

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, NOVEMBER 1, 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 150232 PQX	3	IOLA JORDAN DAY CARE CENTER	Scheduled to be Heard 11/15/17
2	C 160084 POK	16	SHIRLEY CHISHOLM CHILDHOOD EDUCATION CENTER	" "
3	C 160021 POK	16	SHIRLEY CHISHOLM DAY CARE CENTER 1	" "
4	C 150282 POK	8	FRIENDS OF CROWN HEIGHTS 2 DAY CARE CENTER	" "
5	C 150223 POK	9	ALL MY CHILDREN DAY CARE CENTER	" "
6	C 170145 PCX	1	SHELTERING ARMS DAY CARE CENTER	Favorable Report Adopted
7	N 180108 HKQ	4	OLD SAINT JAMES EPOSCOPAL CHURCH LANDMARK	Forward Report to City Council
8	N 170423 RCR	3	6600 HYLAN BOULEVARD	Certification Approved
9	N 170425 ZRY	CW	SELF STORAGE TEXT AMENDMENT	Withdrawn
10	N 170425(A) ZRY	CW	" "	Favorable Report Adopted
11	C 180031 ZMX	1	425 GRAND CONCOURSE	Hearing Closed
12	C 180032 HAX	1	" "	" "
13	N 180033 ZRX	1	" "	" "
14	C 150232 PQX	3	IOLA JORDAN DAY CARE CENTER	Laid Over
15	C 160084 POK	16	SHIRLEY CHISHOLM CHILDHOOD EDUCATION CENTER	" "
16	C 160021 POK	16	SHIRLEY CHISHOLM DAY CARE CENTER 1	" "
17	C 150282 POK	8	FRIENDS OF CROWN HEIGHTS 2 DAY CARE CENTER	" "

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											
Marisa Lago, Chair	P		Y	Y	Y		Y											
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y		Y											
Rayann Besser	P					W												
Alfred C. Cerullo, III	P		Y	Y	Y	I	N											
Michelle R. De La Uz	P		Y	Y	Y	T	N											
Joseph I. Douek	P		Y	Y	Y	H	Y											
Richard W. Eaddy	P		Y	Y	Y	D	Y											
Cheryl Cohen Effron	P		Y	Y	Y	R	Y											
Hope Knight	A					A												
Anna Hayes Levin	P		Y	Y	Y	W	Y											
Orlando Marin	P		Y	Y	Y	N	Y											
Larisa Ortiz, Commissioners	P		Y	Y	Y		Y											

MEETING ADJOURNED AT: 11:27 A.M.:

NOTE: Commissioner Besser was not present for the votes.

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

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 1, 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. 21]

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).

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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WEDNESDAY NOVEMBER 1, 2017

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V. Schedule of Meetings: January 1, 2018 – December 31, 2018.....29

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 15, 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) _____

NOVEMBER 1, 2017

**APPROVAL OF THE MINUTES OF the Regular Meeting of October 18, 2017; and
Special Meeting of October 30, 2017**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 15, 2017
STARTING AT 10:00 A. M. SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

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 15, 2017 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

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 15, 2017 for a public hearing.



No. 3

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 15, 2017 for a public hearing.



No. 4

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 15, 2017 for a public hearing.



No. 5

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 15, 2017 for a public hearing.



II. REPORTS

BOROUGH OF THE BRONX

No. 6

SHELTERING ARMS DAY CARE CENTER

CD 1

C 170145 PCX

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 site selection and acquisition of property located at 565 Morris Avenue (Block 2338, part of Lots 3 and 100) for use as a child care center.

(On September 19, 2017, Cal. No. 1, the Commission scheduled October 4, 2017 for a public hearing. On October 4, 2017, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 7

OLD SAINT JAMES EPISCOPAL CHURCH LANDMARK

CD 4

N 180108 HKQ

IN THE MATTER OF a communication dated September 29, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Old Saint James Episcopal Church, 86-02 Broadway (Block 1549, Lot 1), by the Landmarks Preservation Commission on September 19, 2017 (List No. 498/LP-2593).

For consideration.

BOROUGH OF STATEN ISLAND

No. 8

6600 HYLAN BOULEVARD

CD 3

N 170423 RCR

IN THE MATTER OF an application submitted by Joseph Verdino 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 6600 Hylan Boulevard (Block 7710, Existing Lot 200, Tentative Lots 200, 201 and 202) 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.



