

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, DECEMBER 19, 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 190095 ZSQ	7	134-01 20 TH AVENUE	Scheduled to be Heard 1/9/19
2	C 190078 HAK	4	63 STOCKHOLM STREET	" "
3	C 180294 ZMK	6	41 SUMMIT STREET REZONING	" "
4	N 180295 ZRK	6	" "	" "
5	C 190094 PCM	10	JOSEPH DANIEL WILSON MEMORIAL GARDEN	" "
6	C 180083 ZMX	12	EAST 241 ST STREET REZONING	Favorable Report Adopted
7	N 180084 ZRX	12	" "	" "
8	C 190049 ZMX	6	BELMONT COVE REZONING	" "
9	N 190050 ZRX	6	" "	" "
10	C 190051 PPX	6	" "	" "
11	C 180229 ZMK	3	895 BEDFORD AVENUE REZONING	" "
12	N 180230 ZRK	3	" "	" "
13	C 180439 ZSM	1	51 WHITE STREET	" "
14	C 190070 ZSM	2	59 GREENWHICH AVENUE	" "
15	C 190069 HAM	3	EAST VILLAGE HOUSING	" "
16	C 190004 MMQ	13	NYPD 116 TH PRECINCT DEMAPPING	" "
17	C 180514 PQR	1	DOT STATEN ISLAND VEHICLE MAINTENANCE & REPAIR FACILITY	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:														
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17	18	19	
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.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	R	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	
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 11:27 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, DECEMBER 19, 2018
10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE, 120 BROADWAY
NEW YORK, NEW YORK 10271

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 190142 RCR	3	252 RAMONA AVENUE	Certification Approved
19	N 190088 RCR	3	208 SPRAGUE AVENUE	" "
20	N 190090 RCR	3	570 WAINWRIGHT AVENUE	" "
21	C 180261 ZMX	11	WILLIAMSBRIDGE ROAD REZONING	Hearing Closed
22	N 180262 ZRX	11	" "	" "
23	C 190143 ZMX	1	BETANCES VI	" "
24	N 190144 ZRX	1	" "	" "
25	C 180404 PCM	9	FRANK WHITE MEMORIAL GARDEN	Hearing Continued to 1/9/19
26	C 180447 ZMQ	6	FORMER PARKWAY HOSPITAL REZONING	Hearing Closed
27	N 180448 ZRQ	6	" "	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R
Calendar Numbers:	20
Marisa Lago, Chair	P Y
Kenneth J. Knuckles, Esq., Vice Chairman	P Y
Allen P. Cappelli, Esq.	P Y
Alfred C. Cerullo, III	P Y
Michelle R. De La Uz	P Y
Joseph I. Douek	P Y
Richard W. Eaddy	P Y
Hope Knight	P Y
Anna Hayes Levin	P Y
Orlando Marin	P Y
Larisa Ortiz	P Y
Raj Rampershad, Commissioners	P Y

MEETING ADJOURNED AT: 11:27 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, DECEMBER 19, 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. 23]

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.

TABLE OF CONTENTS

WEDNESDAY DECEMBER 19, 2018

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

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II.Reports.....8

III. Public Hearings.....27

IV. Schedule of Meetings: January 1, 2019 – December 31, 2019.....36

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

The next regular public meeting of the City Planning Commission is scheduled for January 9, 2019.

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) _____

DECEMBER 19, 2018

APPROVAL OF THE MINUTES OF the Public Meeting of December 5, 2018

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JANUARY 9, 2019
STARTING AT 10:00 A. M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE,
120 BROADWAY
NEW YORK, NEW YORK**

BOROUGH OF QUEENS

No. 1

134-01 20TH AVENUE

CD 7

C 190095 ZSQ

IN THE MATTER OF an application submitted by CPEOA Limited Partnership and Mattone Group Retail, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment within an existing 2-story building and proposed to be enlarged, on property located at 134-01 20th Avenue (Block 4138, Lots 1 and 50), in an M1-1 District, within the Special College Point 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 January 9, 2019 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

63 STOCKHOLM STREET

CD 4

C 190078 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 63 Stockholm Street (Block 3243, Lot 65) 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 building containing approximately 20 affordable housing units in Borough of Brooklyn, Community District 4.

Resolution for adoption scheduling January 9, 2019 for a public hearing.



