

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, DECEMBER 13, 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 170299 ZMQ	1	35-10 ASTORIA BOULEVARD REZONING	Scheduled to be Heard 1/3/18
2	N 170300 ZRQ	1	" "	" "
3	N 180061 ZRQ	1	R6-1 TEXT AMENDMENT	" "
4	C 150255 PQQ	12	OMEGA PSI PHI ECEC/ROCKAWAY BLVD SENIOR CENTER	" "
5	C 150329 PQQ	12	CONCERNED PARENTS OF JAMAICA ELC	" "
6	C 150381 PQQ	12	ALL MY CHILDREN DAY CARE CENTER 4	" "
7	C 180121 ZMX	2	SPOFFORD CAMPUS REDEVELOPMENT	" "
8	N 180122 ZRX	2	" "	" "
9	C 180123 ZSX	2	" "	" "
10	C 180124 ZSX	2	" "	" "
11	C 180126 PPX	2	" "	" "
12	C 170068 ZSM	3	66 ALLEN STREET	" "
13	C 150232 PQX	3	IOLA JORDAN DAY CARE CENTER	Favorable Report Adopted
14	C 170024 ZMK	1	116 BEDFORD AVENUE REZONING	" "
15	C 160084 PQK	16	SHIRLEY CHISHOLM CHILDHOOD EDUCATION CENTER	" "
16	C 160021 PQK	16	SHIRLEY CHISHOLM DAY CARE CENTER 1	" "
17	C 150282 PQK	8	FRIENDS OF CROWN HEIGHTS DAY CARE CENTER 2	" "
18	C 150223 PQK	9	ALL MY CHILDREN DAY CARE CENTER	" "
19	N 180135 HKK	4	HUBERTY HOUSE LANDMARK	Forward Report to City Council
20	N 170284 ZAM	1	200 WATER STREET	Authorization Approved
21	C 170240 ZMK	13	SEA PARK NORTH REZONING	Hearing Closed
22	N 170241 ZRK	13	" "	" "
23	C 150349 PQM	9	LSSNY CENTER 14/NASRY MICHELE CHILD CARE CENTER	" "
24	C 180023 ZSM	8	350 EAST 88 TH STREET	" "
25	C 180066 ZSM	8	172-174 EAST 73 RD STREET	" "
26	C 180053 ZSR	3	RIVERSIDE GALLERIA	WITHDRAWN
27	C180054 ZSR	3	" "	" "

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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**

COMMISSION ATTENDANCE:		Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:			13	14	15	16	17	18	19	20								
Marisa Lago, Chair	P		Y	Y	Y	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	A																	
Rayann Besser	P		Y	Y	Y	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	A																	
Michelle R. De La Uz	P		Y	Y	Y	Y	Y	Y	Y	Y	AB							
Joseph I. Douek	A																	
Richard W. Eaddy	P		Y	Y	Y	Y	Y	Y	Y	Y								
Cheryl Cohen Efron	P		Y	Y	Y	Y	Y	Y	Y	Y								
Hope Knight	P		Y	Y	Y	Y	Y	Y	Y	Y								
Anna Hayes Levin	P		Y	Y	Y	Y	Y	Y	Y	Y								
Orlando Marin	P		Y	Y	Y	Y	Y	Y	Y	Y								
Larisa Ortiz, Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: **11:16 AM**

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

CITY PLANNING COMMISSION

WEDNESDAY, DECEMBER 13, 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. 24]

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 New 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 DECEMBER 13, 2017

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

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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 January 3, 2018.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

DECEMBER 13, 2017

APPROVAL OF THE MINUTES OF the Regular Meeting of November 29, 2017

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JANUARY 3, 2018
STARTING AT 10:00 A. M. SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF QUEENS

Nos. 1 & 2

35-10 ASTORIA BOULEVARD REZONING

No. 1

CD 1

C 170299 ZMQ

IN THE MATTER OF an application submitted by Astoria Boulevard LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing from an R6B District to a C4-3 District property bounded by Astoria Boulevard (southerly portion), 36th Street, a line 100 feet southwesterly of Astoria Boulevard (southerly portion), and 35th Street, as shown on a diagram (for illustrative purposes only) dated September 5, 2017, and subject to the conditions of CEQR Declaration E-446.

Resolution for adoption scheduling January 3, 2018 for a public hearing.

