

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JULY 25, 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, 30th Floor
New York, New York 10271
(212) 720-3370

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 180321 ZSX	8	HEBREW HOME FOR THE AGED	Scheduled to be Heard 8/8/18
2	C 180346 PSX	10	BARTOW AVENUE ANIMAL SHELTER	" "
3	C 160161 PQX	2	LSSNY EARLY LIFE CENTER 2	" "
4	C 160160 PQX	9	WATSON AVENUE EARLY CHILDHOOD CENTER	" "
5	C 160331 PQK	5	PAL ARNOLD & MARIE SCHWARTZ EARLY LEARN CENTER	" "
6	N 180188 ZRK	2	180 MYRTLE AVENUE TEXT AMENDMENT	" "
7	C 180265 ZMQ	2	69-02 QUEENS BOULEVARD	" "
8	N 180266 ZRQ	2	" "	" "
9	C 180267 ZSQ	2	" "	" "
10	N 180374 ZAX	8	COLLEGE OF MOUNT ST. VINCENT-RESIDENCE HALL & NURSING SCHOOL	Authorization Approved
11	N 180375 ZAX	8	" "	" "
12	N 180376 ZAX	8	" "	" "
13	C 170164 ZMK	2	205 PARK AVENUE REZONING	Favorable Report Adopted
14	N 170165 ZRK	2	" "	" "
15	C 150252 PQK	3	LSSNY EARLY LIFE CENTER	" "
16	C 170047 ZMK	6	55-63 SUMMIT STREET REZONING	" "
17	N 170046 ZRK	6	" "	" "

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	15	16	17	18	19	20	21	22	23
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kenneth J. Knuckles, Esq., Vice Chairman	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Michelle R. De La Uz	P	Y	Y	Y	AB	AB	Y	R	R	Y	Y	Y	Y	Y	Y
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cheryl Cohen Effron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 1:12 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JULY 25, 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, 30th Floor
 New York, New York 10271
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 180256 PJK	6	NYPD EVIDENCE STORAGE ERIE BASIN	Favorable Report Adopted
19	C 180296 PCM	5	NYPD BOMB SQUAD HEADQUARTERS	" "
20	N 180372 HKM	10	CENTRAL HARLEM WEST 130 TH -132 ND STREET HISTORIC DISTRICT	Forward Report to City Council
21	N 180440 HIQ	14	ENGINE COMPANIES 264 & 328/LADDER COMPANY 134	" "
22	N 180449 HIQ	14	53 RD PRECINCT STATIONHOUSE	" "
23	C 160401 ZMR	1	5 BEMENT AVENUE	Favorable Report Adopted
24	N 180286 RCR	3	19 HIGHMOUNT ROAD	Certification Approved
25	N 120395 ZAR	2	661 TODT HILL ROAD	Authorization Approved
26	N 180398 BDX	10	THROGGS NECK BID	Hearing Closed
27	N 180396 BDM	2	HUDSON SQUARE AMENDED BID	" "
28	C 180273 ZSM	4	116 WEST 23 RD STREET (BURLINGTON SIGN)	" "
29	C 180263 ZSM	5	110 EAST 16 TH STREET	" "
30	C 180264 ZSM	5	" "	" "
31	C 180285 PCQ	7	NYPD 112 TH STREET PARKING LEASE	" "
32	C 180304 ZMQ	10	LEFFERTS BOULEVARD REZONING	" "
33	C 180386 PPQ	2	26-32 JACKSON AVENUE	" "
34	C 180384 ZSQ	2	" "	" "

COMMISSION ATTENDANCE:		Present (P) Absent (A)		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		24	25															
Marisa Lago, Chair	P	Y	Y															
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y															
Allen P. Cappelli, Esq.	P	Y	Y															
Alfred C. Cerullo, III	P	Y	Y															
Michelle R. De La Uz	P	Y	Y															
Joseph I. Douek	P	Y	Y															
Richard W. Eaddy	P	Y	Y															
Cheryl Cohen Efron	P	Y	Y															
Hope Knight	P	Y	Y															
Anna Hayes Levin	P	Y	Y															
Orlando Marin	P	Y	Y															
Larisa Ortiz, Commissioners	P	Y	Y															

MEETING ADJOURNED AT: 1:12 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 25, 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, 30th Floor
New York, New York 10271
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
35	C 180385 PPQ	2	27-01 JACKSON AVENUE	Hearing Closed
36	C 180382 ZSQ	2	" "	" "
37	C 180383 ZSQ	2	" "	" "
38	N 180349 ZRY	CW	M1 HOTEL TEXT AMENDMENT	" "
39	N 180349(A)ZRY	CW	" "	" "

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

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

CITY PLANNING COMMISSION

WEDNESDAY, JULY 25, 2018

**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. 14]

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

120 Broadway, 31st 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 JULY 25, 2018

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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 August 8, 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) _____

JULY 25, 2018

APPROVAL OF THE MINUTES OF the Public Meeting of July 11, 2018

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, AUGUST 8, 2018
STARTING AT 10:00 A. M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE,
120 BROADWAY
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

HEBREW HOME FOR THE AGED

CD 8

C 180321 ZSX

IN THE MATTER OF an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901(a) of the Zoning Resolution to modify the use regulations of Section 22-13, to allow a long-term care facility (Use Group 3) in an R1-1 District (Block 5933, Lot 55), on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), in R1-1 and R4 Districts, within the Special Natural Area District (NA-2).

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.

Resolution for adoption scheduling August 8, 2018 for a public hearing.

No. 2

BARTOW AVENUE ANIMAL SHELTER

CD 10

C 180346 PSX

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 the site selection of property located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085) for a full service animal shelter, veterinary clinic and accompanying office space facility.

Resolution for adoption scheduling August 8, 2018 for a public hearing.

No. 3

LSSNY EARLY LIFE CENTER 2

CD 2

C 160161 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 888 Westchester Avenue (Block 2696, Lot 30) for continued use as a child care facility.

Resolution for adoption scheduling August 8, 2018 for a public hearing.

No. 4

WATSON AVENUE EARLY CHILDHOOD CENTER

CD 9

C 160160 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 1880 Watson Avenue (Block 3732, Lot 39) for continued use as a child care facility.

Resolution for adoption scheduling August 8, 2018 for a public hearing.

BOROUGH OF BROOKLYN

No. 5

PAL ARNOLD & MARIE SCHWARTZ EARLY LEARN CENTER

CD 5

C 160331 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 452 Pennsylvania Avenue (Block 3805, Lot 26) for continued use as a child care facility.

Resolution for adoption scheduling August 8, 2018 for a public hearing.

No. 6

180 MYRTLE AVENUE TEXT AMENDMENT

CD 2

N 180188 ZRK

IN THE MATTER OF an application submitted by Red Apple Real Estate, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying Article X, Chapter 1, Section 11 (Special Ground Floor Use Regulations within the Special Downtown Brooklyn District) and related Sections.

Matter underlined is new, to be added;

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

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

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

ARTICLE X

SPECIAL PURPOSE DISTRICTS

**Chapter 1
Special Downtown Brooklyn District**

* * *

**101-10
SPECIAL USE REGULATIONS**

* * *

**101-11
Special Ground Floor Use Regulations**

Map 2 (Ground Floor Retail Frontage), in Appendix E of this Chapter, specifies locations where the special ground floor #use# regulations of this Section apply.

#Uses# within #stories# that have a floor level within five feet of #curb level#, and within 50 feet of the #street line#, shall be limited to #commercial uses# listed in Use Groups 5, 6A, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C, where such #uses# are permitted by the underlying district. In addition, libraries, museums and non-commercial art galleries shall be permitted. In addition, all non-residential #uses# permitted by the underlying district shall be permitted for buildings fronting on Myrtle Avenue between Ashland Place and Fleet Place. A #building's street# frontage shall be allocated exclusively to such #uses#, except for Type 2 lobby space, entryways or entrances to subway stations provided in accordance with the provisions of Section 37-33 (Maximum Width of Certain Uses). However, loading berths serving any permitted #use# in the #building# may occupy up to 40 feet of such #street# frontage provided such #street# frontage is not subject to curb cut restrictions as shown on Map 5 (Curb Cut Restrictions) in Appendix E of this Chapter.

The regulations of this Section are modified as follows:

- (a) Fulton Mall Subdistrict

For #buildings# in the Fulton Mall Subdistrict, Use Group 6A shall not include post

offices, dry cleaning, laundry, or shoe and hat repair establishments. Use Group 6C shall not include automobile supply establishments, electrolysis studios, frozen food lockers, loan offices or locksmiths. Use Group 8A shall not include billiard parlors, pool halls, bowling alleys or model car hobby centers. Use Group 9 shall be prohibited except for typewriter stores. Use Group 10 shall not include depositories for office records, microfilm or computer tapes. Use Groups 6D, 7A, 7B, 8B, 8D, 11, 12A and 12C shall be prohibited. Furthermore, no bank or off track betting establishment shall occupy more than 30 feet of frontage at the ground floor of any #building# along the #street line# of Fulton Street. Any establishment that fronts on the #street line# of Fulton Street for a distance greater than 15 feet shall provide an entrance on Fulton Street.

