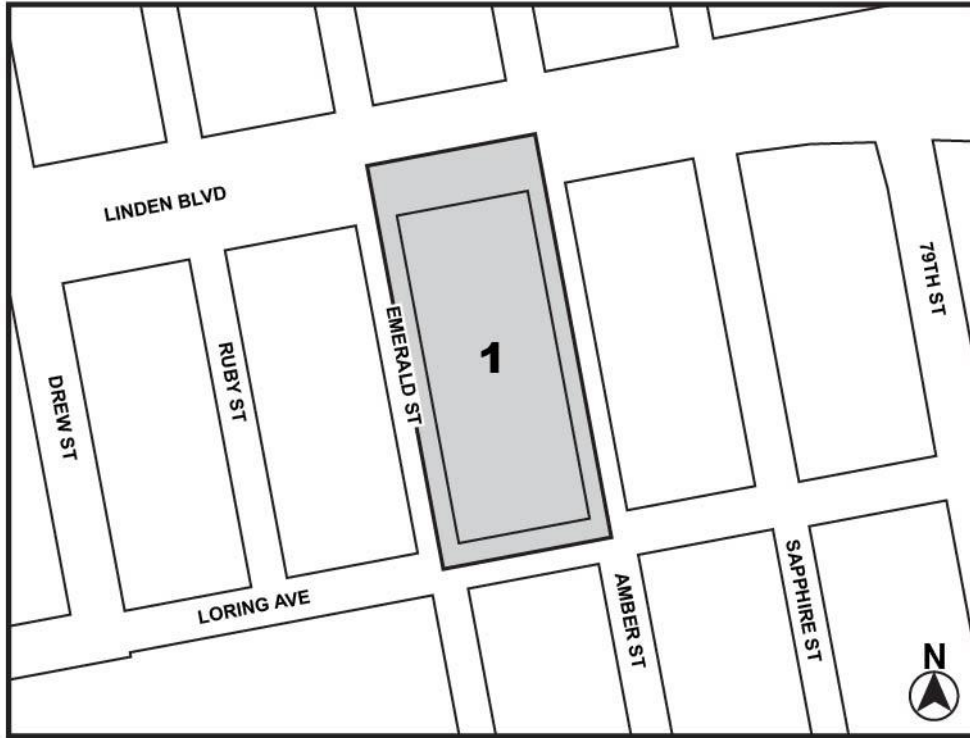
In the R6A, R6B, R7, R7A and R8A Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2 - [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 5, Brooklyn

\* \* \*

(On August 9, 2017, Cal. No. 11, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**CITYWIDE**

**Nos. 29 & 30**

***SELF STORAGE TEXT AMENDMENT***

**No. 29**

**CITYWIDE**

**N 170425 ZRY**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to create a definition, a use and, in designated areas, a special permit for self-service storage facilities and to establish APPENDIX J (Designated Areas in Manufacturing Districts).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of August 9, 2017 (Cal. No. 1) and at the City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On August 9, 2017, Cal. No. 1, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 30**

**CITYWIDE**

**N 170425(A) ZRY**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to create a definition, a use and, in designated areas, a special permit for self-service storage facilities and to establish APPENDIX J (Designated Areas in Manufacturing Districts).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of

August 9, 2017 (Cal. No. 2) and at the City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On August 9, 2017, Cal. No. 2, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**On Wednesday, August 23, 2017, at 9:30 a.m., at One Centre Street, North Mezzanine, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). DCP proposes a zoning text amendment to establish restrictions on new self-storage facilities within Industrial Business Zones to ensure that their development does not unduly limit future siting opportunities for industrial uses. The proposed restrictions would apply within newly established “Designated Areas” in Manufacturing districts, which largely coincide with Industrial Business Zones (IBZs).**

**The public hearing will also consider a modification to the zoning text amendment (ULURP No. 170425 (A) ZRY). Written comments on the DEIS are requested and will be received and considered by the Lead Agency until Tuesday, September 5, 2017.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP119Y.**

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**BOROUGH OF MANHATTAN**

**No. 31**

***661 8<sup>TH</sup> AVENUE SIGNAGE TEXT AMENDMENT***

**CD 4**

**N 170433 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 42nd and 8th Owner 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 signage regulations for zoning lots in the Eighth Avenue Corridor of the Theater Subdistrict in Article VIII, Chapter 1 (Special Midtown District).

