

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, OCTOBER 31, 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 180083 ZMX	12	EAST 241 <sup>ST</sup> STREET REZONING	Scheduled to be Heard 11/14/18
2	N 180084 ZRX	12	" "	" "
3	C 180229 ZMK	3	895 BEDFORD AVENUE REZONING	" "
4	N 180230 ZRK	3	" "	" "
5	C 180439 ZSM	1	51 WHITE STREET	" "
6	C 180514 PQR	1	DOT STATEN ISLAND VEHICLE MAINTENANCE & REPAIR FACILITY	" "
7	N 180373 ZRM	4, 5	SPECIAL GARMENT CENTER TEXT AMENDMENT	Favorable Report Adopted
8	N 190002 ZAX	8	360 WEST 253 <sup>RD</sup> STREET-HUANG RESIDENCE	Authorization Approved
9	N 190003 ZAX	8	" "	" "
10	N 150209 RCR	3	OUTERBRIDGE COMMONS	Certification Approved
11	N 190022 RCR	3	76 EGAN AVENUE	" "
12	N 190024 RCR	3	145 WATERBURY AVENUE	" "
13	N 190006 RCR	3	115 CANTON AVENUE	" "
14	C 180347 ZMK	9	FRANKLIN AVENUE REZONING	Favorable Report Adopted
15	N 180348 ZRK	9	" "	" "
16	C 180485 HAK	16	MARCUS GARVEY VILLAGE	" "
17	C 180486 PCK	16	" "	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:													
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		7	8	9	10	11	12	13	14	15	16	17	18	19	20
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Allen P. Cappelli, Esq.	A														
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	AB	Y	Y	Y	Y	Y	Y	Y	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	AB	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	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Raj Rampershad, Commissioners	P	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB

MEETING ADJOURNED AT: 11:40 A.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, OCTOBER 31, 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	N 180487 ZRK	16	MARCUS GARVEY VILLAGE	Favorable Report Adopted
19	C 180488 ZSK	16	" "	" "
20	C 180489 ZMK	16	" "	" "
21	C 180490 ZSK	16	" "	" "
22	N 190020 ZAK	1	420 KENT AVENUE	Authorization Approved
23	N 190129 HIK	6	HANS CHRISTIAN KINDERGARTEN LANDMARK	Forward Report to City Council
24	N 190130 HIK	6	238 PRESIDENT STREET LANDMARK	" "
25	C 190026 HAX	6	4697 THIRD AVENUE	Hearing Closed
26	C 190064 HDM	6	WATERSIDE PLAZA	" "
27	C 190065 HUM	6	" "	" "
28	C 170492 ZMQ	10	100-03 NORTH CONDUIT AVENUE REZONING	" "
29	C 190061 PCR	3	OLMSTED-BEIL HOUSE PARK	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		21	22	23	24												
Marisa Lago, Chair	P	Y	Y	Y	Y												
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y												
Allen P. Cappelli, Esq.	A																
Alfred C. Cerullo, III	P	Y	Y	Y	Y												
Michelle R. De La Uz	P	Y	Y	Y	Y												
Joseph I. Douek	P	Y	Y	Y	Y												
Richard W. Eaddy	P	Y	Y	Y	Y												
Cheryl Cohen Efron	P	Y	Y	Y	Y												
Hope Knight	P	Y	Y	Y	Y												
Anna Hayes Levin	P	Y	Y	Y	Y												
Orlando Marin	P	Y	Y	Y	Y												
Larisa Ortiz	P	Y	Y	Y	Y												
Raj Rampershad, Commissioners	P	AB	AB	AB	AB												

MEETING ADJOURNED AT: 11:40 A.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, OCTOBER 31, 2018**

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



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

**[No. 20]**

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

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

**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**

**RAJ RAMPERSHAD, *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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**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 November 14, 2018.

C

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

**Signing up to speak:** Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar, is requested to fill out a speaker’s slip available at the staff desk outside the hearing chambers on the day of the hearing. Public officials will be given speaking priority. The first five speakers in favor will be heard and given the opportunity to conclude their testimony before the next five speakers in opposition are heard. The hearing will proceed in this manner until all speakers present have had an opportunity to be heard.

**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) \_\_\_\_\_

**OCTOBER 31, 2018**

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**APPROVAL OF THE MINUTES OF the Public Meeting of October 17, 2018**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, NOVEMBER 14, 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**

**Nos. 1 & 2**

***EAST 241<sup>ST</sup> STREET REZONING***

**No. 1**

**CD 12**

**C 180083 ZMX**

**IN THE MATTER OF** an application submitted by Enclave on 241st LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 2a:

1. changing from an M1-1 District to an R7D District property bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road; and
2. establishing within the proposed R7D District a C2-4 District bounded by East 241<sup>st</sup> Street, Furman Avenue, East 240<sup>th</sup> Street and White Plains Road;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of the CEQR Declaration E-484.

**Resolution for adoption scheduling November 14, 2018 for a public hearing.**

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**No. 2**

**CD 12**

**N 180084 ZRX**

**IN THE MATTER OF** an application submitted by Enclave on 241st, 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 Housing Inclusionary area, and to APPENDIX I to extend Transit Zone 1.

Matter underlined is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**THE BRONX**

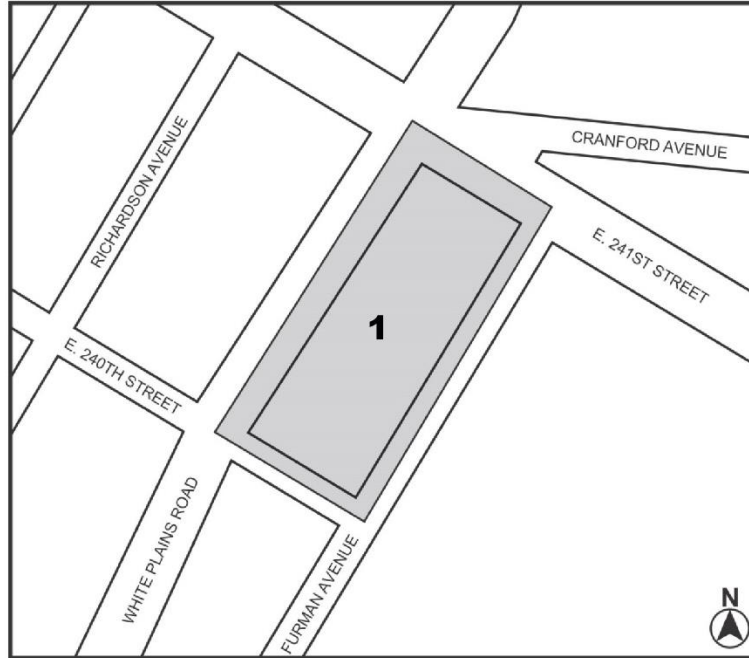
\* \* \*


**Bronx Community District 12**

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 12, The Bronx

\* \* \*

**APPENDIX I**

**Transit Zone**

\* \* \*

[EXISTING MAP]



[PROPOSED MAP]

Proposed Transit Zone Map 1



\* \* \*

**Resolution for adoption scheduling November 14, 2018 for a public hearing.**



**BOROUGH OF BROOKLYN**

**Nos. 3 & 4**

***895 BEDFORD AVENUE REZONING***

**No. 3**

**CD 3**

**C 180229 ZMK**

**IN THE MATTER OF** an application submitted by 895 Bedford Avenue Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 17a:

1. changing from an M1-2 District to an R7A District property bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue and Bedford Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue, and Bedford Avenue;

Borough of Brooklyn, Community District 3, as shown on a diagram (for illustrative purposes only) dated August 24, 2018, and subject to the conditions of CEQR Declaration E-491.

