

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, NOVEMBER 14, 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 190049 ZMX	6	BELMONT COVE REZONING	Scheduled to be Heard 12/5/18
2	N 190050 ZRX	6	" "	" "
3	C 190051 PPX	6	" "	" "
4	C 180393 ZMK	14	CATON PARK NURSING HOME REZONING	" "
5	N 180394 ZRK	14	" "	" "
6	C 180387 ZSK	1	12 FRANKLIN STREET	" "
7	N 180388 ZRK	1	" "	" "
8	C 180389 ZSK	1	" "	" "
9	N 180457 ZRK	2	570 FULTON STREET	" "
10	C 180458 ZSK	2	" "	" "
11	C 180459 ZMK	2	" "	" "
12	C 190037 ZSK	5	461 ALABAMA AVENUE	" "
13	C 190038 HAK	5	" "	" "
14	C 190039 HUK	5	" "	" "
15	C 170458 ZMK	13	WEST 22 ND - WEST 23 RD STREET REZONING	" "
16	N 170459 ZRK	13	" "	" "
17	C 190070 ZSM	2	59 GREENWICH AVENUE	" "
18	C 190069 HAM	3	EAST VILLAGE HOUSING	" "
19	C 190004 MMQ	13	NYPD 116 TH PRECINCT DEMAPPING	" "
20	C 060432 ZMQ	11	DOUGLSTON PARKWAY REZONING	" "
21	N 180281 ZRQ	11	" "	" "
22	C 180344 ZMK	2	29 JAY STREET REZONING	Favorable Report Adopted
23	N 180345 ZRK	2	" "	" "
24	N 180252 ZAR	2	17 HAVEN ESPLANADE	Authorization Approved
25	N 180253 ZAR	2	" "	" "
26	N 190149 ZAR	2	HUNGERFORD SCHOOL AT PETRIDES CAMPUS	" "
27	N 190150 ZAR	2	" "	" "
28	N 170375 RCR	3	110, 116, 120 WEINER STREET	Certification Approved
29	N 190001 RCR	3	47 FURMAN STREET	" "
30	C 180083 ZMX	12	EAST 241 ST STREET REZONING	Hearing Closed
31	N 180084 ZRX	12	" "	" "
32	C 180229 ZMK	3	895 BEDFORD AVENUE REZONING	" "
33	N 180230 ZRK	3	" "	" "

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10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE, 120 BROADWAY
NEW YORK, NEW YORK 10271

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 New York, New York 10271
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CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
34	C 180439 ZSM	1	51 WHITE STREET	Hearing Closed
35	C 180514 PQR	1	DOT STATEN ISLAND VEHICLE MAINTENANCE & REPAIR FACILITY	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:																
		Present (P)																
		Absent (A)																
Calendar Numbers:			22	23	24	25	26	27	28	29								
Marisa Lago, Chair	P	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								
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: **10:50 A.M.**

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

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 14, 2018

**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. 21]

Prepared by Yvette V. Gruel, Calendar Officer

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

CITY PLANNING COMMISSION

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

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public 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).

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

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, 31st Floor, 120 Broadway, New York, N.Y. 10271

The next regular public meeting of the City Planning Commission is scheduled for December 5, 2018.

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 – 31st Floor
120 Broadway, New York, N.Y. 10271**

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

NOVEMBER 14, 2018

APPROVAL OF THE MINUTES OF the Public Meeting of October 31, 2018

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, DECEMBER 5, 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 & 3

BELMONT COVE REZONING

No. 1

CD 6

C 190049 ZMX

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development and Proxy Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-4 District to an R7X District property bounded by Belmont Avenue, East 176th Street, Crotona Avenue and the northeasterly boundary line of a park and its southeasterly prolongation, a northwesterly boundary line of a park, and a northeasterly boundary line of a park and its northwesterly prolongation, as shown on a diagram (for illustrative purposes only) dated September 24, 2018.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 2

CD 6

N 190050 ZRX

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Housing Inclusionary 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

* * *

THE BRONX

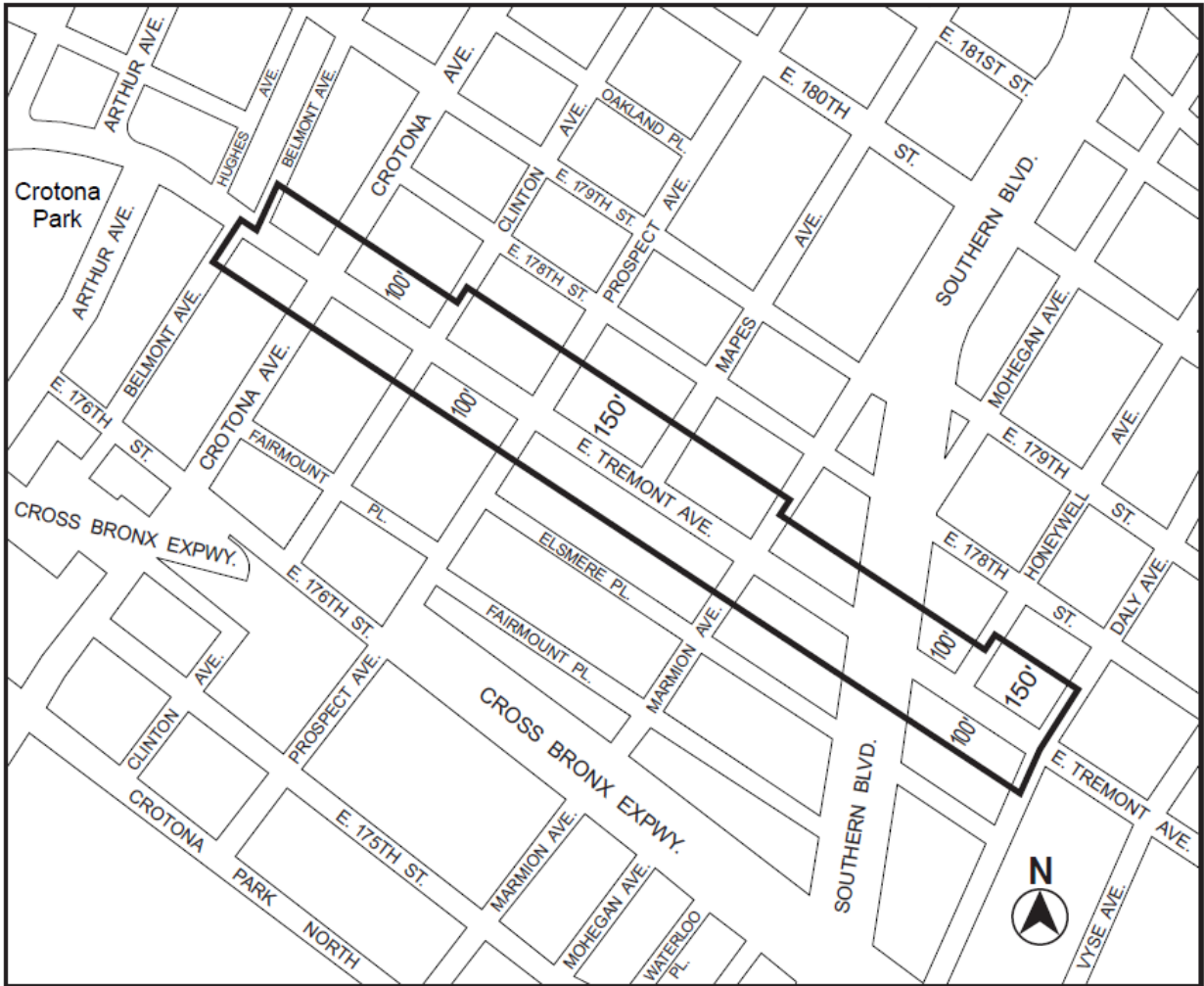
* * *


Community District 6

* * *

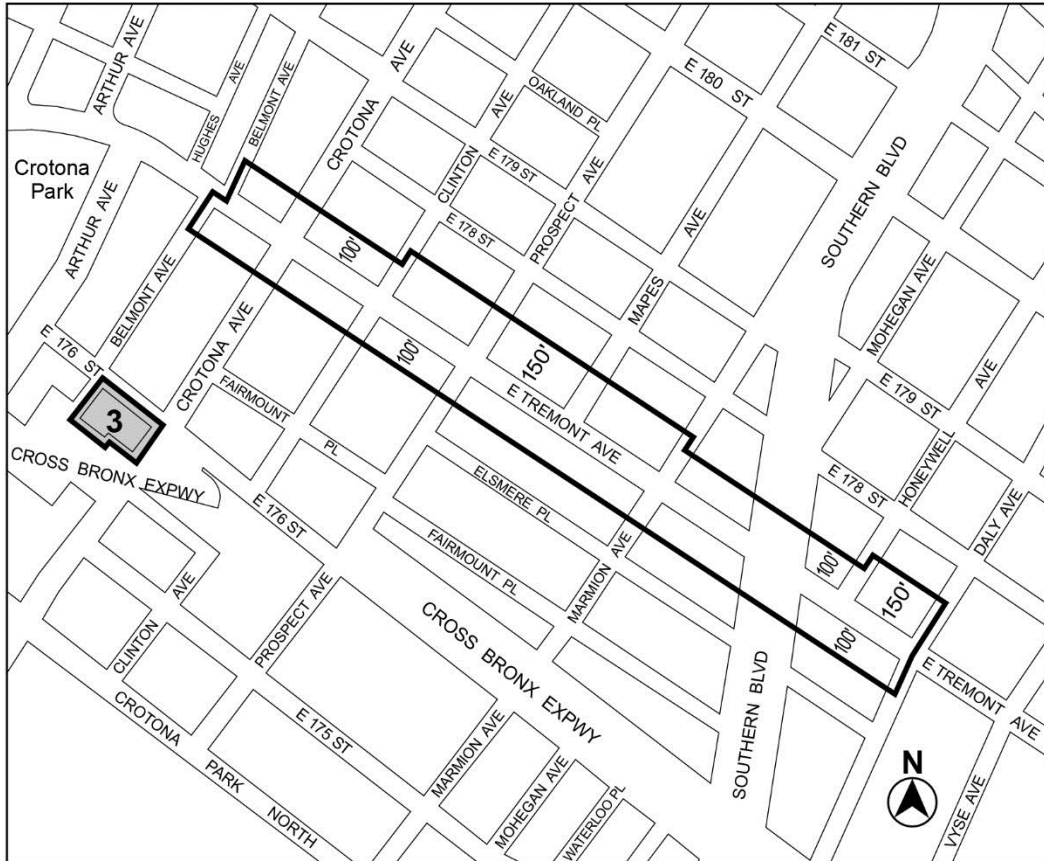
Map 4 - [date of adoption]