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 VIII:  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1:  
Special Midtown District**

\* \* \*

**81-70  
SPECIAL REGULATIONS FOR THEATER SUBDISTRICT**

\* \* \*

**81-73  
Special Sign and Frontage Regulations**

\* \* \*

**81-733  
Special provisions for central refuse storage area**

\* \* \*

**81-734**

**Special signage regulations for portions of the west side of Eighth Avenue**

For a #corner lot#, or portions thereof, bounded by two #wide streets# on the west side of Eighth Avenue within the Eighth Avenue Corridor of the Theater Subdistrict, the #sign# provisions for C6-7 Districts pursuant to Section 32-60 (SIGN REGULATIONS) shall apply, with the following modifications:

(a) no #sign# shall function with sound; and

(b) #illuminated signs# may face both #wide streets#, or be parallel to the #street line# of one #wide street#.

**81-74**

**Special Incentives and Controls in the Theater Subdistrict**

\* \* \*

(On August 9, 2017, Cal. No. 13, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

\_\_\_\_\_

**No. 32**

**449 BROADWAY**

**CD 2**

**C 170464 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 449 Broadway, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section

74-781 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 449 Broadway (Block 231, Lot 36), 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.

(On August 9, 2017, Cal. No. 14, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 33**

***220 CENTRAL PARK SOUTH PARKING***

**CD 5**

**C 170249 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by VNO 225 West 58th 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 13-45 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an attended accessory off-street parking facility with a maximum capacity of 64 spaces on portions of the ground floor and subcellar level 2 of a proposed mixed use building on property located at 220 Central Park South (Block 1030, Lots 15, 16, 17, 19, 24, 25, 39, 46, 48 and 58), in R10H and C5-1 Districts.

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.

(On August 9, 2017, Cal. No. 15, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**



**Nos. 34-37**

***EAST HARLEM NEIGHBORHOOD REZONING***

**No. 34**

**CD 11**

**C 170358 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 6a and 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. East 124<sup>th</sup> Street, Park Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Park Avenue;
  - b. East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second Avenue;
  - c. East 122<sup>nd</sup> Street, Park Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 117<sup>th</sup> Street, Lexington Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Park Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue; and
  - d. East 112<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110<sup>th</sup> Street and East 111<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue;
2. eliminating from within an existing R8A District a C1-5 District bounded by:
  - a. East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
  - b. East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;

- c. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street, Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
  - d. East 106<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, a line 100 feet westerly of Second Avenue;
3. eliminating from within an existing R7-2 District a C2-4 District bounded by:
- a. East 132<sup>nd</sup> Street, Park Avenue, East 131<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;
  - b. East 124<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 123<sup>rd</sup> Street and East 124<sup>th</sup> Street, and Park Avenue;
  - c. East 123<sup>rd</sup> Street, Park Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Park Avenue;
  - d. East 124<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 120<sup>th</sup> Street, Lexington Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Lexington Avenue; and
  - e. a line 125 feet northerly of East 119<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and 117<sup>th</sup> Street, and Park Avenue;
4. eliminating a Special Transit Land Use District bounded by the southerly street line of East 126<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, the northerly street line of East 120<sup>th</sup> Street and its easterly prolongation, a line 100 feet westerly of Second Avenue, a line midway between East 124<sup>th</sup> Street and East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, a line 150 feet westerly of Second Avenue, a line midway between East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard and East 126<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
5. changing from an R7-2 District to an R7A District property bounded by East 132<sup>nd</sup> Street, a line 100 feet easterly of Madison Avenue, East 128<sup>th</sup> Street, Madison Avenue, East 127<sup>th</sup> Street, a line 100 feet easterly of Madison Avenue, East 126<sup>th</sup> Street, a line 100 feet westerly of Madison Avenue, 130<sup>th</sup> Street, Madison Avenue, East 131<sup>st</sup> Street, and a line 100 feet westerly of Madison Avenue;