**Resolution for adoption scheduling November 14, 2018 for a public hearing.**

---

**No. 4**

**CD 3**

**N 180230 ZRK**

**IN THE MATTER OF** an application submitted by 895 Bedford Avenue Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, 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**

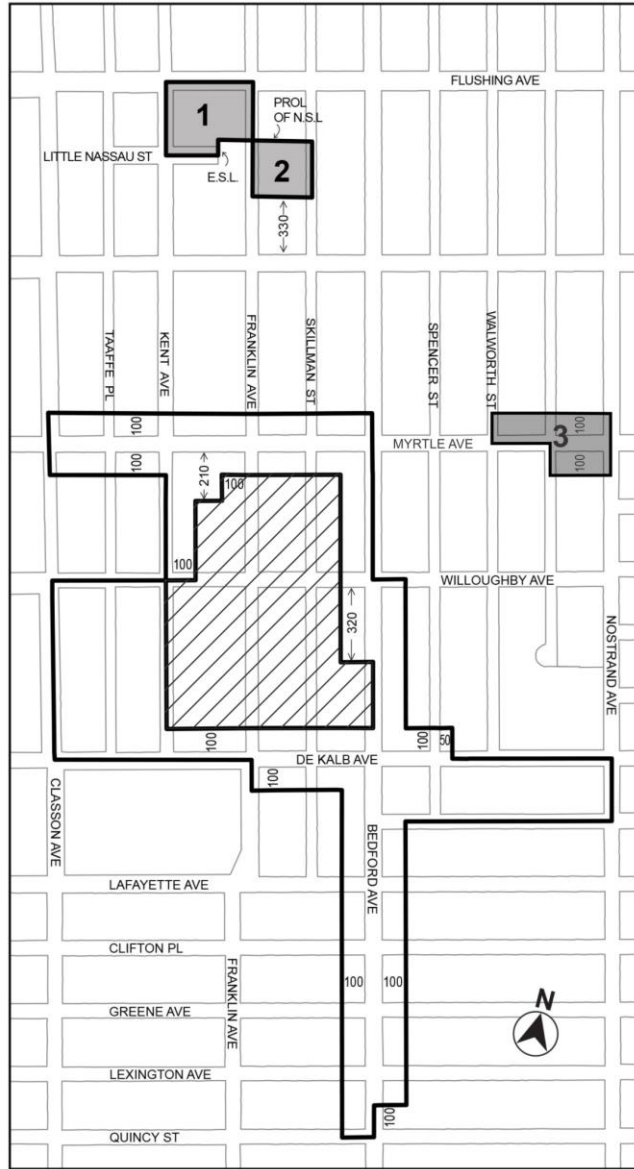
\* \* \*




**Brooklyn Community District 3**

\* \* \*

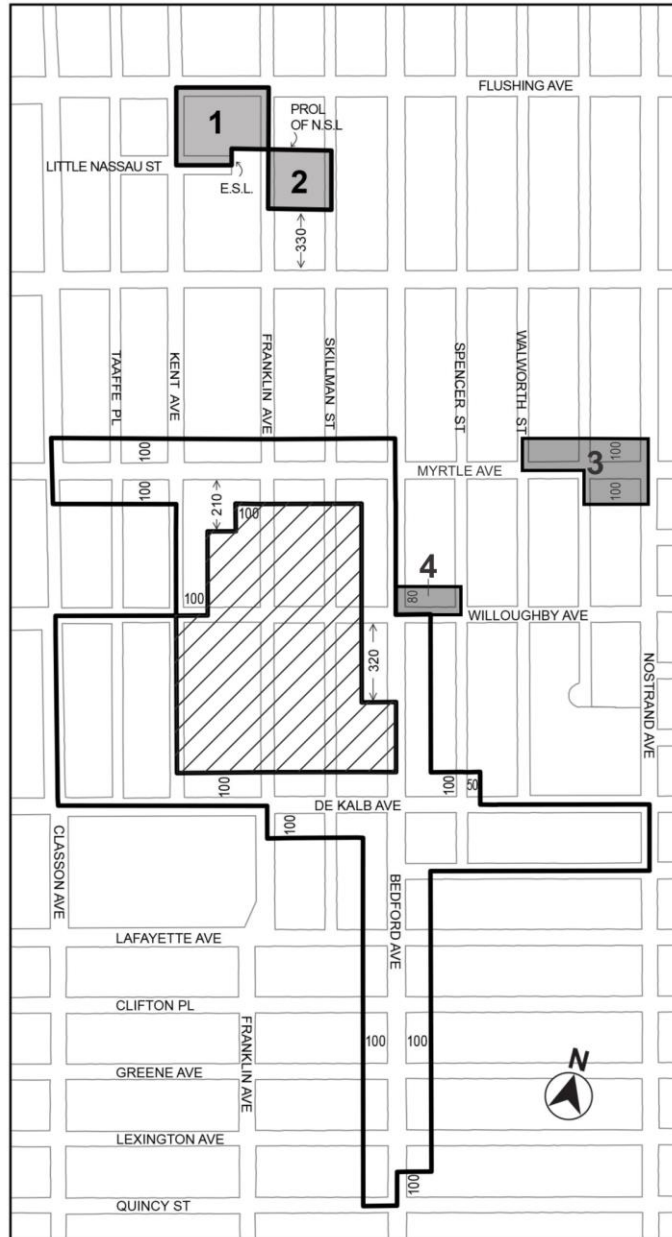
Map 3 - [date of adoption]

[EXISTING MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing Area (MIHA) *see Section 23-154(d)(3)*
- 1** Area 1 -5/10/17 - MIH Program Option 1, Option 2 and Workforce Option
- 2** Area 2 -5/10/17 - MIH Program Option 1 and Option 2
- 3** Area 3 11/30/17 - MIH Program Option 1
-  Excluded Area

[PROPOSED MAP]





- Inclusionary Housing Designated Area
- Mandatory Inclusionary Housing Area (MIHA) *see Section 23-154(d)(3)*
- 1** Area 1 -5/10/17 - MIH Program Option 1, Option 2 and Workforce Option
- 2** Area 2 -5/10/17 - MIH Program Option 1 and Option 2
- 3** Area 3 11/30/17 - MIH Program Option 1
- 4** Area 4 -[date of adoption] - MIH Program Option 1 and Option 2
- Excluded Area

Portion of Community District 3, Brooklyn

\* \* \*

**Resolution for adoption scheduling November 14, 2018 for a public hearing.**



**BOROUGH OF MANHATTAN**

**No. 5**

***51 WHITE STREET***

**CD 1**

**C 180439 ZSM**

**IN THE MATTER OF** an application submitted by 51 White Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height and setback requirements of Section 23-662 (Maximum height of buildings and setback regulations) and Section 23-692 (Height limitations for narrow buildings or enlargements), the inner court requirements of Section 23-85 (Inner Court Regulations) and the minimum distance between legally required windows and walls or lot lines requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines), to facilitate the vertical enlargement of an existing 5-story building, on property located at 51 White Street (Block 175, Lot 24), in a C6-2A District, within the Tribeca East 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, NY 10271.

**Resolution for adoption scheduling November 14, 2018 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 6**

***DOT STATEN ISLAND VEHICLE MAINTENANCE & REPAIR FACILITY***

**CD 1**

**C 180514 PQR**

**IN THE MATTER OF** an application submitted by the Department of Transportation 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 1893 Richmond Terrace (Block 185, Lot 501) for a vehicle maintenance and repair facility.

**Resolution for adoption scheduling November 14, 2018 for a public hearing.**

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**II. REPORTS**



**BOROUGH OF MANHATTAN**

**No. 7**

***SPECIAL GARMENT CENTER TEXT AMENDMENT***

**CDs 4, 5**

**N 180373 ZRM**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning 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 XII, Chapter 1 (Special Garment Center 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 IX  
SPECIAL PURPOSE DISTRICTS**

**Chapter 3  
Special Hudson Yards District**

\* \* \*

**93-01  
Definitions**

\* \* \*

**Hudson Yards Redevelopment Area**

The “Hudson Yards Redevelopment Area” shall be the areas within the #Special Hudson Yards District#, ~~Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the

westerly prolongation of the southern #street line# of West 29th Street to the U.S. Pierhead Line, and the southern #street line# of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of West 33rd Street shall not be included in the #Hudson Yards Redevelopment Area#, except for any portion of such #blocks# containing a transit easement for subway-related use. Furthermore, the #Hudson Yards Redevelopment Area# shall not include any underground connections from a subway station to any #use# located on such excluded #blocks# or between any such #uses#.