[EXISTING MAP]



 *Inclusionary Housing designated area*

[PROPOSED MAP]



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

* * *

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 3

CD 6

C 190051 PPX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located on the south side of East 176th Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66), pursuant to zoning.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 4 & 5

CATON PARK NURSING HOME REZONING

No. 4

CD 14

C 180393 ZMK

IN THE MATTER OF an application submitted by Caton Park Rehabilitation and Nursing Center pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 16d, by changing from an R3X District to an R6A District property bounded by Caton Avenue, Rugby Road, a line perpendicular to the westerly street line of Rugby Road distant 170 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Caton Avenue and the westerly street line of Rugby Road, and a line 100 feet westerly of Rugby Road, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of the CEQR Declaration E-492.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 5

CD 14

N 180394 ZRK

IN THE MATTER OF an application submitted by Caton Park Rehabilitation and Nursing Center, 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

* * *

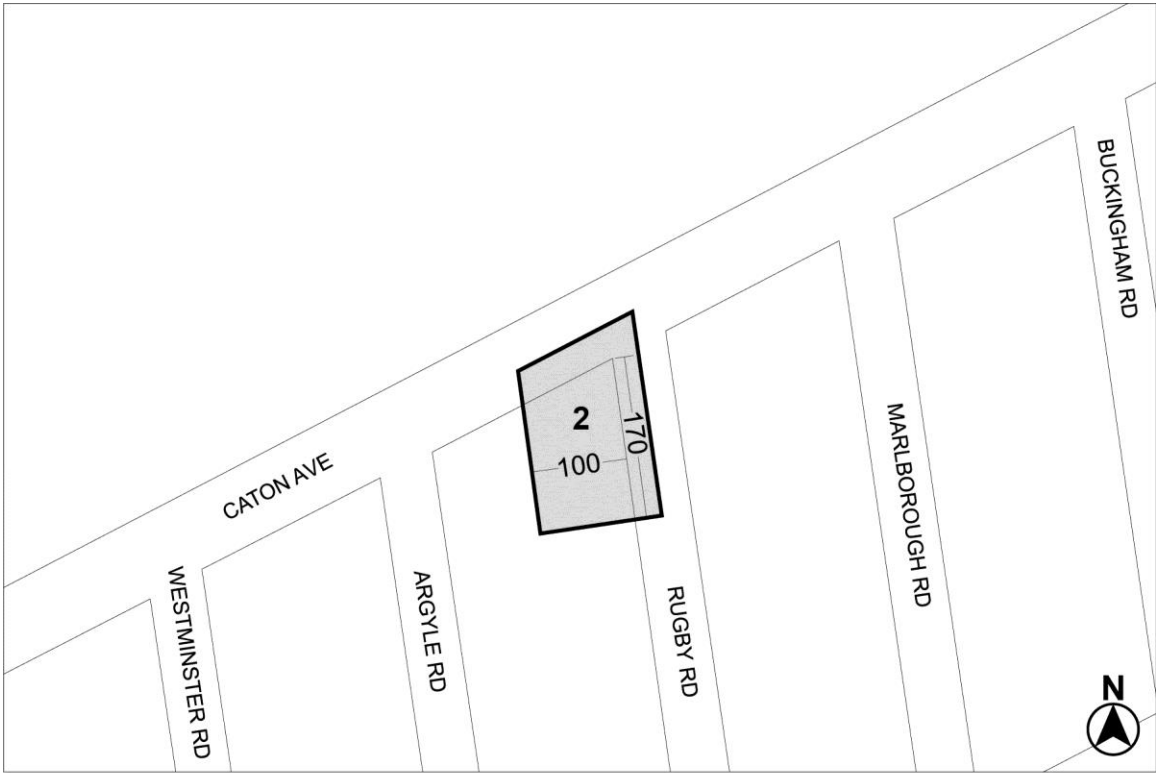
Brooklyn

* * *

Brooklyn Community District 14

* * *

Map 4 – (date of adoption)



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

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

Portion of Community District 14, Brooklyn

* * *

Resolution for adoption scheduling December 5, 2018 for a public hearing.

Nos. 6, 7 & 8

12 FRANKLIN STREET

No. 6

CD 1

C 180387 ZSK

IN THE MATTER OF an application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-962 of the Zoning Resolution to increase the maximum permitted floor area ratio of Section 43-12 (Maximum Floor Area Ratio) in connection with a proposed 7-story commercial building within an Industrial Business Incentive Area, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District.

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

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 7

CD 1

N 180388 ZRK

IN THE MATTER OF an application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197 LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission).

Matter underlined is new, to be added;

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

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

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

ARTICLE VII: ADMINISTRATION

Chapter 4

Special Permits by the City Planning Commission

* * *

74-96

Modification of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas

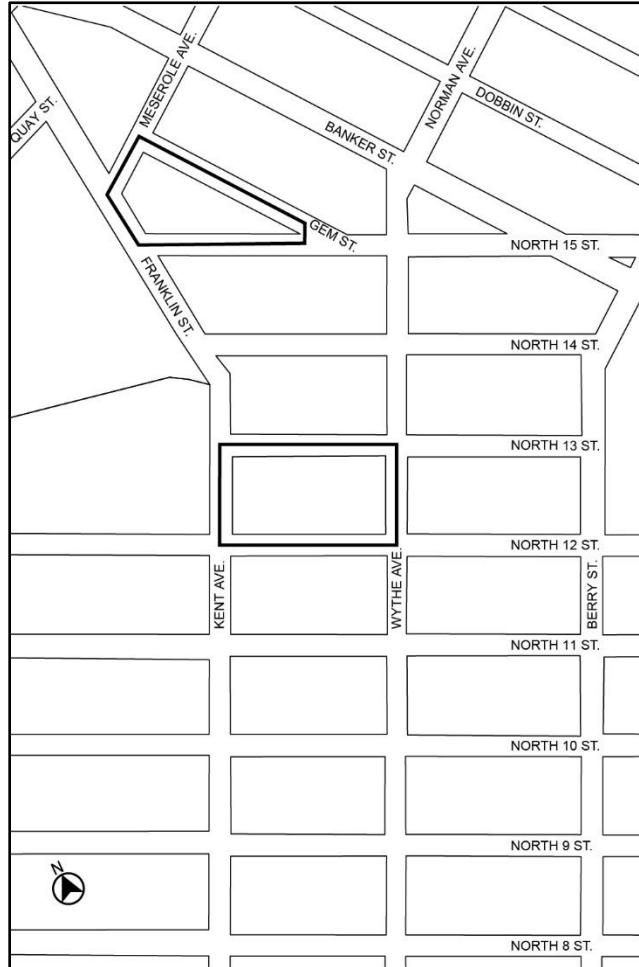
For #developments# or #enlargements# on #zoning lots# located within any Industrial Business Incentive Area specified on the map in this Section, the City Planning Commission may increase the maximum permitted #floor area ratio# and modify the #use#, #bulk# and #public plaza# regulations as set forth in Section 74-962 (Floor area increase and public plaza modifications in Industrial Business Incentive Areas). The Commission may also modify parking and loading requirements for such #developments# or #enlargements# pursuant to Section 74-963 (Parking and loading modifications in Industrial Business Incentive Areas).

For #developments# or #enlargements# receiving a #floor area# increase pursuant to this Section, Section 43-20 (YARD REGULATIONS), inclusive, shall be modified as follows: #rear yard# regulations shall not apply to any #development# or #enlargement# on a #through lot#.

Map of Industrial Business Incentive Areas specified:

~~Community District 1, Borough of Brooklyn: The block bounded by North 12th Street, Kent Avenue, North 13th Street and Wythe Avenue~~

[PROPOSED MAP]



 Industrial Business Incentive Area

Portion of Community District 1, Borough of Brooklyn

* * *

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 8

CD 1

C 180389 ZSK

IN THE MATTER OF an application submitted by 12 Franklin Property Co LLC, 12 Franklin 230 LLC, and 12 Franklin 197 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-963 of the Zoning Resolution to reduce the off-street parking requirements of Section 44-20 (Required accessory off-street parking spaces for manufacturing, commercial or community facility uses) and the loading berth requirements of Section 44-50 (Off-street loading regulations), in connection with a proposed 7-story commercial building within an Industrial Business Incentive Area, on property located at 12 Franklin Street (Block 2614, Lots 1, 3 and 8), in an M1-2 District.

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

Resolution for adoption scheduling December 5, 2018 for a public hearing.

Nos. 9, 10 & 11

570 FULTON STREET

No. 9

CD 2

N 180457 ZRK

IN THE MATTER OF an application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property 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 Article X, Chapter 1 (Special Downtown Brooklyn District).

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**

* * *

**101-20
SPECIAL BULK REGULATIONS**

* * *

**101-21
Special Floor Area and Lot Coverage Regulations**

R7-1 C6-1 C6-4.5 C6-6 C6-9

* * *

(e) In C6-9 Districts

In C6-9 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 18.0, and the maximum #residential floor area ratio# shall be 12.0. No #floor area# bonuses shall be permitted.

