

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JUNE 27, 2018**  
**10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,**  
**LOWER CONCOURSE, 120 BROADWAY**  
**NEW YORK, NEW YORK 10271**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 170213 ZMK	7	57 CATON PLACE REZONING	Scheduled to be Heard 7/11/18
2	N 170214 ZRK	7	" "	" "
3	C 180029 ZMK	15	1881-1883 McDONALD AVENUE REZONING	" "
4	N 180030 ZRK	15	" "	" "
5	N 170115 ZRM	2	27 EAST 4 <sup>TH</sup> STREET	" "
6	C 170116 ZSM	2	" "	" "
7	C 170117 ZSM	2	" "	" "
8	C 180138 ZMQ	5	O'NEILL's REZONING	" "
9	C 170178 ZMR	2	3122-3136 VICTORY BOULEVARD REZONING	" "
10	C 180025 ZSM	6	KIPS BAY TOWERS PARKING FACILITY	Favorable Report Adopted
11	C 180026 ZSM	6	" "	" "
12	C 180201 ZMM	3	EAST 14 <sup>TH</sup> STREET AND IRVING PLACE	" "
13	N 180202 ZRM	3	" "	" "
14	C 180203 ZSM	3	" "	" "
15	C 170164 ZMK	2	205 PARK AVENUE REZONING	Hearing Closed
16	N 170165 ZRK	2	" "	" "
17	C 150252 PQK	3	LSSNY EARLY LIFE CENTER	" "

COMMISSION ATTENDANCE:		Present (P) Absent (A)		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																
Calendar Numbers:		10	11	12	13	14														
Marisa Lago, Chair	P	Y	Y	Y	Y	Y														
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y														
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y														
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y														
Michelle R. De La Uz	P	Y	Y	Y	Y	Y														
Joseph I. Douek	P	Y	Y	Y	Y	Y														
Richard W. Eaddy	P	Y	Y	Y	Y	Y														
Cheryl Cohen Effron	P	Y	Y	Y	Y	Y														
Hope Knight	P	Y	Y	Y	Y	Y														
Anna Hayes Levin	P	Y	Y	Y	Y	Y														
Orlando Marin	P	Y	Y	Y	Y	Y														
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y														

MEETING ADJOURNED AT: 11:24 A.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JUNE 27, 2018**  
**10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,**  
**LOWER CONCOURSE, 120 BROADWAY**  
**NEW YORK, NEW YORK 10271**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 170047 ZMK	6	55-63 SUMMIT STREET REZONING	Hearing Closed
19	N 170046 ZRK	6	" "	" "
20	C 180256 PQK	6	NYPD EVIDENCE STORAGE ERIE BASIN	" "
21	C 180296 PCM	5	NYPD BOMB SQUAD HEADQUARTERS	" "
22	C 180280 PCQ	5	DOHMH-QUEENS PET ADMISSIONS CENTER	" "
23	C 180241 PCQ	8	BRINCKERHOFF CEMETERY	" "
24	C 160401 ZMR	1	5 BEMENT AVENUE	" "

<b>COMMISSION ATTENDANCE:</b> Present (P) Absent (A)	<b>COMMISSION VOTING RECORD:</b> In Favor - Y   Oppose - N   Abstain - AB   Recuse - R																																																																																																																																																																																																																																						
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MEETING ADJOURNED AT:

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JUNE 27, 2018**

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**MEETING AT 10:00 A.M. AT NYC CITY PLANNING COMMISSION  
HEARING ROOM, LOWER CONCOURSE, 120 BROADWAY  
NEW YORK, NEW YORK**



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

**[No. 12]**

**Prepared by Yvette V. Gruel, Calendar Officer**

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

**CITY PLANNING COMMISSION**

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

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

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings).