\* \* \*

**93-23  
Modifications of Inclusionary Housing Program**

Subdistrict C (34th Street Corridor) and Subareas D1 and D2 of Subdistrict D (Hell’s Kitchen) of the #Special Hudson Yards District# and ~~Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#, shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS) for the purpose of making the Inclusionary Housing Program regulations of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified within the Special Districts. The underlying provisions of Sections 23-154 and 23-90 shall only be applicable in Subdistrict F as modified by Section 93-233 (Floor area increase for affordable housing in Subdistrict F).

\* \* \*

**93-232  
Floor area increase in Subdistricts B, C, D and E, and ~~Preservation Area P-2~~ Special Garment Center District Subdistrict A-2**

Within Subdistricts B, C, D and E, and ~~Preservation Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#, the provisions of Section 23-154 (Inclusionary Housing) shall not apply. In lieu thereof, the #floor area# compensation provisions of this Section shall apply. In accordance with the provisions set forth in Section 93-22 (Floor Area Regulations in Subdistricts B, C, D, E and F) or 121-31 (Maximum Permitted Floor Area), the maximum permitted #residential floor area ratio# on a #zoning lot# with #developments# or #enlargements# that provide #affordable housing# pursuant to the Inclusionary Housing Program may be increased, as follows:

\* \* \*

**93-31  
District Improvement Fund Bonus**

In ~~Area P-2~~ Subdistrict A-2 of the #Special Garment Center District# and in the #Special Hudson

Yards District#, except in Subdistrict F, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21, 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

\* \* \*

**93-80  
OFF-STREET PARKING REGULATIONS**

\* \* \*

**93-81  
Definitions**

Hudson Yards parking regulations applicability area

The “Hudson Yards parking regulations applicability area” is comprised of Subdistricts A, B, C, D and E of the #Special Hudson Yards District#, the 42nd Street Perimeter Area of the #Special Clinton District# and ~~Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#.

\* \* \*

**93-90  
HARASSMENT**

(a) Definitions

(1) Anti-harassment area

“Anti-harassment area” shall mean the #Special Hudson Yards District# and ~~Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#.

\* \* \*

**93-91  
Demolition**

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90 (HARASSMENT), paragraph (a)(14), located within

Subareas D4 or D5 in the Hell’s Kitchen Subdistrict D or within ~~Preservation Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within ~~Preservation Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#, where such partial demolition would decrease the amount of #residential floor area# in such #multiple dwelling# by 20 percent or more, unless:

\* \* \*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Garment Center District**

**121-00  
GENERAL PURPOSES**

The “Special Garment Center District” established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes, to:

- (a) retain adequate wage and job-producing industries within the Garment Center;
- (b) ~~to preserve~~ provide an opportunity for apparel production and showroom space in ~~designated areas of~~ the Garment Center;
- (c) ~~to limit conversion of manufacturing space to office use in designated areas of the Garment Center;~~  
to preserve a variety of types of space for a diversity of businesses that service the Garment Center and the City;
- (d) ~~to~~ recognize the unique character of the western edge of the Special District as integral to the adjacent Special Hudson Yards District;
- (e) ~~to~~ establish an appropriate urban scale and visual character ~~for wide streets~~ within the Garment Center; and

- (f) to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

## **121-01**

### **General Provisions**

~~In harmony with the general purposes of the #Special Garment Center District# the signage requirements of this Chapter shall apply to any #development#, #enlargement#, alteration, #extension#, #conversion# or change of #use#. The #use# regulations of this Chapter shall apply to any #conversion#, change of #use# and #extension#. Special #bulk# regulations apply within Preservation Area P-2. Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect.~~

The provisions of this Chapter shall apply within the #Special Garment Center District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

## **121-02**

### **District Plan (Appendix A)**

~~The District Plan (Appendix A) for the #Special Garment Center District# shows Preservation Areas, indicated by "P-1" and "P-2." Appendix A is hereby incorporated as an integral part of the provisions of this Chapter.~~

The regulations of this Chapter are designed to implement the #Special Garment Center District# Plan. The District Plan includes the following map:

#### Special Garment Center District and Subdistricts

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

## **121-03**

### **Subdistricts**

In order to carry out the purposes and provisions of this Chapter, two Subdistricts are established within the #Special Garment Center District#: Subdistrict A-1 and Subdistrict A-2. The location

of the Subdistricts are shown on the map (Special Garment Center District and Subdistricts) in Appendix A of this Chapter.

## **121-10**

### **PRESERVATION AREA SPECIAL USE REGULATIONS**

The #use# regulations of the applicable underlying district shall apply except as set forth in this Section.

## **121-11**

### **Special Use Regulations Transient hotels**

- (a) ~~In Preservation Area P-1, permitted uses are listed in Use Groups A and B, as set forth in Sections 121-111 and 121-112. In addition, a change of #use# to a Use Group 6B #use# is permitted, subject to the #floor area# preservation requirements of Section 121-113 (Floor area preservation).~~
- (b) ~~In Preservation Area P-2, for #buildings# with less than 70,000 square feet of #floor area# on January 19, 2005, the underlying #use# regulations shall apply, except that the provisions of Sections 15-20 through 15-215, inclusive, shall not apply. In lieu thereof, the provisions of Section 15-10 through 15-13, inclusive, shall apply to the #conversion# to #dwelling units# of #non-residential buildings#.~~
- (c) ~~In Preservation Area P-2, for #buildings# with 70,000 square feet or more of #floor area# existing on January 19, 2005, permitted #uses# are listed in Use Groups A and B, as set forth in Sections 121-111 and 121-112. In addition, a change to any #use# permitted by the underlying #use# regulations is permitted subject to the #floor area# preservation requirements of Section 121-113. For portions of such #buildings converted# to #dwelling units#, the provisions of Sections 15-20 through 15-215, inclusive, shall not apply. In lieu thereof, the provisions of Section 15-10 through 15-13, inclusive, shall apply to such #conversions#. Such #floor area# preservation requirements may be waived by authorization of the City Planning Commission pursuant to Section 121-13.~~
- (d) ~~In Preservation Area P-2, any #development# or #enlargement# that includes Use Group 6B offices #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).~~

In the #Special Garment Center District#, #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 pursuant to Section 121-70 (Special Permit for Transient Hotels).



However, 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.

Any #transient hotel# existing prior to [date of adoption] within the #Special Garment Center#, shall be considered a conforming #use#. Any #enlargement# or #extension# of such existing conforming #use# shall not require a special permit. In the event a casualty damages or destroys a #building# within the #Special Garment Center District# that was used as a #transient hotel# as of [date of adoption], such #building# may be reconstructed and continue as a #transient hotel# without obtaining a special permit, provided the #floor area# of such reconstructed #building# does not exceed the #floor area# permitted pursuant to the provisions of Section 121-31 (Maximum Permitted Floor Area Within Subdistrict A-1) or Section 121-41 (Maximum Permitted Floor Area Within Subdistrict A-2), as applicable.