Nos. 3 & 4

41 SUMMIT STREET REZONING

No. 3

CD 6

C 180294 ZMK

IN THE MATTER OF an application submitted by 41 Summit Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a:

1. changing from an M1-1 District to an R7A District property bounded by a line midway between Carroll Street and Hamilton Avenue, a line midway between Carroll Street and Summit Street, a line 350 feet westerly of Columbia Street, Summit Street, Hamilton Avenue, and a line perpendicular to the northeasterly street line of Hamilton Avenue distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Summit Street and the northeasterly street line of Hamilton Avenue; and

2. establishing within the proposed R7A District a C2-4 District bounded by a line midway between Carroll Street and Hamilton Avenue, a line midway between Carroll Street and Summit Street, a line 350 feet westerly of Columbia Street, Summit Street, Hamilton Avenue, and a line perpendicular to the northeasterly street line of Hamilton Avenue distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Summit Street and the northeasterly street line of Hamilton Avenue;

as shown on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-504.

Resolution for adoption scheduling January 9, 2019 for a public hearing.



No. 4

CD 6

N 180295 ZRK

IN THE MATTER OF an application submitted by 41 Summit Street 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

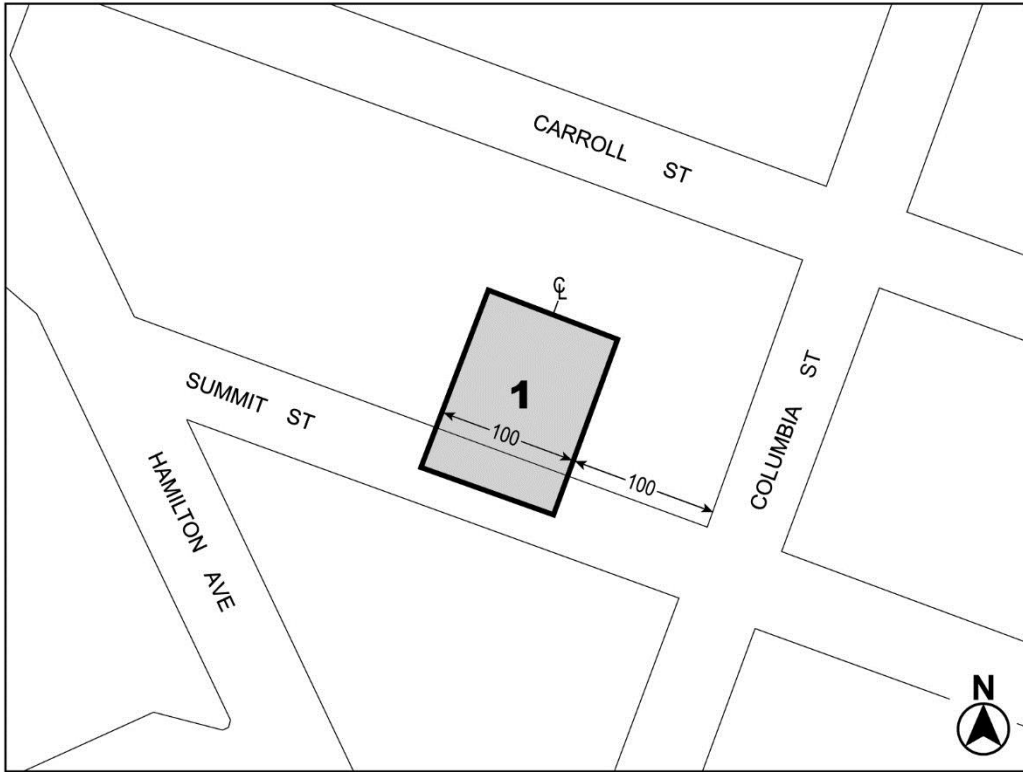
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Brooklyn Community District 6