(b) Atlantic Avenue Subdistrict

Automotive service stations are not permitted. No bank, loan office, business or professional office or individual #use# in Use Group 9 shall occupy more than 50 feet of linear frontage on Atlantic Avenue. Moving and storage uses in Use Group 7 are permitted on the ground floor of a #building# only if such #use# is located at least 50 feet from the front wall of the #building# in which the #use# is located. Any #buildings developed# after June 28, 2004, or portions of #buildings enlarged# on the ground floor level after June 28, 2004, on a #zoning lot# of 3,500 square feet or more shall have a minimum of 50 percent of the ground #floor area# of the #building# devoted to permitted #commercial uses# in Use Groups 6, 7 or 9, except that this requirement shall not apply to any #development# occupied entirely by #community facility use#.

In any #building# within the Atlantic Avenue Subdistrict, the provisions of Section 32-421 (Limitation on floors occupied by non-residential uses) restricting the location of non-#residential uses# listed in Use Groups 6, 7, 8, 9 or 14 to below the level of the first #story# ceiling in any #building# occupied on one of its upper stories by #residential# or #community facility uses#, shall not apply. In lieu thereof, such non-#residential uses# shall not be located above the level of the second #story# ceiling.

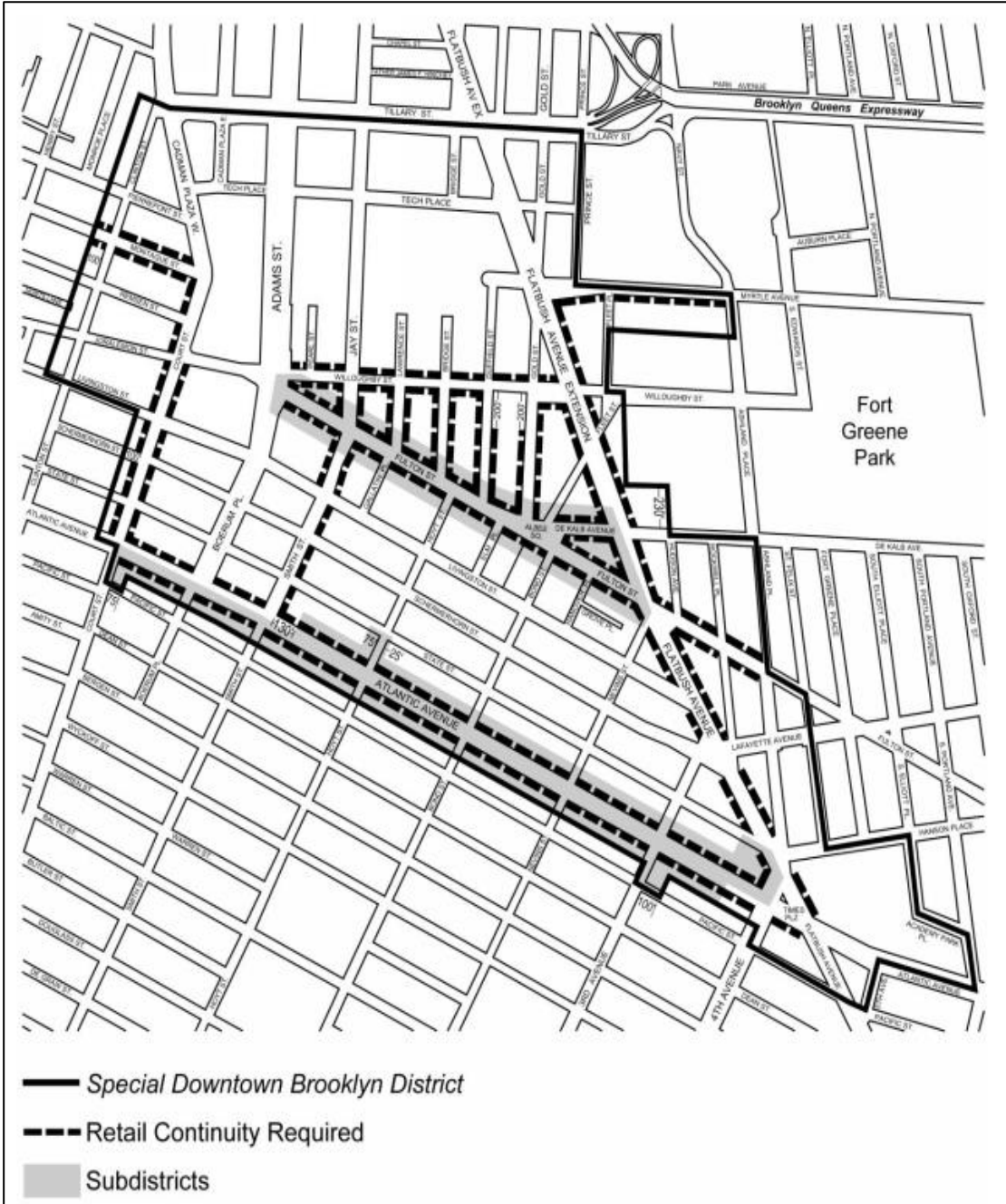
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APPENDIX E

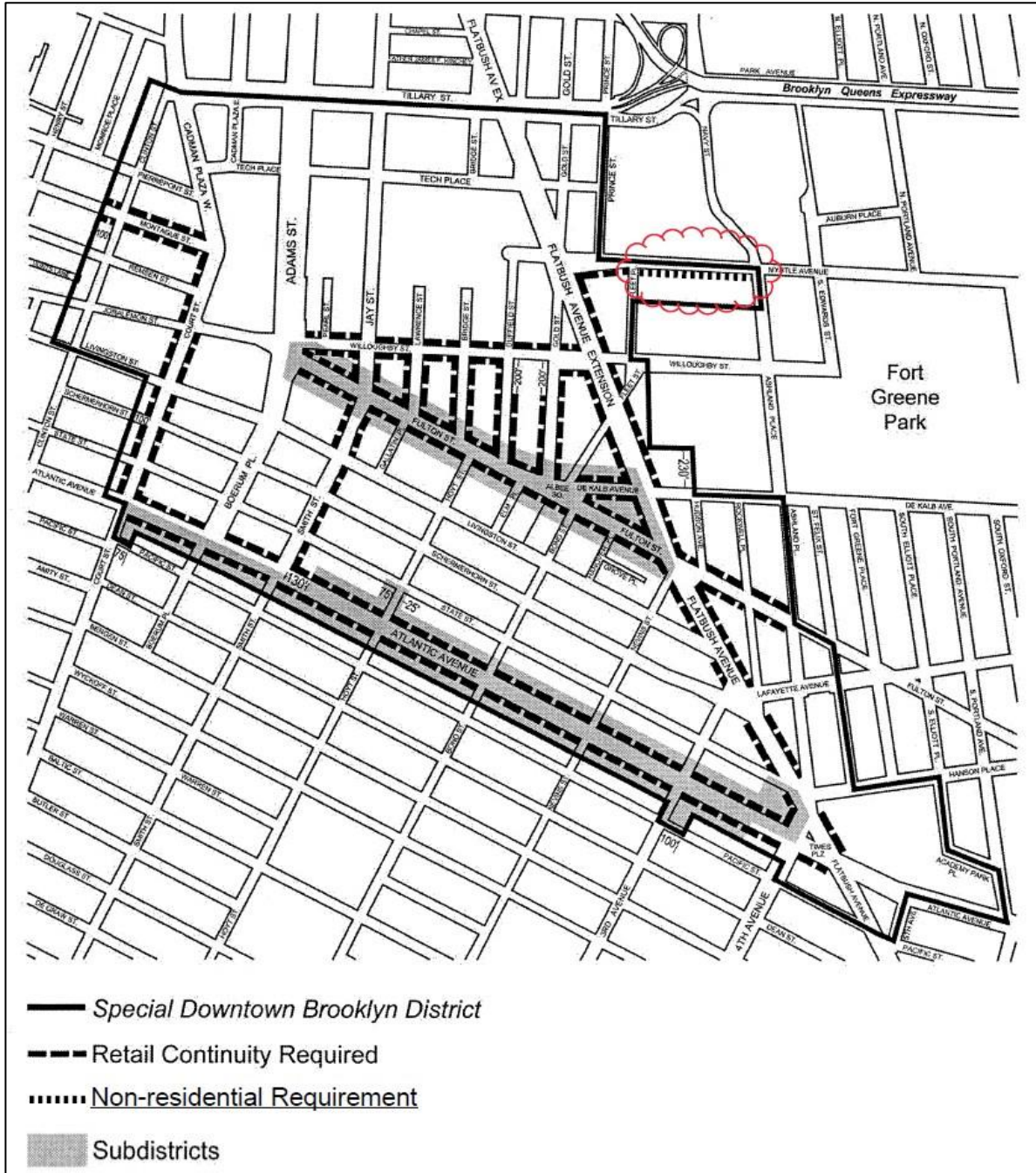
Special Downtown Brooklyn District Maps

Map 2. Ground Floor Retail Frontage

[EXISTING MAP]



[PROPOSED MAP]



Resolution for adoption scheduling August 8, 2018 for a public hearing.