## **121-111**

### **Use Group A**

~~Changes of #use# to Use Group A #uses# are exempt from the #floor area# preservation requirements of Section 121-113. In Preservation Area P-1, in the case of a change of #use# of #floor area# to a Use Group 6B #use#, Use Group A #uses# may not be used to satisfy the preservation requirement. In Preservation Area P-2, in the case of a change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations, Use Group A #uses# may not be used to satisfy the preservation requirement.~~

~~In Use Group 6A:~~

~~All #uses#~~

~~In Use Group 6C:~~

~~All #uses# except loan offices, telegraph offices and travel bureaus~~

~~In Use Group 6D:~~

~~All #uses#~~

~~In Use Group 9A:~~

~~Blueprinting or photostatting establishments~~

~~Musical instrument repair shops~~

~~Printing establishments, limited to 2,500 square feet of #floor area# per establishment for production~~

~~Typewriter or other small business machine sales, rentals or repairs~~

~~In Use Group 12B:~~

~~All #uses#~~

~~Additional #uses#:~~

~~#Accessory uses#~~

~~Automobile rental establishments~~

~~#Public parking lots# and #public parking garages#, pursuant to the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core)~~

~~Wholesale establishments, with a minimum of 15 percent of #accessory# storage~~

~~Wholesale showrooms~~

**121-112**

**Use Group B**

~~Changes of #use# to Use Group B #uses# are exempt from the #floor area# preservation requirements of Section 121-113. In Preservation Area P-1, in the case of a change of #use# of #floor area# to a Use Group 6B #use#, only Use Group B #uses# may be used to satisfy the #floor area# preservation requirements. In Preservation Area P-2, in the case of a change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations, only Use Group B #uses#, and #uses# in Use Group 6A and 6C may be used to satisfy the preservation requirement.~~

~~In Use Group 11A:~~

~~Art needlework, hand weaving or tapestries~~

~~Books, hand binding or tooling~~

~~Ceramic products, custom manufacturing~~

~~Clothing, custom manufacturing or altering for retail~~

~~Hair products, custom manufacturing~~

~~Jewelry manufacturing from precious metals~~

~~In Use Group 16A:~~

~~Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units~~

~~Tool, die, or pattern making establishments or similar small machine shops~~

~~In Use Group 16D:~~

~~Packing or crating establishments~~

~~Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment~~

~~Warehouses~~

~~In Use Group 17B:~~

~~All #uses#~~

~~Additional #Uses#:~~

~~#Accessory uses#~~

**121-113**

**Floor area preservation**

~~In Preservation Area P-1, the change of #use# of #floor area# to Use Group 6B #use# after March 26, 1987, and, in Preservation Area P-2, for #buildings# with 70,000 square feet or more of #floor area# existing on January 19, 2005, the change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations is permitted only by certification of the Chairperson of the City Planning Commission that #floor area# has been preserved subject to the provisions of Section 121-115 (Certification and other requirements of preservation and conversion) for #uses# specified in Section 121-112 (Use Group B).~~

~~The amount of #floor area# to be preserved shall be equal to the amount of #floor area# changed to a Use Group 6B #use# or any #use# permitted by the underlying #use# regulations, as~~

applicable. Such #floor area# may be preserved in the same #building# or in any other comparable #building# in Preservation Areas P-1 or P-2, subject to the provisions of Section 121-114 (Comparability).

#Floor area# may not be preserved on portions of floors. If the #floor area# to be preserved includes a fraction of a floor, the next highest number of full floors must be preserved for a permitted #use# in Use Group B. At the time of such change of #use#, #floor area# to be preserved must either be vacant or occupied by a #use# in Use Group B.

**121-114  
Comparability**

Where the #floor area# to be preserved is not located within the same #building# where the #use# will be changed, such #floor area# must be comparable to #floor area# in the #building# where the #use# will be changed. Comparability, shown by an affidavit from a professional engineer or a registered architect, licensed under the laws of the State of New York, shall exist where the #floor area# to be preserved meets the following criteria:

- (a) Elevators: Load and number
  - (1) Load

Each elevator shall have a minimum load of 2,000 pounds. The total load of all elevators servicing the #floor area# to be preserved shall be in accordance with the following ratio:

Total load	is greater than or equal to 90% of	Total load
Gross #floor area# of #building# to be preserved		Gross #floor area# of #building# that will be occupied by the change of #use#

- (2) Number

There shall be a minimum of two elevators. The number of elevators servicing the #floor area# to be preserved shall be in accordance with the following ratio:

Number of elevators	is greater than or equal to 90% of	Number of elevators
Gross #floor area# of		Gross #floor area# of #building# that will be

---

~~#building# to be preserved~~

---

occupied by the change of  
~~#use#~~

~~Notwithstanding the above, where there is only one elevator servicing the #floor area# to be occupied by the change of #use#, there may be one elevator servicing the #floor area# to be preserved if the following exist:~~

- ~~(i) the #floor area# to be serviced by the elevator in the #building# to be preserved does not exceed the #floor area# serviced by the elevator in the #building# to be occupied by the change of #use# by more than 10 percent; and~~
- ~~(ii) the ratio of the volume of the elevator servicing the #floor area# to be preserved to the #floor area# to be preserved is at least 90 percent of the ratio of the volume of the elevator servicing the #floor area# to be occupied by the change of #use# to the #floor area# to be occupied by the change of #use#. If the number of elevators required pursuant to the above ratio includes a fraction of an elevator, this fraction shall be rounded to the nearest whole number.~~

(b) Floor load

~~The floors shall have a minimum live load capacity of 100 pounds per square foot (100 psf).~~

(c) Size of floors

~~The #floor area# shall be located on floors of not less than 3,000 square feet or 50 percent of the size of the floors in the #building# to be occupied by the change of #use#, whichever is greater. #Floor area# may not be preserved on portions of floors.~~

(d) Loading facilities

~~The loading facilities shall be at least equal in number to those in the #building# to be occupied by the change of #use#. In addition, if such #building# has an off-street loading dock, the #building# containing the #floor area# to be preserved must have such off-street loading facilities.~~

(e) Column spacing

~~There shall be a minimum distance between columns of 16 feet, measured on center. In addition, the average distance between columns shall not be less than 90 percent of the average distance between columns in the #building# to be occupied by the change of #use#.~~

(f) Height of #stories#

~~The #stories# shall have an average minimum height of ten feet.~~

**121-115****Certification and other requirements of preservation and conversion**

- (a) ~~Prior to the issuance of an alteration permit for the change of #use# of #floor area# to Use Group 6B #use# in Preservation Area P-1, or the change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations in Preservation Area P-2, the Chairperson of the City Planning Commission shall certify compliance with the requirements of Section 121-113 (Floor area preservation), upon proof of a legal commitment to preserve and maintain the required #floor area# for a permitted #use# in Use Group B. Such legal commitment shall be executed by all parties having any interest in the #floor area# to be preserved as shown by a certificate issued by a title insurance company licensed to do business in the State of New York showing all such parties in interest.~~

~~A "party in interest" in the tract of land shall include only (W) the fee owner thereof, (X) the holder of any enforceable recorded interest superior to that of the fee owner and which could~~

~~result in such holder obtaining possession of all or substantially all of such tract of land, (Y) the holder of any enforceable recorded interest in all or substantially all of such tract of land which would be adversely affected by the preservation as required herein, and (Z) the holder of any unrecorded interest in all or substantially all of such tract of land which would be superior to and adversely affected by the preservation required herein and which would be disclosed by a physical inspection of the tract of land.~~

~~A copy of the legal commitment required herein shall be recorded in the Conveyances Section of the Office of the City Register of New York County upon certification.~~

- (b) ~~The amount of #floor area# required to be preserved in any #building# pursuant to Section 121-113 shall not be reduced by the existence of a previously issued legal commitment for preservation on a portion of the #floor area# in the #building#.~~
- (c) ~~If any #floor area# to be preserved for a #use# in Use Group B pursuant to Section 121-113 is damaged, destroyed or becomes unusable, it shall be repaired or reconstructed only in accordance with the conditions and restrictions set forth in the certification granted by the City Planning Commission and the legal commitment constituting part of such certification. Failure to comply with any other conditions and restrictions or failure to rebuild such preserved #floor area# set forth above shall constitute a violation of the certification and may constitute a basis for denial or revocation of the building permit or certificate of occupancy issued for the #building# containing preserved #floor area#.~~

**121-12****Conditions for Application of Preservation Area Regulations to Entire Zoning Lot C6-4M Districts in Subdistrict A-2**

~~For the purposes of this Chapter, the provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) are hereby made inapplicable. In lieu thereof, #zoning lots# existing on March 26, 1987, divided by the boundary of the Preservation Area as shown in Appendix A shall be subject to the #use# regulations applicable to the district in which more than 50 percent of the #lot area# is located. However, #zoning lots# fronting on a #wide street# shall not be subject to the preservation requirements of this Chapter.~~

In the C6-4M District located within Subdistrict A-2, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