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

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

**City Planning Commission**  
Calendar Information Office  
120 Broadway – 31<sup>st</sup> Floor  
New York, New York 10271

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

**B**

**CITY PLANNING COMMISSION**

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**120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271**

**MARISA LAGO, *Chair***

**KENNETH J. KNUCKLES, *Esq., Vice Chairman***

**ALLEN P. CAPPELLI, *Esq.***

**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 NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

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**WEDNESDAY JUNE 27, 2018**

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

The next regular public meeting of the City Planning Commission is scheduled for July 11, 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 – 31<sup>st</sup> Floor  
120 Broadway, New York, N.Y. 10271**

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position: Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

**JUNE 27, 2018**

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**APPROVAL OF THE MINUTES OF the Public Meeting of June 13, 2018 and the Special Meeting June 25, 2018**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, JULY 11, 2018 STARTING AT 10:00 A. M. NYC CITY PLANNING COMMISSION HEARING ROOM, LOWER CONCOURSE, 120 BROADWAY NEW YORK, NEW YORK**

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**BOROUGH OF BROOKLYN**

**Nos. 1 & 2**

***57 CATON PLACE REZONING***

**No. 1**

**CD 7**

**C 170213 ZMK**

**IN THE MATTER OF** an application submitted by 57 Caton Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d:

1. changing from a C8-2 District to an R7A District property bounded by Ocean Parkway, a line 150 feet northeasterly of East 8th Street, Caton Place, a line 50 feet northeasterly of East 8th Street, the southeasterly boundary line of a park and its southwesterly prolongation, and East 8th Street; and
2. establishing within the proposed R7A District a C2-4 District bounded by Ocean Parkway, a line 150 feet northeasterly of East 8th Street, Caton Place, and a line 50 feet northeasterly of East 8th Street;

as shown on a diagram (for illustrative purposes only) dated March 12, 2018, and subject to the conditions of the CEQR Declaration E-461.

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**

---

**No. 2**

**CD 7**

**N 170214 ZRK**

**IN THE MATTER OF** an application submitted by 57 Caton Partners, 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, and related sections in Article XI, Chapter 3, 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 XI  
SPECIAL PURPOSE DISTRICTS**

**Chapter 3  
Special Ocean Parkway District**

\* \* \*

**113-00  
GENERAL PURPOSES**

\* \* \*

**113-01  
General Provisions**

In harmony with the general purposes of the #Special Ocean Parkway District# and in accordance with the provisions of this Chapter, certain specified regulations of the districts on which the



#Special Ocean Parkway District# is superimposed are made inapplicable and special regulations are substituted therefor. Except as modified by the express provisions of the Special District, the regulations of the underlying districts remain in force.

In #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

For the purpose of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special Ocean Parkway District# are shown on the maps in APPENDIX F of this Resolution.

The Subdistrict of the #Special Ocean Parkway District# is identified in Appendix A of this Chapter. In addition to the requirements of Sections 113-10 through 113-40, inclusive, the special regulations set forth in Sections 113-50 through 113-57, inclusive, shall apply to the Subdistrict.