BOROUGH OF QUEENS

Nos. 7, 8 & 9

69-02 QUEENS BOULEVARD

No. 7

CD 2

C 180265 ZMQ

IN THE MATTER OF an application submitted by 69-02 Queens Blvd Woodside LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9d:

1. changing from an M1-1 District to an R7X District property bounded by a line 150 southerly of Queens Boulevard, 70th Street, 47th Avenue, and 69th Street; and
2. establishing within the proposed R7X District a C2-3 District bounded by a line 150 southerly of Queens Boulevard, 70th Street, 47th Avenue, and 69th Street;

as shown on a diagram (for illustrative purposes only) dated April 9, 2018, and subject to the conditions of CEQR Declaration E-472.

Resolution for adoption scheduling August 8, 2018 for a public hearing.

No. 8

CD 2

N 180266 ZRQ

IN THE MATTER OF an application submitted by 69-02 Queens Blvd Woodside 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 2

* * *

Map 4 – [date of adoption]

[PROPOSED MAP]



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

Area 1 – mm/dd/yy, MIH Program Option 2

Portion of Community District 2, Queens

* * *

Resolution for adoption scheduling August 8, 2018 for a public hearing.

No. 9

CD 2

C 180267 ZSQ

IN THE MATTER OF an application submitted by 69-02 Queens Blvd Woodside 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 of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) to facilitate a proposed mixed-use development, within a large scale general development, on property generally bounded by Queens

Boulevard, 70th Street, 47th Avenue, and 69th Street (Block 2432, Lots 8, 9, 21 41, 44, and 50), in R7X/C2-3* Districts.

*Note: The site is proposed to be rezoned by changing from an M1-1 District to R7X and by establishing a C2-3 District within the proposed R7X under a concurrent related application for a Zoning Map change (C 180265 ZMQ).

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 August 8, 2018 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 10, 11 & 12

COLLEGE OF MOUNT ST. VINCENT – RESIDENCE HALL & NURSING SCHOOL

No. 10

CD 8

N 180374 ZAX

IN THE MATTER OF an application submitted by the College of Mount St. Vincent pursuant to Section 105-421 of the Zoning Resolution, for the grant of an authorization for modification of topographic features on Tier I sites to facilitate the development of a 59,553 square-foot residence hall and nursing school and associated improvements on a site located at 6301 Riverdale Avenue (Block 5958, Lots 1 and 10) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx.

For consideration.

No. 11

CD 8

N 180375 ZAX

IN THE MATTER OF an application submitted by the College of Mount St. Vincent pursuant to Section 105-422 of the Zoning Resolution, for the grant of an authorization of a development, enlargement, or site alteration on Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to facilitate the development of a five-story, 59,553 square-foot residence hall and nursing school and associated improvements on a site located at 6301 Riverdale Avenue (Block 5958, Lots 1 and 10) within the Special Natural Area District (NA-2).

For consideration.

No. 12

CD 8

N 180376 ZAX

IN THE MATTER OF an application submitted by the College of Mount St. Vincent pursuant to Section 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation requirements to facilitate the development of a five-story, 59,553 square-foot residence hall and nursing school and associated improvements on a site located at 6301 Riverdale Avenue (Block 5958, Lots 1 and 10) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx.

For consideration.

BOROUGH OF BROOKLYN

Nos. 13 & 14

205 PARK AVENUE REZONING

No. 13

CD 2

C 170164 ZMK

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. On June 27, 2018, Cal. No. 15, the hearing was closed.)

For consideration.



No. 14

CD 2

N 170165 ZRK

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

* * *

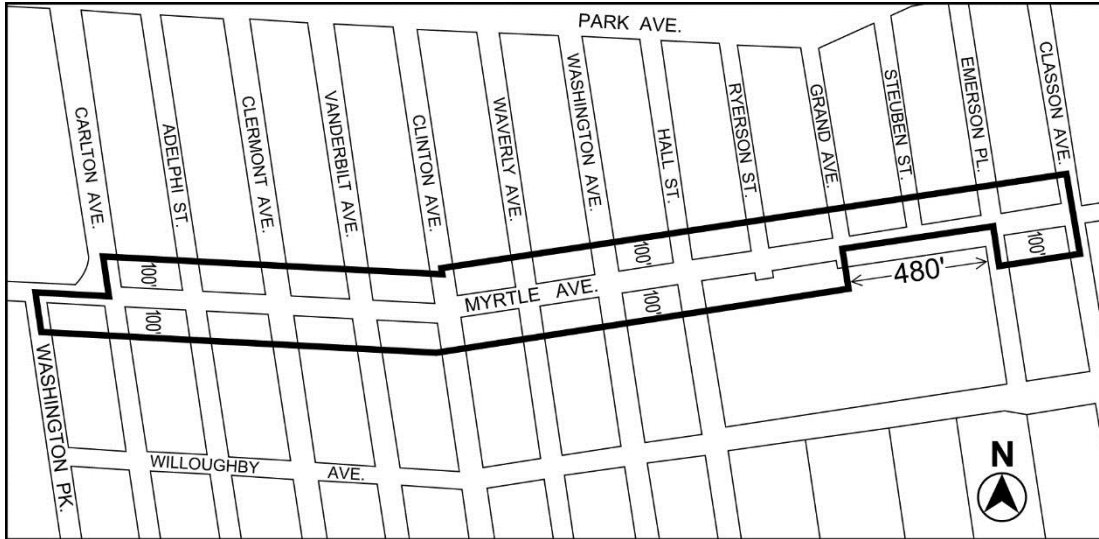
BROOKLYN

* * *

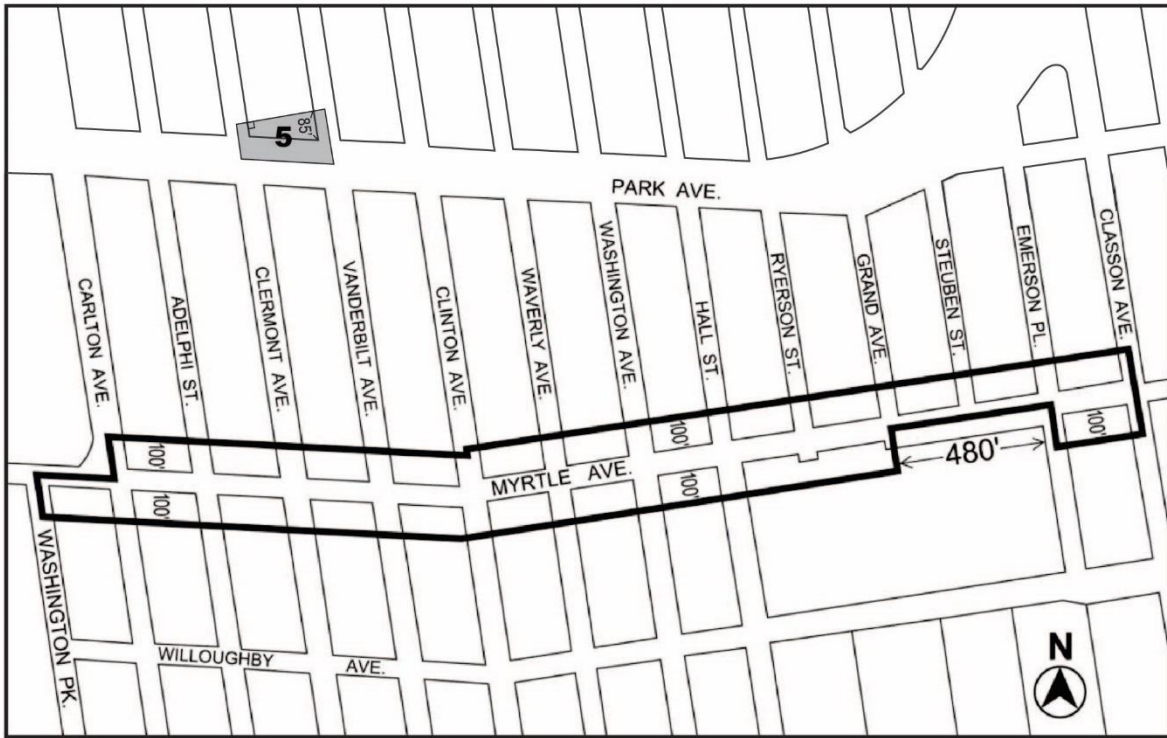
Brooklyn Community District 2



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. On June 27, 2018, Cal. No. 16, the hearing was closed.)

For consideration.

No. 15

LSSNY EARLY LIFE CENTER

CD 3

C 150252 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 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. On June 27, 2018, Cal. No. 17, the hearing was closed.)

For consideration.



Nos. 16 & 17

55-63 SUMMIT STREET REZONING

No. 16

CD 6

C 170047 ZMK

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. On June 27, 2018, Cal. No. 18, the hearing was closed.)

For consideration.