However, ~~in~~ in the C6-9 Districts bounded by Flatbush Avenue, State Street, Fourth Avenue and Schermerhorn Street, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 12.0, and the maximum #residential floor area ratio# shall be 9.0. No #floor area# bonuses shall be permitted. However, on a #zoning lot# with a minimum #lot area# of 50,000 square feet improved with public #schools# containing at least 100,000 square feet of floor space #developed# pursuant to an agreement with the New York City Educational Construction Fund, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 15.0, and the maximum #residential floor area ratio# shall be 12.0. Up to 46,050 square feet of floor space within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#. In addition, any #building# containing #residences# may be #developed# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. In such instances, the #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

* * *

101-80
SPECIAL PERMITS

* * *

101-81
Special Permit for Use and Bulk Modifications for Cultural Use in Certain C6-2 Districts

* * *

101-82
Modification of Bulk Regulations for Certain Buildings on Irregularly Shaped Sites

In C6-9 Districts within the #Special Downtown Brooklyn District#, mapped after [date of adoption], for #developments# or #enlargements# on irregularly shaped sites, the City Planning Commission may modify underlying #bulk# regulations, other than #floor area ratio#, provided that:

- (a) there are physical conditions, including irregularity, narrowness or shallowness of lot shape or size that create practical difficulties in complying with the #bulk# regulations and would adversely affect the #building# configuration or site plan;
- (b) the practical difficulties of developing on the #zoning lot# have not been created by the owner or by a predecessor in title;
- (c) the proposed modifications are limited to the minimum needed to relieve such difficulties;
- (d) the proposed modifications will not unduly obstruct access of light and air to adjoining properties or #streets#; and
- (e) the proposed scale and placement of the #development# or #enlargement# relates harmoniously with the surrounding area.

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

Appendix A

Atlantic Avenue Subdistrict: Buildings Conforming to the Specified Building Type

* * *

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 10

CD 2

C 180458 ZSK

IN THE MATTER OF an application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue property LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 101-82* of the Zoning Resolution to modify the height and setback requirements and tower lot coverage requirements of Section 101-223 (Tower Regulations), to modify the rear yard requirements of Section 33-26 (Minimum Required Rear Yards) and Section 23-47 (Minimum Required Rear Yards), and to modify the inner court recess requirements of Section 23-852(b) (Inner court recesses), in connection with a proposed mixed use development on property located at 570 Fulton Street a.k.a. 1-25 Flatbush Avenue (Block 2106, Lots 26, 35, & p/o 24), in a C6-9** District, within the Special Downtown Brooklyn District.

*Note: a zoning text amendment is proposed to modify several sections of Article X, Chapter 1 (Special Downtown Brooklyn District) under a concurrent related application (N 180457 ZRK).

**Note: the development site is proposed to be rezoned by changing a C6-4 District to a C6-9 District, under a concurrent related application (C 180459 ZMK).

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

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 11**CD 2****C 180459 ZMK**

IN THE MATTER OF an application submitted by 570 Fulton Street Property LLC and One Flatbush Avenue Property LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from a C6-4 District to a C6-9 District property bounded by Fulton Street, a line perpendicular to the southwesterly street line of Fulton Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the westerly streetline of Rockwell Place, a line perpendicular to the northeasterly street line of Flatbush Avenue distant 190 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue and the southeasterly street line of Hudson Avenue, and Flatbush Avenue, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-490.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

Nos. 12, 13 & 14

461 ALABAMA AVENUE

No. 12**CD 5****C 190037 ZSK**

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-903 of the Zoning Resolution to modify the requirements of 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed seven-story building on property located at 461 Alabama Avenue (Block 3803, Lot 6), in an R6 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.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 13

CD 5

C 190038 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 property located at 461 Alabama Avenue (Block 3803, Lot 6) as an Urban Development Action Area; and
 - b) as 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 affordable housing development containing approximately 70 units and community facility space.

Resolution for adoption scheduling December 5, 2018 for a public hearing.



No. 14

CD 5

C 190039 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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 Fourth Amendment to the East New York I Urban Renewal Plan.

Resolution for adoption scheduling December 5, 2018 for a public hearing.



Nos. 15 & 16***WEST 22ND – WEST 23RD STREET REZONING*****No. 15****CD 13****C 170458 ZMK**

IN THE MATTER OF an application submitted by West 16-22 St Properties LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d:

1. changing from an R5 district to an R6A district property bounded by a line perpendicular to the easterly street line of West 23rd Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Surf Avenue and easterly street line of West 23rd Street, a line 110 feet easterly of West 23rd Street, the northerly boundary line of a park and its westerly prolongation, and West 23rd Street;
2. changing from an existing R5 district to an R7D district property bounded by Surf Avenue, West 22nd Street, the northerly boundary line of a park, a line 110 feet easterly of West 23rd Street, a line perpendicular to the easterly street line of West 23rd Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Surf Avenue and the easterly street line of West 23rd Street, and West 23rd Street;
3. establishing within a proposed R6A district a C2-4 district bounded by a line perpendicular to the easterly street line of West 23rd Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Surf Avenue and easterly street line of West 23rd Street, a line 110 feet easterly of West 23rd Street, the northerly boundary line of a park and its westerly prolongation, and West 23rd Street;
4. establishing within a proposed R7D district a C2-4 district bounded by Surf Avenue, West 22nd Street, the northerly boundary line of a park, a line 110 feet easterly of West 23rd Street, a line perpendicular to the easterly street line of West 23rd Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the southeasterly street line of Surf Avenue and easterly street line of West 23rd Street, and West 23rd Street; and
5. establishing a Special Coney Island district (CI) bounded by Surf Avenue, West 22nd Street, a line 150 feet northerly of former Highland View Avenue and its easterly prolongation, a line 110 feet easterly of West 23rd Street, a line perpendicular to the easterly street line of West 23rd Street distant 245 feet northerly (as measured along the street line) from the

point of intersection of the easterly street line of West 23rd Street and the northerly boundary line of Riegelmann Boardwalk, and West 23rd Street;

as shown on a diagram (for illustrative purposes only) dated August 20th, 2018, and, subject to the conditions of CEQR Declaration E-488.

Resolution for adoption scheduling December 5, 2018 for a public hearing.



No. 16

CD 13

N 170459 ZRK

IN THE MATTER OF an application submitted by West 16-22 St Properties 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 Article XIII, Chapter 1 (Special Coney Island District), APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and APPENDIX I to extend the Transit Zone in Transit Zone Map 15.

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 XIII
SPECIAL PURPOSE DISTRICTS
Chapter 1
Special Coney Island District**

**131-00
GENERAL PURPOSES**

* * *

**131-04
Applicability**

* * *

131-044
Inclusionary Housing

For the purpose of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 or 23-90, inclusive, as modified in this Chapter, #Inclusionary Housing Designated areas# and #Mandatory Inclusionary Housing areas# within the #Special Coney Island District# are shown on the maps in APPENDIX F of this Resolution.

131-044 045
Physical culture or health establishments

* * *

131-045 046
Modification of use and bulk regulations

* * *

131-10
SPECIAL USE REGULATIONS

* * *

131-132
Coney North and Coney West Subdistricts

In the Coney North and Coney West Subdistricts, #uses# allowed by the underlying district regulations shall apply, except as modified in this Section for #uses# fronting upon #streets# specified on Map 2 (Mandatory Ground Floor Use Requirements) in the Appendix to this Chapter. For the purposes of this Section, the “building line” shown on Parcel F on Map 2 shall be considered a #street line# of Ocean Way or Parachute Way, as applicable. Furthermore, an open or enclosed ice skating rink shall be a permitted #use# anywhere within Parcel F in the Coney West Subdistrict.

* * *

From Use Groups 10A, 10B and 10C:

Depositories for storage, and wholesale offices or showrooms

From Use Group 11:

All #uses#

From Use Groups 12A and 12B:

Trade expositions

From Use Groups 12C and 12D:

All #uses#

From Use Group 14A and 14B:

All #uses#, except for bicycle sales, rental or repair shops.

* * *

**131-30
FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS**

The #floor area ratio# regulations of the underlying districts shall be modified as set forth in this Section, inclusive.

* * *

**131-32
Coney, West, Coney North and Mermaid Avenue Subdistrict**

**131-321
Special floor area regulations for residential uses**

R6A R7A R7D R7X

(a) Applicability of Inclusionary Housing Program

R6A, R7A, R7D and R7X Districts within the #Special Coney Island District# shall be #Inclusionary Housing designated areas#, or #Mandatory Inclusionary Housing areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Sections 23-154 or 23-90, inclusive, applicable as modified within the Special District.

(b) Maximum #floor area ratio#

The ~~base~~ #floor area ratio# for any #zoning lot# containing #residences# shall be as set forth in the table in this Section.

For #zoning lots# in #Inclusionary Housing designated areas#, the base #floor area ratio# shall be as set forth in Column 1 of the table in this paragraph. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in Column 2 of the table through the provision of #affordable housing#, pursuant to the provisions for #Inclusionary Housing designated areas#, as set forth in paragraph (b) of Section 23-154 (Inclusionary Housing) Section 23-90 (INCLUSIONARY HOUSING), inclusive.

For #MIH developments# on #MIH sites# where a #zoning lot# contains all the #affordable floor area# required for such #MIH development# pursuant to paragraph (d)(3) of Section 23-154, the maximum #floor area ratio# is set forth in Column 3 of the table. For #zoning lots# in #Mandatory Inclusionary Housing areas#, the maximum #floor area ratio# for #zoning lots# containing #residences# subject to the provisions of paragraph (d)(4) of Section 23-154 is set forth in Column 4 of the table.

For #zoning lots# containing #affordable independent residences for seniors#, the maximum #floor area ratio# shall be as set forth in Section 23-155 (Affordable Independent Residences for Seniors).

Parcels A through F and Parcel H, located within R6A or R7D Districts, are shown on Map 1 (Special Coney Island District and Subdistricts) in Appendix A of this Chapter.

