

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, OCTOBER 18, 2017
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 180031 ZMX	1	425 GRAND CONCOURSE	Scheduled to be Heard 11/1/17
2	C 180032 HAX	1	" "	" "
3	N 180033 ZRX	1	" "	" "
4	C 150232 PQX	3	IOLA JORDAN DAY CARE CENTER	" "
5	C 160084 PQK	16	SHIRLEY CHISHOLM CHILDHOOD EDUCATION CENTER	" "
6	C 160021 PQK	16	SHIRLEY CHISHOLM DAY CARE CENTER 1	" "
7	C 150282 PQK	8	FRIENDS OF CROWN HEIGHTS 2 DAY CARE CENTER	" "
8	C 150223 PQK	9	ALL MY CHILDREN DAY CARE CENTER	" "
9	C 170024 ZMK	1	116 BEDFORD AVENUE REZONING	" "
10	C 170356 ZMK	8	587 BERGEN STREET REZONING	" "
11	N 170357 ZRK	8	" "	" "
12	C 170392 ZMX	9	1965 LAFAYETTE AVENUE REZONING	Favorable Report Adopted
13	N 170393 ZRX	9	" "	" "
14	C 170445 ZMX	11	1776 EASTCHESTER ROAD	" "
15	N 170446 ZRX	11	" "	" "
16	C 170447 ZSX	11	" "	" "
17	C 170442 ZMM	11	NATIONAL BLACK THEATER	" "

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:													
			In Favor - Y Oppose - N Abstain - AB Recuse - R													
			Calendar Numbers:													
			12	13	14	15	16	17	18	19	20	21	22	23	24	25
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	R	Y	L	Y	Y
Alfred C. Cerullo, III	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	Y	Y
Michelle R. De La Uz	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I	Y	Y
Joseph I. Douek	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	D	Y	Y
Richard W. Eaddy	P		Y	Y	Y	Y	Y	Y	Y	Y	R	Y	Y		Y	Y
Cheryl Cohen Efron	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	O	Y	Y
Hope Knight	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	V	Y	Y
Anna Hayes Levin	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	E	Y	Y
Orlando Marin	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R	Y	Y
Larisa Ortiz, Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y

MEETING ADJOURNED AT: 12:54 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, OCTOBER 18, 2017
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 170443 ZRM	11	NATIONAL BLACK THEATER	Favorable Report Adopted
19	C 170444 ZSM	11	" "	" "
20	N 180078 HKM	5	NEW YORK PUBLIC LIBRARY INTERIORS LANDMARK	Forward Report to City Council
21	N 170462 RCR	3	28, 30, 32 & 34 BAMBERGER LANE	Certification Approved
22	N 170497 RCR	3	131 RATHBUN AVENUE	" "
23	N 140289 RCR	3	7088 AMBOY ROAD	Laid Over
24	N 170448 RCR	3	146 SPRAGUE AVENUE	Certification Approved
25	N 180040 RCR	3	57 CANTON AVENUE	" "
26	N 180049 RCR	3	41 & 43 RAMBLEWOOD AVENUE	" "
27	N 180082 ZRM	6	EAST RIVER FIFTIES/SUTTON PLACE	Hearing Closed

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:																				
			In Favor - Y	Oppose - N	Abstain - AB	Recuse - R																	
Calendar Numbers:			26																				
Marisa Lago, Chair	P		Y																				
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y																				
Rayann Besser	P		R																				
Alfred C. Cerullo, III	P		Y																				
Michelle R. De La Uz	P		Y																				
Joseph I. Douek	P		Y																				
Richard W. Eaddy	P		Y																				
Cheryl Cohen Effron	P		Y																				
Hope Knight	P		Y																				
Anna Hayes Levin	P		Y																				
Orlando Marin	P		Y																				
Larisa Ortiz, Commissioners	P		Y																				

MEETING ADJOURNED AT: 12:54 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 18, 2017

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



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

[No. 20]

Prepared by Yvette V. Gruel, Calendar Officer

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

CITY PLANNING COMMISSION

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

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

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

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

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

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

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

B

CITY PLANNING COMMISSION

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

MARISA LAGO, *Chair*

KENNETH J KNUCKLES, *Esq., Vice Chairman*

RAYANN BESSER

ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ

JOSEPH I. DOUEK

RICHARD W. EADDY

CHERYL COHEN EFFRON

HOPE KNIGHT

ANNA HAYES LEVIN

ORLANDO MARIN

LARISA ORTIZ, *Commissioners*

YVETTE V. GRUEL, *Calendar Officer*

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

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

The next regular public meeting of the City Planning Commission is scheduled for November 1, 2017.

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

Electronic Comments: Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may submit comments electronically using the [CPC Comments Form](#) that is located on the public meeting page of the Department of City Planning website:

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

OCTOBER 18, 2017

APPROVAL OF THE MINUTES OF the Regular Meeting of October 4, 2017

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 1, 2017
STARTING AT 10:00 A. M. SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1, 2 & 3

425 GRAND CONCOURSE

No. 1

CD 1

C 180031 ZMX

IN THE MATTER OF an application submitted by NYC Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, changing from a C4-4 District to a C6-3 District property bounded by the southerly boundary line of a playground and its easterly and westerly prolongations, Grand Concourse, East 144th Street, and Walton Avenue, as shown on a diagram (for illustrative purposes only) dated August 7, 2017.

Resolution for adoption scheduling November 1, 2017 for a public hearing.

No. 2

CD 1

C 180032 HAX

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 425 Grand Concourse (Block 2346, Lot 1) as an Urban Development Action Area: and
 - b) 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 a mixed-use building containing residencies, retail space and community facilities.

Resolution for adoption scheduling November 1, 2017 for a public hearing.

No. 3

CD 1

N 180033 ZRX

IN THE MATTER OF an application submitted by 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 Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts) and related sections, introducing regulations for R9-1 Districts mapped in a Mandatory Inclusionary Housing (MIH) area, creating special bulk regulations for a C6-3 District located in an MIH area located within Community District 1, Borough of the Bronx, and modifying APPENDIX F for the purpose of establishing an MIH 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.