\* \* \*

**113-10  
SPECIAL BULK REGULATIONS**

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**BROOKLYN**

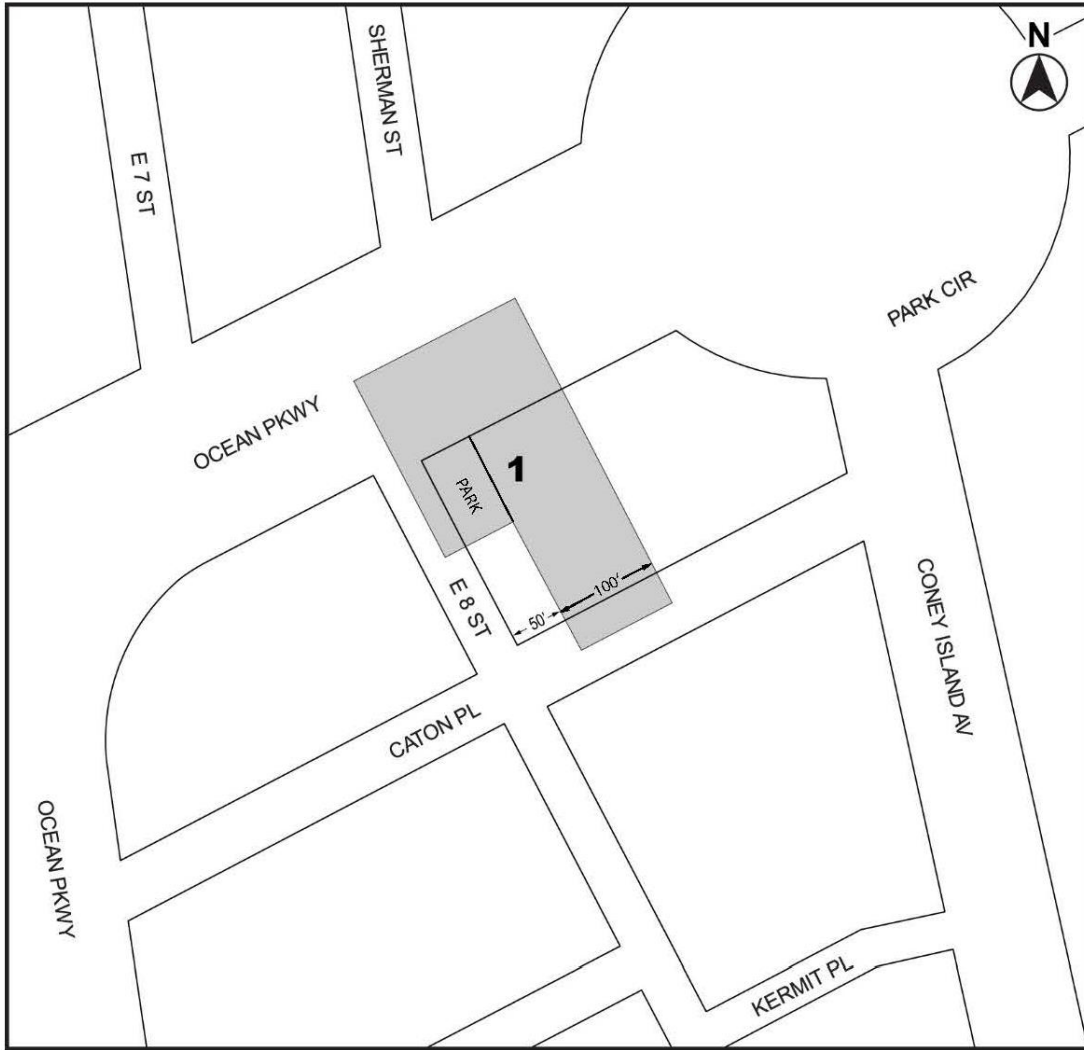
\* \* \*


**Brooklyn Community District 7**

\* \* \*

Map 3 – [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 7, Brooklyn

\* \* \*

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**

\_\_\_\_\_

**Nos. 3 & 4**

**1881-1883 McDONALD AVENUE REZONING**

**No. 3**

**CD 15**

**C 180029 ZMK**

**IN THE MATTER OF** an application submitted by Quentin Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. changing from an R5 District to an R7A District property bounded by a line 100 feet northerly of Quentin Road, a line midway between McDonald Avenue and East 2<sup>nd</sup> Street, a line 155 feet southerly of Quentin Road and McDonald Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet northerly of Quentin Road, a line midway between McDonald Avenue and East 2<sup>nd</sup> Street, a line 155 feet southerly of Quentin Road and McDonald Avenue;

as shown on a diagram (for illustrative purposes only), dated April 9, 2018, and subject to the conditions of CEQR Declaration E-474.