No. 2

CD 1

N 170300 ZRQ

IN THE MATTER OF an application submitted by Astoria Boulevard 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

* * *

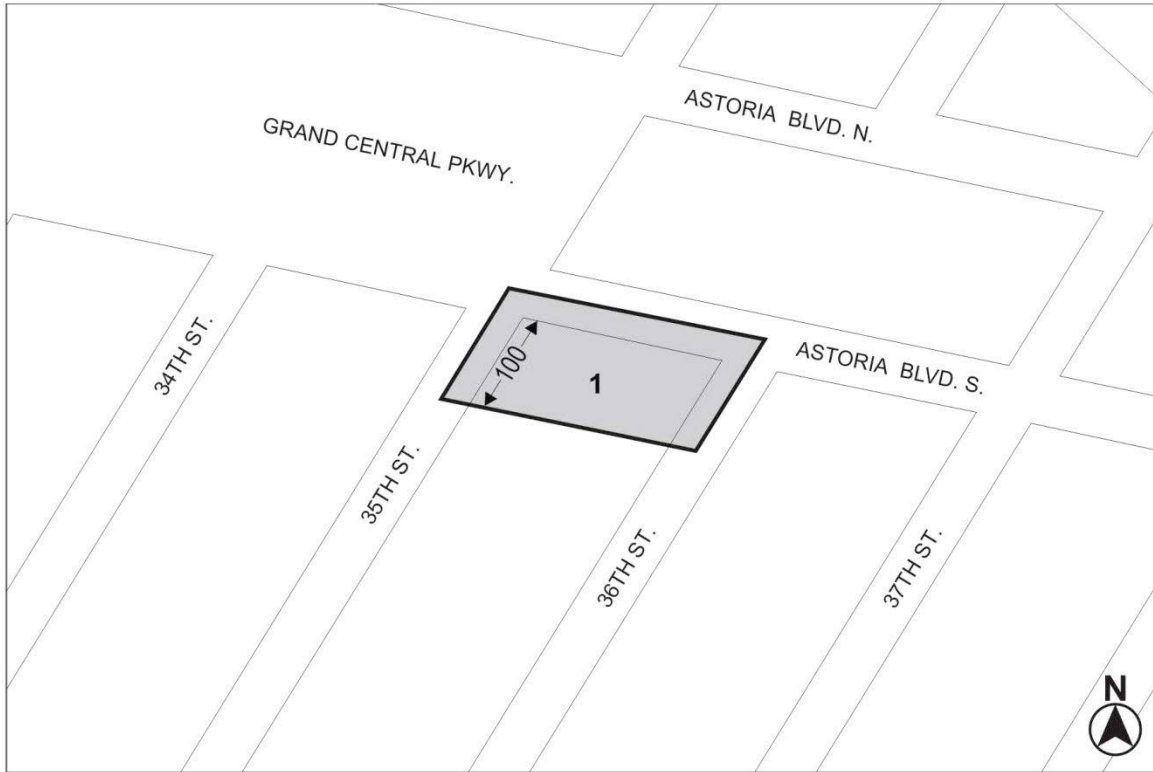
QUEENS


* * *

Queens Community District 1

* * *

Map 3 - [date of adoption]



 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 1, Queens

* * *

Resolution for adoption scheduling January 3, 2018 for a public hearing.

No. 3

R6-1 TEXT AMENDMENT

CD 1

N 180061 ZRQ

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, modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), Article III, Chapters 4 (Bulk Regulations for Residential Buildings in Commercial Districts) and 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), and related sections, establishing an R6-1 District, and creating bulk regulations for R6-1, C4-2 and C4-3 Districts located in 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 I
General Provisions**

**Chapter 1
Title, Establishment of Controls and Interpretation of Regulations**

* * *

**11-10
ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS,
AND INCORPORATION OF MAPS**

* * *

**11-12
Establishment of Districts**

* * *

11-122
Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

Residence Districts

* * *

- R6 General Residence District
- R6-1 General Residence District
- R6A General Residence District

* * *

Article II
RESIDENCE DISTRICT REGULATIONS

Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

23-10
OPEN SPACE AND FLOOR AREA REGULATIONS
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

23-15
Open Space and Floor Area Regulations in R6 through R10 Districts
R6 R7 R8 R9 R10

* * *

**23-154
Inclusionary Housing**

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district, except as modified in this Section. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

* * *

- (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# and #lot coverage#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section and the maximum #lot coverage# for the applicable zoning district set forth in Section 23-153 shall apply to any #MIH development#, except:

- (i) in an R6 District, without a letter or number 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 R6-1 District, the maximum #floor area ratio# for any #MIH development# shall be 3.6, and the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent;
 - (iii) in an R7-1 or R7-2 District, the maximum #floor area ratio# for any #MIH development# shall be 4.6, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section; and
 - ~~(iii)~~(iv) in an R7-3 or R7X District, the maximum #floor area ratio# for any #MIH development# shall be 6.0.