No. 17

CD 6

N 170046 ZRK

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

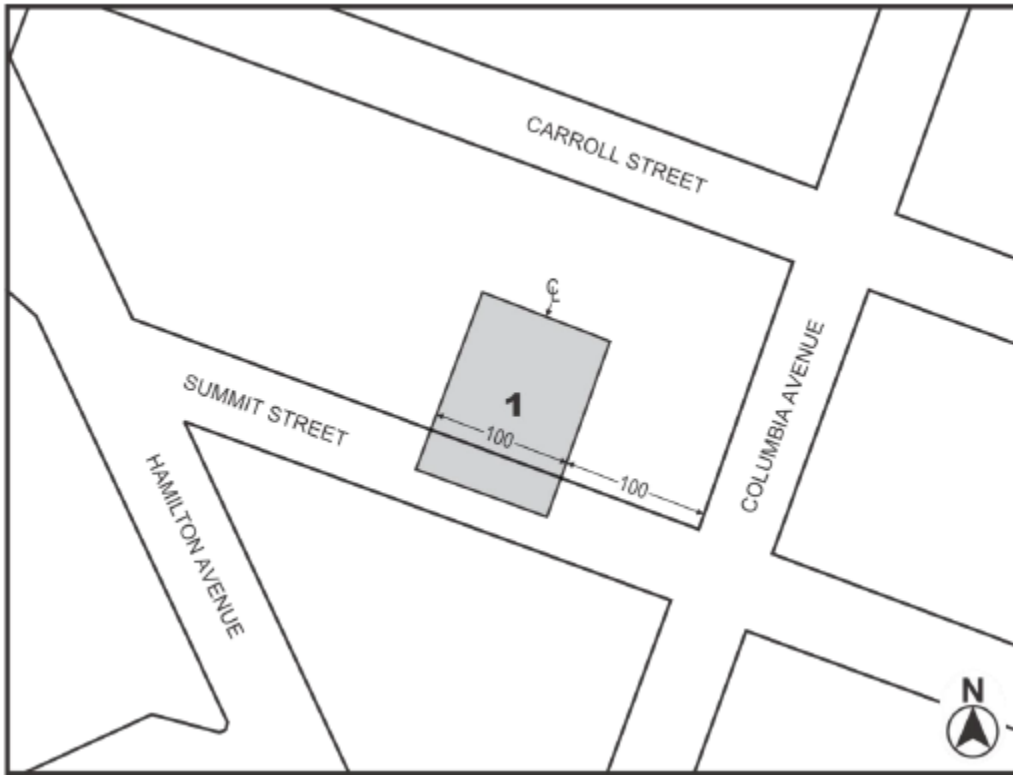
* * *

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. On June 27, 2018, Cal. No. 19, the hearing was closed.)

For consideration.

No. 18

NYPD EVIDENCE STORAGE ERIE BASIN

CD 6

C 180256 POK

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. On June 27, 2018, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 19

NYPD BOMB SQUAD HEADQUARTERS

CD 5

C 180296 PCM

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 26th 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. On June 27, 2018, Cal. No. 21, the hearing was closed.)

For consideration.

No. 20***CENTRAL HARLEM WEST 130TH-132ND STREET HISTORIC DISTRICT*****CD 10****N 180372 HKM**

IN THE MATTER OF a communication dated June 8, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the Central Harlem West 130th-132nd Street Historic District, designated by the Landmarks Preservation Commission on May 29, 2018 (Designation List No. 507/LP-2607), which consists of the properties bounded by a line beginning on the southern curblineline of West 130th Street at a point on a line extending northerly from the eastern property line of 102 West 130th Street, then extending southerly along the eastern property line of 102 West 130th, westerly along the southern property lines of 102 West 130th Street to 170 West 130th Street, then northerly along the western property line of 170 West 130th Street to the southern curblineline of West 130th Street, then easterly along the southern curblineline of West 130th Street to a point on a line extending southerly from the western property line of 147 West 130th Street, then northerly along the western property line of 147 West 130th Street, then westerly along the southern property lines of 148 West 131st Street to 156 West 131st Street, then northerly along the western property line of 156 West 131st Street to the southern curblineline of West 131st Street, then easterly along the southern curblineline of West 131st Street to a point on a line extending southerly from the western property line of 161-163 West 131st Street, then northerly along the western property line of 161-163 West 131st Street and along the western property line of 166 West 132nd Street to the northern curblineline of West 132nd Street, then westerly along the northern curblineline of West 132nd Street to a point on a line extending southerly from the western property line of 161 West 132nd Street, then northerly along the western property line of 161 West 132nd Street, then easterly along the northern property lines of 161 West 132nd Street to 103 West 132nd Street, then southerly along the eastern property line of 103 West 132nd Street, extending southerly across West 132nd Street and southerly along the eastern property lines of 102 West 132nd Street and 103 West 131st Street to the northern curblineline of West 131st Street, then westerly along the northern curblineline of West 131st Street to a point on a line extending northerly from the eastern property line of 104 West 131st Street, then southerly along the eastern property line of 104 West 131st Street, then easterly along the northern property line of 103 West 130th Street, then southerly along the eastern property line of 103 West 130th Street to the southern curblineline of West 130th Street, then easterly to the point of beginning, Borough of Manhattan, Community District 10.

(On June 26, 2018, the Commission duly advertised July 11, 2018 for a public hearing. On July 11, 2018, Cal. No. 35, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 21

ENGINE COMPANIES 264 & 328/LADDER COMPANY 134

CD 14

N 180440 HIQ

IN THE MATTER OF a communication dated June 8, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Engine Companies 264 & 328/Ladder Company 134, 1615 Central Avenue (p/o Block 15559, Lot 25), by the Landmarks Preservation Commission on May 29, 2018 (Designation List No. 507/LP-2609).

For consideration.



No. 22

53RD PRECINCT STATIONHOUSE

CD 14

N 180449 HIQ

IN THE MATTER OF a communication dated June 8, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 101st Precinct Police Station, 1612 Mott Avenue (Block 15557, Lot 4), by the Landmarks Preservation Commission on May 29, 2018 (Designation List No. 507/LP-2610).

For consideration.



BOROUGH OF STATEN ISLAND

No. 23

5 BEMENT AVENUE

CD 1

C 160401 ZMR

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. On June 27, 2018, Cal. No. 24, the hearing was closed.)

For consideration.

No. 24

19 HIGHMOUNT ROAD

CD 3

N 180286 RCR

IN THE MATTER OF an application submitted by J.S.A.H.S. Realty Corp. for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into three new zoning lots at 19 Highmount Road (Block 5245, Existing Lot 29, Tentative Lots 28, 29, and 32) within the Special South Richmond Development District.

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

For consideration.

No. 25

661 TODT HILL ROAD

CD 2

N 120395 ZAR

IN THE MATTER OF an application submitted by Vincent Theurer for the grant of a authorization pursuant to Section 105-421 of the Zoning Resolution for the grant of an authorization for modification of topographic features on Tier I sites to permit the construction of a circular driveway in front of a proposed development at 661 Todt Hill Road (Block 877, Lot 81) within the Special Natural Area District (NA-1).

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 26

THROGGS NECK BID

CD 10

N 180398 BDX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Throggs Neck Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the Throggs Neck Business Improvement District.

(On July 11, 2018, Cal. No. 2, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 27

HUDSON SQUARE AMENDED BID

CD 2

N 180396 BDM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Hudson Square Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the expansion of the Hudson Square Business Improvement District.

(On July 11, 2018, Cal. No. 3, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



No. 28

116 WEST 23RD STREET (BURLINGTON SIGN)

CD 4

C 180273 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Burlington Coat Factory of Texas, 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 to modify the use regulations of Section 32-652 (Permitted projection in all other Commercial Districts) to allow one illuminated blade sign and 13 double-sided non-illuminated flag signs to project more than the permitted 18” across a street line, and Section 32-655 (Height of signs in all other Commercial Districts) to allow the illuminated blade sign to exceed the maximum permitted height of 40’ above curb level, on property located at 116 W 23rd Street (Block 798, Lot 41), in C6-2A, C6-3A, and C6-3X Districts, within the Ladies’ Mile Historic 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 July 11, 2018, Cal. No. 4, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



Nos. 29 & 30

110 EAST 16TH STREET

No. 29

CD 5

C 180263 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by East 16th Street Owner LLC and Trinity Christian Center of Santa Ana, 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 to modify the height and setback regulations of Section 23-662 (Maximum height of buildings and setback regulations), side yard regulations of Section 23-462 (Side yards for all other buildings containing residences), and distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings) to facilitate the development of a 21-story mixed-use building, on a zoning lot containing a landmark designated by the Landmarks Preservation Commission, on property located at 109-115 East 15th Street a.k.a 110-112 East 16th Street (Block 871, Lots 10, 12, and 74), in a C6-2A 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 July 11, 2018, Cal. No. 5, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 5

C 180264 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by East 16th Street Owner LLC and Trinity Christian Center of Santa Ana, 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 13-451 (Additional parking spaces for residential growth) of the

Zoning Resolution to allow an automated accessory off-street parking facility with a maximum capacity of 23 spaces on property located at 109-115 East 15th Street a.k.a. 110-112 East 16th Street (Block 871, Lots 10, 12, and 74), in a C6-2A 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 July 11, 2018, Cal. No. 6, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 31

NYPD 112TH STREET PARKING LEASE

CD 7

C 180285 PCQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located north of 14th Avenue and west of 116th Street (Block 4019, p/o Lot 75; Block 4020, p/o Lot 1; and Block 4033, p/o Lot 3, p/o Lot 10, and p/o Lot 15) for use as parking lot.