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

Chapter 1
Statement of Legislative Intent

* * *

**21-10
PURPOSES OF SPECIFIC RESIDENCE DISTRICTS**

* * *

**21-15
R3-2, R4, R4B, R5, R6, R7, R8, R9 and R10 - General Residence Districts**

These districts are designed to provide for all types of residential buildings, in order to permit a broad range of housing types, with appropriate standards for each district on density, open space, and spacing of buildings. However, R4B Districts are limited to single- or two-family dwellings, and zero lot line buildings are not permitted in R3-2, R4 (except R4-1 and R4B), and R5 (except R5B) Districts. The various districts are mapped in relation to a desirable future residential density pattern, with emphasis on accessibility to transportation facilities and to various community facilities, and upon the character of existing development. These districts also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment.

R7-3 and R9-1 Districts may be mapped only as specified in this paragraph. Such districts may be mapped within the waterfront area and in the Special Mixed Use Districts, ~~and, in~~ In addition, R7-3 Districts may be mapped in the Special Long Island City Mixed Use District, and R9-1 Districts may be mapped in #Mandatory Inclusionary Housing areas#.

* * *

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

**23-10
OPEN SPACE AND FLOOR AREA REGULATIONS**

* * *

**23-15
Open Space and Floor Area Regulations in R6 Through R10 Districts**

* * *

**23-154
*Inclusionary Housing***

* * *

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

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

* * *

(2) Maximum #floor area ratio#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section shall apply to any #MIH development#, except:

- (i) in an R6 District, without a letter suffix, the maximum #floor area ratio# for any #MIH development# shall be 3.6 in the following areas:
 - (a) Mandatory Inclusionary Housing Program Area 1, as of May 24, 2017, in Community District 9 in the Borough of the Bronx; and
 - (b) Mandatory Inclusionary Housing Program Area 2, as of September 7, 2017, in Community District 14 in the Borough of Queens.
- (ii) in an R7-1 District the maximum #floor area ratio# for any #MIH development# shall be 4.6;
- (iii) in an R7-3 or R7X District the maximum #floor area ratio# for any #MIH development# shall be 6.0; and
- (iv) in an R9-1 District the maximum #floor area ratio# for any #MIH development# shall be 9.0.

* * *

**23-155
Affordable independent residences for seniors**

R6 R7 R8 R9 R10

* * *

**MAXIMUM FLOOR AREA RATIO FOR
AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS
IN QUALITY HOUSING BUILDINGS**

District	Maximum #Floor Area Ratio#
R9	8.00

* * *

<u>R9-1</u>	<u>9.00</u>
R9A	8.50

* * *

**23-60
HEIGHT AND SETBACK REGULATIONS**

* * *

**23-66
Height and Setback Requirements for Quality Housing Buildings**

* * *

23-664
Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors

* * *

(c) Alternative regulations for certain #Quality Housing buildings# in non-contextual districts

For #Quality Housing buildings# in R6 through R8 Districts without a letter suffix and in an R9-1 District, the #street wall# location provisions of Section 23-661 and the height and setback provisions of Section 23-662 and paragraph (b) of this Section need not apply to:

* * *

TABLE 2

ALTERNATIVE MAXIMUM BASE HEIGHT
AND MAXIMUM BUILDING HEIGHT
FOR CERTAIN QUALITY HOUSING BUILDINGS
IN NON-CONTEXTUAL DISTRICTS

District	Maximum Base Height (in feet)	Maximum Height of #Building or other Structure# (in feet)	Maximum Number of #Stories#
R6	65	115	11
R7	75	135	13
R8	105	215	21
<u>R9-1</u>	<u>125</u>	<u>285</u>	<u>28</u>

* * *

**23-90
INCLUSIONARY HOUSING**

* * *

**23-95
Compensated Zoning Lots and MIH Zoning Lots**

* * *

**23-952
*Height and setback in Mandatory Inclusionary Housing areas***

In #Mandatory Inclusionary Housing areas#, the provisions of Section 23-951 shall apply to #MIH developments#, except as modified in this Section.

- (a) In R9 Districts without a letter or number suffix, the regulations of Section 23-651 (Tower-on-a-base) may apply, provided such #MIH development# is on a #zoning lot# that meets the requirements set forth in paragraph (a) of Section 23-65 (Tower Regulations).

- (b) In R6 through R9 Districts without a letter suffix within #Mandatory Inclusionary Housing areas#, the height and setback regulations of Section 23-64 (Basic Height and Setback Regulations) may apply. In addition, for R9 Districts without a letter or number suffix that do not meet the requirements of paragraphs (a) and (c) of Section 23-65 (Tower Regulations), the tower provisions of Section 23-652 (Standard tower) may apply, subject to the #lot coverage# provisions of Section 23-65. However, when the height and setback and tower regulations specified in this paragraph are utilized, the maximum #floor area ratio# on an #MIH zoning lot# shall be determined in accordance with the provisions of Section 23-151 (Basic regulations for R6 through R9 Districts).

* * *

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

Chapter 5
Accessory Off-street Parking and Loading Regulations

* * *

**25-026
Applicability of regulations in the waterfront area**

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

R7-3 Districts shall be governed by the #accessory# off-street parking regulations of an R7-2 District; ~~R9-1 Districts shall be governed by such regulations for an R9 District.~~

* * *

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts

* * *

**35-30
APPLICABILITY OF FLOOR AREA AND OPEN SPACE REGULATIONS**

**35-31
Maximum Floor Area Ratio**

C1 C2 C3 C4 C5 C6

In the districts indicated, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# subject to the provisions of this Chapter.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. Special rules for certain areas are set forth in Section 35-35 (Special Floor Area Ratio Provisions for Certain Areas).

* * *

**35-35
Special Floor Area Ratio Provisions for Certain Areas**

**35-351
Special floor area regulations in C6-3 Districts within Community District 1, Borough of the Bronx**

In C6-3 Districts without a letter suffix in #Mandatory Inclusionary Housing areas# in Community District 1, in the Borough of the Bronx, for #MIH developments# or #affordable independent residences for seniors#, the #residential floor area ratio# shall be that for an R9-1 District set forth in paragraph (d) of Section 23-154 (Inclusionary Housing) or in Section 23-155 (Affordable independent residences for seniors), as applicable.

* * *

35-60

MODIFICATION OF HEIGHT AND SETBACK REGULATIONS

35-61

Applicability

C1 C2 C3 C4 C5 C6

In the districts indicated, height and setback regulations are modified for #mixed buildings# in Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS), inclusive.