* * *

23-155

Affordable independent residences for seniors

R6 R7 R8 R9 R10

In the districts indicated, for #buildings# complying with the height and setback regulations for #Quality Housing buildings# set forth in Section 23-66, the maximum #floor area ratio# for #affordable independent residences for seniors# shall be as set forth in the table in this Section, and the maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings), as applicable. However, in an R6-1 District, the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent.

For #buildings# in R6, R7, R8, R9 or R10 Districts without a letter suffix, utilizing the basic #bulk# regulations, the maximum #floor area ratio# and the minimum #open space ratio# for #affordable independent residences for seniors# shall be as set forth for #residential uses# in Sections 23-151 (Basic regulations for R6 through R9 Districts) and 23-152 (Basic regulations for R10 Districts), as applicable.

* * *

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

* * *

**Chapter 4
Bulk Regulations for Residential Buildings in Commercial Districts**

* * *

**34-10
APPLICABILITY OF RESIDENCE DISTRICT BULK REGULATIONS**

* * *

**34-112
Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts**

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6

In the districts indicated, the applicable #bulk# regulations are the #bulk# regulations for the #Residence Districts# set forth in the following table:

Districts	Applicable #Residence District#
C3	R3-2
C4-1	R5
C4-2 ¹ C4-3 ¹ C6-1A	R6
C4-2A C4-3A	R6A

* * *

¹ For C4-2 and C4-3 Districts located within a #Mandatory Inclusionary Housing area#, mapped on or after [date of adoption], the applicable #residential bulk# regulations shall be those of an R6-1 District.

* * *

**Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

* * *

**35-20
APPLICABILITY OF RESIDENCE DISTRICT BULK REGULATIONS**

* * *

**35-23
Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts**

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6

- (a) In the districts indicated, the #bulk# regulations for #residential# portions of #buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, for #Quality Housing buildings# the height and setback regulations of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings), inclusive, shall be modified by the provisions of Section 35-65 (Height and Setback Requirements for Quality Housing Buildings).

* * *

District	Applicable #Residence District#
C3	R3-2
C3A	R3A
C4-1	R5
C4-2 ¹ C4-3 ¹ C6-1A	R6

C1-6 C2-6 C4-4 C4-5 C6-1

R7-2

* * *

¹ For C4-2 and C4-3 Districts located within a #Mandatory Inclusionary Housing area#, mapped on or after [date of adoption], the applicable #residential bulk# regulations shall be those of an R6-1 District.

* * *

Resolution for adoption scheduling January 3, 2018 for a public hearing.



No. 4

OMEGA PSI PHI ECEC/ROCKAWAY BOULEVARD SENIOR CENTER

CD 12

C 150255 PQQ

IN THE MATTER OF an application submitted by the Administration for Children’s Services, the Department for the Aging, 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 123-10 143rd Street (Block 12039, Lot 44) for continued use as a child care center and a senior center.

Resolution for adoption scheduling January 3, 2018 for a public hearing.



No. 5

CONCERNED PARENTS OF JAMAICA ELC

CD 12

C 150329 PQQ

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 143-04 101st Avenue (Block 10021, Lot 1) for continued use as a child care center.

Resolution for adoption scheduling January 3, 2018 for a public hearing.



No. 6

ALL MY CHILDREN DAY CARE CENTER 4

CD 12

C 150381 PQQ

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 110-15 164th Place (Block 10193, Lot 1) for continued use as a child care center.

Resolution for adoption scheduling January 3, 2018 for a public hearing.



BOROUGH OF THE BRONX

Nos. 7-11

SPOFFORD CAMPUS REDEVELOPMENT

No. 7

CD 2

C 180121 ZMX

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

1. changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and

- 2. establishing a Special Mixed Use District (MX-17) bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street;

as shown on a diagram (for illustrative purposes only) dated October 30, 2017.

Resolution for adoption scheduling January 3, 2018 for a public hearing.