- (a) for #buildings# with less than 70,000 square feet of #floor area#, the provisions of Section 15-20 (REGULATIONS GOVERNING RESIDENTIAL CONVERSIONS WITHIN EXISTING BUILDINGS IN C6-2M, C6-4M, M1-5M AND M1-6M DISTRICTS), inclusive, shall not apply to the #conversion# of non-#residential floor area# to #residences#. In lieu thereof, Section 15-10 (REGULATIONS GOVERNING RESIDENTIAL CONVERSIONS WITHIN EXISTING BUILDINGS IN RESIDENCE AND COMMERCIAL DISTRICTS, EXCEPT C6-2M AND C6-4M DISTRICTS), inclusive, shall apply; and
- (b) for #buildings# with 70,000 square feet or more of #floor area#, the #conversion# of non-#residential floor area# to #residences#, or to college or school student dormitories and fraternity or sorority student houses shall not be permitted.
- (c) the following #uses# and #uses accessory# to such #uses# shall be allowed:

(1) From Use Group 16A:

Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units

Tool, die or pattern making establishments or similar small machine shops

(2) From Use Group 16D:

Packing or crating establishments

Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment

Warehouses

Wholesale establishments, with no limitation on #accessory# storage

(3) From Use Group 17B:

All #uses#

### 121-13

#### Authorization for Waiver of Floor Area Preservation Requirements M1-6 District in Subdistrict

##### A-1

In Preservation Area P-2, for #buildings# with 70,000 square feet or more of #floor area# existing on January 19, 2005, the City Planning Commission may authorize the #conversion# or change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations without complying with the #floor area# preservation requirements set forth in Section 121-113, provided the Commission finds that:

- (a) the #floor area# to be occupied by the change of #use# has not been occupied by any #manufacturing#, wholesale or showroom #use# for a period of at least three years prior to the date that a complete application has been filed with the Department of City Planning;
- (b) the #conversion# or change of #use# will not harm the commercial and manufacturing sectors of the City's economy;
- (c) the #conversion# or change of #use# will not harm the commercial and manufacturing character of the surrounding area;
- (d) the process of #conversion# or a change of #use# will not unduly burden #commercial# and #manufacturing uses# in the #building#; and
- (e) the neighborhood in which the #conversion# or change of #use# is taking place will not be excessively burdened by increased #residential# activity.

In the M1-6 District located within Subdistrict A-1, #uses# listed in Use Group 18 shall not be permitted.



## 121-20 SIGN REGULATIONS

The following provisions apply on ~~#wide streets#~~ within the ~~#Special Garment Center District#~~:

- (a) ~~no #sign# shall project across the #street line# of a #wide street# more than 18 inches for double or multifaceted #signs# or 12 inches for other #signs#;~~
- (b) ~~no canopies, marquees, or awnings shall be permitted on the exterior of any #building# with the exception of theaters or hotels;~~
- (c) ~~where a permit is issued by the Department of Highways for the temporary display of banners/pennants across a #street# (or sidewalk) such banners/pennants shall be removed after 30 days of the issuance of the permit; and~~
- (d) ~~no banners or pennants shall be permanently displayed from the exterior of any #building# unless the design of such banners or pennants has been approved by the Mayor's Fashion Industry Advisory Council.~~

For the purpose of this Section, any ~~#signs#~~ including canopies, marquees, awnings, banners or pennants which do not conform to the above regulations may be continued for one year after March 26, 1987, provided that after expiration of that period such ~~#non-conforming signs#~~, including canopies, marquees, awnings, banners or pennants shall terminate.

In the #Special Garment Center District#, all #signs# shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, in Subdistrict A-2, #flashing signs# shall not be permitted.

## 121-30 SPECIAL BULK REGULATIONS ~~WITHIN PRESERVATION AREA P-2~~ WITHIN SUBDISTRICT A-1

The following special ~~#bulk#~~ regulations shall apply within ~~Preservation Area P-2~~ Subdistrict A-1, as shown on the map in Appendix A of this Chapter.

## 121-31 Maximum Permitted Floor Area Within Subdistrict A-1

The basic maximum ~~#floor area ratio#~~ of a ~~#zoning lot#~~ containing ~~#non-residential buildings#~~ shall be 10.0 and may be increased to a maximum ~~#floor area ratio#~~ of 12.0 only pursuant to Section 93-31 (District Improvement Fund Bonus). Such ~~#zoning lot#~~ may also contain ~~#residences#~~ within ~~#buildings#~~ existing on January 19, 2005, provided that such ~~#buildings#~~ are not ~~#enlarged#~~ after such date. For ~~#zoning lots#~~ containing ~~#residences#~~ within a ~~#building#~~ that is ~~#developed#~~ or ~~#enlarged#~~ on or after January 19, 2005, the basic maximum ~~#floor area ratio#~~

shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5, pursuant to Section 93-31, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23, provided that for every five square feet of #floor area# increase pursuant to Section 93-31, there is a #floor area# increase of six square feet pursuant to Section 23-90, as modified by Section 93-23, inclusive. The maximum #residential floor area ratio# shall be 12.0.

For the #conversion# to #dwelling units# of #non-residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

The basic maximum #floor area ratio# of a #zoning lot# shall be as specified for the underlying district in Section 43-12 (Maximum Floor Area Ratio) and may be increased only pursuant to Section 43-13 (Floor Area Bonus for Public Plazas). No #public plaza#, or any part thereof, shall be permitted on or within 100 feet of a #wide street#. The provisions of Section 43-14 (Floor Area Bonus for Arcades) shall not apply.

## 121-32

### Height of Street Walls and Maximum Building Height Within Subdistrict A-1

In Subdistrict A-1, the underlying height and setback regulations set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks) and 43-44 (Alternate Front Setbacks) shall not apply. In lieu thereof, the following provisions shall apply:

(a) Height of #street walls# #Street wall# location

~~The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings# to remain. Such #street wall# shall rise without setback to a minimum base height of 80 feet and a maximum base height of 90 feet. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.~~

~~For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:~~

- ~~(1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#; or~~
- ~~(2) where the height of an adjacent #street wall# fronting on the same #street line# is less~~

than 60 feet, the ~~#street wall#~~ of the new or ~~#enlarged building#~~ may rise without setback to a minimum ~~#street wall#~~ height of 60 feet.

The ~~#street wall#~~ of any ~~#building#~~ may rise to a height less than the minimum base height required pursuant to this paragraph, (a), provided that no ~~#building#~~ on the ~~#zoning lot#~~ exceeds such height, except where such ~~#building#~~ is located on a ~~#zoning lot#~~ with multiple ~~#buildings#~~, one or more of which is ~~#developed#~~, ~~#enlarged#~~ or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph, (a).

The ~~#street wall#~~ of any ~~#building#~~ shall be located on the ~~#street line#~~ and extend along the entire ~~#street#~~ frontage of the ~~#zoning lot#~~ up to at least the maximum base height specified in paragraph (b) of this Section. On the ground floor, recesses shall be permitted where required to provide access to the ~~#building#~~, provided such recesses do not exceed three feet in depth as measured from the ~~#street line#~~. In addition, the ~~#street wall#~~ location provision of this paragraph shall not apply along such ~~#street line#~~ occupied by a ~~#public plaza#~~ as set forth in Section 37-70 (PUBLIC PLAZAS).

(b) Maximum ~~#building#~~ height Base height

~~Above a height of 90 feet or the height of the adjacent ~~#street wall#~~ if higher than 90 feet, no portion of a ~~#building or other structure#~~ shall penetrate a ~~#sky exposure plane#~~ that begins at a height of 90 feet above the ~~#street line#~~, or the height of the adjacent ~~#street wall#~~ if higher than 90 feet, and rises over the ~~#zoning lot#~~ at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:~~

- (1) ~~any portion of the ~~#building or other structure developed#~~ or ~~#enlarged#~~ pursuant to the tower regulations of Sections 33-45 (Tower Regulations) or 35-64 (Special Tower Regulations for Mixed Buildings), as applicable, may penetrate the ~~#sky exposure plane#~~, provided no portion of such ~~#building or other structure#~~ exceeds the height limit of 250 feet; and~~
- (2) ~~permitted obstructions, as listed in Section 33-42, may penetrate the ~~#sky exposure plane#~~ and the height limit of 250 feet. In addition, a dormer, as listed in paragraph (c)(1) of Section 23-621, may penetrate the ~~#sky exposure plane#~~.~~

~~On a ~~#zoning lot#~~ with frontage of at least 200 feet along at least one ~~#street#~~, up to 20 percent of the ~~#aggregate width of the street wall#~~ facing such ~~#street#~~, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the ~~#street line#~~, provided the recessed area is located a minimum of 20 feet from an adjacent ~~#building#~~~~

~~and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.~~

(1) Along #wide streets#

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and may rise to a maximum base height of 155 feet.