Height and setback modifications applicable to C1 or C2 Districts mapped within R1 through R5 Districts, and C3 and C4-1 Districts are set forth in Section 35-62 (Commercial Districts with an R1 through R5 Residential Equivalent). Height and setback modifications applicable to C1 or C2 Districts mapped within R6 through R10 Districts, and #Commercial Districts# with a residential equivalent of R6 through R10 Districts, are set forth in Sections 35-63 (Basic Height and Setback Modifications), 35-64 (Special Tower Regulations for Mixed Buildings) and 35-65 (Height and Setback Requirements for Quality Housing Buildings), as applicable. Special rules for certain areas are set forth in Section 35-66 (Special Height and Setback Regulations for Certain Areas).

* * *

35-65

Height and Setback Requirements for Quality Housing Buildings

* * *

35-654

Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors

C1 C2 C4 C5 C6

* * *

- (b) for such #Quality Housing buildings# in C1 or C2 Districts mapped within R6 through R8 Districts without a letter suffix or within an R9-1 District, or in other #Commercial

Districts with a residential equivalent of an R6 through R8 District without a suffix, the street wall location and height and setback provisions of Sections 35-651 and 35-652 need not apply to buildings on zoning lots that meet the criteria set forth in:

* * *

35-66
Special Height and Setback Regulations for Certain Areas

35-661
Special height and setback regulations in C6-3 Districts within Community District 1, Borough of the Bronx

In C6-3 Districts without a letter suffix in Mandatory Inclusionary Housing areas in Community District 1, in the Borough of the Bronx, for an MIH development that is also an MIH site or for a development containing no residences other than affordable independent residence for seniors, the height and setback regulations for an R9-1 District set forth in paragraph (c) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), shall apply.

36-027

Applicability of regulations in the waterfront area

Special regulations applying in the waterfront area are set forth in Article VI, Chapter 2.

In Commercial Districts where residential uses are governed by the bulk regulations of R7-3 Districts, the accessory off-street parking regulations of R7-2 Districts shall apply to residential uses. ~~In Commercial Districts governed by R9-1 District regulations, the accessory parking regulations of R9 Districts shall apply to residential uses.~~