No. 8

CD 2

N 180122 ZRX

IN THE MATTER OF an application submitted by New York City Economic Development Corporation and The Peninsula JV, 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 Section 74-745 for the purpose of modifying parking and loading regulations; modifying Section 123-90 for the purpose of establishing a Special Mixed Use District; and 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

ARTICLE VII - ADMINISTRATION

**Chapter 4
 Special Permits by the City Planning Commission**

* * *

74-745

Modifications of parking and loading regulations

For a #large-scale general development# the City Planning Commission may permit:

* * *

(b) Waiver or reduction of loading berth requirements

For #zoning lots# in a #large-scale general development#, located either within a #Special Mixed Use District# in Community District 2 in the Borough of The Bronx, or within a waterfront area pursuant to paragraph (b) of Section 62-132, in Community District 1 in the Borough of Brooklyn, ~~that contains~~ where such #zoning lots# in the waterfront area contain one or more #retail or service uses# listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B, 14A or 16A, and where no single such establishment in the waterfront area exceeds 8,500 square feet in #floor area#, the Commission may waive or reduce the number of required loading berths, provided that:

- (1) curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby #uses#;
- (2) an efficient goods receiving system will be implemented within the #commercial# establishment to expedite the movement of goods from the curb to areas within the establishment;
- (3) such modification allows for a better relationship between the #street walls# of the #building# containing such establishment and the adjacent sidewalk and surrounding area; and
- (4) such modification will not impair or adversely affect the development of the surrounding area.

* * *

ARTICLE XII – SPECIAL PURPOSE DISTRICTS

**Chapter 3
Special Mixed Use District**

* * *

**123-90
Special Mixed Use Districts Specified**

The #Special Mixed Use District# is mapped in the following areas:

* * *

#Special Mixed Use District# - 16: (4/20/16)
Ocean Hill/East New York, Brooklyn

The #Special Mixed Use District# - 16 is established in Ocean Hill and East New York in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 17: (date of adoption) Hunts Point, the Bronx

The #Special Mixed Use District# - 17 is established in Hunts Point in The Bronx as indicated on the #zoning maps#.