However, where the height of an existing adjacent #street wall# fronting on the same #street line# rises to a height exceeding 155 feet before setback, the maximum base height may be increased to the height of such existing adjacent #street wall# but shall not exceed a base height of 205 feet. In addition, where existing adjacent #street walls# on both sides of the #building# rise to a height exceeding 155 feet before setback, the maximum base height of such #building# may be increased to the higher of the two existing adjacent #street walls#, except in no instance shall the base height of such #building# exceed 205 feet.

(2) Along #narrow streets#

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 85 feet and may rise to a maximum base height of 135 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may be applied along a #narrow street# beyond 50 feet of a #wide street#, up to a maximum of 100 feet from such #wide street#.

(c) Required setbacks

(1) Along #wide streets#

For #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(1) of this Section, shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a "tower."

(2) Along #narrow streets#

For #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(2) of this Section shall be set back from the #street wall# of the #building# at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a “tower.”

(d) Tower Regulations

Each #story# of a tower above the required setback shall not exceed a maximum #lot coverage# of 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots).

(e) Maximum #building# height

No height limit shall apply to towers.

**121-40****SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-2**

The following special #bulk# regulations shall apply within Subdistrict A-2, as shown on the map in Appendix A of this Chapter.

**121-31-121-41****Maximum Permitted Floor Area Within Subdistrict A-2**

The basic maximum #floor area ratio# of a #zoning lot# containing #non-residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 only pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain #residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5, pursuant to Section 93-31, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23 (Modifications of Inclusionary Housing Program), provided that for every five square feet of #floor area# increase pursuant to Section 93-31, there is a #floor area# increase of six square feet pursuant to Section 23-90, as modified by Section 93-23, inclusive. The maximum #residential floor area ratio# shall be 12.0.

For the #conversion# to #dwelling units# of #non-residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

**121-32-121-42**

**Height of Street Walls and Maximum Building Height Within Subdistrict A-2**

(a) Height of #street walls#

The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings# to remain. Such #street wall# shall rise without setback to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

- (1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#; or
- (2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

(b) Maximum #building# height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (1) any portion of the #building or other structure developed# or #enlarged# pursuant to the tower regulations of Sections 33-45 (Tower Regulations) or 35-64 (Special Tower Regulations for Mixed Buildings), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building or other structure# exceeds the height limit of 250 feet; and
- (2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer, as listed in paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), may penetrate the #sky exposure plane#.

On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

#### **121-40-121-50**

#### **PARKING PROVISIONS FOR PRESERVATION AREA P-2 SUBDISTRICT A-2**

Within ~~Preservation Area P-2 Subdistrict A-2~~, as shown on the map in Appendix A of this Chapter, the underlying parking provisions shall not apply. In lieu thereof, the parking regulations of the #Special Hudson Yards District#, as set forth in Section 93-80 (OFF-STREET PARKING REGULATIONS) shall apply.

#### **121-50-121-60**

#### **SUPPLEMENTAL REGULATIONS IN PRESERVATION AREA P-2 ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2**

In ~~Preservation Area P-2 Subdistrict A-2~~, the provisions of Section 93-90 (HARASSMENT) and Section 93-91 (Demolition), inclusive, shall apply.

#### **121-70**

#### **SPECIAL PERMIT FOR TRANSIENT HOTELS**

In the #Special Garment Center District#, the City Planning Commission may permit a #transient hotel# as listed in Use Group 5, including #motels#, #tourist cabins# or #boatels# as listed in Use

Group 7, that is not otherwise permitted pursuant to Section 121-10 (SPECIAL USE REGULATIONS), provided that the Commission finds that:

- (a) the location of such proposed #transient hotel# within the Special District will not impair the achievement of a diverse and harmonious mix of #commercial#, #manufacturing# and #community facility uses# within Subdistrict A-1 and of #residential#, #commercial#, #manufacturing# and #community facility uses# in Subdistrict A-2, consistent with the applicable district regulations;
- (b) such #transient hotel use# is consistent with the planning objectives of the Special District; and
- (c) the design of such #transient hotel# is appropriate to its program and will not impair the character of the area.

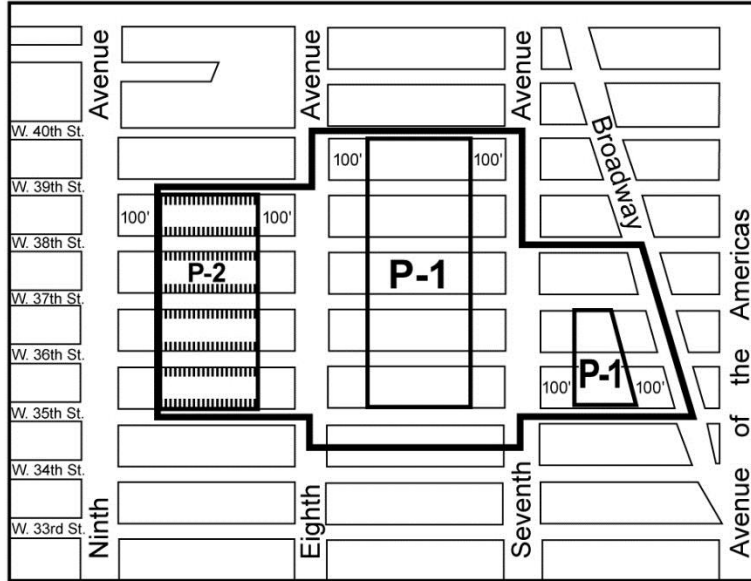
The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.




## **Appendix A**

Special Garment Center District Plan



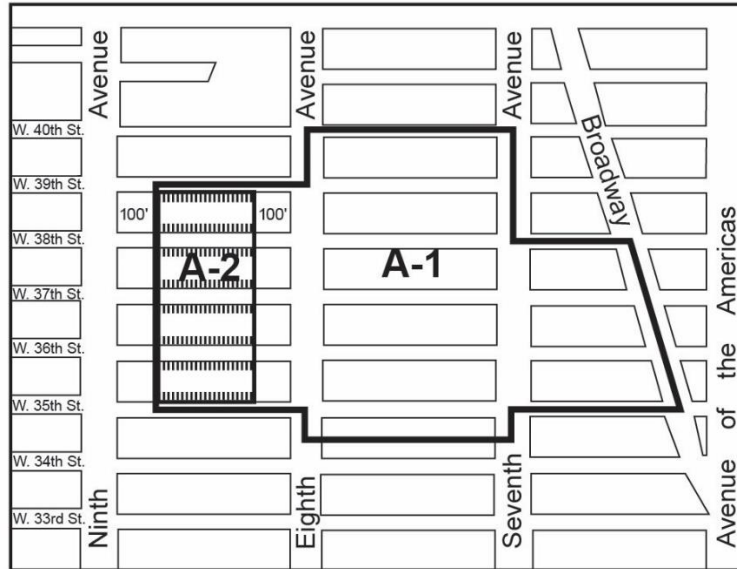
[EXISTING]



-  *Special Garment Center District*
-  *Preservation Area*
-  *Street Wall required pursuant to 121-32(a)*

**[PROPOSED]**

Special Garment Center District and Subdistricts



- #Special Garment Center District#
- A-1 Garment Center Subdistrict A-1
- A-2 Garment Center Subdistrict A-2
- ▨ #Street Wall# required pursuant to 121-42 (a)

\* \* \*

(On September 5, 2018, Cal. No. 3, the Commission scheduled September 26, 2018 for a public hearing. On September 26, 2018, Cal. No. 33, the hearing was closed.)