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

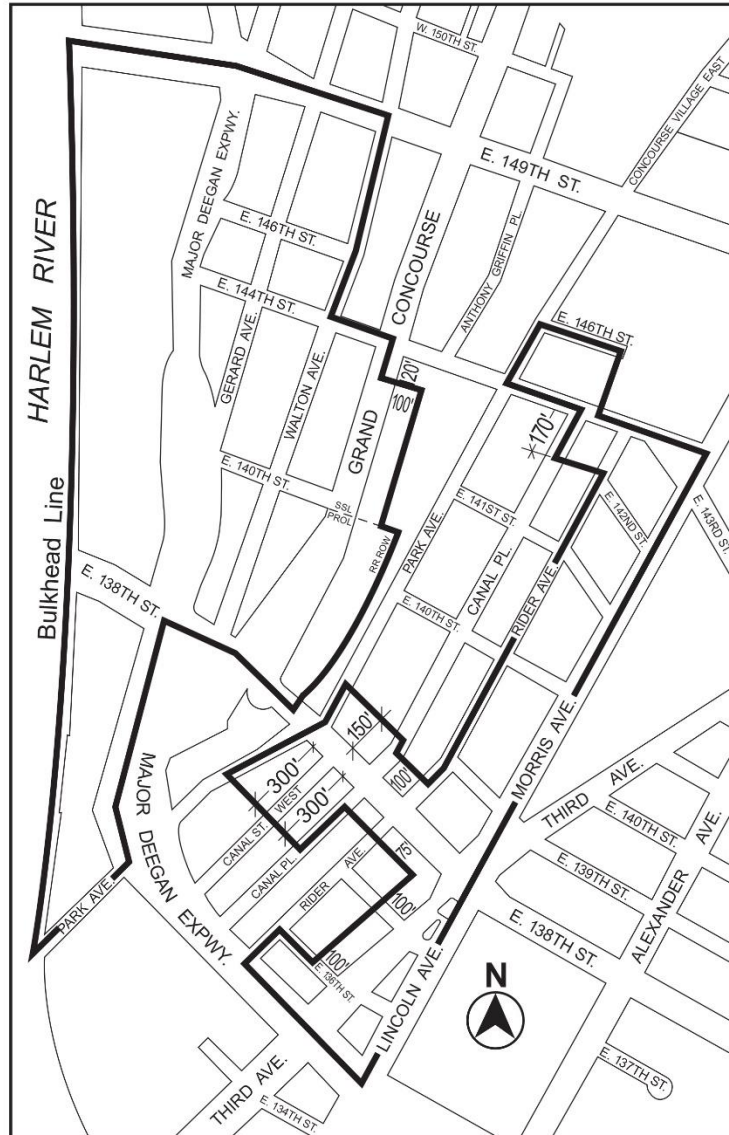
The Bronx Community District 1

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

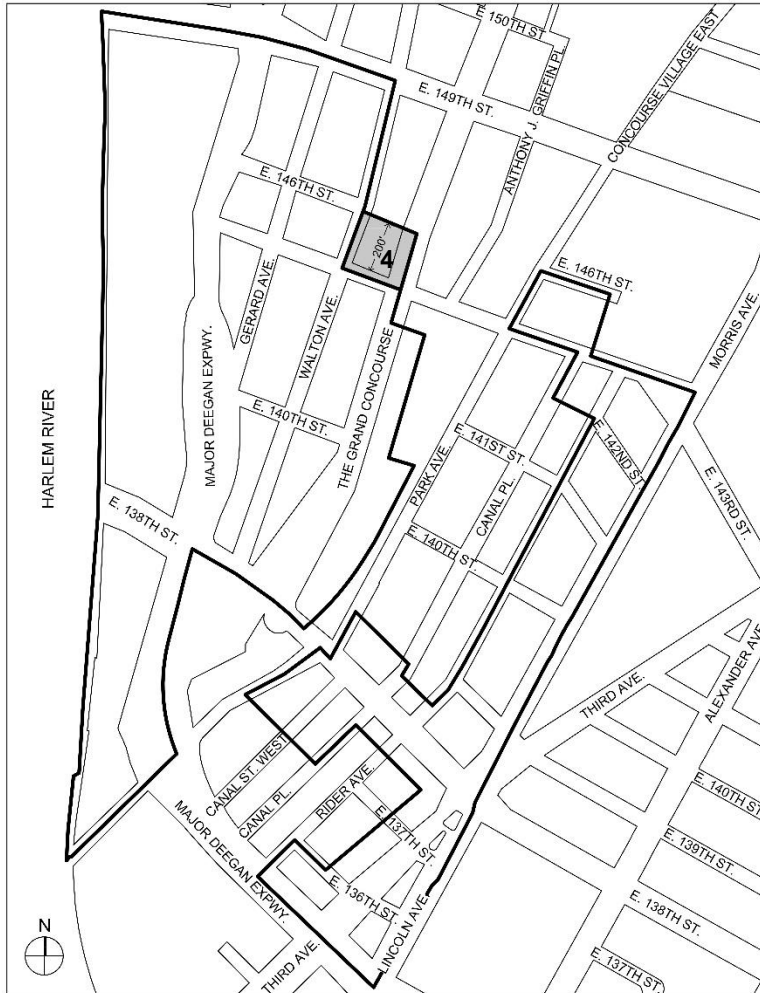
* * *

Map 1 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Inclusionary Housing designated area



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

Area 4 — [date of adoption] MIH Program Option 1

Portion of Community District 1, The Bronx

* * *

Resolution for adoption scheduling November 1, 2017 for a public hearing.



No. 4

IOLA JORDAN DAY CARE CENTER

CD 3

C 150232 PQX

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 421 East 161st Street (Block 2383, Lot 12) for continued use as a child care center.

Resolution for adoption scheduling November 1, 2017 for a public hearing.

BOROUGH OF BROOKLYN

No. 5

SHIRLEY CHISHOLM CHILDHOOD EDUCATION CENTER

CD 16

C 160084 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 69-71 Saratoga Avenue (Block 1498, Lot 6) for continued use as a child care center.

Resolution for adoption scheduling November 1, 2017 for a public hearing.

No. 6

SHIRLEY CHISHOLM DAY CARE CENTER 1

CD 16

C 160021 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 2023 Pacific Street (Block 1431, Lot 54) for continued use as a child care center.

Resolution for adoption scheduling November 1, 2017 for a public hearing.

No. 7

FRIENDS OF CROWN HEIGHTS 2 DAY CARE CENTER

CD 8

C 150282 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 671 Prospect Place (Block 1224, Lot 45) for continued use as a child care center.

Resolution for adoption scheduling November 1, 2017 for a public hearing.

No. 8

ALL MY CHILDREN DAY CARE CENTER

CD 9

C 150223 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 36 Ford Street (Block 1420, Lot 51) for continued use as a child care center.

Resolution for adoption scheduling November 1, 2017 for a public hearing.

No. 9

116 BEDFORD AVENUE REZONING

CD 1

C 170024 ZMK

IN THE MATTER OF an application submitted by 116 Bedford Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by establishing within an existing R6A District a C1-4 District bounded by North 11th Street, Bedford Avenue, North 10th Street, and a line 100 feet northwesterly of Bedford Avenue, as shown on a diagram (for illustrative purposes only) dated August 7, 2017 and subject to the conditions of CEQR Declaration E-440.

Resolution for adoption scheduling November 1, 2017 for a public hearing.

Nos. 10 & 11

587 BERGEN STREET REZONING

No. 10

CD 8

C 170356 ZMK

IN THE MATTER OF an application submitted by 1121 of Delaware, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an M1-1 District to an R6B District property bounded by Dean Street, a line 150 feet easterly of Carlton Avenue, a line midway between Dean Street and Bergen Street, a line 310 feet easterly of Carlton Avenue, Bergen Street, a line 210 feet easterly of Carlton Avenue, a line 80 feet northerly of Bergen Street, and a line 100 feet easterly of Carlton Avenue, as shown

on a diagram (for illustrative purposes only) dated July 24, 2017, and subject to the conditions of CEQR Declaration E-439.

Resolution for adoption scheduling November 1, 2017 for a public hearing.



No. 11

CD 8

N 170357 ZRK

IN THE MATTER OF an application submitted by 1121 of Delaware, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *


Brooklyn Community District 8

* * *

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 8, Brooklyn

* * *

Resolution for adoption scheduling November 1, 2017 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 12 & 13

1965 LAFAYETTE AVENUE REZONING

No. 12

CD 9

C 170392 ZMX

IN THE MATTER OF an application submitted by the Park Lane Residence Co. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R6 District to an R8 District property bounded by Turnbull Avenue, a line 250 feet westerly of Pugsley Avenue, Lafayette Avenue, and White Plains Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by Turnbull Avenue, a line 200 feet easterly of White Plains Road, Lafayette Avenue, and White Plains Road;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-434.

(On September 6, 2017, Cal. No. 1, the Commission scheduled September 19, 2017 for a public hearing. On September 19, 2017, Cal. No. 23, the hearing was closed.)

For consideration.

No. 13

CD 9

N 170393 ZRX

IN THE MATTER OF an application submitted by Park Lane Residences Co., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