CITYWIDE

Nos. 9 & 10

SELF STORAGE TEXT AMENDMENT

No. 9

CITYWIDE

N 170425 ZRY

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).

(On August 9, 2017, Cal. No. 1, the Commission scheduled August 23, 2017 for a public hearing. On August 23, 2017, Cal. No. 29, the hearing was closed.)

For consideration.

No. 10

CITY WIDE

N 170425(A) ZRY

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).

(On August 9, 2017, Cal. No. 2, the Commission scheduled August 23, 2017 for a public hearing. On August 23, 2017, Cal. No. 30, the hearing was closed.)

For consideration.

III. PUBLIC HEARING

BOROUGH OF THE BRONX

Nos. 11, 12 & 13

425 GRAND CONCOURSE

No. 11

CD 1

C 180031 ZMX

PUBLIC HEARING:

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.

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

Close the hearing.

No. 12

CD 1

C 180032 HAX

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 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.

(On October 18, 2017, Cal. No. 2, the Commission scheduled November 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 1

N 180033 ZRX

PUBLIC HEARING:

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 though 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

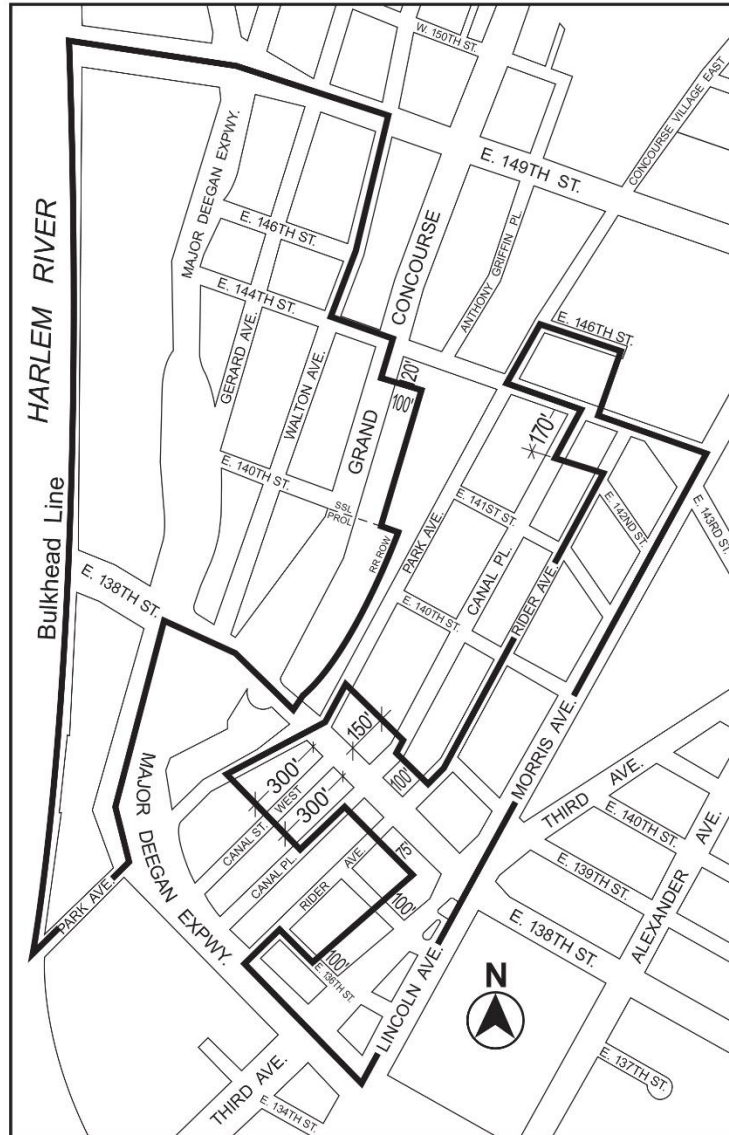
The Bronx Community District 1

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:

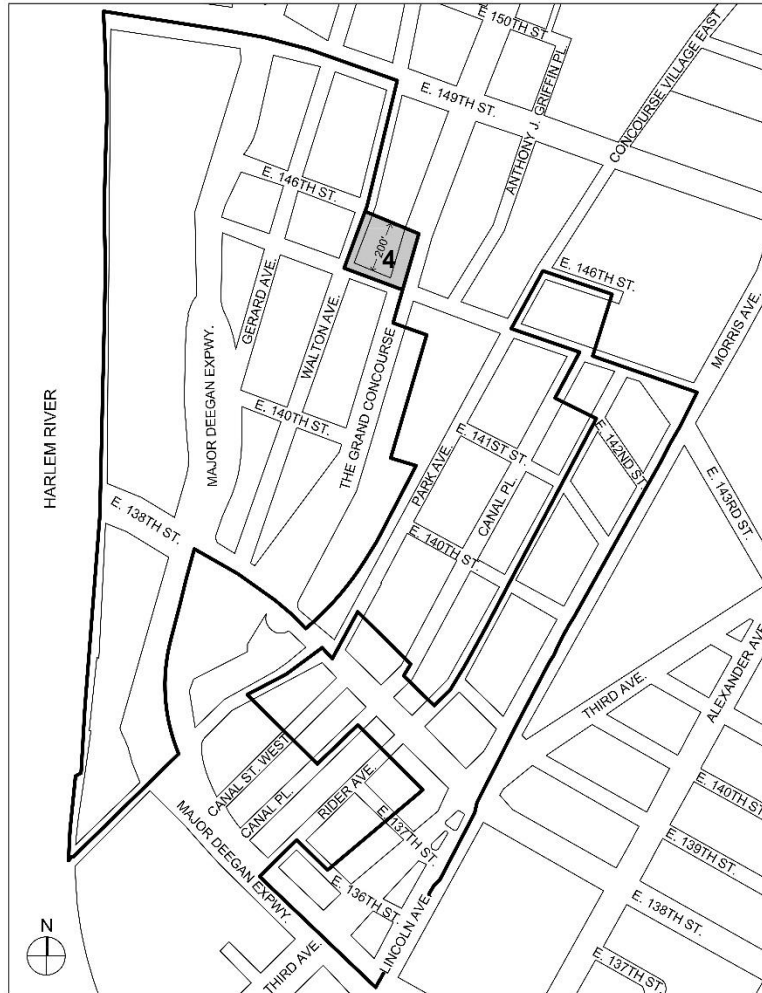
* * *

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

* * *

(On October 18, 2017, Cal. No. 3, the Commission scheduled November 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

IOLA JORDAN DAY CARE CENTER

CD 3

C 150232 PQX

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

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

Close the hearing.

BOROUGH OF BROOKLYN

No. 15

SHIRLEY CHISHOLM CHILDHOOD EDUCATION CENTER

CD 16

C 160084 POK

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

(On October 18, 2017, Cal. No. 5, the Commission scheduled November 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

SHIRLEY CHISHOLM DAY CARE CENTER 1

CD 16

C 160021 POK

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

(On October 18, 2017, Cal. No. 6, the Commission scheduled November 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

FRIENDS OF CROWN HEIGHTS 2 DAY CARE CENTER

CD 8

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

(On October 18, 2017, Cal. No. 7, the Commission scheduled November 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

ALL MY CHILDREN DAY CARE CENTER

CD 9

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

(On October 18, 2017, Cal. No. 8, the Commission scheduled November 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



No. 19

116 BEDFORD AVENUE REZONING

CD 1

C 170024 ZMK

PUBLIC HEARING:

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.

(On October 18, 2017, Cal. No. 9, the Commission scheduled November 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



Nos. 20 & 21

587 BERGEN STREET REZONING

No. 20

CD 8

C 170356 ZMK

PUBLIC HEARING:

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.

(On October 18, 2017, Cal. No. 10, the Commission scheduled November 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 8

N 170357 ZRK

PUBLIC HEARING:

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

* * *

(On October 18, 2017, Cal. No. 11, the Commission scheduled November 1, 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 Rosh Hashanah	22	23
	24	25	26	27	28	29	30 Yom Kippur
OCTOBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9 Columbus Day Observed	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19 Dussehra	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 REVIEW SESSION	12 Lincoln's B'day	13	14 CPC PUBLIC MEETING	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 REVIEW SESSION	12	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
	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	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