**For consideration.**

\_\_\_\_\_

**BOROUGH OF THE BRONX**

**Nos. 8 & 9**

***360 WEST 253<sup>RD</sup> STREET– HUANG RESIDENCE***

**No. 8**

**CD 8**

**N 190002 ZAX**

**IN THE MATTER OF** an application submitted by Hanjun Huang pursuant to Sections 105-422 of the Zoning Resolution, for the grant of an authorization for a development on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to allow for site alterations to an existing single-family residence located at 360 West 253rd Street (Block 5837, Lot 3710) within the Special Natural Area District (NA-2).

**For consideration.**

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**No. 9**

**CD 8**

**N 190003 ZAX**

**IN THE MATTER OF** an application submitted by Hanjun Huang pursuant to Sections 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation and planting requirements to allow for site alterations to an existing single-family residence located at 360 West 253rd Street (Block 5837, Lot 3710) within the Special Natural Area District (NA-2).

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 10**

***OUTERBRIDGE COMMONS***

**CD 3**

**N 150209 RCR**

**IN THE MATTER OF** an application submitted by Monsour Zandieh, Hamid Mashouf, 585 N. Railroad LLC, and Lot 80 LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at Block 7580, Existing Lots 17 and 80, Tentative Lots 17 and 80 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 11**

***76 EGAN AVENUE***

**CD 3**

**N 190022 RCR**

**IN THE MATTER OF** an application submitted by Boulder Building 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 two new zoning lots at 76 Egan Avenue (Block 6214, Existing Lot 47, Tentative Lots 47 and 49) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 12**

***145 WATERBURY AVENUE***

**CD 3**

**N 190024 RCR**

**IN THE MATTER OF** an application submitted by John Scuotto for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 145 Waterbury Avenue (Block 6724, Existing Lot 115, Tentative Lots 115 and 215) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 13**

***115 CANTON AVENUE***

**CD 3**

**N 190006 RCR**

**IN THE MATTER OF** an application submitted by Craig Carter for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into two new zoning lots at 115 Canton Avenue (Block 6013, Existing Lot 45, Tentative Lots 45, 46, and 47) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**BOROUGH OF BROOKLYN**

**Nos. 14 & 15**

***FRANKLIN AVENUE REZONING***

**No. 14**

**CD 9**

**C 180347 ZMK**

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

1. eliminating from within an existing R6A District a C1-3 District bounded by a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 100 feet westerly of Franklin Avenue;
2. changing from an R6A District to an R8X District property bounded by:
  - a. a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 300 feet westerly of Franklin Avenue; and
  - b. Crown Street, Franklin Avenue, Montgomery Street, and a line 300 feet westerly of Franklin Avenue;
3. changing from an R8A District to an R8X District property bounded by Carroll Street, Franklin Avenue, Crown Street, and a line 300 feet westerly of Franklin Avenue; and
4. establishing within the proposed R8X District a C2-4 District bounded by:
  - a. a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 100 feet westerly of Franklin Avenue; and
  - b. Crown Street, Franklin Avenue, Montgomery Street, and a line 100 feet westerly of Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated June 11, 2018, and subject to the conditions of CEQR Declaration E-405.

(On September 5, 2018, Cal. No. 1, the Commission scheduled September 26, 2018 for a public hearing. On September 26, 2018, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 15**

**CD 9**

**N 180348 ZRK**

**IN THE MATTER OF** an application submitted by Cornell Realty Management 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**

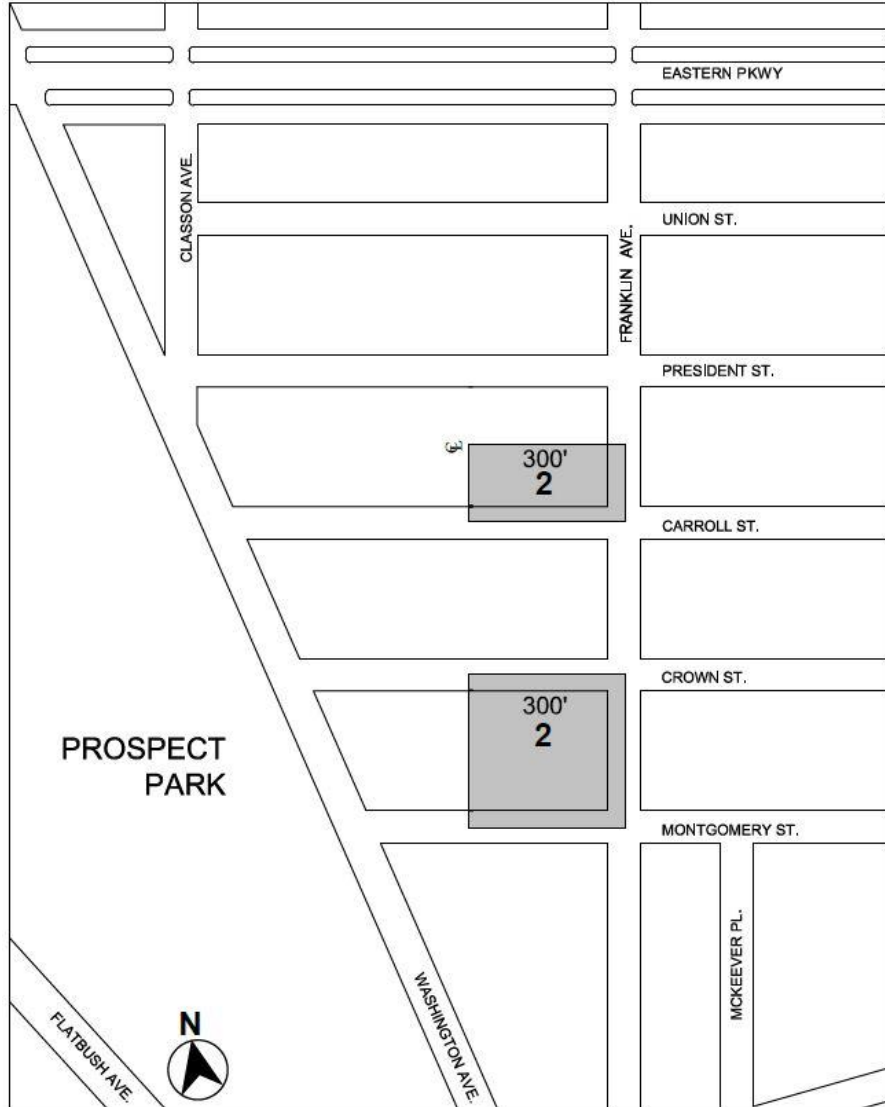
\* \* \*

**Brooklyn Community District 9**

\* \* \*

Map 2 – [date of adoption]

[PROPOSED MAP]





 Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*  
Area 2 [date of adoption] – MIH Program Option 1

Portion of Community District 9, Brooklyn

\* \* \*

(On September 5, 2018, Cal. No. 2, the Commission scheduled September 26, 2018 for a public hearing. On September 26, 2018, Cal. No. 32, the hearing was closed

**For consideration.**

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**Nos. 16 -21**

***MARCUS GARVEY VILLAGE***

**No. 16**

**CD 16**

**C 180485 HAK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of properties located at 763 Thomas S. Boyland Street (Block 3587, Lot 27) and Chester Street (Block 3588, Lots 32, 33, 34, 35 and 36) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate seven eight- and nine-story mixed-use buildings with approximately 724 affordable housing units, community facility and commercial space.

(On August 22, 2018, Cal. No. 5, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 16**

**C 180486 PCK**

**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 the site selection and acquisition of property located on Bristol Street between Blake Avenue and Dumont Avenue (Block 3559, p/o Lot 1) for use as a community garden.