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**

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**No. 4**

**CD 15**

**N 180030 ZRK**

**IN THE MATTER OF** an application submitted by Quentin Plaza, 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**

\* \* \*

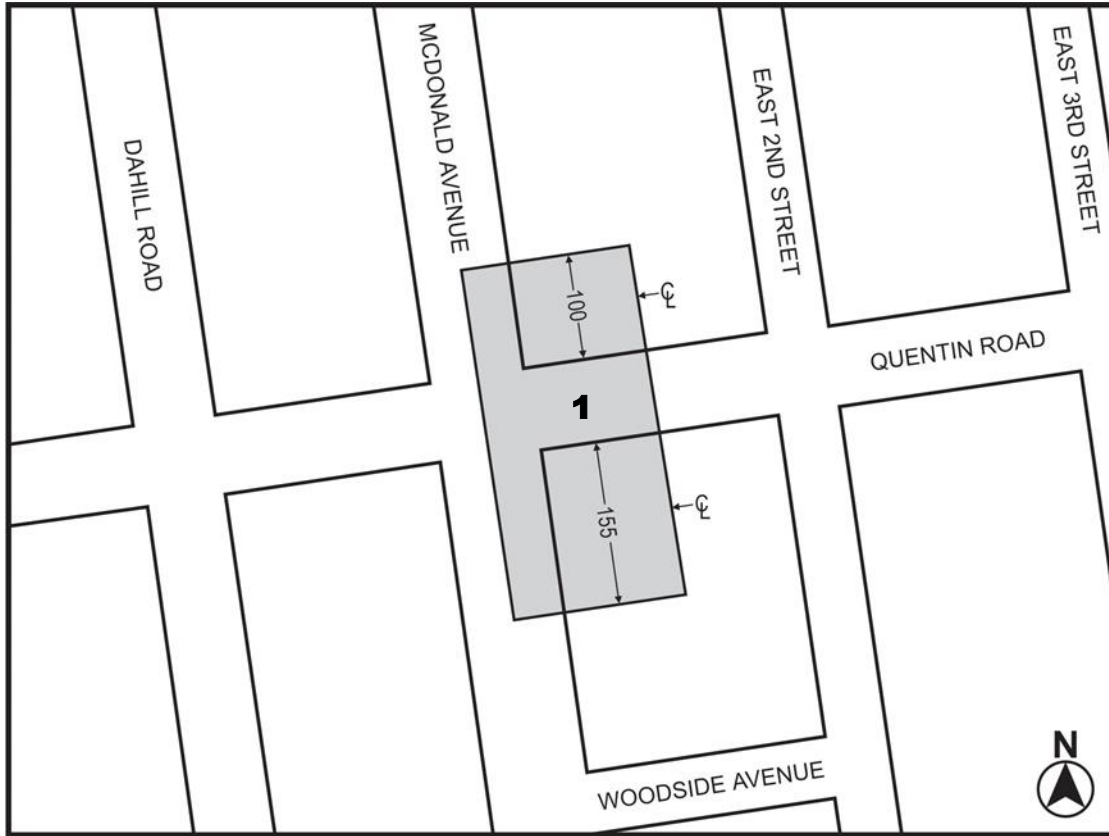
**BROOKLYN**

\* \* \*

**Brooklyn Community District 15**

Map 1 - [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 15, Brooklyn

\* \* \*

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 5, 6 & 7**

**27 EAST 4<sup>TH</sup> STREET**

**No. 5**

**CD 2**

**N 170115 ZRM**

**IN THE MATTER OF** an application submitted by Kalodop II Park Corp., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712 (Developments in Historic Districts), concerning special permits within the NoHo Historic District Extension.

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter within # # is defined in Section 12-10; and  
\*\*\* indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE VII - ADMINISTRATION**

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

\*\*\*

**74-71  
Landmark Preservation**

\*\*\*

**74-712  
Developments in Historic Districts**

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

- (a) In M1-5A and M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, or has not more than 40 percent of the #lot area# occupied by existing #buildings# or is improved with a one-story #building# within the NoHo Historic District Extension, the Commission may modify #use# regulations to

permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Sections 32-14 (Use Group 5) and 32-15 (Use Group 6), provided:

- (1) the #use# modifications shall meet the following conditions, that:
  - (i) #residential development# complies with the requirements of Sections 23-47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) pertaining to R8 Districts;
  - (ii) total #floor area ratio# on the #zoning lot# shall be limited to 5.0;
  - (iii) the minimum #floor area# of each #dwelling unit# permitted by this Section shall be 1,200 square feet;
  - (iv) all #signs# for #residential# or #commercial uses# permitted by this Section shall conform to the applicable regulations of Section 32-60 (SIGN REGULATIONS) pertaining to C2 Districts; and
  - (v) eating and drinking establishments of any size, as set forth in Use Groups 6A and 12A, are not permitted; and
- (2) the Commission shall find that such #use# modifications:
  - (i) have minimal adverse effects on the conforming #uses# in the surrounding area;
  - (ii) are compatible with the character of the surrounding area; and
  - (iii) for modifications that permit #residential use#, result in a #development# that is compatible with the scale of the surrounding area.
- (b) In all districts, the Commission may modify #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, the Commission may make such modifications for #zoning lots# where not more than 40 percent of the #lot area# is occupied by existing #buildings#, or where a #development# on a #zoning lot# is improved with a one-story #building# within the NoHo Historic District Extension, as of December 15, 2003, provided the Commission finds that such #bulk# modifications:
  - (1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and

- (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

\* \* \*

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**



**No. 6**

**CD 2**

**C 170116 ZSM**

**IN THE MATTER OF** an application submitted by Kalodop II Park Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a)\* of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 5 uses (transient hotel and accessory uses) and Use Group 6 uses (retail and office uses) below the floor level of the second story of a proposed 8-story commercial building on a zoning lot that, as of December 15, 2003, is improved with a one-story building, on property located at 27 East 4<sup>th</sup> Street (Block 544, Lot 72), in an M1-5B District, within the NoHo Historic District Extension.