6. changing from an R7-2 District to an R7B District property bounded by:
- a. East 132<sup>nd</sup> Street, a line 100 feet westerly of Madison Avenue, East 131<sup>st</sup> Street, and a line 100 feet easterly of Fifth Avenue;
  - b. East 132<sup>nd</sup> Street, a line 100 feet westerly of Park Avenue, a line midway between East 129<sup>th</sup> Street and East 130<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, East 129<sup>th</sup> Street, a line 70 feet westerly of Park Avenue, East 128<sup>th</sup> Street, and a line 100 feet easterly of Madison Avenue;
  - c. East 130<sup>th</sup> Street, a line 100 feet westerly of Madison Avenue, East 126<sup>th</sup> Street, and a line 100 feet easterly of Fifth Avenue;
  - d. East 127<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 126<sup>th</sup> Street, and a line 100 feet easterly of Madison Avenue;
  - e. East 124<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 123<sup>rd</sup> Street, a line 100 feet easterly of Third Avenue;
  - f. East 123<sup>rd</sup> Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 121<sup>st</sup> Street and East 122<sup>nd</sup> Street, and a line 100 feet easterly of Park Avenue;
  - g. a line midway between East 119<sup>th</sup> Street and East 120<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue;
  - h. a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue;
  - i. East 111<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 110<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 110<sup>th</sup> Street and East 111<sup>th</sup> Street, and a line 155 feet easterly of Park Avenue; and
  - j. East 107<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 106<sup>th</sup> Street, a line 180 feet easterly of Park Avenue, a line midway between East 106<sup>th</sup> Street and East 107<sup>th</sup> Street, and a line 230 feet easterly of Park Avenue;

7. changing from an C8-3 District to an R7B District property bounded by a line midway between East 129<sup>th</sup> Street and 130<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, East 129<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;
8. changing from an R7-2 District to an R7D District property bounded by:
  - a. East 124<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 117<sup>th</sup> Street, Lexington Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Lexington Avenue;
  - b. a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Park Avenue;
  - c. a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Lexington Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue; and
  - d. East 112<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 104<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 107<sup>th</sup> Street, Lexington Avenue, East 110<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue;
9. changing from an R7A District to an R7D District property bounded by:
  - a. a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Lexington Avenue; and
  - b. a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Third Avenue;
10. changing from an R7-2 District to an R9 District property bounded by:
  - a. East 132<sup>nd</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 131<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;

- b. East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second Avenue;
  - c. East 118<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue; and
  - d. a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet westerly of Lexington Avenue;
11. changing from an R7A District to an R9 District property bounded by East 120<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 119<sup>th</sup> Street, and a line 110 feet westerly of second Avenue;
12. changing from an R8A District to an R9 District property bounded by:
- a. East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
  - b. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street, Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
  - c. East 106<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
13. changing from an R7-2 District to an R10 District property bounded by East 122<sup>nd</sup> Street, Park Avenue, a line midway between East 119<sup>th</sup> Street and East 120<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 118<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 120<sup>th</sup> Street and a line 100 feet westerly of Park Avenue;
14. changing from an R8A District to an R10 District property bounded by East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;
15. changing from a C4-4 District to a C4-6 District property bounded by East 124<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 123<sup>rd</sup> Street, Third Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Third Avenue;

16. changing from a C4-4D District to a C4-6 District property bounded by East 122<sup>nd</sup> Street, a line 100 feet easterly of Third Avenue, East 115<sup>th</sup> Street and a line 100 feet westerly of Third Avenue;
17. changing from an R7-2 District to an C6-4 District property bounded by East 124<sup>th</sup> Street, Park Avenue, East 122<sup>nd</sup> Street, and a line 100 feet easterly of Park Avenue;
18. changing from a C4-4D District to a C6-4 District property bounded by East 126<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, a line 140 easterly of Park Avenue, East 124<sup>th</sup> Street, and a line 90 feet easterly of Park Avenue;
19. changing from a C6-3 District to a C6-4 District property bounded by East 126<sup>th</sup> Street, a line 90 feet easterly of Park Avenue, East 124<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, and a line 90 feet westerly of Park Avenue;
20. changing from a C8-3 District to a M1-6/R9 District property bounded by:
  - a. East 131<sup>st</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 128<sup>th</sup> Street, a line 70 feet westerly of Park Avenue, East 129<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, a line midway between East 129<sup>th</sup> Street and East 130<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue; and
  - b. East 127<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 126<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;
21. changing from an R7-2 District to an M1-6/R10 District property bounded by:
  - a. East 124<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 123<sup>rd</sup> Street and East 124<sup>th</sup> Street, and Park Avenue; and
  - b. a line 125 feet northerly of East 119<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 119<sup>th</sup> Street and East 120<sup>th</sup> Street, and Park Avenue;
22. changing from an M1-2 District to an M1-6/R10 District property bounded by East 128<sup>th</sup> Street, a line 160 feet easterly of Park Avenue, a 100 feet southerly of East 128<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 126<sup>th</sup> Street, and the westerly boundary line of the New York Central Railroad right-of-way;