FLOOR AREA RATIO FOR BUILDINGS CONTAINING RESIDENCES

[EXISTING TABLE]

<u>Subdistrict/Parcels</u>	<u>Zoning District</u>	<u>Base #floor area ratio#</u>	<u>Maximum #floor area ratio#</u>
Coney West Parcels:			
A, B, C, D	R7D	4.35	5.8
Coney West			
Parcels: E, F	R7D	4.12	5.5
Coney North	R7X	3.75	5.0
Mermaid Avenue	R7A	3.45	4.6

[PROPOSED TABLE]

		<u>#Inclusionary Housing designated areas#</u>		<u>#Mandatory Inclusionary Housing areas#</u>	
		<u>Column 1</u>	<u>Column 2</u>	<u>Column 3</u>	<u>Column 4</u>
<u>Subdistrict/Parcels</u>	<u>Zoning District</u>	<u>Base #floor area ratio#</u>	<u>Maximum #floor area ratio#</u>	<u>For #MIH developments# on #MIH sites#</u>	<u>For all other #residences#</u>
<u>Coney West</u>					
<u>Parcels: A, B, C, D</u>	<u>R7D</u>	<u>4.35</u>	<u>5.8</u>		
<u>Parcels: E, F</u>	<u>R7D</u>	<u>4.12</u>	<u>5.5</u>		
<u>Parcel H</u>	<u>R7D</u> <u>R6A</u>			<u>5.8</u> <u>3.6</u>	<u>4.35</u> <u>3.0</u>
<u>Coney North</u>	<u>R7X</u>	<u>3.75</u>	<u>5.0</u>		
<u>Mermaid Avenue</u>	<u>R7A</u>	<u>3.45</u>	<u>4.6</u>		

(c) Coney West #floor area# distribution

In the Coney West Subdistrict, #floor area# attributable to #zoning lots# within the following sets of parcels, as shown on Map 1 in the Appendix to this Chapter, may be distributed anywhere within such sets of parcels:

- Parcels A and B
- Parcels C and D
- Parcels E and F

In addition, #floor area# attributable to #block# 7071, lot 130, within Parcel B may be distributed anywhere within Parcels C or D.

~~(d) Height and setback~~

~~For all #zoning lots#, or portions thereof, located in the Coney West or Coney North Subdistricts, the height and setback regulations of Section 23-664 (Modified height and~~

~~setback regulations for certain buildings) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.~~

* * *

**131-40
HEIGHT AND SETBACK REGULATIONS**

The underlying height and setback regulations shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall apply. The height of all #buildings or other structures# shall be measured from the #base plane#.

* * *

**131-43
Coney West Subdistrict**

The regulations of this Section shall apply to all #buildings or other structures# in the Coney West Subdistrict. Map 4 (Street Wall Location), Map 5 (Minimum and Maximum Base Heights) and Map 6 (Coney West Subdistrict Transition Heights), in the Appendix to this Chapter, illustrate the #street wall# location provisions, minimum and maximum base height provisions and transition height provisions of this Section, inclusive. For the purposes of this Section, the “building line” shown on Parcel F shall be considered a #street line# of Ocean Way or Parachute Way, as indicated on such maps.

**131-431
Coney West District, Surf Avenue**

The regulations of this Section shall apply along Surf Avenue. The #street wall# location provisions of paragraph (a) of this Section shall also apply along #streets# intersecting Surf Avenue within 50 feet of Surf Avenue, and the #building# base regulations of paragraph (b) of this Section shall also apply along #streets# within 200 feet of Surf Avenue on Parcel H and within 100 feet of Surf Avenue on other parcels.

* * *

(b) #Building# base

A #street wall# fronting on Surf Avenue shall rise without setback to a minimum height of six #stories# or 65 feet, or the height of the #building#, whichever is less, and a maximum height of eight #stories# or 85 feet, whichever is less, before a setback is required.

However, on the Surf Avenue #block# front bounded by West 21st Street and West 22nd Street frontages of Parcels A and H, the minimum height of a #street wall# shall be 40 feet and the maximum height of a #street wall# shall be six #stories# or 65 feet, whichever is less, before a setback is required.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except where corner articulation is provided as set forth in paragraph (a)(2) of this Section.

All portions of a #building or other structure# that exceed the maximum heights set forth in this paragraph, (b), shall be set back from the #street line# at least 10 feet.

(c) Transition height and maximum #building# height for parcels other than Parcel H

Above the maximum base height a #street wall# may rise to a maximum transition height of nine #stories# or 95 feet, whichever is less, provided that such #street walls# are set back a minimum distance of 10 feet from the Surf Avenue #street line#. All portions of #buildings or other structures# that exceed a transition height of 95 feet shall comply with the tower provisions of Section 131-434 (Coney West Subdistrict towers).

(d) Maximum building height for Parcel H

On Parcel H, all portions of #buildings or other structures# that exceed the maximum base height set forth in paragraph (b) of this Section shall comply with the tower provisions of Section 131- 434.

131-432

Along all other streets, other than Riegelmann Boardwalk

The following regulations shall apply along all other #streets# in the Coney West Subdistrict, except within 70 feet of Riegelmann Boardwalk.

(a) #Street wall# location

The #street wall# of a #building# base, or portion thereof, beyond 50 feet of Surf Avenue, shall be located within eight feet of the #street line# except that, to allow portions of towers, where permitted, to rise without setback from grade, a portion of a #building# base below a tower may be set back 10 feet from the #street line#, provided the width of such setback area is not greater than 40 percent of the width of the #street wall# of the tower. In addition, for #street walls# facing Ocean Way, #building# entrances providing direct access to the lowest #story# located above the #base flood elevation# may be recessed up to a depth of

10 feet as measured from the #street line#, provided the width of such recess does not exceed 20 feet and the height of such recessed area is not less than 15 feet at any point as measured from the #base flood elevation#.

* * *

(b) #Building# base

The #street wall# of a #building# base, or portion thereof, located beyond 200 feet of Surf Avenue on Parcel H and beyond 100 feet of Surf Avenue on other parcels, shall rise without setback to a minimum height of 40 feet or the height of the #building#, whichever is less, and a maximum height of six #stories# or 65 feet, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed for #outer courts# or balconies, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, and provided the maximum depth of such recesses is 15 feet, as measured from the #street line#. All portions of a #building or other structure# that exceed a height of 65 feet shall be set back from the #street wall# at least 10 feet, except such setback distance may include the depth of any permitted recesses.

(c) Transition heights and maximum #building# height for parcels other than Parcel H

Beyond 100 feet of Surf Avenue, a #street wall# may rise to a maximum transition height of nine #stories# or 95 feet, whichever is less, provided that:

* * *

(d) Maximum #building# heights for Parcel H

Any #building or other structure#, or portions thereof, located within 100 feet of Surf Avenue or within 100 feet of West 22nd Street shall comply with the tower provisions of Section 131-434. Within the remainder of Parcel H, the maximum height for #buildings or other structures# or portions thereof shall be 85 feet.

* * *

**131-434
Coney West Subdistrict towers**

For the purpose of applying the provisions of this Section, All-all #stories# of a #building# or portions of other structures located partially or wholly above a transition height, or #building# base height, as applicable, shall be considered a “tower” and shall comply with the provisions of this Section.

* * *

(b) Maximum length ~~and~~ or height

On Parcels A, B, C, D, E and F, on ~~On~~ #blocks# bounding Surf Avenue, the maximum height of a #building or other structure# shall be 220 feet, and on #blocks# bounding the southerly #street line# of Ocean Way, the maximum height of a #building or other structure# shall be 170 feet. Furthermore, the outermost walls of all tower #stories# shall be inscribed within a rectangle, and no side of such rectangle shall exceed a length of 165 feet.

Where #affordable housing# is provided on such parcels pursuant to Section 131-321 (Special floor area regulations for residential uses), the maximum height of a #building# shall be increased to 270 feet, provided that either:

* * *

On Parcel H, the maximum height of a #building or other structure# within 100 feet of Surf Avenue or within 100 feet of West 22nd Street shall be 150 feet.

All #buildings# that exceed a height of 170 feet shall provide articulation in accordance with Section 131-46 (Tower Top Articulation).

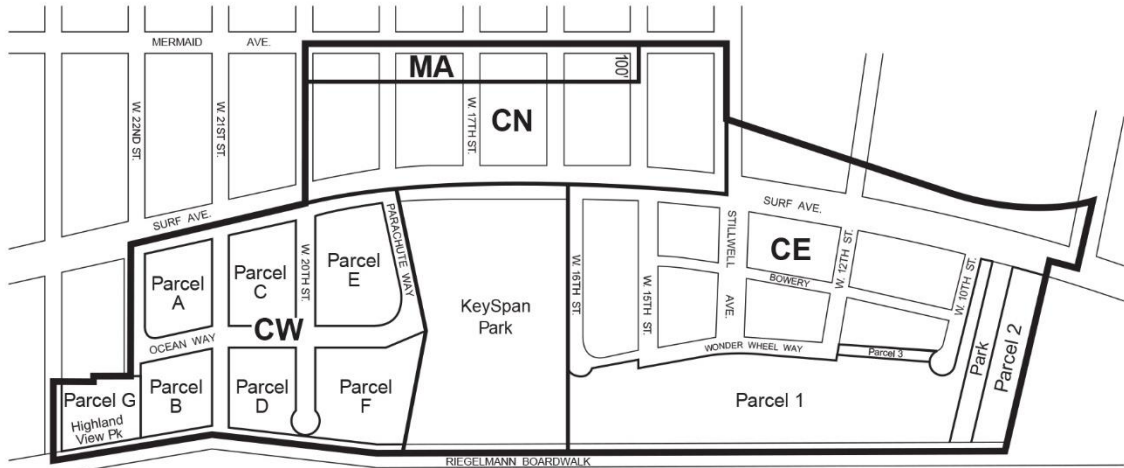
* * *




Appendix A

Coney Island District Plan

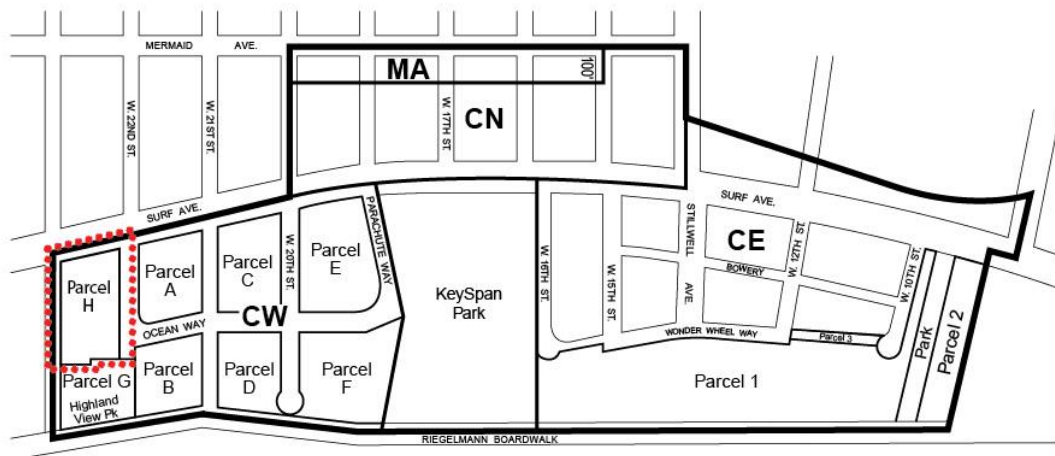
Map 1 – Special Coney Island District and Subdistricts