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

* * *

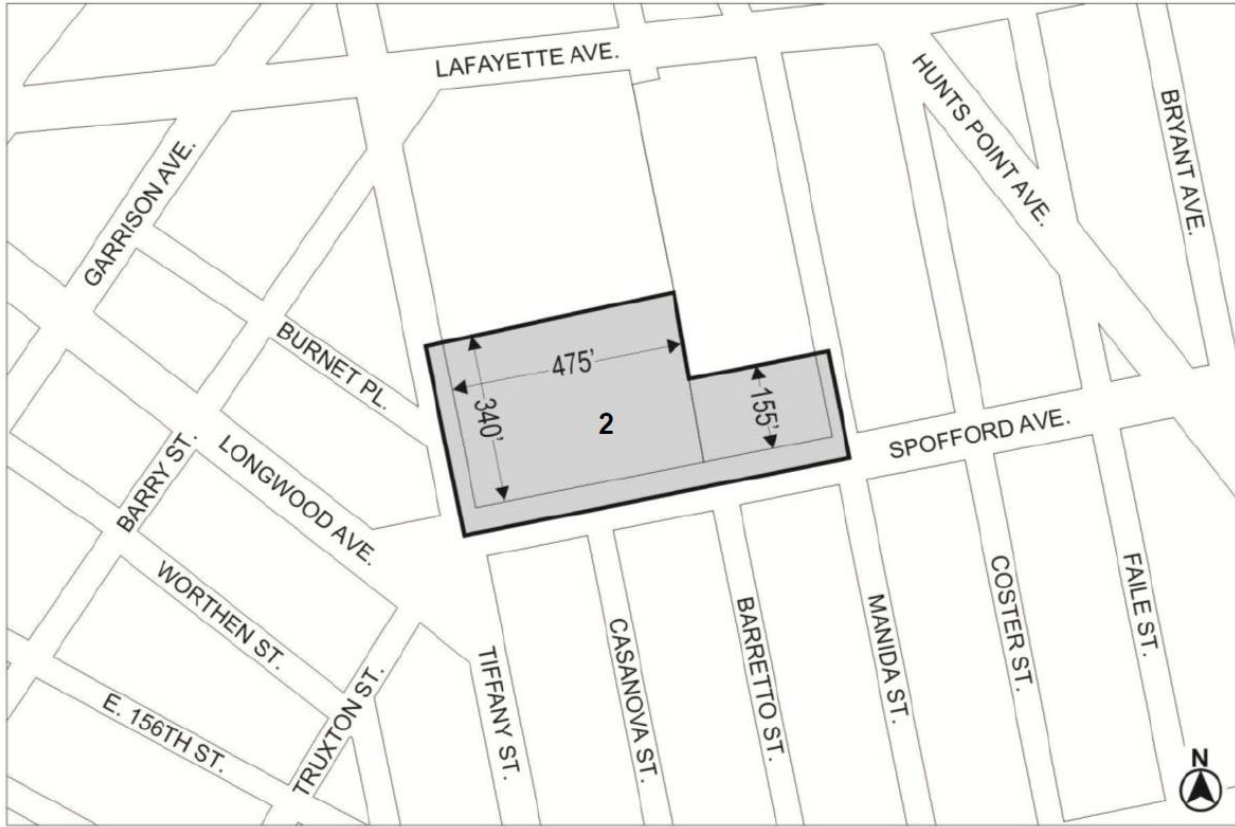
THE BRONX

* * *

The Bronx Community District 2

* * *

Map 2 – [date of adoption]



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

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

Portion of Community District 2, The Bronx

* * *

Resolution for adoption scheduling January 3, 2018 for a public hearing.

No. 9

CD 2

C 180123 ZSX

IN THE MATTER OF an application submitted by NYC Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Setback Regulations), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2* District, within a Special Mixed Use District (MX-17)*.

*Note: The site is proposed to be rezoned by changing an existing R6 District to an M1-2/R7-2 District and by establishing a Special Mixed Use District (MX-17) under a concurrent related application for a Zoning Map change (C 180121 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.

Resolution for adoption scheduling January 3, 2018 for a public hearing.



No. 10

CD 2

C 180124 ZSX

IN THE MATTER OF an application submitted by NYC Economic Development Corporation, Department of Citywide Administrative Services, and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b)* of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed used development, within a large-scale general development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2** District, within a Special Mixed Use District (MX-17) **.

* Note: A zoning text amendment is proposed to Section 74-745 (Modifications of Parking and Loading Regulations), under a concurrent related application N 180122 ZRX.

** Note: The site is proposed to be rezoned by changing an existing R6 District to an M1-2/R7-2 District and by establishing a Special Mixed Use District (MX-17) under a concurrent related application for a Zoning Map change (C 180121 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.

Resolution for adoption scheduling January 3, 2018 for a public hearing.

No. 11

CD 2

C 180126 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition, by means of ground leases, of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35; Block 2763, Lot 29, and p/o Lots 1 and 2), pursuant to zoning.

Resolution for adoption scheduling January 3, 2018 for a public hearing.

NOTICE

On Wednesday, January 3, 2018, at 10:00 a.m., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City (NYC) Economic Development Corporation (EDC), the New York City Department of Citywide Administrative Services (DCAS), and The Peninsula JV, LLC (the “Project Sponsor”), for approval of several discretionary actions including a

disposition of City-owned property via long-term ground lease, two large scale general development special permits, a zoning map amendment, a zoning text amendment, and a zoning authorization to facilitate the redevelopment of a 4.74-acre site in the Hunts Point neighborhood of Bronx Community District 2.

The Proposed Actions would facilitate the construction of a five building mixed-use development and would result in approximately 823,700 gross square feet (gsf) of total development. It is conservatively anticipated that the Proposed Project would be comprised of approximately 777 affordable dwelling units (DUs) (671,800 gsf), approximately 75,700 gsf of commercial and local retail uses, approximately 40,000 gsf of community facility uses, and approximately 29,800 gsf of light industrial uses. The Proposed Project would also include approximately 260 below-grade parking spaces and a total of approximately 1.58 acres (68,768 sf) of publicly accessible open space. Construction of the Proposed Project is expected to be complete with all components fully operational by mid-2024.

Written comments on the DEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development, the Lead Agency, until Tuesday, January 16, 2018, at 5:00 p.m.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DME001X.

BOROUGH OF MANHATTAN

No. 12

66 ALLEN STREET

CD 3

C 170068 ZSM

IN THE MATTER an application submitted by Grand Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 15-021(e) to allow residential use (Use Group 2) on portions of the ground floor, the 2nd - 4th floors and proposed penthouse of an existing 5-story mixed-use building on property located at 66 Allen Street a.k.a. 315 Grand Street (Block 308, Lot 14), in a C6-2G District.