(On August 22, 2018, Cal. No. 6, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**No. 18**

**CD 16**

**N 180487 ZRK**

**IN THE MATTER OF** an application submitted by Brownsville Livonia Associates 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 16**

\* \* \*

Map 4 – [date of adoption]



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

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

Portion of Community District 16, Brooklyn

(On August 22, 2018, Cal. No. 7, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**No. 19**

**CD 16**

**C 180488 ZSK**

**IN THE MATTER OF** an application submitted by Brownsville Livonia Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of lot coverage without regard for zoning lot lines; and
2. Section 74-743(a)(2) - to allow for the location of buildings without regard for distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings), and the height and setback regulations of Sections 23-66 (Height and Setback Requirements for Quality Housing Buildings) and 35-65 (Height and Setback Requirements for Quality Housing Buildings);

in connection with a proposed mixed-use development, within a Large-Scale General Development, on property generally bounded by Blake Avenue, Rockaway Avenue, Newport Street, and Thomas S. Boyland Street (Block 3559, Lot 1; Block 3560, Lot 1; Block 3573, Lot 1; Block 3574, Lot 1; Block 3575, Lot 11; Block 3587, Lots 1, 27; Block 3588, Lots 1, 27, 32-36; Block 3589, Lot 21; Block 3601, Lot 26; and Block 3602, Lot 12), in R6, R7-2\*, and R7-2/C2-4\* Districts.

\*Note: The site is proposed to be rezoned by changing an R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 180489 ZMK).

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, NY 10271-0001.

(On August 22, 2018, Cal. No. 8, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**No. 20**

**CD 16**

**C 180489 ZMK**

**IN THE MATTER OF** an application submitted by Brownsville Livonia Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d:

1. changing from an R6 District to an R7-2 District at property bounded by:
  - a. Chester Street, a line 250 feet northwesterly of Dumont Avenue, a line midway between Chester Street and Rockaway Avenue, and Dumont Avenue;
  - b. Thomas S. Boyland Street, a line 75 feet northwesterly of Livonia Avenue, Bristol Street, a line 105 feet northwesterly of Livonia Avenue, Chester Street, Livonia Avenue, a line midway between Chester Street and Rockaway Avenue, a line 220 feet southeasterly of Livonia Avenue, Chester Street, a line 75 feet southeasterly of Livonia Avenue, a line midway between Bristol Street and Thomas S. Boyland Street, and a line 100 feet southeasterly of Livonia Avenue;
  - c. Chester Street, Riverdale Avenue, a line midway between Chester Street and Rockaway Avenue, and a line 375 feet southeasterly of Riverdale Avenue; and
2. establishing within a proposed R7-2 District a C2-4 District bounded by Thomas S. Boyland Street, a line 75 feet northwesterly of Livonia Avenue, Bristol Street, a line 105 feet northwesterly of Livonia Avenue, Chester Street, Livonia Avenue, a line midway between Chester Street and Rockaway Avenue, a line 100 feet southeasterly of Livonia Avenue, Chester Street, a line 75 feet southeasterly of Livonia Avenue, a line midway between Bristol Street and Thomas S. Boyland Street, and a line 100 feet southeasterly of Livonia Avenue;

as shown on a diagram (for illustrative purposes only) dated June 25, 2018.

(On August 22, 2018, Cal. No. 9, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 22, the hearing was closed.)

**For consideration.**

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**No. 21****CD 16****C 180490 ZSK**

**IN THE MATTER OF** an application submitted by Brownsville Livonia Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 to waive the number of required accessory residential off-street parking spaces required by Section 25-23, in connection with a proposed mixed-use development within a Large-Scale General Development, on property generally bounded by Blake Avenue, Rockaway Avenue, Newport Street, and Thomas S. Boyland Street (Block 3559, Lot 1; Block 3560, Lot 1; Block 3573, Lot 1; Block 3574, Lot 1; Block 3575, Lot 11; Block 3587, Lots 1, 27; Block 3588, Lots 1, 27, 32-36; Block 3589, Lot 21; Block 3601, Lot 26; and Block 3602, Lot 12) in R6, R7-2\*, and R7-2/C2-4\* Districts.

\*Note: The site is proposed to be rezoned by changing from an R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 180489 ZMK).

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, NY 10271-0001.

(On August 22, 2018, Cal. No. 10, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**No. 22**

***420 KENT AVENUE***

**CD 1****N 190020 ZAK**

**IN THE MATTER OF** an application submitted by 420 Kent Avenue LLC for the grant of an authorization pursuant to Section 62-822(c) of the Zoning Resolution to allow a phasing plan to implement waterfront public access area improvements on a zoning lot undergoing partial development, in connection with a proposed mixed use development on property located at 416-420 Kent Avenue (Block 2128, Lot 5; and Block 2134, Lot 56), in R7-3, R7-3/C2-4 and C4-3 Districts.

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, NY, 10271-0001.

**For consideration.**

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**No. 23**

***HANS CHRISTIAN KINDERGARTEN LANDMARK***

**CD 6**

**N 190129 HIK**

**IN THE MATTER OF** a communication dated September 27, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Hans S. Christian Memorial Kindergarten, 236 President Street (Block 351, Lot 10) by the Landmarks Preservation Commission on September 18, 2018 (List No. 510/LP No. 2611).

**For consideration.**

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**No. 24**

***238 PRESIDENT STREET LANDMARK***

**CD 6**

**N 190130 HIK**

**IN THE MATTER OF** a communication dated September 27, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 238 President Street House, 238 President Street (Block 351, Lot 12) by the Landmarks Preservation Commission on September 18, 2018 (List No. 510/LP No. 2612).

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 25**

***4697 THIRD AVENUE***

**CD 6**

**C 190026 HAX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of properties located at 4697 Third Avenue (Block 3041, Lots 38 and 40) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a mixed-use building containing approximately 52 affordable housing units and commercial space.

(On October 17, 2018, Cal. No. 1, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 26 & 27**

***WATERSIDE PLAZA***

**No. 26**

**CD 6**

**C 190064 HDM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property (Block 991, Lots 60 and 61) within the Waterside Plaza Urban Renewal Area.

(On October 17, 2018, Cal. No. 2, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 27**

**CD 6**

**C 190065 HUM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the First amendment to the Waterside Plaza Urban Renewal Plan.

(On October 17, 2018, Cal. No. 3, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 28**

***100-03 NORTH CONDUIT AVENUE REZONING***

**CD 10**

**C 170492 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Cohancy Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, establishing within an existing R3X District a C2-2 District bounded by Cohancy Street, a line 190 feet northerly of North Conduit Avenue, the northeasterly boundary of a Railroad Right-Of-Way (N.Y.C.T.A Rockaway Beach Division), and North Conduit Avenue, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-493.

(On October 17, 2018, Cal. No. 4, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 29**

***OLMSTED-BEIL HOUSE PARK***

**CD 3**

**C 190061 PCR**

**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 the site selection and acquisition of property located at 4485 Hylan Boulevard (Block 5378, Lots 80 and 99) for use as a park.

(On October 17, 2018, Cal. No. 5, the Commission scheduled October 31, 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 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 8 day	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16 Chinese New Year	17
	18	19 Presidents' Day	20	21 CPC PUBLIC MEETING	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

V. CITY PLANNING COMMISSION 2019 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY			1 New Year's Day	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 Martin Luther King, Jr. Day	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
FEBRUARY						1	2
	3	4	5 Chinese New Year	6	7	8	9
	10	11 REVIEW SESSION	12 Lincoln's Birthday	13 CPC PUBLIC MEETING	14	15	16
	17	18 Presidents' Day	19	20	21	22 Washington's Birthday	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28		
MARCH						1	2
	3	4	5	6 Ash Wednesday	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 St. Patrick's Day	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
	31						
APRIL		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14 Palm Sunday	15	16	17	18	19 Good Friday	20 Passover
	21 Easter	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30				
MAY				1	2	3	4
	5	6 REVIEW SESSION Ramadan	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 Memorial Day Observed	28	29	30	31	
JUNE							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12 Eid al-Fitr	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	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 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
AUGUST					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION Eid al-Adha	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
SEPTEMBER	1	2 Labor Day	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 Rosh Hashanah					
OCTOBER			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14 Columbus Day	15 REVIEW SESSION	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 Diwali	29	30 CPC PUBLIC MEETING	31		
NOVEMBER						1	2
	3	4	5 Election Day	6	7	8	9
	10	11 Veterans' Day	12 REVIEW SESSION	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
				Thanksgiving			
DECEMBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 Hanukkah	31	Christmas	Kwanzaa		

Public Meetings start at 10:00 AM