[EXISTING MAP]



- | | |
|--|-------------------------------|
|  Special Coney Island District | CE Coney East Subdistrict |
|  Special Coney Island Subdistrict | CN Coney North Subdistrict |
|  Parcel Boundary | CW Coney West Subdistrict |
| | MA Mermaid Avenue Subdistrict |

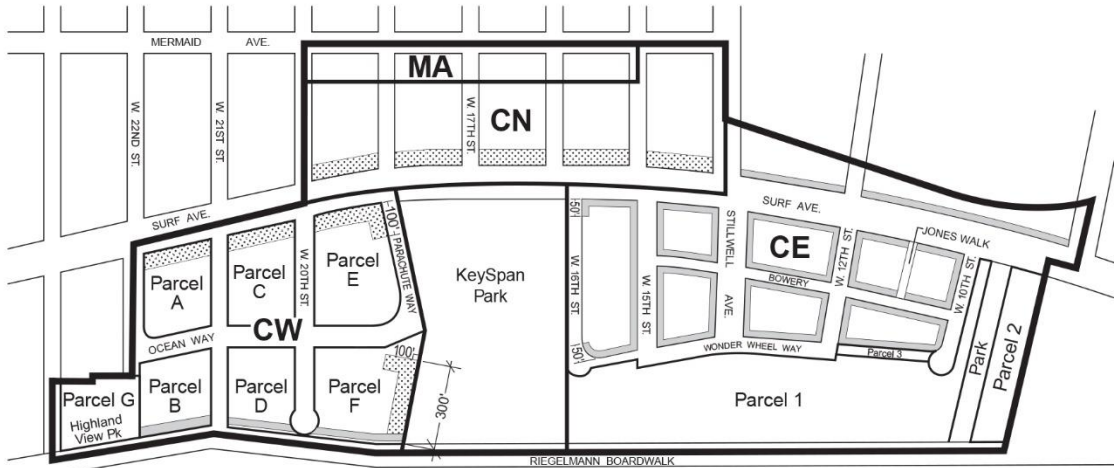
[PROPOSED MAP]



- | | |
|--|-------------------------------|
|  Special Coney Island District | CE Coney East Subdistrict |
|  Special Coney Island Subdistrict | CN Coney North Subdistrict |
|  Parcel Boundary | CW Coney West Subdistrict |
| | MA Mermaid Avenue Subdistrict |

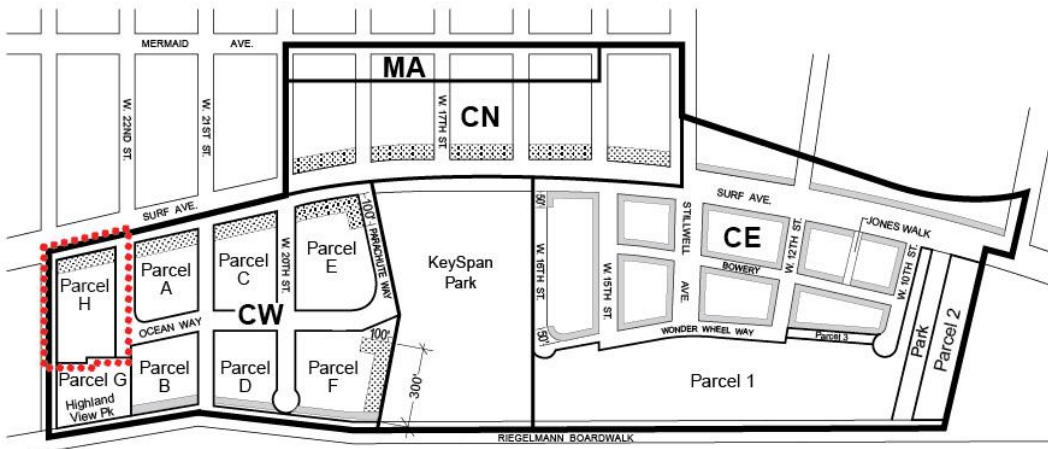
Map 2 – Mandatory Ground Floor Use Requirements

[EXISTING]



- Special Coney Island District
- Special Coney Island Subdistrict
- Parcel Boundary
- 15' Depth (See Section 131-13)
- ▨ 50' Depth (See Section 131-13)

[PROPOSED]

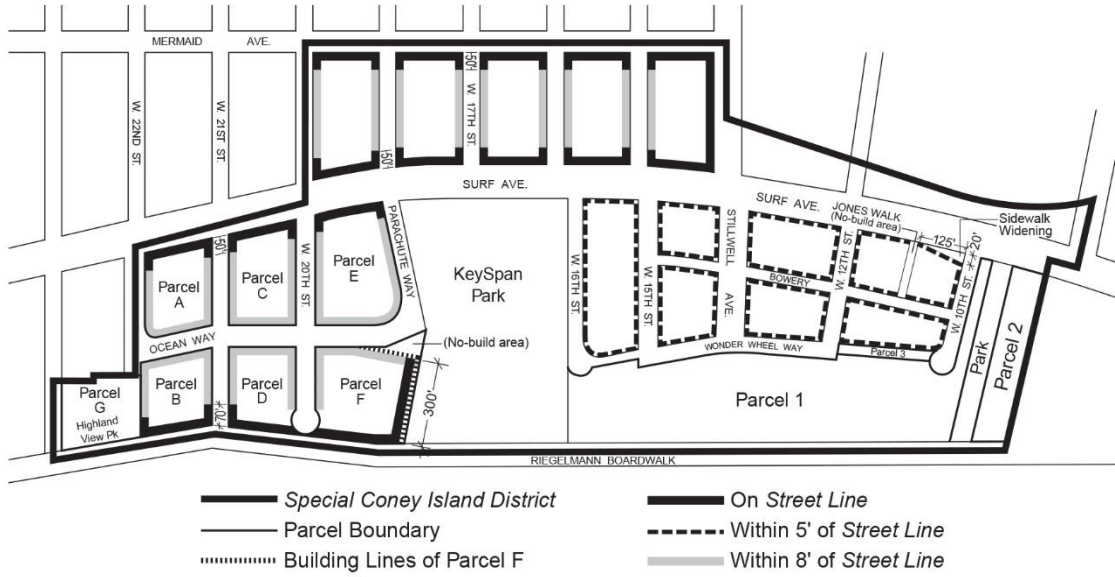


- Special Coney Island District
- Special Coney Island Subdistrict
- Parcel Boundary
- 15' Depth (See Section 131-13)
- ▨ 50' Depth (See Section 131-13)