\*Note: A zoning text amendment is proposed to modify Section 74-712 of the Zoning Resolution under a concurrent related application (N 170115 ZRM).

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

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**





**No. 7**

**CD 2**

**C 170117 ZSM**

**IN THE MATTER OF** an application submitted by Kalodop II Park Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b)\* of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to facilitate the development of a 8-story commercial building on a zoning lot that, as of December 15, 2003, is improved with a one-story building, on property located at 27 East 4th Street (Block 544, Lot 72), in an M1-5B District, within the NoHo Historic District Extension.

\*Note: A zoning text amendment is proposed to modify Section 74-712 of the Zoning Resolution under a concurrent related application (N 170115 ZRM).

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

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 8**

***O'NEILL's REZONING***

**CD 5**

**C 180138 ZMQ**

**IN THE MATTER OF** an application submitted by O'Neill's of Maspeth, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13c:

1. changing from an R4 District to an R5D District property bounded by a line perpendicular to the easterly street line of 64<sup>th</sup> Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of 53<sup>rd</sup> Drive and the easterly street line of 64<sup>th</sup> Street, a line 100 feet easterly of 64<sup>th</sup> Street, a line perpendicular to the westerly street line of 65<sup>th</sup> Place distant 50 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of 53<sup>rd</sup> Drive and the westerly street line of 65<sup>th</sup> Place, 65<sup>th</sup> Place, 53<sup>rd</sup> Drive, and 64<sup>th</sup> Street;

2. establishing within an existing R4 District a C2-2 District bounded by a line perpendicular to the westerly street line of 65<sup>th</sup> Place distant 100 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of 53<sup>rd</sup> Drive and the westerly street line of 65<sup>th</sup> Place, 65<sup>th</sup> Place, a line 60 feet northerly of 53<sup>rd</sup> Drive, a line 100 feet easterly of 65<sup>th</sup> Place, 53<sup>rd</sup> Drive, 65<sup>th</sup> Place, a line perpendicular to the westerly street line of 65<sup>th</sup> Place distant 50 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of 53<sup>rd</sup> Drive and the westerly street line of 65<sup>th</sup> Place, and a line 100 feet westerly of 65<sup>th</sup> Place; and
3. establishing within the proposed R5D District a C2-2 District bounded by a line perpendicular to the westerly street line of 65<sup>th</sup> Place distant 50 feet northerly (as measured along the street line) from the point of intersection of the northwesterly street line of 53<sup>rd</sup> Drive and the westerly street line of 65<sup>th</sup> Place, 65<sup>th</sup> Place, 53<sup>rd</sup> Drive, and a line 100 feet easterly of 64<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated March 26, 2018, and subject to the conditions of CEQR Declaration E-471.

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 9**

***3122-3136 VICTORY BOULEVARD REZONING***

**CD 2**

**C 170178 ZMR**

**IN THE MATTER OF** an application submitted by C & A Realty Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20d:

1. eliminating from within an existing R3X District a C2-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 350 feet westerly of Richmond Avenue; and
2. changing from an R3X District to a C8-1 District property bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 350 feet westerly of Richmond Avenue;

as shown on a diagram (for illustrative purposes only), dated March 26, 2018, and subject to the conditions of CEQR Declaration E-469.

**Resolution for adoption scheduling July 11, 2018 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF MANHATTAN**

**Nos. 10 & 11**

***KIPS BAY TOWERS PARKING FACILITY***

**No. 10**

**CD 6**

**C 180025 ZSM**

**IN THE MATTER OF** an application submitted by The Condominium Board of the Kips Bay Towers Condominium, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-455 (Additional parking spaces for existing accessory off-street parking facilities) of the Zoning Resolution to allow an unattended accessory parking lot with a maximum capacity of 68 spaces on the south side of East 33<sup>rd</sup> Street between First Avenue and Second Avenue on property located at 300-330 East 33rd Street (Block 936, Lots 1001- 4280), in R8 and R8/C2-5 Districts.