* * *

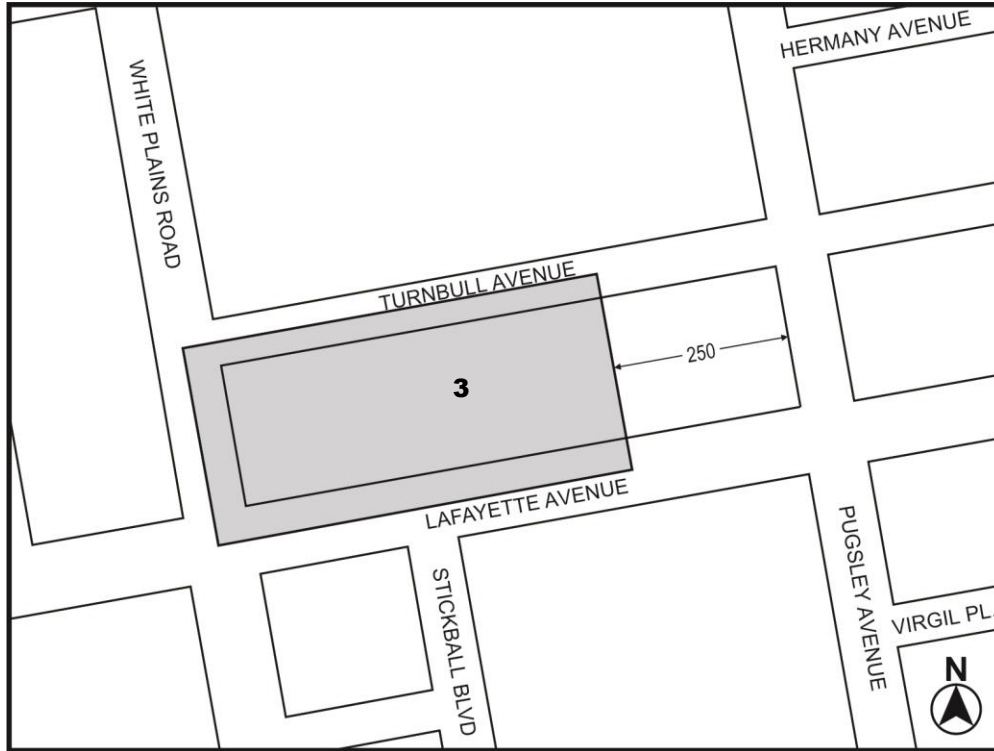
The Bronx Community District 9

* * *

In the R8 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 3 - [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 9, The Bronx

* * *

(On September 6, 2017, Cal. No. 2, the Commission scheduled September 19, 2017 for a public hearing. On September 19, 2017, Cal. No. 24, the hearing was closed.)

For consideration.

Nos. 14, 15 & 16

1776 EASTCHESTER ROAD

No. 14

CD 11

C 170445 ZMX

IN THE MATTER OF an application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 4a and 4b:

1. changing from an M1-1 District to an R5 District property bounded by the centerline of former Morris Park Avenue, the southerly prolongation of a Railroad Right-Of-Way, Waters Place, and Marconi Street;
2. changing from an M1-1 District to a C4-2 District property bounded by the centerline of former Morris Park Avenue, Marconi Street, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way; and
3. changing from an M1-1 District to a C4-2A District property bounded by a line 900 feet southerly of the former centerline of Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-436.

(On September 6, 2017, Cal. No. 3, the Commission scheduled September 19, 2017 for a public hearing. On September 19, 2017, Cal. No. 25, the hearing was closed.)

For consideration.

No. 15

CD 11

N 170446 ZRX

IN THE MATTER OF an application submitted by 1776 Eastchester Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify the text of the special permit for non-profit hospital staff dwellings in Article VII, Chapter 4, and to modify 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.

ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commission

* * *

74-70
NON-PROFIT HOSPITAL STAFF DWELLINGS

The City Planning Commission may permit #non-profit hospital staff dwellings# in accordance with the conditions of paragraph (a) of this Section, provided that the findings of paragraph (b) are met.

(a) The Commission may permit:

- (1) ~~In~~ in all #Residence Districts#, or in C1, C2, C3, C4, C5, C6 or C7 Districts, ~~the City Planning Commission may permit #non-profit hospital staff dwellings# located on a #zoning lot#, no portion of which is located more than 1,500 feet from the non-profit or voluntary hospital and related facilities, provided that the following findings are made;~~ or

(2) in C4-2 Districts without a letter suffix, in Community District 11 in the Borough of the Bronx, #non-profit hospital staff dwellings# on #zoning lots# located not more than 1,500 feet from the non-profit or voluntary hospital and related facilities.

(b) To permit such #non-profit hospital staff dwellings#, the Commission shall find:

~~(a)~~(1) that the #bulk# of such #non-profit hospital staff dwelling# and the density of population housed on the site will not impair the essential character or the future use or development of the surrounding area; and

~~(b)~~(2) that the number of #accessory# off-street parking spaces provided for such #use# will be sufficient to prevent undue congestion of #streets# by such #use#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