(On July 11, 2018, Cal. No. 10, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

LEFFERTS BOULEVARD REZONING

CD 10

C 180304 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Opos Sou Kapnisi, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18a:

1. establishing within an existing R4-1 District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, Lefferts Boulevard, a line 500 feet northwesterly of 107th Avenue, and a line midway between Lefferts Boulevard and 118th Street; and
2. establishing within an existing R6A District a C2-3 District bounded by a line 540 feet northwesterly of 107th Avenue, Lefferts Boulevard, a line 100 feet southeasterly of Liberty Avenue, and a line midway between Lefferts Boulevard and 118th Street;

as shown on a diagram (for illustrative purposes only) dated May 7, 2018.

(On July 11, 2018, Cal. No. 11, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



Nos. 33 & 34

26-32 JACKSON AVENUE

No. 33

CD 2

C 180386 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing, Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of city-owned property located on

the south side of Jackson Avenue between Purvis Street and Dutch Kills Street (Block 267, Lot 25), pursuant to zoning.

(On July 11, 2018, Cal. No. 12, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



No. 34

CD 2

C 180384 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2632 Jackson LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 49-story mixed-use development on property located at 26-32 and 26-46 Jackson Avenue (Block 267, Lots 21 & 25), in an M1-5/R9 District, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Area B).

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

(On July 11, 2018, Cal. No. 13, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



Nos. 35, 36 & 37

27-01 JACKSON AVENUE

No. 35

CD 2

C 180385 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Housing, Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of city-owned property located on the north side of Jackson Avenue between 43rd Avenue and 42nd Road (Block 432, Lots 18 and 29), pursuant to zoning.

(On July 11, 2018, Cal. No. 14, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



No. 36

CD 2

C 180382 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2701 Jackson Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 117-533 to modify the street wall requirements of Section 117-531 (Street wall location) and the setback requirements of Section 117-532 (Setback regulations for buildings that exceed the maximum base height) to facilitate a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C).

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 July 11, 2018, Cal. No. 15 the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



No. 37

CD 2

C 180383 ZSQ

PUBLIC HEARING;

IN THE MATTER OF an application submitted by 2701 Jackson Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 16-352 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 91 spaces on portions of the ground floor, 2nd floor, and 3rd floor and to allow floor space on one or more stories and up to a height of 23 feet above curb level, to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), of a proposed 27-story mixed-use development on property located at 27-01 Jackson Avenue (Block 432, Lots 18, 21 & 29), in M1-5/R9 and M1-5/R7-3 Districts, within the Special Long Island City Mixed Use District (Queens Plaza Subdistrict - Areas B and C).

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

(On July 11, 2018, Cal. No. 16, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



CITYWIDE

Nos. 38 & 39

M1 HOTEL TEXT AMENDMENT

No. 38

CITYWIDE

N 180349 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article IV, Chapter 2 (Use Regulations), and related Sections, to create a special permit for new hotels, motels, tourist cabins and boatels in M1 Districts, and to establish APPENDIX K (Excluded Areas in M1 Districts).

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 IV
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 2
Use Regulations**

* * *

**42-10
USES PERMITTED AS-OF-RIGHT**

**42-11
Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B**

M1

Use Groups 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B as set forth in Sections 32-13, 32-14, 32-15, 32-

16, 32-18 and 32-21.

Use Group 4A shall be limited to all health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health, ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), and houses of worship. Such #uses# are not subject to the special permit provisions of Sections 42-32 and 74-921.

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be subject to the special provisions of Section 42-111 (Special provisions for hotels in M1 Districts). For the purposes of this Section, inclusive, #transient hotels# shall include #motels#, #tourist cabins# and #boatels#.

42-111

Special provisions for hotels in M1 Districts

In M1 Districts, #transient hotels# shall only be permitted by special permit of the City Planning Commission pursuant to Section 74-803 (Transient hotels within M1 Districts).

(a) Such special permit for #transient hotels# shall be applicable to:

(1) #development# of a #transient hotel#;

(2) a change of #use# or #conversion# to a #transient hotel#, or an #enlargement# of a #building# that, as of [date of adoption], did not contain such #use#; or

(3) #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more.

(b) Exclusions

A special permit shall not be required for a #transient hotel# operated for a public purpose by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying a public purpose.

In addition, a special permit pursuant to the provisions of Section 74-803 shall not be required for #developments#, #enlargements#, #extensions# or changes of #use# of #transient hotels# in:

- (1) the areas designated on the maps in APPENDIX K (Excluded Areas in M1 Districts) of this Resolution;
- (2) a #Special Mixed Use District# or where any M1 District is paired with a #Residence District#; or
- (3) an M1 District that is subject to another special permit in this Resolution for such #use#, including, but not limited to, a special permit for a #transient hotel# applicable within a Special Purpose District.

Any #transient hotel# existing prior to [date of adoption] within an M1 District shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in paragraph (a) of this Section and subject to the applicable #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit in accordance with the provisions of Section 74-803. In addition, in the event a casualty damages or destroys a #transient hotel# within an M1 District that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

However, if on or before April 23, 2018, a building permit or a partial permit for a #development# was lawfully issued by the Department of Buildings, such construction, may be started or continued. In the event that construction has not been completed and a certificate of occupancy including a temporary certificate of occupancy, has not been issued by [date - three years after the effective date], the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332 (Extension of period to complete construction).

* * *

**42-30
USES PERMITTED BY SPECIAL PERMIT**

* * *

**42-32
By the City Planning Commission**

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

M1 M2 M3

Trade expositions, with rated capacity of more than 2,500 persons [PRC-D]

M1

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be subject to the special provisions of Section 42-111 (Special provisions for hotels in M1 Districts).

M1 M2 M3

#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#

M1

#Uses# listed in Use Group 4A Community Facilities, except ambulatory diagnostic or treatment health care facilities and houses of worship

Variety stores, with no limitation on #floor area# per establishment [PRC-B]

* In M1-1, M1-5A, M1-5B Districts and M1 Districts with a suffix “D,” indoor interactive entertainment facilities with eating and drinking are not permitted

** In the #Manhattan Core#, these #uses# are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article I, Chapter 6.

* * *

**ARTICLE VII
ADMINISTRATION**

Chapter 4

Special Permits by the City Planning Commission

* * *

74-80

TRANSIENT HOTELS

74-801

In R10H Districts

In R10H Districts, the City Planning Commission may permit #transient hotels#. Where a #building# in existence on December 15, 1961, is located on a #zoning lot#, a substantial portion of which is located in an R10H District and the remainder in a #Commercial District#, the Commission may also permit the #conversion# of specified #floor area# within such #building# from #residential use# to #transient hotel use# without regard to the #floor area#, supplementary #use# or density regulations otherwise applicable in the #Commercial District#. The Commission may also allow any subsequent #conversion# of such specified #floor area# to and from #residential# or #transient hotel use# to occur without further Commission approval, subject to the conditions of the special permit.

As a condition precedent to the granting of such #use# or #bulk# modifications, the Commission shall find that such modifications will not impair the essential character of the #Residence District#.

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

74-802

In M1-6D Districts

In M1-6D Districts, in areas that have not met the residential development goal set forth in paragraph (a) of Section 42-483 (Commercial uses), the City Planning Commission may permit #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with Section 42-481 (Residential use), provided the Commission finds that:

- (a) a sufficient development site ~~are~~ is available in the area to meet the residential development goal; or
- (b) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# resulting from a #development# or #enlargement# is consistent with such character of the surrounding area.

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

74-803

Transient hotels within M1 Districts

In M1 Districts, pursuant to Section 42-111 (Special provisions for hotels in M1 Districts), #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that:

- (a) the site plan incorporates elements that are necessary to address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building#, the #building's# orientation and landscaping;
- (b) such #use# will not cause undue vehicular or pedestrian congestion on local #streets; and
- (c) such #use# will not impair the essential character or future use or development of the surrounding area.

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

* * *

APPENDIX K – Excluded Areas in M1 Districts

The boundaries of the excluded areas in M1 Districts are shown on the maps in this APPENDIX.