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 May 9, 2018, Cal. No. 5, the Commission scheduled May 23, 2018 for a public hearing. On May 23, 2018, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**No. 11**

**CD 6**

**C 180026 ZSM**

**IN THE MATTER OF** an application submitted by The Condominium Board of the Kips Bay Towers Condominium, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-455 (Additional parking spaces for existing accessory off-street parking facilities) of the Zoning Resolution to allow an unattended accessory parking lot with a maximum

capacity of 69 spaces on the north side of East 30<sup>th</sup> Street between First Avenue and Second Avenue on property located at 333-343 East 30th Street (Block 936, Lots 1001- 4280), in R8 and R8/C2-5 Districts.

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 May 9, 2018, Cal. No. 6, the Commission scheduled May 23, 2018 for a public hearing. On May 23, 2018, Cal. No. 24, the hearing was closed.)

**For consideration.**

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**Nos. 12, 13 & 14**

***EAST 14<sup>TH</sup> STREET AND IRVING PLACE***

**No. 12**

**CD 3**

**C 180201 ZMM**

**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from a C6-1 District to a C6-4 District property bounded by a line midway between East 14th Street and East 13th Street, the southerly centerline prolongation of Irving Place, East 13th Street, and a line 475 westerly of Third Avenue;
2. changing from a C6-2A District to a C6-4 District property bounded by a line midway between East 14th Street and East 13th Street, a line 325 feet westerly of Third Avenue, East 13th Street, and the southerly centerline prolongation of Irving Place; and
3. changing from a C6-3X District to a C6-4 District property bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place;

as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

(On April 23, 2018, Cal. No. 9, the Commission scheduled May 9, 2018 for a public hearing. On May 9, 2018, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 13**

**CD 3**

**N 180202 ZRM**

**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) 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**

\* \* \*

**74-72**

**Bulk Modification**

**74-721**

**Height and setback and yard regulations**

- (a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum #lot area# of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in paragraph (e) of this Section, the Commission also may modify #yard# and court

regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
- (2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and
- (3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

\* \* \*

(e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of adoption].

\* \* \*

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

\* \* \*

**MANHATTAN**

\* \* \*

**Manhattan Community District 3**

\* \* \*

Map 2 – [date of adoption]

[PROPOSED MAP]



 Inclusionary Housing Designated Area

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

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

Portion of Community District 3, Borough of Manhattan

\* \* \*

(On April 23, 2018, Cal. No. 10, the Commission scheduled May 9, 2018 for a public hearing. On May 9, 2018, Cal. No. 32, the hearing was closed.)

**For consideration.**

\_\_\_\_\_



**No. 14**

**CD 3**

**C 180203 ZSM**

**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-721\* of the Zoning Resolution to modify the rear yard regulations of Section 23-53 (Rear Yards) and the height and setback regulations of Section 33-43 (Maximum Height of Walls and Required Setbacks) to facilitate the development of a 21-story commercial building on property located at 124 East 14<sup>th</sup> Street (Block 559, Lots 16 & 55), in a C6-4\*\* District, partially within the Special Union Square District.

\* Note: Section 74-721 of the Zoning Resolution is proposed to be changed under a concurrent related application for a Zoning Text amendment (N 180202 ZRM).

\*\* Note: The site is proposed to be rezoned by changing from existing C6-1, C6-2A and C6-3X Districts to a C6-4 District under a concurrent related application for a Zoning Map change (C 180201 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 April 23, 2018, Cal. No. 11, the Commission scheduled May 9, 2018 for a public hearing. On May 9, 2018, Cal. No. 33, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**Nos. 15 & 16**

***205 PARK AVENUE REZONING***

**No. 15**

**CD 2**

**C 170164 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 462 Lexington Avenue, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-2 District to an R7D District property bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue; and
2. establishing within the proposed R7D District a C2-4 District bounded by a line perpendicular to the westerly street line of Vanderbilt Avenue distant 85 feet northerly (as measured along the street line) from the point of intersection of the northern street line of Park Avenue (northerly portion) and the western street line of Vanderbilt Avenue, Vanderbilt Avenue, Park Avenue (southerly portion), and Clermont Avenue;

as shown on a diagram (for illustrative purposes only) dated March 12, 2018, and subject to the conditions of CEQR Declaration E-464.

(On June 13, 2018, Cal. No. 1, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

No. 16

CD 2

N 170165 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 462 Lexington Ave., 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.