23. changing from an M1-4 District to an M1-6/R10 District property bounded by a line midway between East 123<sup>rd</sup> Street and East 124<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line 125 feet northerly of East 119<sup>th</sup> Street, and Park Avenue;
24. establishing within an existing R7-2 District a C1-5 District bounded by:
  - a. East 115<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 112<sup>th</sup> Street, and a line 70 feet westerly of Park Avenue;
  - b. East 115<sup>th</sup> Street, Lexington Avenue, a line 240 feet southerly of East 115<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 112<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue;
  - c. East 115<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 112<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line 252 feet southerly of East 115<sup>th</sup> Street, and Third Avenue; and
  - d. East 115<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, a line 100 feet northerly of East 113<sup>th</sup> Street, Second Avenue, East 113<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 112<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
25. establishing within a proposed R7D District a C1-5 District bounded by:
  - a. East 120<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 117<sup>th</sup> Street, and Lexington Avenue;
  - b. a line midway between East 117<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet easterly of Park Avenue; and
  - c. East 112<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110<sup>th</sup> Street and East 111<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue;

26. establishing within a proposed R7D District a C2-5 District bounded by East 124<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 120<sup>th</sup> Street, Lexington Avenue, East 122<sup>nd</sup> Street, and a line 100 feet westerly of Lexington Avenue;
27. establishing within a proposed R9 District a C2-5 District bounded by:
  - a. East 132<sup>nd</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 131<sup>st</sup> Street, and a line 100 feet westerly of Park Avenue;
  - b. East 118<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 115<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;
  - c. a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, and a line 100 feet westerly of Lexington Avenue;
  - d. East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second Avenue;
  - e. East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 119<sup>th</sup> Street, a line 110 feet westerly of Second Avenue, East 120<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
  - f. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street, Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
  - g. East 106<sup>th</sup> Avenue, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
28. establishing within a proposed R10 District a proposed C2-5 District property by:
  - a. East 122<sup>nd</sup> Street, Park Avenue, a line midway between East 119<sup>th</sup> Street and East 120<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 118<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 120<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue; and
  - b. East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;

29. establishing a Special East Harlem Corridors District bounded by:
- a. East 132<sup>nd</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 128<sup>th</sup> Street, a line 70 feet westerly of Park Avenue, East 129<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, a line midway between East 129<sup>th</sup> Street and East 130<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;
  - b. East 128<sup>th</sup> Street, a line 160 feet easterly of Park Avenue, a line 100 feet southerly of East 128<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 126<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 127<sup>th</sup> Street, and the westerly boundary line of the New York Central Railroad right-of-way;
  - c. East 124<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 117<sup>th</sup> Street, Lexington Avenue, East 122<sup>nd</sup> Street, a line 100 feet westerly of Lexington Avenue, East 124<sup>th</sup> street, a line 100 feet easterly of Lexington Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, East 124<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 123<sup>rd</sup> Street, Third Avenue, East 122<sup>nd</sup> Street, a line 100 feet easterly of Third Avenue, a line midway between East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard and East 117<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, East 122<sup>nd</sup> Street, Second Avenue, East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Second Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Third Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line midway between East 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet easterly of Lexington Avenue, East 115<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 120<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;
  - d. East 124<sup>th</sup> Street, Second Avenue, East 123<sup>rd</sup> Street, and a line 100 feet westerly of Second Avenue;
  - e. East 112<sup>th</sup> Street, a line 100 feet easterly of Lexington Avenue, East 104<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 107<sup>th</sup> Street, Lexington Avenue, East 110<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue;