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

Resolution for adoption scheduling January 3, 2018 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 13

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.

(On November 1, 2017, Cal. No. 1, the Commission scheduled November 15, 2017 for a public hearing. On November 15, 2017, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 14

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.

(On October 18, 2017, Cal. No. 9, the Commission scheduled November 1, 2017 for a public hearing. On November 1, 2017, Cal. No. 19, the hearing was closed.)

For consideration.

No. 15

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.

(On November 1, 2017, Cal. No. 2, the Commission scheduled November 15, 2017 for a public hearing. On November 15, 2017, Cal. No. 16, the hearing was closed.)

For consideration.

No. 16

SHIRLEY CHISHOLM DAY CARE CENTER I

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.

(On November 1, 2017, Cal. No. 3, the Commission scheduled November 15, 2017 for a public hearing. On November 15, 2017, Cal. No. 17, the hearing was closed.)

For consideration.

No. 17

FRIENDS OF CROWN HEIGHTS DAY CARE CENTER 2

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.

(On November 1, 2017, Cal. No. 4, the Commission scheduled November 15, 2017 for a public hearing. On November 15, 2017, Cal. No. 18, the hearing was closed.)

For consideration.

No. 18

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.

(On November 1, 2017, Cal. No. 5, the Commission scheduled November 15, 2017 for a public hearing. On November 15, 2017, Cal. No. 19, the hearing was closed.)

For consideration.

No. 19

HUBERTY HOUSE LANDMARK

CD 4

N 180135 HKK

IN THE MATTER OF a communication dated November 3, 2017, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Peter P. and Rosa M. Huberty House, 1019 Bushwick Avenue (Block 3322, Lot 38) by the Landmarks Preservation Commission on October 24, 2017 (List No. 500/LP No. 2542), Borough of Brooklyn, Community District 4.

For consideration.

No. 20

BOROUGH OF MANHATTAN

200 WATER STREET

CD 1

N 170284 ZAM

IN THE MATTER OF an application submitted by 200 Water SPE L.L.C. for the grant of authorization pursuant to Section 91-841 of the Zoning Resolution to allow a horizontal enlargement of the ground floor and second floor levels within an existing arcade and in conjunction therewith, design changes pursuant to Section 91-832 of two existing plazas on property located at 200 Water Street (Block 75, Lot 1), in a C6-4 District.

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

For consideration.

III. PUBLIC HEARING

BOROUGH OF BROOKLYN

Nos. 21 & 22

SEA PARK NORTH REZONING

No. 21

CD 13

C 170240 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by SP North of North Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d:

1. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Neptune Avenue, West 28th Street, a line 150 feet southerly of Neptune Avenue, and West 29th Street; and
 - b. a line 150 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street;
2. changing from an R5 District to an R6 District property bounded by a line 350 feet northerly of Mermaid Avenue, West 28th Street, a line 100 feet northerly of Mermaid Avenue, West 29th Street, a line 250 feet northerly of Mermaid Avenue, and a line midway between West 28th Street and West 29th Street;
3. changing from an R5 District to an R6A District property bounded by a line 100 feet southerly of Neptune Avenue, West 28th Street, a line 350 feet northerly of Mermaid Avenue, and a line midway between West 28th Street and West 29th Street;
4. changing from an R5 District to an R7A District property bounded by:

- a. Neptune Avenue, West 28th Street, a line 100 feet southerly of Neptune Avenue, and West 29th Street; and
 - b. a line 100 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street; and
5. establishing within the proposed R7A Districts a C2-4 District bounded by:
- a. Neptune Avenue, West 28th Street, a line 100 feet southerly of Neptune Avenue, and West 29th Street; and
 - b. a line 100 feet northerly of Mermaid Avenue, West 28th Street, Mermaid Avenue, and West 29th Street;

as shown on a diagram (for illustrative purposes only) dated September 5, 2017, and subject to the conditions of CEQR Declaration E-447.

(On November 29, 2017, Cal. No. 1, the Commission scheduled December 13, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



No. 22

CD 13

N 170241 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by SP North of North Limited Partnership, 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 13

* * *

Map 2. [date of adoption]



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

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

Portion of Community District 13, Brooklyn

* * *

(On November 29, 2017, Cal. No. 2, the Commission scheduled December 13, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



BOROUGH OF MANHATTAN

No. 23

LSSNY CENTER 14/NASRY MICHELE CHILD CARE CENTER

CD 9

C 150349 PQM

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 510 West 145th Street (Block 2076, Lot 41) for continued use as a child care center.