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

BROOKLYN

\* \* \*

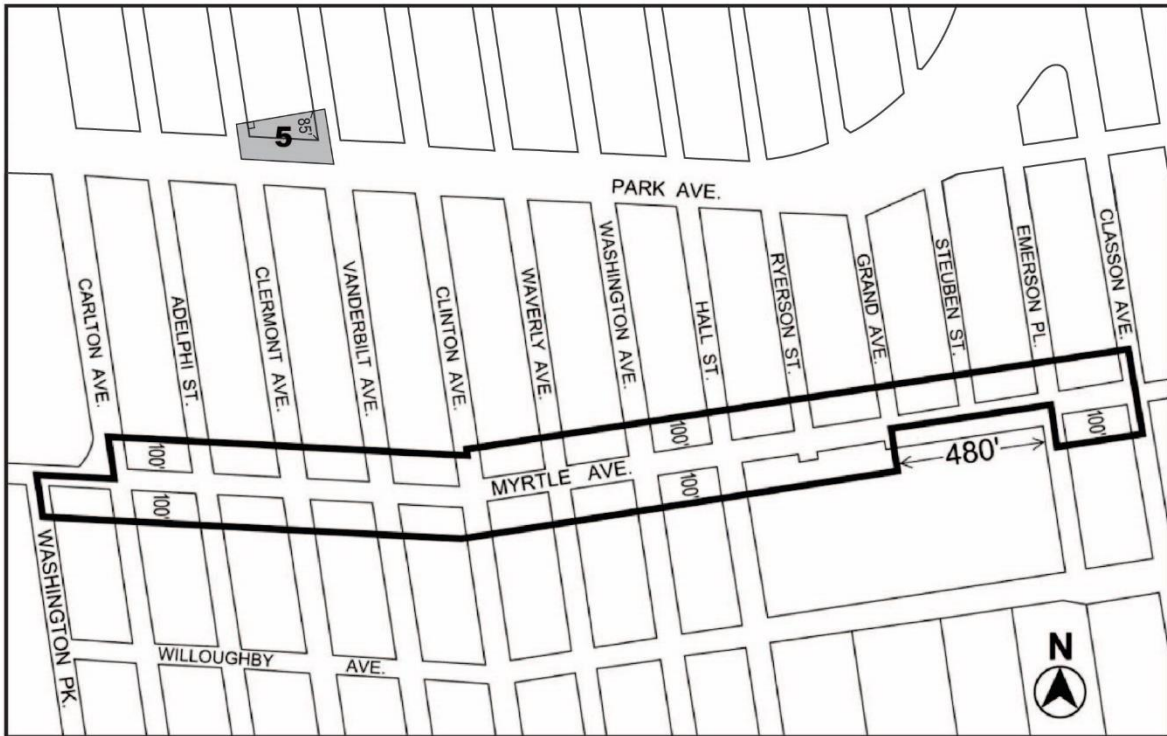
Brooklyn Community District 2



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

Portion of Community District 2, Brooklyn

\* \* \*

(On June 13, 2018, Cal. No. 2, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 17**

***LSSNY EARLY LIFE CENTER***

**CD 3**

**C 150252 PQQ**

**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 265 Marcus Garvey Blvd. (Block 1624, Lot 1) for continued use as a child care center.

(On June 13, 2018, Cal. No. 3, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**



**Nos. 18 & 19**

***55-63 SUMMIT STREET REZONING***

**No. 18**

**CD 6**

**C 170047 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by PHD Summit LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District property bounded by a line 200 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, a line 100 feet northwesterly of Columbia Street and Summit Street, as shown on a diagram (for illustrative purposes only), dated February 26, 2018, and subject to the conditions of CEQR Declaration E-466.

(On June 13, 2018, Cal. No. 4, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 19**

**CD 6**

**N 170046 ZRK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by PHD Summit, 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**