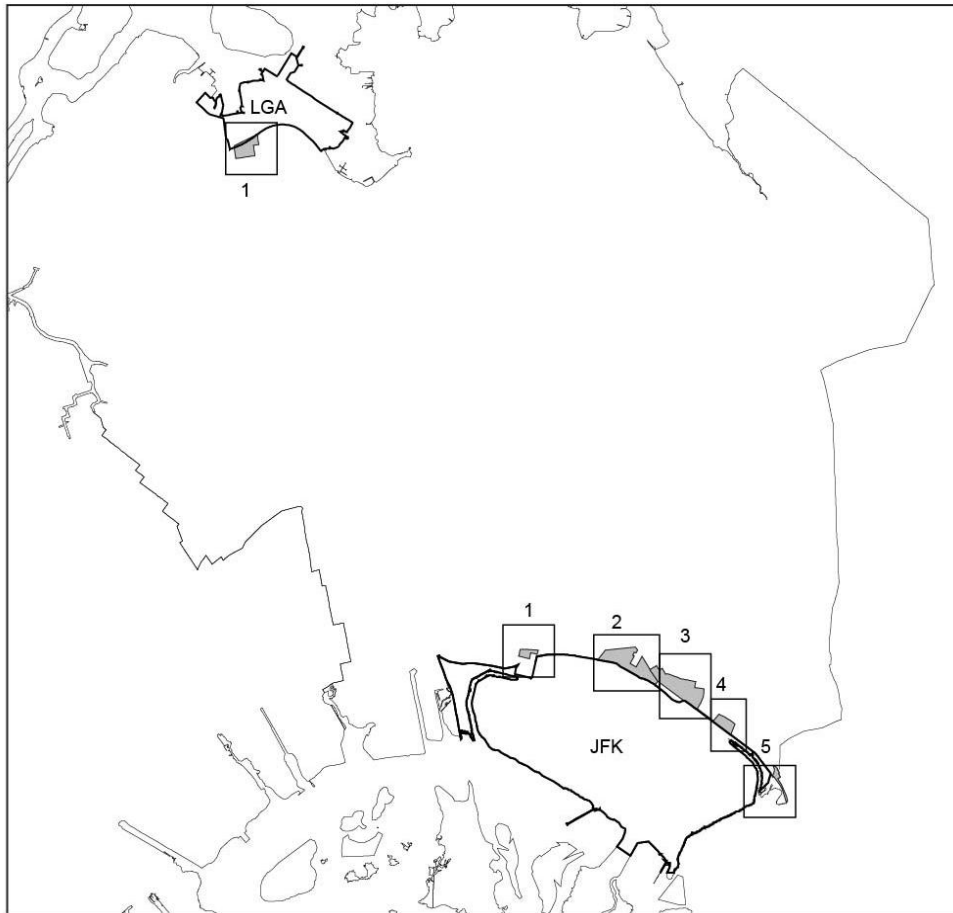
Borough	Community District	Name of Excluded Area in M1 District	Map No.
Queens	3	East Elmhurst/LGA	1
	10	Ozone Park/JFK	1
	13	Springfield Gardens/JFK	2-5

INDEX MAP OF EXCLUDED AREAS

The numbers on this Index Map correspond with the map numbers for this borough.

[PROPOSED MAP]

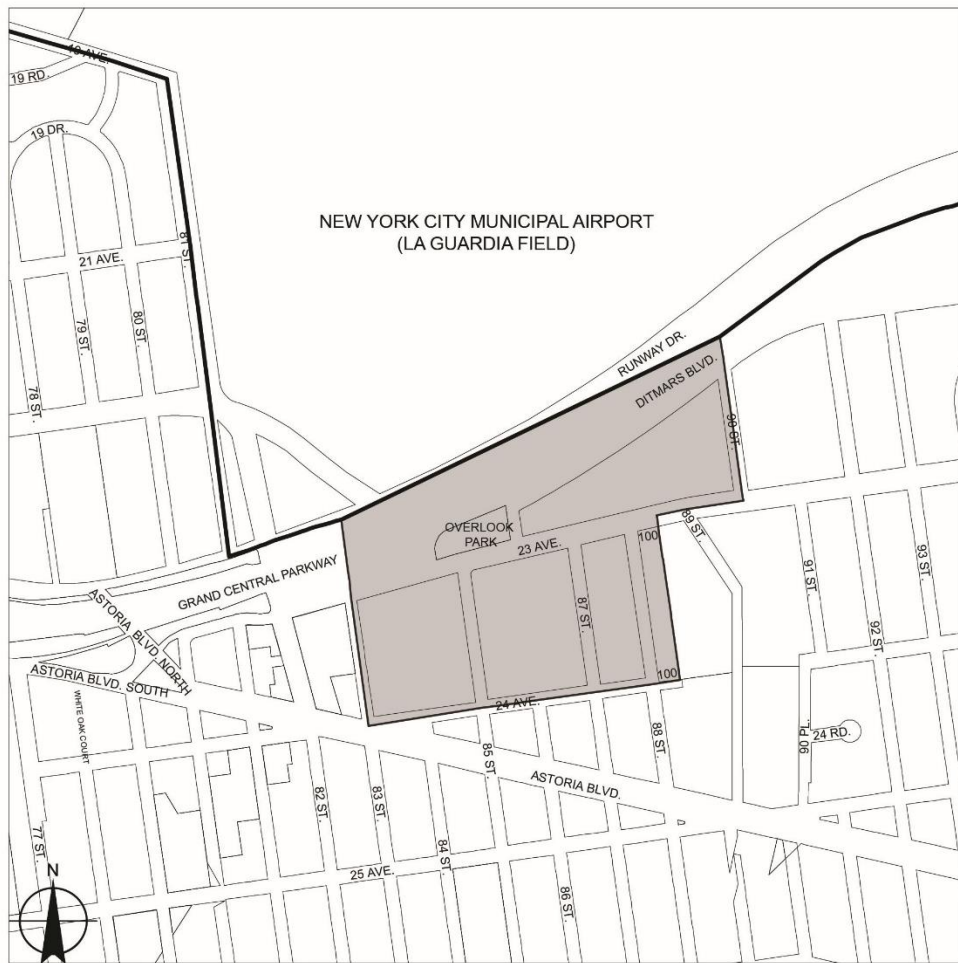
Queens



Exempt Area

[PROPOSED MAP]

Map 1 East Elmhurst/LGA

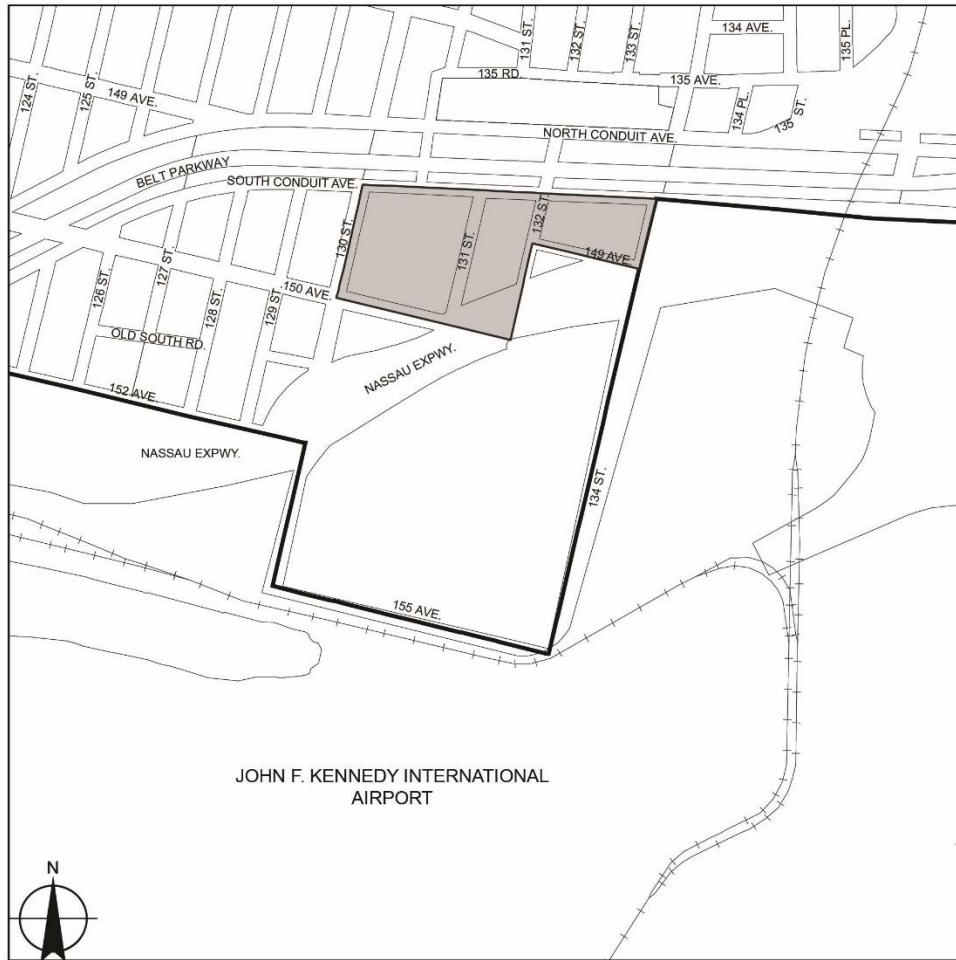


 Exempt Area

Portion of Community District 3, Borough of Queens

[PROPOSED MAP]