- f. East 112<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 109<sup>th</sup> Street, Third Avenue, East 106<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Third Avenue;
  - g. East 112<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 108<sup>th</sup> Street, Second Avenue, East 109<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
  - h. East 106<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 104<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
30. establishing a Special Transit Land Use District bounded by:
- a. East 126<sup>th</sup> Street, a line 85 feet easterly of Fifth Avenue, a line midway between East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard and East 126<sup>th</sup> Street, a line 100 feet westerly of Park Avenue, East 126<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 124<sup>th</sup> Street, a line 200 feet westerly of Madison Avenue, a line midway between East 124<sup>th</sup> Street and East 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, and Fifth Avenue;
  - b. East 120<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, a line 100 feet southerly of East 115<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;
  - c. a line midway between East 110<sup>th</sup> Street and East 111<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, the southerly street line of East 110<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue; and
  - d. the northerly street line of East 105<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, a line midway between East 104<sup>th</sup> Street and East 105<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only) dated April 24, 2017, and subject to the conditions of CEQR Declaration E-422.

(On August 9, 2017, Cal. No. 16, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 35**

**CD 11**

**N 170359 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special East Harlem Corridors District (Article XIII, Chapter 8) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of August 9, 2017 (Cal. No. 17) and at the City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On August 9, 2017, Cal. No. 17, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 36**

**CD 11**

**N 170359(A) ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special East Harlem Corridors District (Article XIII, Chapter 8) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of August 9, 2017 (Cal. No. 18) and at the City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On August 9, 2017, Cal. No. 18, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 37**

**CD 11**

**C 170360 HUM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Second Amended Urban Renewal Plan for the Milbank Frawley Circle East Urban Renewal Area.

(On August 9, 2017, Cal. No. 19, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**On Wednesday, August 23, 2017, starting no earlier than 2:00 p.m. in the Manhattan Municipal Building, One Centre Street, North Mezzanine, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP) and the Department of Housing Preservation and Development (HPD). DCP, together with HPD, is proposing a series of land use actions—including zoning map amendments, zoning text amendments, and amendments to the Milbank Frawley Circle-East Urban Renewal Plan (collectively, the “Proposed Actions”). The Proposed Actions are intended to facilitate the development of affordable housing, preserve existing neighborhood character, improve the pedestrian experience, and create new commercial and manufacturing space to support job creation adjacent to existing and future transit nodes. The Proposed Actions would affect an approximately 96-block area of the East Harlem neighborhood of Manhattan.**

**In addition to the above-referenced Proposed Actions, the DEIS considers a series of actions needed to facilitate an HPD-sponsored affordable housing development located on a property bounded by E. 111th St, Madison Ave, E.112th St, and Park Ave (the "Sendero Verde Site"). The land use actions necessary to facilitate the development of the Sendero Verde Site, subject to a concurrent related application proposed by HPD (the "Sendero Verde – East 111<sup>th</sup> Street" Proposal), include: a zoning map amendment, zoning text amendment, UDAAP designation, disposition of City-owned property, acquisition of a portion of the disposition area by the City, a large-scale general development (LSGD) special permit, and a City Planning Commission certification to waive retail continuity requirements.**

**The public hearing will also consider a modification to the zoning text amendment (ULURP No. N 170359 (A) ZRM).**

**Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Tuesday, September 5, 2017.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP048M.**

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**Nos. 38-44**

***SENDERO VERDE – EAST 111<sup>TH</sup> STREET***

**No. 38**

**CD 11**

**C 170361 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. East 112<sup>th</sup> Street, a line 100 feet easterly of Madison Avenue, East 111<sup>th</sup> Street, and Madison Avenue; and

- b. East 112<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;
  - 2. changing from an R7-2 District to an R9 District property bounded by East 112<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111<sup>th</sup> Street, and Madison Avenue; and
  - 3. establishing within the proposed R9 District a C2-5 District bounded by:
    - a. East 112<sup>th</sup> Street, a line 100 feet easterly of Madison Avenue, East 111<sup>th</sup> Street, and Madison Avenue; and
    - b. East 112<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad right-of-way, East 111<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue;

as shown on a diagram (for illustrative purposes only) dated April 24, 2017.