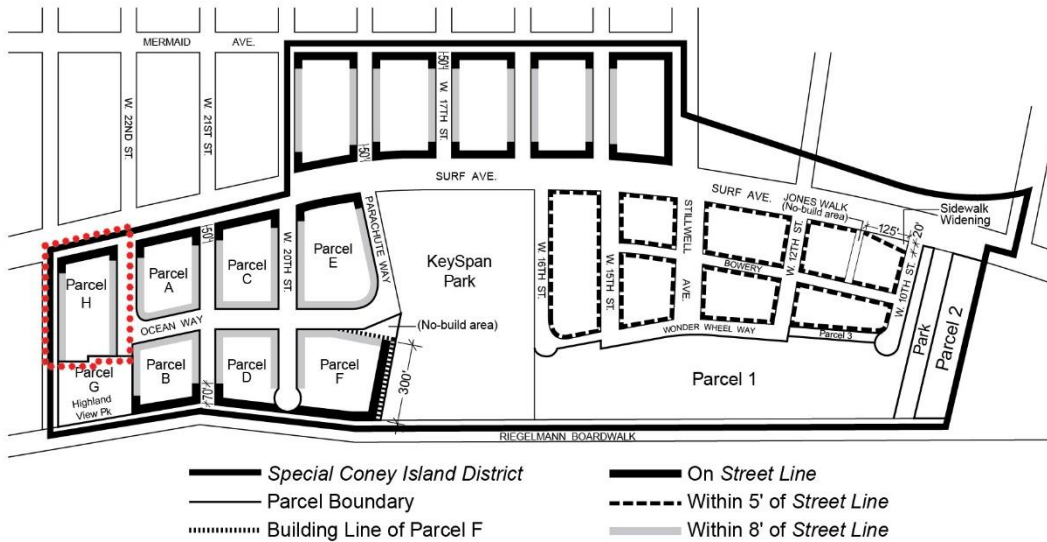
* * *

Map 4 – Street Wall Location

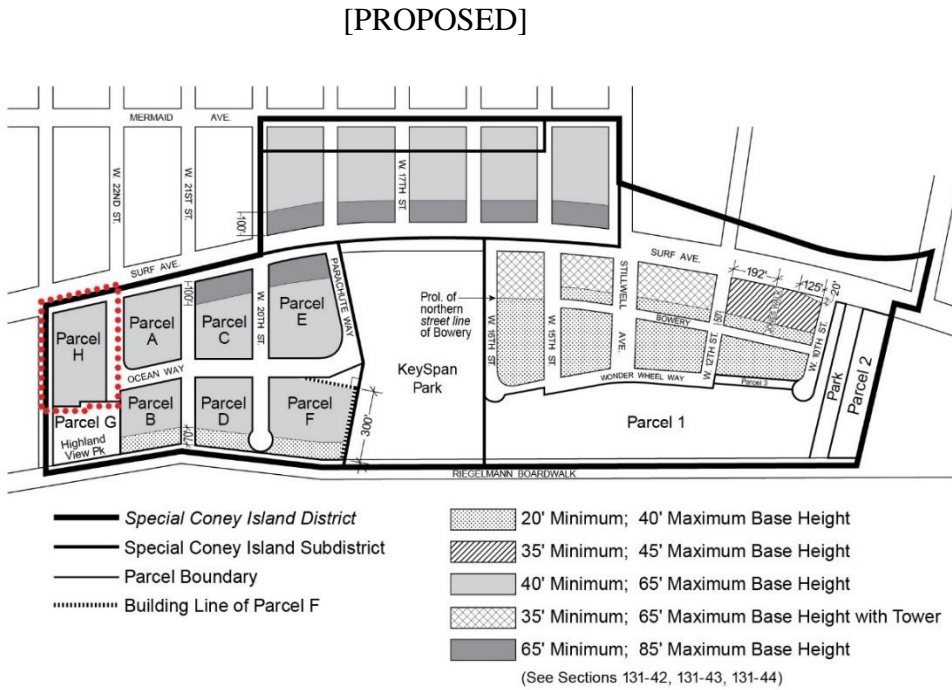
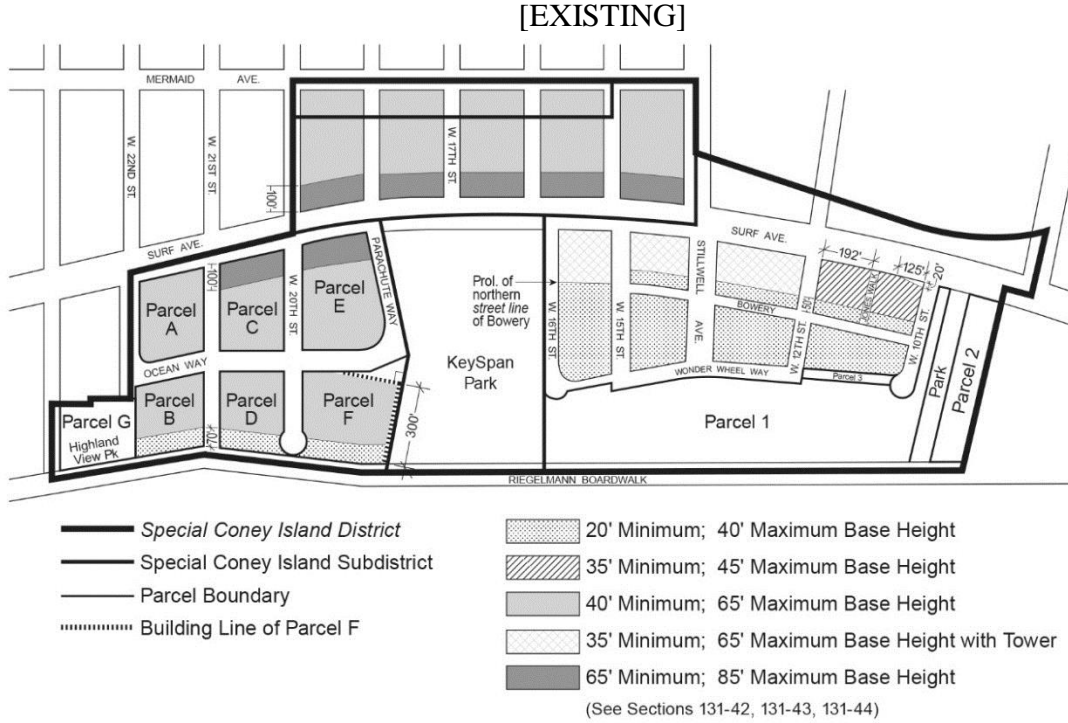
[EXISTING]



[PROPOSED]

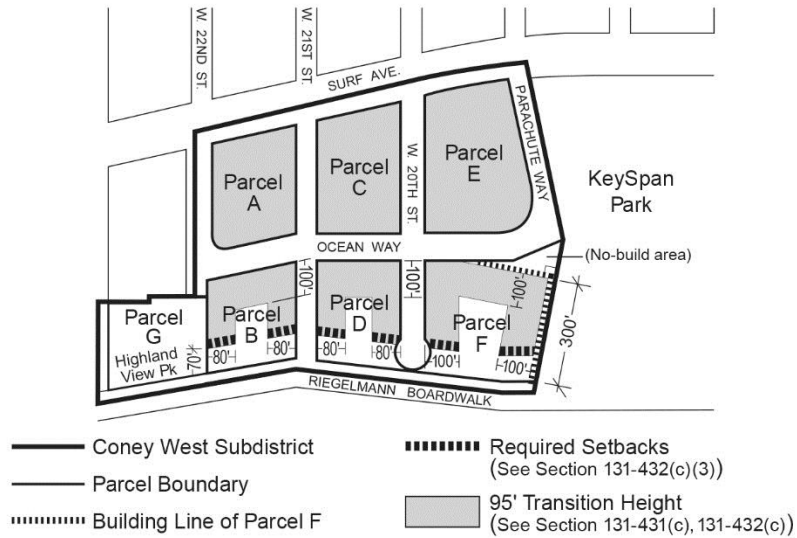


Map 5 – Minimum and Maximum Base Heights

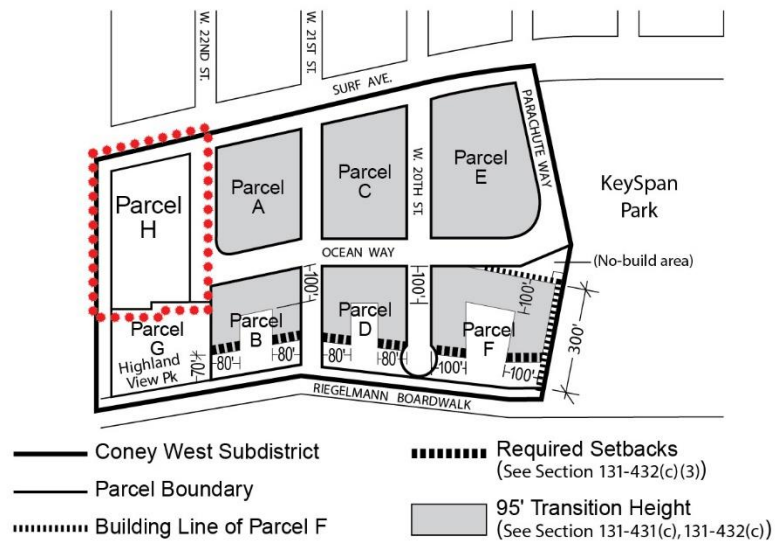


Map 6 – Coney West Subdistrict Transition Heights

[EXISTING]



[PROPOSED]



* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

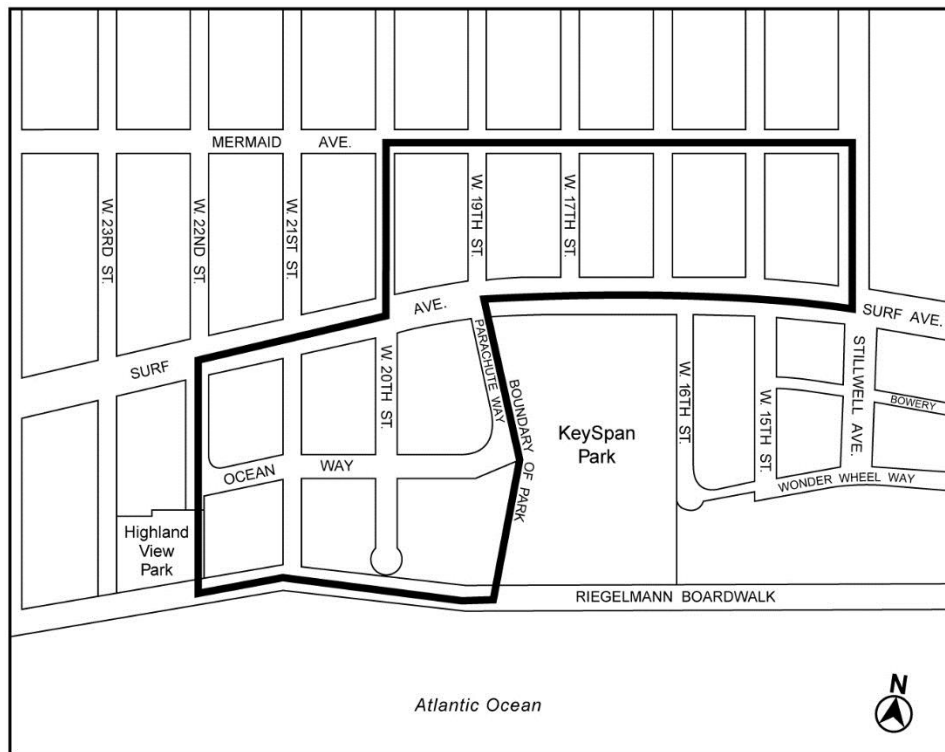
BROOKLYN

* * *

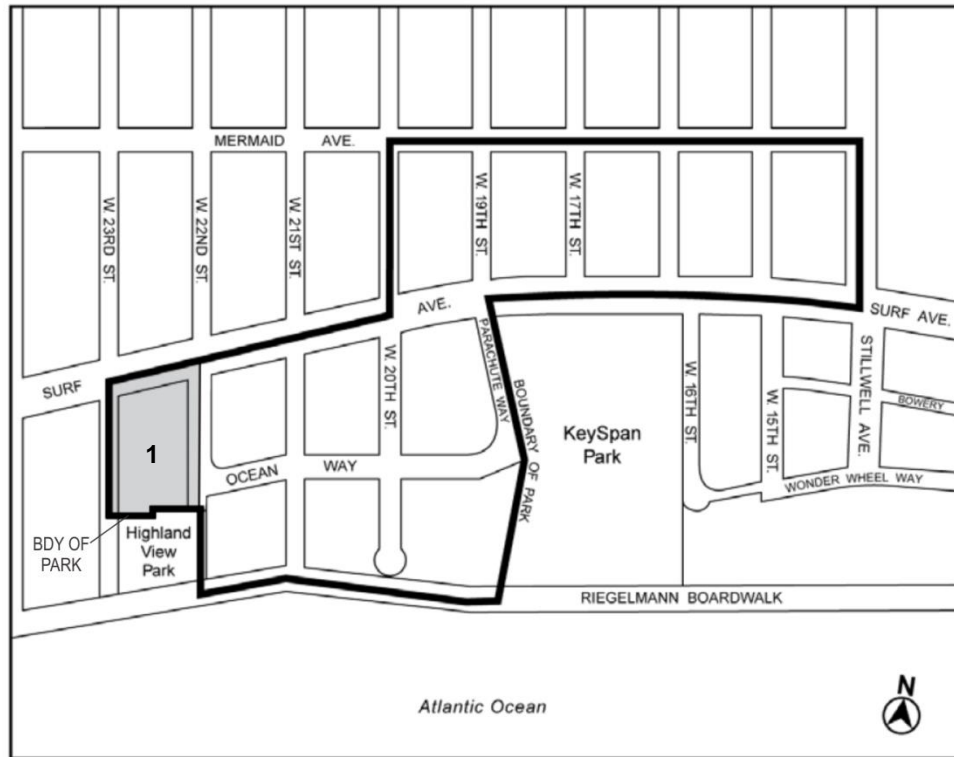
Brooklyn Community District 13



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

Portion of Community District 13, Brooklyn

* * *

APPENDIX I
Transit Zone

* * *

Transit Zone Map 15

[EXISTING MAP]



[PROPOSED MAP]



Resolution for adoption scheduling December 5, 2018 for a public hearing.