Map 1 Ozone Park/JFK

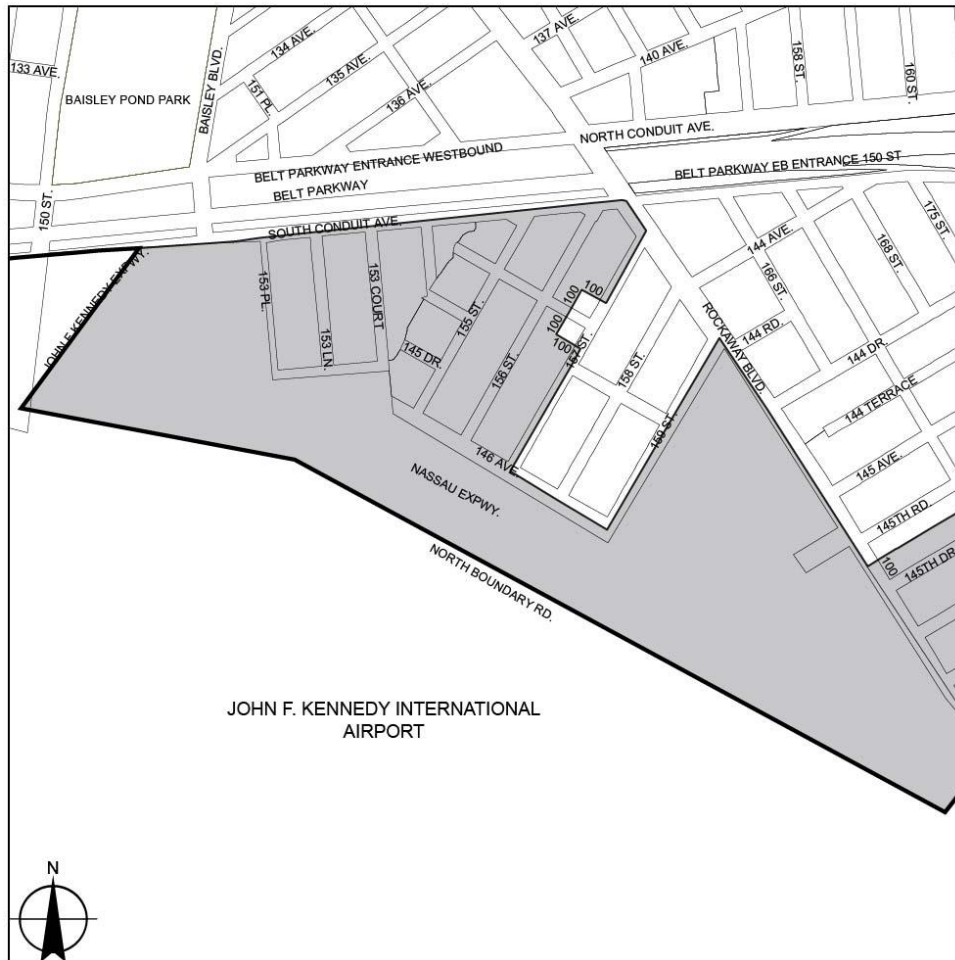


Exempt Area

Portion of Community District 10, Borough of Queens

[PROPOSED MAP]

Map 2 Springfield Gardens/JFK

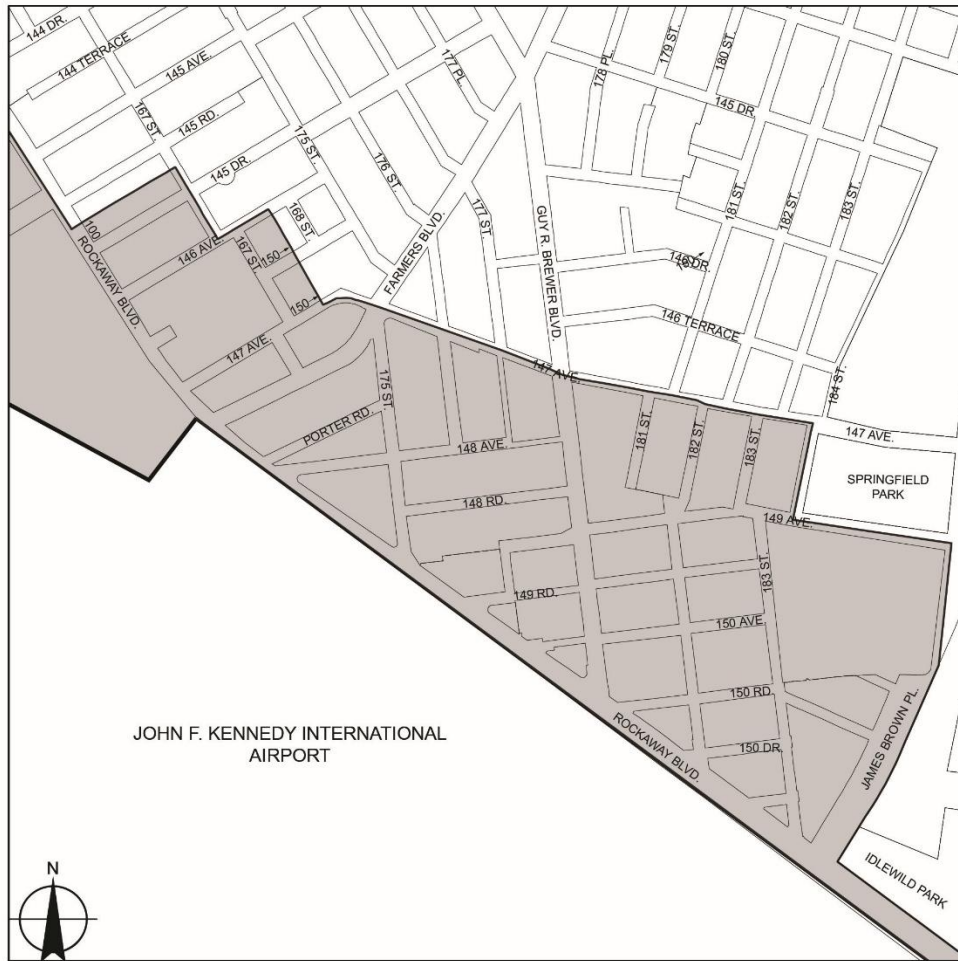


 Exempt Area

Portion of Community District 13, Borough of Queens

[PROPOSED MAP]

Map 3 Springfield Gardens/JFK

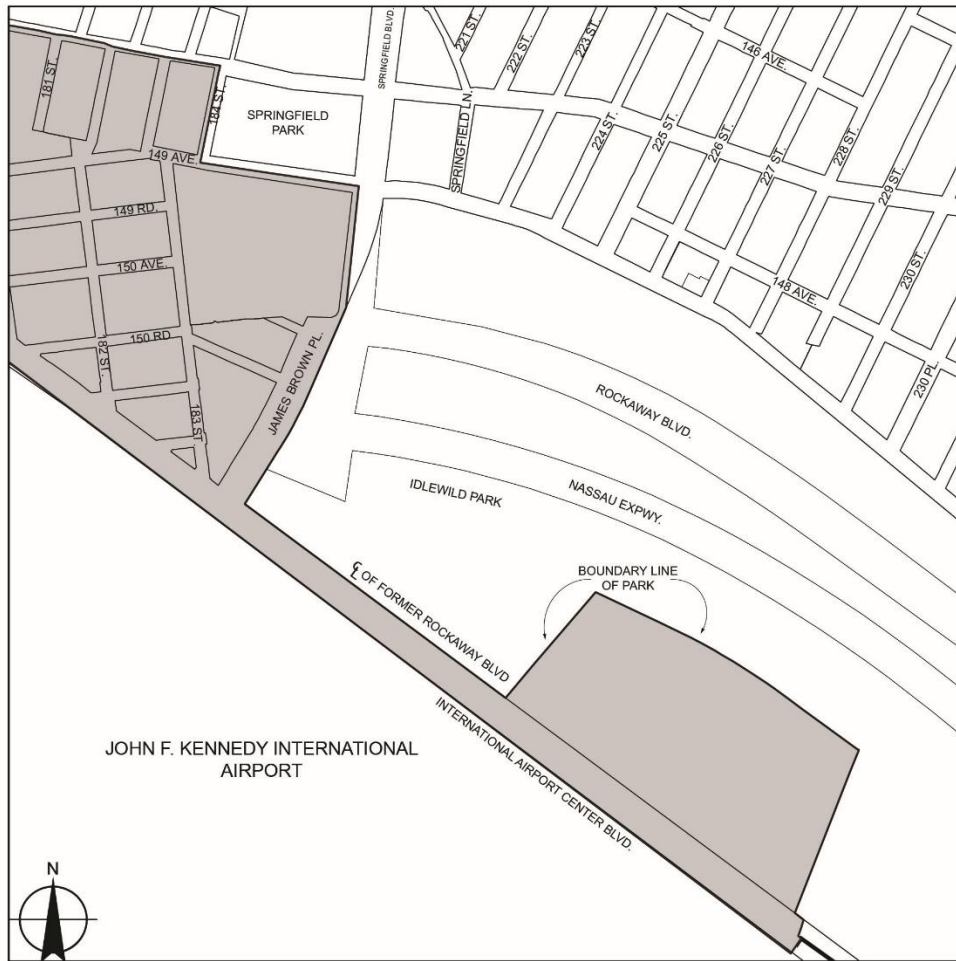


■ Exempt Area

Portion of Community District 13, Borough of Queens

[PROPOSED MAP]