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

* * *

THE BRONX

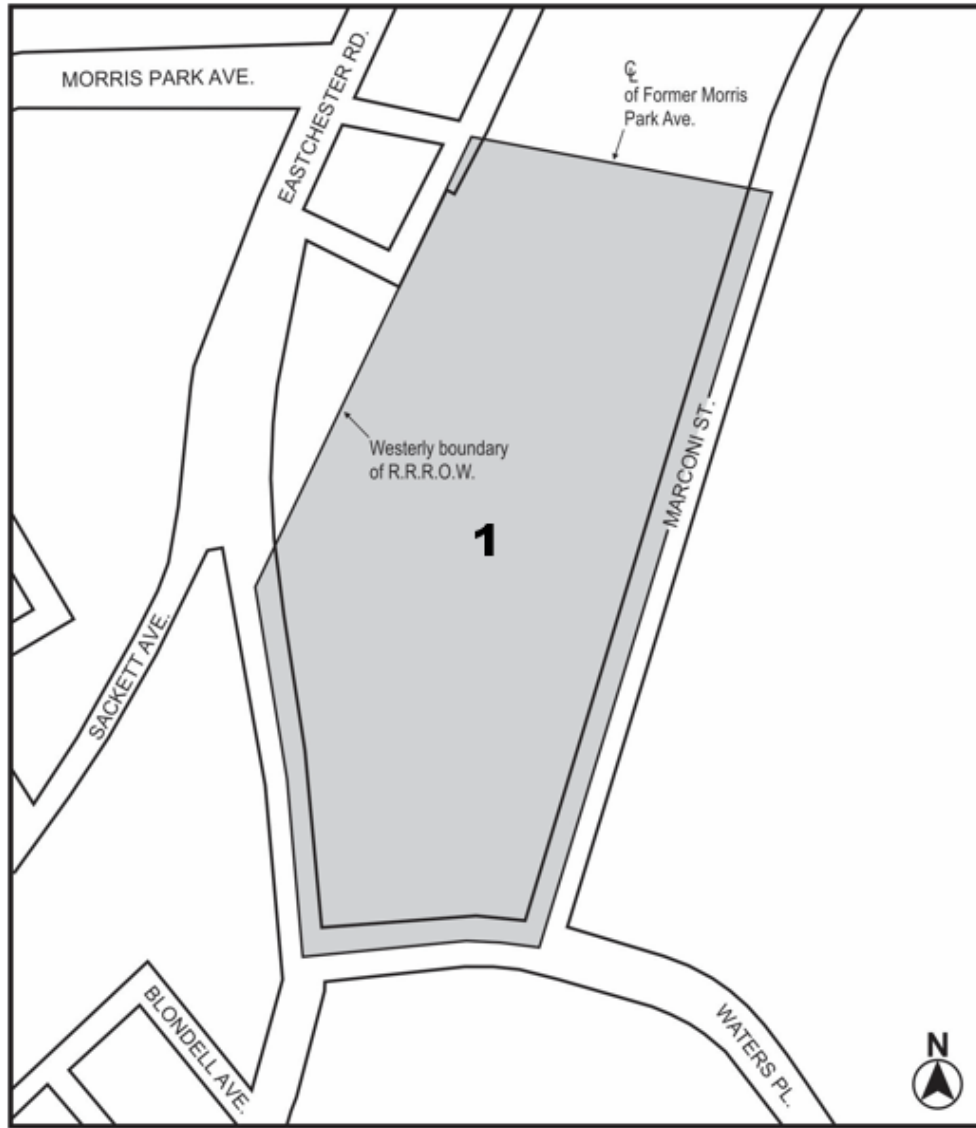
* * *

The Bronx Community District 11

In the C4-2 (R6 equivalent) and C4-2A (R6A equivalent) Districts within the area shown on the following Map 1:

Map 1- [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 11, The Bronx

* * *

(On September 6, 2017, Cal. No. 4, the Commission scheduled September 19, 2017 for a public hearing. On September 19, 2017, Cal. No. 26, the hearing was closed.)

For consideration.

No. 16

CD 11

C 170447 ZSX

IN THE MATTER OF an application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-70(a)(2)* of the Zoning Resolution to allow non-profit hospital staff dwellings to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities to facilitate the construction of a 12-story non-profit hospital staff dwelling building, on property located at 1776 Eastchester Road (Block 4226, Lots 1101 and 1102), in a C4-2** District.

*Note: A zoning text amendment is proposed to Section 74-70 (Special Permit for Non-Profit Hospital Staff Dwellings) to create a new special permit 74-70(a)(2), under a concurrent related application N 170446 ZRX.

** Note: The site is proposed to be rezoned by changing an existing M1-1 District to a C4-2 District under a concurrent related application for a Zoning Map change (C 170445 ZMX).

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 September 6, 2017, Cal. No. 5, the Commission scheduled September 19, 2017 for a public hearing. On September 19, 2017, Cal. No. 27, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 17, 18 & 19

NATIONAL BLACK THEATER

No. 17

CD 11

C 170442 ZMM

IN THE MATTER OF an application submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from a C4-4A District to a C4-7 District property bounded by Fifth Avenue, East 126th Street, a line 85 feet easterly of Fifth Avenue, and East 125th Street/Dr. Martin Luther King Jr. Boulevard, as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-435.

(On September 6, 2017, Cal. No. 11, the Commission scheduled September 19, 2017 for a public hearing. On September 19, 2017, Cal. No. 28, the hearing was closed.)

For consideration.

No. 18

CD 11

N 170443 ZRM

IN THE MATTER OF an application submitted by NBT Victory Development LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 7 (Special 125th Street District) to establish regulations for a proposed C4-7 District, and to modify 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 September 19, 2017 (Cal. No. 29) and at the City Planning web site (www.nyc.gov/planning).

(On September 6, 2017, Cal. No. 12, the Commission scheduled September 19, 2017 for a public hearing. On September 19, 2017, Cal. No. 29, the hearing was closed.)

For consideration.

No. 19

CD 11

C 170444 ZSM

IN THE MATTER OF an application submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive 72 required 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, in connection with a proposed mixed use development, on property located at 2031-2033 Fifth Avenue (Block 1750, Lot 1), in a C4-7* District.

* Note: The site is proposed to be rezoned by changing an existing C4-4A District to a C4-7 District under a concurrent related application for a Zoning Map change (C 170442 ZMM).

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 September 6, 2017, Cal. No. 13, the Commission scheduled September 19, 2017 for a public hearing. On September 19, 2017, Cal. No. 30, the hearing was closed.)

For consideration.

No. 20

NEW YORK PUBLIC LIBRARY INTERIORS LANDMARK

CD 5

N 180078 HKM

IN THE MATTER OF a communication dated August 18, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York Public Library (Stephen A. Schwarzman Building) Interiors, Main Reading Room and Catalog Room (Block 1257, Lot 1), by the Landmarks Preservation Commission on August 8, 2017 (Designation List No. 497 / LP-2592).

For consideration.

BOROUGH OF STATEN ISLAND

No. 21

28, 30, 32, 34 BAMBERGER LANE

CD 3

N 170462 RCR

IN THE MATTER OF an application submitted by Nicholas Cammarato for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lots into four new zoning lots located mid-block along Bamberger Lane in between Mosely Ave and Amboy Road (Block 5589, Existing Lot 14, Tentative Lots 13, 113, 14 and 114) within the Special South Richmond Development District.

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

For consideration.

No. 22

131 RATHBUN AVENUE

CD 3

N 170497 RCR

IN THE MATTER OF an application submitted by 131 Rathbun Parking LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 131 Rathbun Avenue (Block 6233, Existing Lot 52, Tentative Lots 51 and 52) within the Special South Richmond Development District.

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

For consideration.

No. 23

7088 AMBOY ROAD

CD 3

N 140289 RCR

IN THE MATTER OF an application submitted by Doug Candella for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current five zoning lots into three new zoning lots at 7088 Amboy Road (Block 7799, Existing Lot 8, 11, 17, 23 and 30, Tentative Lots 11, 23 and 30) within the Special South Richmond Development District.

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

For consideration.

No. 24

146 SPRAGUE AVENUE

CD 3

N 170448 RCR

IN THE MATTER OF an application submitted by Randy Franza for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into two new zoning lots at 146 Sprague Avenue (Block 7867, Existing Lot 50, Tentative Lots 50, 52 and 53) within the Special South Richmond Development District.