BOROUGH OF MANHATTAN**No. 17*****59 GREENWICH AVENUE*****CD 2****C 190070 ZSM**

IN THE MATTER OF an application submitted by 59 Greenwich 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:

1. the use regulations of Section 32-421 (Limitation on floors occupied by commercial uses) to allow Use Group 6 uses (retail uses) on a portion of the second floor; and
2. the minimum distance between legally required windows and lot lines regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines);

in connection with the re-construction and enlargement of an existing four-story mixed use building on property located at 59 Greenwich Avenue (Block 613, Lot 60), in a C2-6 District, within the Greenwich Village 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. 10271-0001.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 18

EAST VILLAGE HOUSING**CD 3****C 190069 HAM**

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 204 Avenue A and 535 East 12th Street (Block 406 Lots 6 and 47) 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 properties to a developer to be selected by HPD;

to facilitate two buildings containing approximately 21 units of affordable housing and commercial space.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

BOROUGH OF QUEENS

No. 19

NYPD 116TH PRECINCT DEMAPPING

CD 13

C 190004 MMQ

IN THE MATTER OF an application submitted by The New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a southerly portion of North Conduit Avenue from Francis Lewis Boulevard to a point 374.67 feet west of Hook Creek Boulevard;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5031 dated August 20, 2018 and signed by the Borough President.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

Nos. 20 & 21

DOUGLASTON PARKWAY REZONING

No. 20

CD 11

C 060432 ZMQ

IN THE MATTER OF an application submitted by 241-15 Northern LLC and North Shore Realty Group Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a:

1. changing from an R1-2 District to an R6A District property bounded by a southeasterly boundary lines of a park and its northeasterly prolongation, Douglaston Parkway, Northern Boulevard, a northeasterly boundary line of a park and its southeasterly prolongation, a line 95 feet northwesterly of Northern Boulevard, and a line 170 feet southwesterly of Douglaston Parkway; and
2. establishing within a proposed R6A District a C1-2 District bounded by a line 95 feet northwesterly of Northern Boulevard, Douglaston Parkway, Northern Boulevard and a northeasterly boundary line of a park and its southeasterly prolongation;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-494.

Resolution for adoption scheduling December 5, 2018 for a public hearing.

No. 21

CD 11

N 180281 ZRQ

IN THE MATTER OF an application submitted by 241-15 Northern LLC and North Shore Realty Group Corp., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying 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

* * *

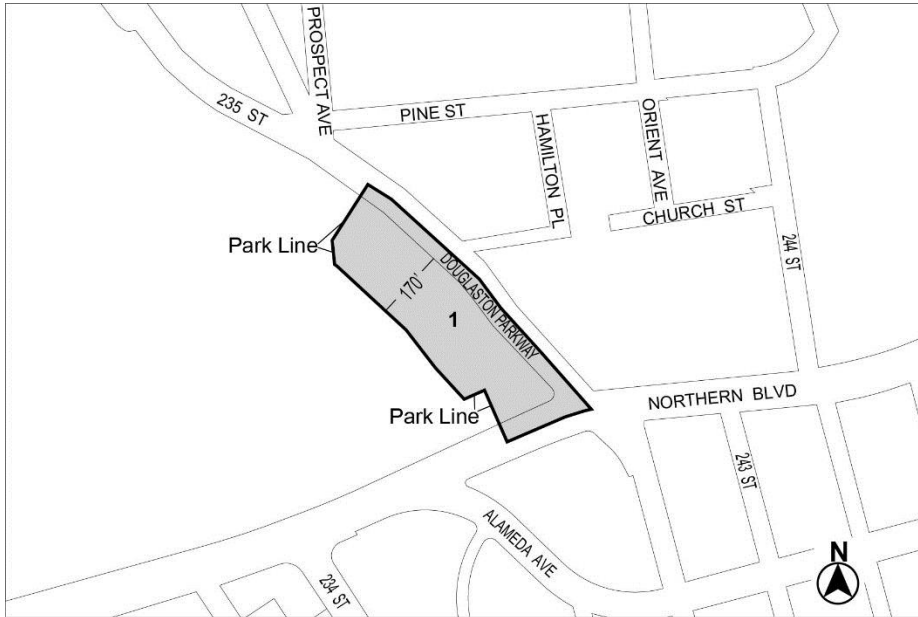
QUEENS

* * *

Queens Community District 11

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 11, Queens

* * *

Resolution for adoption scheduling December 5, 2018 for a public hearing.



II. REPORTS

BOROUGH OF BROOKLYN

Nos. 22 & 23

29 JAY STREET REZONING

No. 22

CD 2

C 180344 ZMK

IN THE MATTER OF an application submitted by Forman Ferry, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d by changing from an M1-4/R8A District to an M1-6/R8X District property bounded by Jay Street, John Street, a line 150 feet easterly of Jay Street, and Plymouth Street, as shown on a diagram (for illustrative purposes only) dated June 25, 2018 and subject to the conditions of CEQR Declaration E-487.

(On September 26, 2018, Cal. No. 1, the Commission scheduled October 17, 2018 for a public hearing. On October 17, 2018, Cal. No. 13, the hearing was closed.)

For consideration.

No. 23

CD 2

N 180345 ZRK

IN THE MATTER OF an application submitted by Forman Ferry, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article XII, Chapter 3 (Special Mixed Use District) for the purpose of expanding an existing Mixed Use District.

Matter underlined is new, to be added;

Matter ~~struckout~~ is to be deleted;

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

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

Article XII - Special Purpose Districts

**Chapter 3
Special Mixed Use District**

* * *

**123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Section 23-151 (Basic regulations for R6 through R9 Districts) shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Sections 23-153 (For Quality Housing buildings) or 23-155 (Affordable independent residences for seniors), as applicable.

Where the designated district is an R7-3 District, the maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.

The provisions of this Section shall not apply on #waterfront blocks#, as defined in Section 62-11. In lieu thereof, the applicable maximum #floor area ratio# and #lot coverage# requirements set forth for #residential uses# in Sections 62-30 (SPECIAL BULK REGULATIONS) through 62-32 (Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks), inclusive, shall apply.

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

#Special Mixed Use District#	Designated #Residence District#
MX1 – Community District 1, The Bronx	R6A R7D
MX 2 – Community District 2, Brooklyn	R7A R8A <u>R8X</u>

MX 4 – Community District 3, Brooklyn	R6A
MX 8 – Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 – Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 – Community District 6, The Bronx	R7A R7X
MX 16 – Community Districts 5 and 16 Brooklyn	R6A R7A R7D R8A

* * *

123-66 Height and Setback Regulations

The height of all #buildings or other structures# in #Special Mixed Use Districts# shall be measured from the #base plane#.

The following modifications of height and setback regulations set forth in paragraphs (a) and (b) apply in Historic Districts designated by the Landmarks Preservation Commission:

- (a) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.
- (b) In #Special Mixed Use District# 2 in the Borough of Brooklyn, where the designated #Residence District# is an R8X District, the maximum base height of a #street wall# may vary between the maximum base height set forth in this Chapter, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than the maximum base height set forth in this Chapter. For the purposes of this paragraph (b), a #building# situated directly across a #street# from a #development# shall be considered an adjacent #building#.

On #waterfront blocks#, as defined in Section 62-11, where the designated #Residence District# is R3, R4 or R5, the height and setback regulations of Section 62-34, inclusive, shall apply to

#buildings and other structures#, except that for #mixed use buildings#, the height and setback regulations set forth in Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations) shall apply.

* * *

(On September 26, 2018, Cal. No. 2, the Commission scheduled October 17, 2018 for a public hearing. On October 17, 2018, Cal. No. 14 the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 24 & 25

17 HAVEN ESPLANADE

No. 24

CD 2

N 180252 ZAR

IN THE MATTER OF an application submitted by Robert Kelly for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution for the development, enlargement or site alteration on a steep slope or steep slope buffer to facilitate the construction of a two-family, detached home at 17 Haven Esplanade (Block 121, Lot 14) and within the Special Hillside Preservation 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

CD 2

N 180253 ZAR

IN THE MATTER OF an application submitted by Robert Kelly for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution for a modification of lot coverage controls to facilitate the construction of a two-family, detached home at 17 Haven Esplanade (Block 121, Lot 14) and within the Special Hillside Preservation 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.



Nos. 26 & 27

HUNGERFORD SCHOOL AT PETRIDES CAMPUS

No. 26

CD 2

N 190149 ZAR

IN THE MATTER OF an application submitted by the New York City School Construction Authority for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution for the development, enlargement or site alteration on a portion of a zoning lot having a steep slope or steep slope buffer to facilitate the development of a four story building and parking area for the Richard H. Hungerford School within the Michael J. Petrides Campus at 715 Ocean Terrace (Block 683, Lots 1, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310 and 311) in 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.



No. 27

CD 2

N 190150 ZAR

IN THE MATTER OF an application submitted by the New York City School Construction Authority for the grant of an authorization pursuant to Section 105-425 of the Zoning Resolution for the modification of botanic environment and tree preservation and planting requirements to facilitate the development of a four (4) story building and parking area for the Richard H. Hungerford School within the Michael J. Petrides Campus at 715 Ocean Terrace (Block 683, Lots 1, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310 and 311) in 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.