(On November 29, 2017, Cal. No. 3, the Commission scheduled December 13, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



No. 24

350 EAST 88TH STREET

CD 8

C 180023 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Advantage Testing Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution:

1. to modify the use regulations of Section 22-10 (Uses Permitted As-of-Right) to allow Use Group 6B uses (commercial educational uses); and
2. to modify the rear yard regulations of Section 24-36 (Minimum Required Rear Yards) to allow a 2nd story enclosure and HVAC units within the required rear yard;

of an existing 4-story building, on a zoning lot containing a landmark designated by the Landmarks Preservation Commission located at 350 East 88th Street (Block 1550, Lots 31 and 34), in an R8B District.

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

(On November 29, 2017, Cal. No. 4, the Commission scheduled December 13, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

172-174 EAST 73RD STREET

CD 8

C 180066 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 172-174 East LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify rear yard requirements of Section 23-47 (Minimum Required Rear Yards) and the minimum distance between legally required windows and lot lines of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) to facilitate a 2-story penthouse enlargement of an existing three-story mixed use building, on property located at 172-174 East 73rd Street (Block 1407, Lot 44), in an R8B District.

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

(On November 29, 2017, Cal. No. 5, the Commission scheduled December 13, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

Nos. 26 & 27

RIVERSIDE GALLERIA

No. 26

CD 3

C 180053 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by WF Liberty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-837(a) of the Zoning Resolution to modify the height requirements of Section 62-341(b)(3) (Developments on land and platforms) and the waterfront yard requirements of Section 62-332 (Rear yards and waterfront yards) in connection with a proposed commercial development on property generally bounded by Outerbridge Crossing, Arthur Kill Road, Richmond Valley Road, and the U.S. Bulkhead line (Block 7620, Lot 1, and Block 7632, Lots 1, 6, 50, 150 & 151), in M1-1 and M3-1 Districts, within the Special South Richmond Development District.

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

(On November 29, 2017, Cal. No. 6, the Commission scheduled December 13, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 3

C 180054 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by WF Liberty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment in connection with a proposed commercial development on property generally bounded by Outerbridge Crossing, Arthur Kill Road, Richmond Valley Road, and the U.S. Bulkhead line (Block 7620, Lot 1, and Block 7632, Lots 1, 6, 50, 150 & 151), in M1-1 and M3-1 Districts, within the Special South Richmond Development District.

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

(On November 29, 2017, Cal. No. 7, the Commission scheduled December 13, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, December 13th, at 10:00 a.m., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Riverside Galleria project. The applicant, WF Liberty, LLC, is seeking a series of land use actions to facilitate the redevelopment of a 17.72-acre portion of a 33.68-acre property along the Arthur Kill waterfront in Western Staten Island. The Project Site is located within the West Shore area of Staten Island Community District 3, and encompasses Blocks 7620, Lot 1, and Block 7632, Lots 1, 6, 50, 150, and 151. The proposed 17.72-acre development area would be the site of a 589,619-gross-square-foot (gsf) commercial center including destination and smaller scale retail, supermarket, restaurant, cinema, and small office use; 1,721 required accessory parking spaces; waterfront open space (including a publicly accessible walkway and beach); and street and infrastructure improvements. The Proposed Project requires special permits, authorizations, and certifications from the New York City Planning Commission (CPC) which include: special permits allowing retail establishments with no limitation on floor area per establishment in an M1-1 zoning district, modifications to applicable waterfront zoning requirements to allow a commercial building greater than 30 feet in height and to alter yard

requirements; authorizations to allow modification of location, area, dimensional and design requirements applicable to waterfront public access areas and visual corridors; an authorization to waive tree removal requirements applicable in the Special South Richmond Development District (SSRDD); an authorization to modify the special topography requirements applicable in the SSRDD; authorizations to allow more than 30 accessory parking spaces in the SSRDD; and a certification that requirements relating to shore public walkways and view corridors have been satisfied. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Tuesday, December 26th, 2017.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09DCP018R.

IV CITY PLANNING COMMISSION 2018 SCHEDULE OF MEETING

	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					1	2	3
	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 Presidents' Day	19	20	21	22 Washington's Birthday	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING			
MARCH					1	2	3
	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
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 Eid al Fitr	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 Veterans' Day	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