(On August 9, 2017, Cal. No. 20, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 39**

**CD 11**

**N 170362 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, 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**

\* \* \*

**MANHATTAN**

\* \* \*

**Manhattan Community District 11**

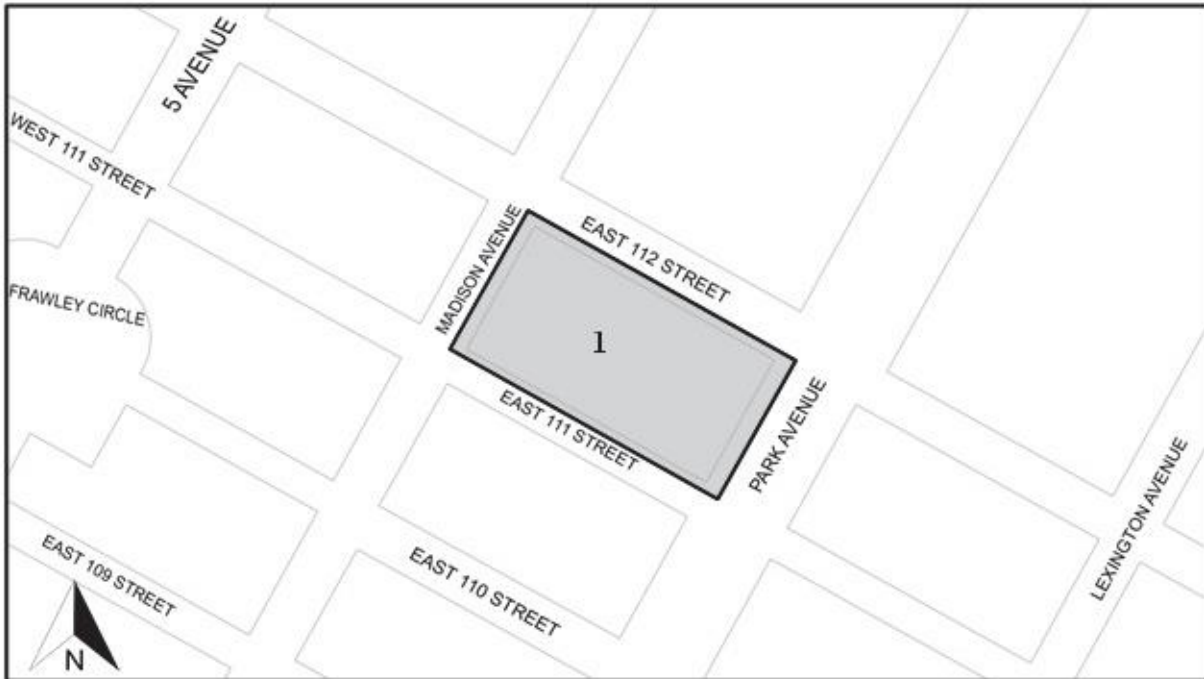
\* \* \*


In the R9 District within the areas shown on the following Map 2:

\* \* \*

Map 2 - (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 11, Manhattan

\* \* \*

(On August 9, 2017, Cal. No. 21, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 40**

**CD 11**

**C 170363 HAM**

**PUBLIC HEARING:**

**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 property located on the block generally bounded East 111<sup>th</sup> Street, Park Avenue, East 112<sup>th</sup> Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 and 122), 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 development of large scale general development consisting of three mixed-use buildings with commercial and community facility uses on the lower levels, a total of approximately 655 affordable dwelling units on the upper levels and community gardens.

(On August 9, 2017, Cal. No. 22, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 41**

**CD 11**

**C 170364 PQM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for acquisition of property generally located on the block generally bounded East 111<sup>th</sup> Street, Park Avenue, East 112<sup>th</sup> Street

and Madison Avenue (Block 1617, Lots 22, 35, 121, 122 and parts of Lots 23, 25, 28, 37) for use as passive recreation space and community gardens.