No. 28

110, 116, 120 WEINER STREET

CD 3

N 170375 RCR

IN THE MATTER OF an application submitted by Patricia Crispi and Eltion Frasherri for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision and reapportionment of the current three zoning lots into three new zoning lots at 110, 116, and 120 Weiner Street (Block 7577, Existing Lots 102, 103, and 106; proposed lots 102, 103, and 106) 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. 29

47 FURMAN STREET

CD 3

N 190001 RCR

IN THE MATTER OF an application submitted by Derek Tabacco 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 47 Furman Street (Block 6245, Existing Lot 257, Tentative Lots 257 and 260) 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.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 30 & 31

EAST 241ST STREET REZONING

No. 30

CD 12

C 180083 ZMX

PUBLIC HEARING:

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 241st Street, Furman Avenue, East 240th Street and White Plains Road; and
2. establishing within the proposed R7D District a C2-4 District bounded by East 241st Street, Furman Avenue, East 240th 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.

(On October 31, 2018, Cal. No. 1, the Commission scheduled November 14, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 12

N 180084 ZRX

PUBLIC HEARING:

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

* * *

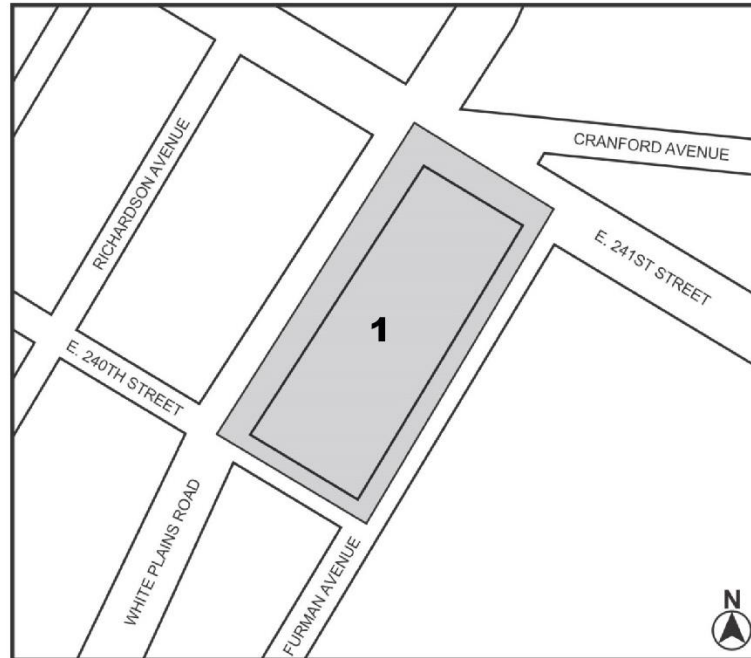
THE BRONX


* * *

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



* * *

(On October 31, 2018, Cal. No. 2, the Commission scheduled November 14, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 32 & 33

895 BEDFORD AVENUE REZONING

No. 32

CD 3

C 180229 ZMK

PUBLIC HEARING:

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;

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

(On October 31, 2018, Cal. No. 3, the Commission scheduled November 14, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



No. 33

CD 3

N 180230 ZRK

PUBLIC HEARING:

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

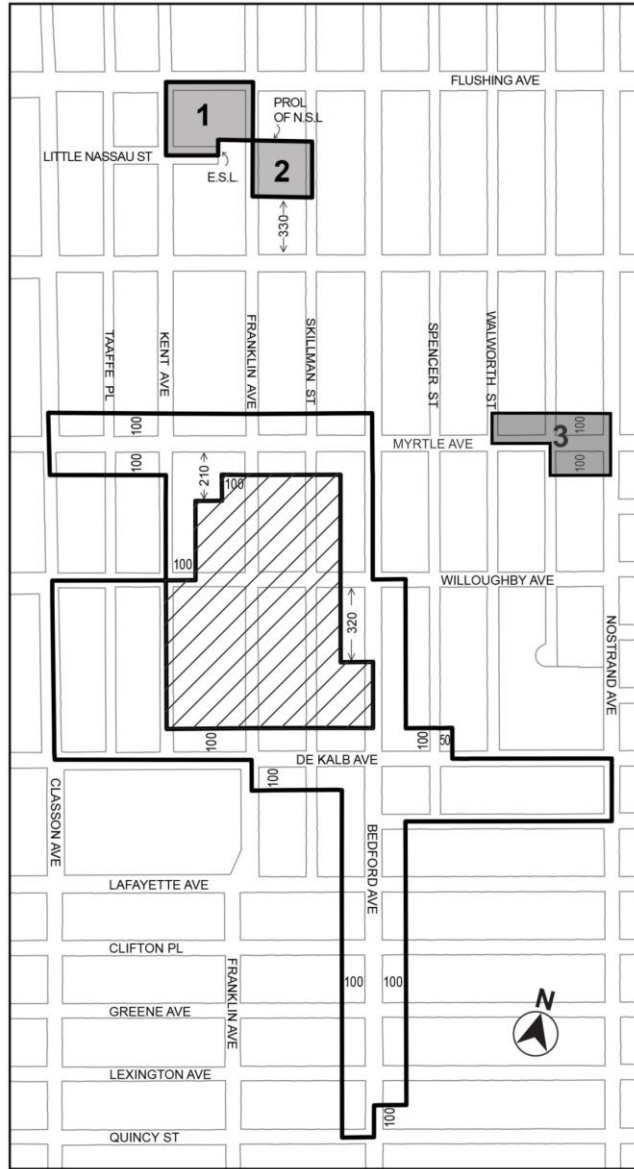
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

Brooklyn Community District 3

* * *

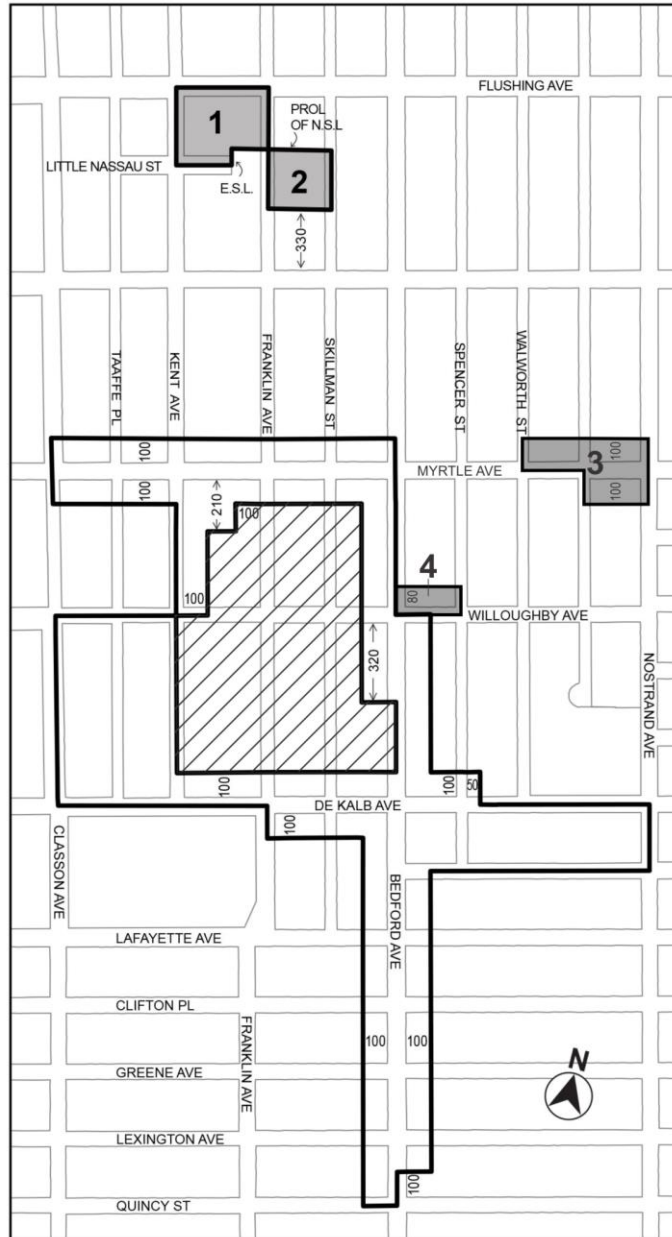
Map 3 - [date of adoption]

[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

* * *

(On October 31, 2018, Cal. No. 4, the Commission scheduled November 14, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



BOROUGH OF MANHATTAN

No. 34

51 WHITE STREET

CD 1

C 180439 ZSM

PUBLIC HEARING:

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.

(On October 31, 2018, Cal. No. 5, the Commission scheduled November 14, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 35

DOT STATEN ISLAND VEHICLE MAINTENANCE & REPAIR FACILITY

CD 1

C 180514 PQR

PUBLIC HEARING:

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.

(On October 31, 2018, Cal. No. 6, the Commission scheduled November 14, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2018 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY		1 New Year's Day	2 REVIEW SESSION	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 Martin Luther King, Jr. Day	16 REVIEW SESSION	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
FEBRUARY					1	2	3
	4	5	6	7	8	9	10
	11	12 Lincoln's 8 day	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16 Chinese New Year	17
	18	19 Presidents' Day	20	21 Washington's Birthday	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING			
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17 St. Patrick's Day
	18	19	20	21	22	23	24
	25 Palm Sunday	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30 Good Friday	31 First Day Passover
APRIL	1 Easter	2	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16 First Day Ramadan	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28 Memorial Day Observed	29	30	31		
JUNE						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30

Review Sessions start at 1:00 PM

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY	1	2	3	4 Independence Day	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
AUGUST				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
SEPTEMBER							1
	2	3 Labor Day	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10 Rosh Hashanah	11	12	13	14	15
	16	17	18	19 Yom Kippur	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30							
OCTOBER		1	2	3	4	5	6
	7	8 Columbus Day Observed	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
NOVEMBER					1	2	3
	4	5	6 Election Day	7 Diwali	8	9	10
	11	12 Veterans' Day	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16	17
	18	19 Veterans' Day Observed	20	21	22	23	24
	25	26	27	28	29	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