Map 4 Springfield Gardens/JFK

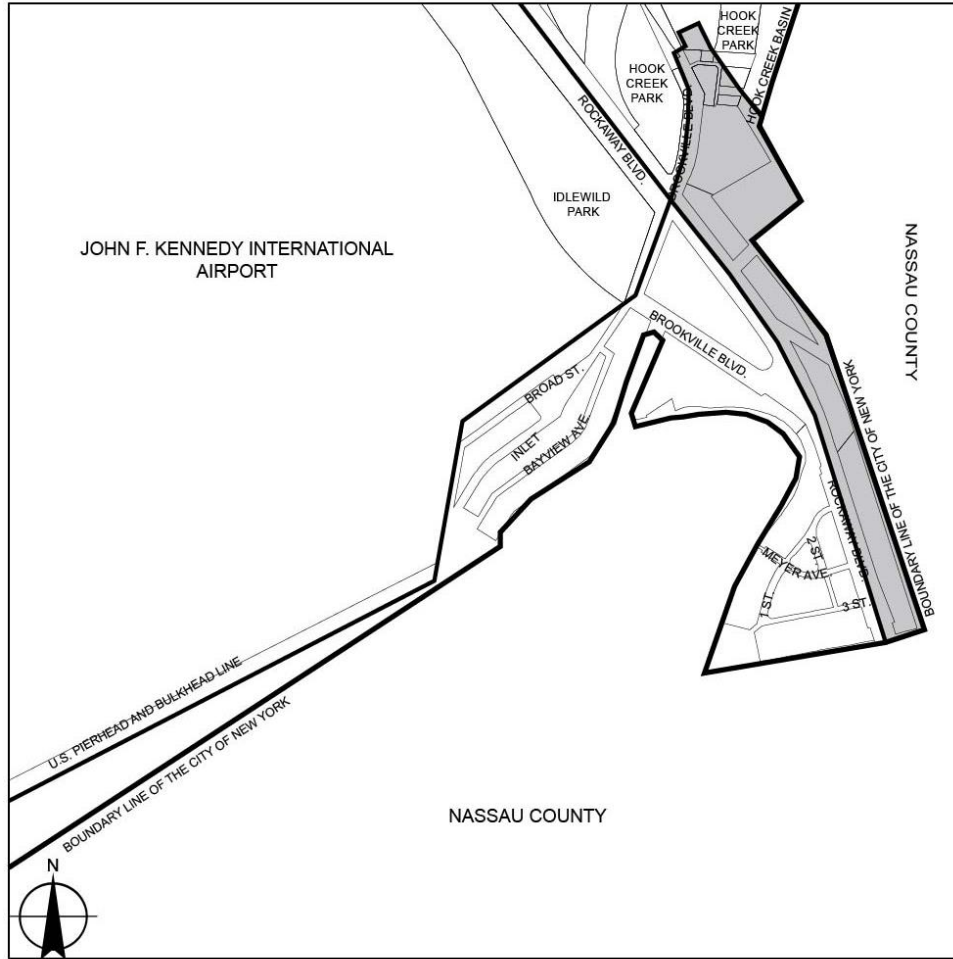


Exempt Area

Portion of Community District 13, Borough of Queens

[PROPOSED MAP]

Map 5 Meadowmere/JFK



■ Exempt Area

Portion of Community District 13, Borough of Queens

* * *

(On July 11, 2018, Cal. No. 17, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CITYWIDE

N 180349(A) ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article IV, Chapter 2 (Use Regulations), and related Sections, to create a special permit for new hotels, motels, tourist cabins and boatels in M1 Districts, and to establish APPENDIX K (Excluded Areas in M1 Districts).

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 IV
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 2
Use Regulations**

* * *

**42-10
USES PERMITTED AS-OF-RIGHT**

**42-11
Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B**

M1

Use Groups 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B as set forth in Sections 32-13, 32-14, 32-15, 32-16, 32-18 and 32-21.

Use Group 4A shall be limited to all health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health, ambulatory diagnostic or

treatment health care facilities, as listed in Section 22-14 (Use Group 4), and houses of worship. Such #uses# are not subject to the special permit provisions of Sections 42-32 and 74-921.

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be subject to the special provisions of Section 42-111 (Special provisions for hotels in M1 Districts). For the purposes of this Section, inclusive, #transient hotels# shall include #motels#, #tourist cabins# and #boatels#.

42-111 Special provisions for hotels in M1 Districts

In M1 Districts, #transient hotels# shall only be permitted by special permit of the City Planning Commission pursuant to Section 74-803 (Transient hotels within M1 Districts).

(c) Such special permit for #transient hotels# shall be applicable to:

(4) #development# of a #transient hotel#;

(5) a change of #use# or #conversion# to a #transient hotel#, or an #enlargement# of a #building# that, as of [date of adoption], did not contain such #use#; or

(6) #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more.

(d) Exclusions

A special permit shall not be required for a #transient hotel# operated for a public purpose by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying a public purpose.

In addition, a special permit pursuant to the provisions of Section 74-803 shall not be required for #developments#, #enlargements#, #extensions# or changes of #use# of #transient hotels# in:

- (4) the areas designated on the map in APPENDIX K (Excluded Areas in M1 Districts) of this Resolution;
- (5) a #Special Mixed Use District# or where any M1 District is paired with a #Residence District#; or
- (6) an M1 District that is subject to another special permit in this Resolution for such #use#, including, but not limited to, a special permit for a #transient hotel# applicable within a Special Purpose District.

Any #transient hotel# existing prior to [date of adoption] within an M1 District shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in paragraph (a) of this Section and subject to the applicable #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building# or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit in accordance with the provisions of Section 74-803. In addition, in the event a casualty damages or destroys a #transient hotel# within an M1 District that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

However, if on or before April 23, 2018, a building permit or a partial permit for a #development# was lawfully issued by the Department of Buildings, such construction, may be started or continued. In the event that construction has not been completed and a certificate of occupancy including a temporary certificate of occupancy, has not been issued by [date - three years after the effective date], the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332 (Extension of period to complete construction).

* * *

**42-30
USES PERMITTED BY SPECIAL PERMIT**

* * *

**42-32
By the City Planning Commission**

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

M1 M2 M3

Trade expositions, with rated capacity of more than 2,500 persons [PRC-D]

M1

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be subject to the special provisions of Section 42-111 (Special provisions for hotels in M1 Districts).

M1 M2 M3

#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#

M1

#Uses# listed in Use Group 4A Community Facilities, except ambulatory diagnostic or treatment health care facilities and houses of worship

Variety stores, with no limitation on #floor area# per establishment [PRC-B]

* In M1-1, M1-5A, M1-5B Districts and M1 Districts with a suffix “D,” indoor interactive entertainment facilities with eating and drinking are not permitted

** In the #Manhattan Core#, these #uses# are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article I, Chapter 6.

* * *

**ARTICLE VII
ADMINISTRATION**

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

* * *

74-80**TRANSIENT HOTELS****74-801****In R10H Districts**

In R10H Districts, the City Planning Commission may permit #transient hotels#. Where a #building# in existence on December 15, 1961, is located on a #zoning lot#, a substantial portion of which is located in an R10H District and the remainder in a #Commercial District#, the Commission may also permit the #conversion# of specified #floor area# within such #building# from #residential use# to #transient hotel use# without regard to the #floor area#, supplementary #use# or density regulations otherwise applicable in the #Commercial District#. The Commission may also allow any subsequent #conversion# of such specified #floor area# to and from #residential# or #transient hotel use# to occur without further Commission approval, subject to the conditions of the special permit.

As a condition precedent to the granting of such #use# or #bulk# modifications, the Commission shall find that such modifications will not impair the essential character of the #Residence District#.

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

74-802**In M1-6D Districts**

In M1-6D Districts, in areas that have not met the residential development goal set forth in paragraph (a) of Section 42-483 (Commercial uses), the City Planning Commission may permit #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with Section 42-481 (Residential use), provided the Commission finds that:

- (a) a sufficient development sites ~~are~~ is available in the area to meet the residential development goal; or
- (b) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# resulting from a #development# or #enlargement# is consistent with such character of the surrounding area.

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

74-803

Transient hotels within M1 Districts

In M1 Districts, pursuant to Section 42-111 (Special provisions for hotels in M1 Districts), #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that:

- (d) the site plan incorporates elements that are necessary to address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building#, the #building's# orientation and landscaping;
- (e) such #use# will not cause undue vehicular or pedestrian congestion on local #streets; and
- (f) such #use# will not impair the essential character or future use or development of the surrounding area.

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

* * *

APPENDIX K – Excluded Areas in M1 Districts

The boundaries of the excluded areas in M1 Districts are shown on the map in this APPENDIX.

[PROPOSED MAP]

Queens



* * *

(On July 11, 2018, Cal. No. 18, the Commission scheduled July 25, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, July 25, 2018, at 10:00 a.m., at the CPC Public Hearing Room, located at 120 Broadway, Lower Concourse in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above public hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). DCP proposes a zoning text amendment to establish a City Planning Commission special permit (the CPC special permit) for new hotel development in M1 districts citywide. The zoning text amendment would require a CPC special permit for transient accommodations including new hotels, motels, tourist cabins and boatels in all M1 districts except special mixed-use (MX) districts or paired light manufacturing/residential (M1/R) districts, or to M1 districts that include airport property and areas adjacent to airports that are predominantly non-residential. By introducing a CPC special permit, DCP proposes a case-by-case, site-specific review process to ensure that hotel development occurs only on appropriate sites, based on reasonable considerations regarding opportunities for the future siting of a permitted use on the site and the achievement of a balanced mix of uses and jobs in the area. The public hearing will also consider a modification to the zoning text amendment (ULURP No. N 180349(A) ZRY).

Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 6, 2018.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 18DCP042Y.

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 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 Lincoln's B Day	12 REVIEW SESSION	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 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	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 Hanukkah	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