(On August 9, 2017, Cal. No. 23, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 42**

**CD 11**

**C 170365 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC 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 74-743 of the Zoning Resolution to modify the height and setback requirements of Sections 23-64 (Basic Height and Setback Requirements), 23-65 (Tower Regulations), 23-651 (Tower-on-a-base) and the rear yard requirements of Sections 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and 24-382 (Require Rear Yard Equivalents), in connection with a proposed mixed used development, within a large scale general development, on property generally bounded by East 112<sup>th</sup> Street, Park Avenue, East 111<sup>th</sup> Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5\* Districts.

\* Note: The site is proposed to be rezoned by changing R7-2 and R7-2/C1-4 Districts to R9 and R9/C2-5 Districts under a concurrent related application for a Zoning Map change (C 170361 ZMM).

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.

(On August 9, 2017, Cal. No. 24, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 43****CD 11****C 170366 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC 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 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-421 (Location of commercial uses) to allow Use Group 6 uses on portions of the third floor of a proposed building (Building A), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by East 112<sup>th</sup> Street, Park Avenue, East 111<sup>th</sup> Street and Madison Avenue (Block 1617, Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9/C2-5\* Districts.

\* Note: The site is proposed to be rezoned by changing R7-2 and R7-2/C1-4 Districts to R9 and R9/C2-5 Districts under a concurrent related application for a Zoning Map change (C 170361 ZMM).

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.

(On August 9, 2017, Cal. No. 25, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 44****CD 11****C 170367 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC 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 74-532 of the Zoning Resolution to waive all required accessory residential off-street parking spaces, in connection with a proposed mixed use development, within a large scale general development, in the Transit Zone, on property generally bounded by East 112<sup>th</sup> Street, Park Avenue, East 111<sup>th</sup> Street and Madison Avenue (Block 1617,

Lots 20, 22, 23, 25, 28, 29, 31, 33, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 50, 51, 52, 53, 54, 121 & 122), in R9 and R9/C2-5\* Districts.

\* Note: The site is proposed to be rezoned by changing R7-2 and R7-2/C1-4 Districts to R9 and R9/C2-5 Districts under a concurrent related application for a Zoning Map change (C 170361 ZMM).

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.

(On August 9, 2017, Cal. No. 26, the Commission scheduled August 23, 2017 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## NOTICE

**On Wednesday, August 23, 2017, starting no earlier than 2:00 p.m. in the Manhattan Municipal Building, One Centre Street, North Mezzanine, New York, New York 10007, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of Housing Preservation and Development (HPD). HPD proposes a series of land use actions necessary to facilitate the development of an affordable housing development at the Sendero Verde – East 111<sup>th</sup> Street Property (the “Sendero Verde Site”) bounded by E. 111th St, Madison Ave, E.112th St, and Park Avenue. The proposed actions include a zoning map amendment, zoning text amendment, UDAAP designation, disposition of City-owned property, acquisition of a portion of the disposition area by the City, a large-scale general development (LSGD) special permit, and a City Planning Commission certification to waive retail continuity requirements. The East Harlem Rezoning DEIS (CEQR No.17DCP048M) considers these actions and their environmental effects.**

**The public hearing will also consider a modification to the zoning text amendment (ULURP No. N 170359 (A) ZRM).**

**Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Tuesday, September 5, 2017.**

**This public hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP048M.**

**\*Note: The Sendero Verde – East 111<sup>th</sup> Street Proposal is considered and analyzed in the East Harlem Rezoning DEIS, prepared in connection with a concurrent related application (East Harlem Neighborhood Rezoning, ULURP Nos. 170358 ZMM, N170359 ZRM, 170360 HUM).**



### 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	20 Presidents' Day	21 REVIEW SESSION	22 CPC PUBLIC MEETING	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	17	18	19	20	21	22
	23 Easter	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							1
	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 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30	31						
AUGUST				1	2	3	4
	5	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 REVIEW SESSION	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	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10 Columbus Day Observed	11	12	13	14	15
	16	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21	22
	23	24	25	26	27	28	29
30							
NOVEMBER							1
	2	3	4 CPC PUBLIC MEETING	5	6	7	8
	9	10	11	12	13	14	15
	16	17 Veterans' Day Observed	18 Veterans' Day	19	20	21	22
	23	24	25	26	27 REVIEW SESSION	28 CPC PUBLIC MEETING	29
30							
DECEMBER						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20 Hanukkah	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