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

For consideration.



No. 25

57 CANTON AVENUE

CD 3

N 180040 RCR

IN THE MATTER OF an application submitted by Carmine Cautella for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into three new zoning lots located at 57 Canton Ave (Block 6013, Existing Lot 17, Tentative Lots 17, 19 and 20) within the Special South Richmond Development District.

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

For consideration.



No. 26

41 & 43 RAMBLEWOOD AVENUE

CD 3

N 180049 RCR

IN THE MATTER OF an application submitted by Joseph Palmero for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 41 & 43 Ramblewood Avenue (Block 5255, Existing Lot 63, Tentative Lots 63 and 64) within the Special South Richmond Development District.

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

For consideration.

III. PUBLIC HEARING

BOROUGH OF MANHATTAN

No. 27

EAST RIVER FIFTIES/SUTTON PLACE

CD 6

N 180082 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the East River Fifties Alliance, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying the bulk regulations of Article II, Chapter 3, Article II, Chapter 4 and Article III, Chapter 5, and related Sections, within R10 Districts located in Community District 6 east of First Avenue and north of East 51st Street.

Matter underlined is new, to be added;

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

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

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

ARTICLE II: RESIDENCE DISTRICT REGULATIONS

Chapter 3 - Residential Bulk Regulations in Residence Districts

* * *

23-60

HEIGHT AND SETBACK REGULATIONS

23-61

Applicability

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, height and setback regulations for a #building or other structure# shall be as set forth in Section 23-60, inclusive.

* * *

Special height and setback provisions are set forth in Sections 23-67 (Special Height and Setback Provisions for Certain Areas) for #zoning lots# adjoining a #public park#, as well as for certain areas in Community Districts 4, 6, 7 and 9 in the Borough of Manhattan. Additional provisions are set forth in Sections 23-68 (Special Provisions for Zoning Lots Divided by District Boundaries) and 23-69 (Special Height Limitations).

* * *

**23-67
Special Height and Setback Provisions for Certain Area**

* * *

**23-675
Provisions for certain R10 Districts within Community District 6 in the Borough of Manhattan**

In Community District 6 in the Borough of Manhattan, for #buildings developed# or #enlarged# with towers in R10 Districts located east of First Avenue and north of East 51st Street, the tower provisions of paragraph (a) of Section 23-65 (Tower Regulations) shall be modified to require that the tower-on-a-base provisions of Section 23-651 apply to all #buildings# where more than 25 percent of the total #floor area# of the #building# is allocated to #residential uses#, irrespective of whether the #building# has #wide street# or #narrow street# frontage. However, such provisions shall be modified in accordance with the provisions of this Section.

(a) Tower modifications

The tower regulations of paragraph (a) of Section 23-651 shall be modified as follows:

- (1) For #buildings# that do not meet the location criteria of paragraph (a)(2) of Section 23-65, the provisions of paragraph (a)(3) of Section 23-651 shall be modified to require at least 45 percent of the total #floor area# permitted on the #zoning lot# to be located in #stories# located either partially or entirely below a height of 150 feet. In addition, when the #lot coverage# of the tower is less than 40 percent, the required 45 percent of the total #floor area# distribution, within a height of 150 feet, shall be increased in accordance with the following requirement:

<u>Percent of #lot coverage# of the tower portion</u>	<u>Minimum percent of total #building floor area# distribution below the level of 150 feet</u>
---	--

<u>40.0 or greater</u>	<u>45.0</u>
<u>39.0 to 39.9</u>	<u>45.5</u>
<u>38.0 to 38.9</u>	<u>46.0</u>
<u>37.0 to 37.9</u>	<u>46.5</u>
<u>36.0 to 36.9</u>	<u>47.0</u>
<u>35.0 to 35.9</u>	<u>47.5</u>
<u>34.0 to 34.9</u>	<u>48.0</u>
<u>33.0 to 33.9</u>	<u>48.5</u>
<u>32.0 to 32.9</u>	<u>49.0</u>
<u>31.0 to 31.9</u>	<u>49.5</u>
<u>30.0 to 30.9</u>	<u>50.0</u>

- (2) The tower setback provisions of paragraph (a)(4) of Section 23-651 shall be modified for #buildings# that do not meet the location criteria of paragraph (a)(2) of Section 23-65, to permit such required setback along a #narrow street# to be reduced by one foot for every foot that the #street wall# is located beyond the #street line#. However, in no event shall a setback of less than seven feet in depth be provided.
- (3) The tower location restrictions of paragraph (a)(5) of Section 23-651 shall not apply.

(b) #Building# base modifications

The #building# base regulations of paragraph (b) of Section 23-651 shall be modified as follows:

- (1) The #street wall# location provisions of paragraph (b)(1)(ii) of Section 23-651 shall be modified to require that at least 70 percent of the #aggregate width of street walls# in the #building# base be located within eight feet of the #street line#.
- (2) The height of #street wall# provisions of paragraph (b)(2)(ii) of Section 23-651 shall be modified so that where the height of an adjacent #building# is between 60 feet and 85 feet, one of the three matching alternatives set forth in paragraphs (b)(2)(i)(a) through (b)(2)(i)(c) shall be applied.
- (3) The dormer provisions of paragraph (b)(3) of Section 23-651 shall be modified to permit dormers anywhere on #narrow streets#.

* * *

Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

* * *

**24-56
Special Height and Setback Provisions for Certain Areas**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) For Zoning Lots Directly Adjoining Public Parks

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 24-52 (Maximum Height of Walls and Required Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

(b) Community District 6, Manhattan

In Community District 6 in the Borough of Manhattan, for #buildings developed# or #enlarged# with towers in R10 Districts located east of First Avenue and north of East 51st Street, the provision of paragraph (a)(1) of Section 24-54 (Tower Regulations) shall be modified to require that the tower-on-a-base provisions of Section 23-651 apply to all #buildings# where more than 25 percent of the total #floor area# of the #building# is allocated to #residential uses#, irrespective of whether the #building# has #wide street# or #narrow street# frontage#. However, such provisions shall be modified in accordance with the provisions of Section 23-675 (Provisions for certain R10 Districts within Community District 6 in the Borough of Manhattan).