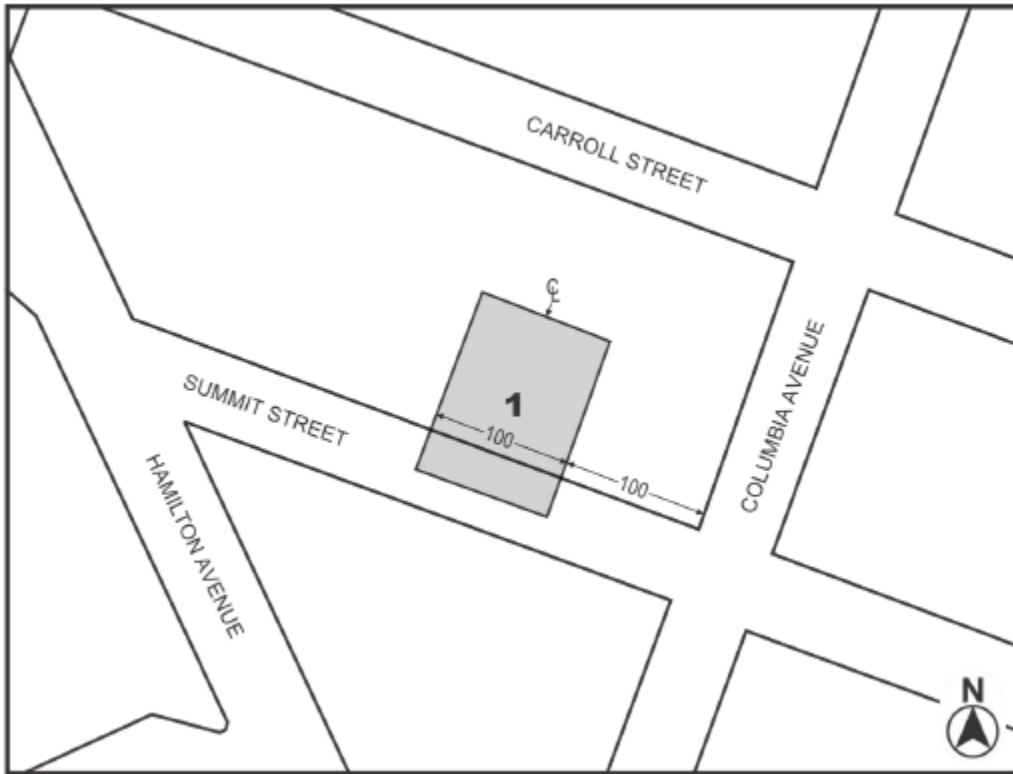
\* \* \*

**Brooklyn Community District 6**

\* \* \*

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 6, Brooklyn

\* \* \*

(On June 13, 2018, Cal. No. 5, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 20**

***NYPD EVIDENCE STORAGE ERIE BASIN***

**CD 6**

**C 180256 POK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Police Department 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 700 Columbia Street (Block 612, Lot 250 and p/o Lot 205) for continued use as a vehicular evidence storage facility.

(On June 13, 2018, Cal. No. 6, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 21**

***NYPD BOMB SQUAD HEADQUARTERS***

**CD 5**

**C 180296 PCM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 241 West 26<sup>th</sup> Street (Block 776, Lot 12) for use as the NYPD Bomb Squad Headquarters.

(On June 13, 2018, Cal. No. 7, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 22**

***DOHMH-QUEENS PET ADMISSIONS CENTER***

**CD 5**

**C 180280 PCQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 66-78 69<sup>th</sup> Street (Block 2790, Lot 34 and p/o Lot 32) for a pet admissions center.

(On June 13, 2018, Cal. No. 11, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 23**

***BRINCKERHOFF CEMETERY***

**CD 8**

**C 180241 PCQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 182<sup>nd</sup> Street between 69<sup>th</sup> and 73<sup>rd</sup> avenues (Block 7135, Lots 54 and 60) for preservation of open space.

(On June 13, 2018, Cal. No. 12, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 24**

***5 BEMENT AVENUE***

**CD 1**

**C 160401 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Pelton Place LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 21a, by establishing within an existing R3-1 District a C2-2 District bounded by Pelton Place, Elizabeth Avenue, a line perpendicular to the westerly streetline of Elizabeth Avenue distant 115 feet southerly (as measured along the streetline) from the point of intersection of the southerly streetline of Pelton Place and the westerly streetline of Elizabeth Avenue, Bement Avenue, and Richmond Terrace, as shown on a diagram (for illustrative purposes only) dated March 26, 2018, and subject to the conditions of CEQR Declaration E-441.

(On June 13, 2018, Cal. No. 13, the Commission scheduled June 27, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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IV. 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	15 Martin Luther King, Jr. Day	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	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			
MARCH					1	2	3
	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
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	12 Veterans' Day	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16	17
	18	19 Veterans' Day Observed	20	21	22	23	24
	25	26	27	28	29 Thanksgiving	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