~~(b)~~(c) Community District 7, Manhattan

Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, shall comply with the requirements of Section 23-672 (Special height and setback regulations in R10 Districts within Community District 7, in the Borough of Manhattan).

~~(e)~~(d) Community District 9, Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of Section 23-674 (Special height

and setback regulations for certain sites in Community District 9, in the Borough of Manhattan).

24-57

Modifications of Height and Setback Regulations

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for certain #community facility uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 24-50 through 24-55, inclusive, and paragraphs (b) ~~and through (e)~~(d) of Section 24-56, relating to height and setback regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses). However, for #Quality Housing buildings# utilizing the height and setback regulations of Article II, Chapter 3, as required by Section 24-50, the Board shall not permit modification to the provisions of Sections 23-67 through 23-69, inclusive.

* * *

ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

* * *

35-61

Applicability

C1 C2 C3 C4 C5 C6

In the districts indicated, height and setback regulations are modified for #mixed buildings# in 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS), inclusive.

Height and setback modifications applicable to C1 or C2 Districts mapped within R1 through R5 Districts, and C3 and C4-1 Districts are set forth in Section 35-62 (Commercial Districts with an R1 through R5 Residential Equivalent).

Height and setback modifications applicable to C1 or C2 Districts mapped within R6 through R10 Districts, and #Commercial Districts# with a residential equivalent of R6 through R10 Districts, are set forth in Sections 35-63 (Basic Height and Setback Modifications), 35-64 (Special Tower Regulations for Mixed Buildings) and 35-65 (Height and Setback Requirements for Quality Housing Buildings), as applicable. Special rules for certain areas are set forth in Section 35-66 (Special Height and Setback Provisions for Certain Areas).

* * *

35-66
Special Height and Setback Provisions for Certain Areas

Community District 6, Manhattan

In Community District 6 in the Borough of Manhattan, for #buildings developed# or #enlarged# with towers in #Commercial Districts# mapped within R10 Districts located east of First Avenue and north of East 51st Street, the provision of paragraph (a) of Section 35-64 (Tower Regulations) shall be modified to require that the tower-on-a-base provisions of Section 23-651 apply to all #buildings# where more than 25 percent of the total #floor area# of the #building# is allocated to #residential uses#, irrespective of whether the #building# has #wide street# or #narrow street# frontage. Such provisions shall be modified in accordance with the provisions of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan), except that the #building# base modifications set forth in paragraphs (a)(1) through (a)(3) of Section 35-64 shall apply.

* * *

ARTICLE VII – ADMINISTRATION
Chapter 3 – Special Permits by the Board of Standards and Appeals

* * *

73-641
Integration of new buildings or enlargements with existing buildings

For any such new #building# or #enlargement#, subject to the required findings set forth in this Section, the Board of Standards and Appeals may permit modifications of the applicable regulations in Sections 24-38, 33-28 or 43-28 (Special Provisions for Through Lots), or in Sections 24-50 through 24-55, inclusive, paragraphs (b) ~~and through (c)(d)~~ of Section 24-56, Sections 33-40 through 33-45, inclusive, or Sections 43-41 through 43-45, inclusive, relating to Height and Setback Regulations, or in Sections 24-61 through 24-65, inclusive, Section 33-51, or Section 43-51, relating to Court Regulations and Minimum Distance between Windows and Walls or Lot Lines, provided that on December 15, 1961, the applicant owned the #zoning lot# or any portion thereof, and continuously occupied and used one or more #buildings# located thereon for a specified #community facility use#, from December 15, 1961, until the time of application.

However, for #Quality Housing buildings# utilizing the height and setback regulations of Article II, Chapter 3, as required by Sections 24-50 and 33-40, the Board shall not permit modification to the provisions of Sections 23-67 through 23-69, inclusive.

* * *

(On October 4, 2017, Cal. No. 1, the Commission scheduled October 18, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

IV CITY PLANNING COMMISSION 2017 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	1 New Year's Day	2 New Year's Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15 Martin Luther King, Jr. Day	16	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28 Chinese New Year
	29	30 REVIEW SESSION	31				
FEBRUARY				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12 Lincoln's Birthday	13	14	15	16	17	18
	19 Presidents' Day	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23	24	25
26	27	28					
MARCH				1 Ash Wednesday	2	3	4
	5 REVIEW SESSION	6	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							
	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 Bosh Hashanah	22	23
	24	25	26	27	28	29	30 Yom Kippur
OCTOBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9 Columbus Day Observed	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19 Divali	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
NOVEMBER				1 CPC PUBLIC MEETING	2	3	4
	5	6	7 Election Day	8	9	10 Veterans' Day Observed	11 Veterans' Day
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23 Thanksgiving	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	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	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

V CITY PLANNING COMMISSION 2018 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY		1 New Year's Day	2 REVIEW SESSION	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14 Martin Luther King, Jr. Day	15	16 REVIEW SESSION	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
FEBRUARY	4	5	6	7	8	9	10
	11	12 REVIEW SESSION Lincoln's B'day	13	14 CPC PUBLIC MEETING Wednesday	15	16 Chinese New Year	17
	18	19 Presidents' Day	20	21	22 Washington's Birthday	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING			
					1	2	3
MARCH	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17 St. Patrick's Day
	18	19	20	21	22	23	24
	25 Palm Sunday	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30 Good Friday	31 First Day Passover
					1	2	3
APRIL	1 Easter	2	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16 First Day Ramadan	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28 Memorial Day Observed	29	30	31		
JUNE						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16 Eid al Fitr
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30

Review Sessions start at 1:00 PM

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY	1	2	3	4 Independence Day	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
AUGUST				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
SEPTEMBER							1
	2	3 Labor Day	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10 Rosh Hashanah	11	12	13	14	15
	16	17	18	19 Yom Kippur	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30							
OCTOBER		1	2	3	4	5	6
	7	8 Columbus Day Observed	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
NOVEMBER					1	2	3
	4	5	6 Election Day	7 Diwali	8	9	10
	11	12 Veterans' Day Observed	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22 Thanksgiving	23	24
	25	26	27	28	29	30	
DECEMBER	2	3 REVIEW SESSION Hanukkah	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26 Kwanzaa Begins	27	28	29
	30	31 Christmas					

Public Meetings start at 10:00 AM