* * *

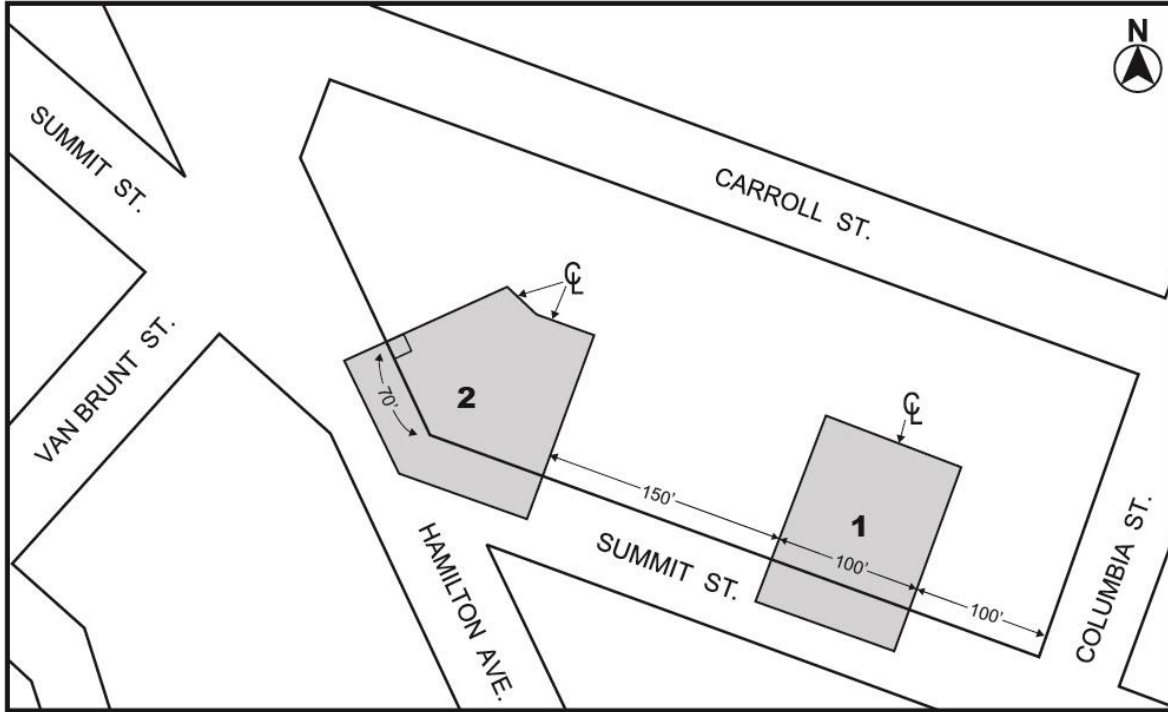
Map 2 – [date of adoption]

[EXISTING MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1**– 9/12/18 MIH Program Option 1 and Option 2

[PROPOSED MAP]



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

Area **1** — 9/12/18 MIH Program Option 1 and Option 2

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

Portion of Community District 6, Brooklyn

Resolution for adoption scheduling January 9, 2019 for a public hearing.



BOROUGH OF MANHATTAN

No. 5

JOSEPH DANIEL WILSON MEMORIAL GARDEN

CD 10

C 190094 PCM

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 225 West 122nd Street (Block 1928, Lots 121 and 122) for use as a community garden.

Resolution for adoption scheduling January 9, 2019 for a public hearing.

**BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356**

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATIONS NOS: C 190026 HAX

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION


COMMUNITY BOARD NO. #6


BOROUGH: BRONX

RECOMMENDATION

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT


DATE

II. REPORTS

BOROUGH OF THE BRONX

Nos. 6 & 7

EAST 241ST STREET REZONING

No. 6

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 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. On November 14, 2018, Cal. No. 30, the hearing was closed.)

For consideration.

No. 7

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

* * *

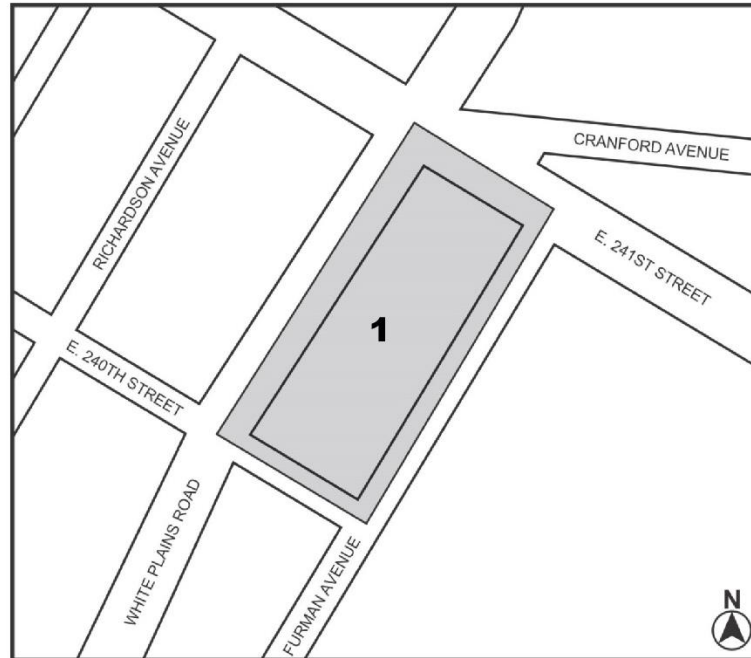
THE BRONX


* * *

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

* * *

[PROPOSED MAP]

Proposed Transit Zone Map 1



* * *

(On October 31, 2018, Cal. No. 2, the Commission scheduled November 14, 2018 for a public hearing. On November 14, 2018, Cal. No. 31, the hearing was closed.)

For consideration.

Nos. 8, 9 & 10

BELMONT COVE REZONING

No. 8

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.

(On November 14, 2018, Cal. No. 1, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 18, the hearing was closed.)

For consideration.



No. 9

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

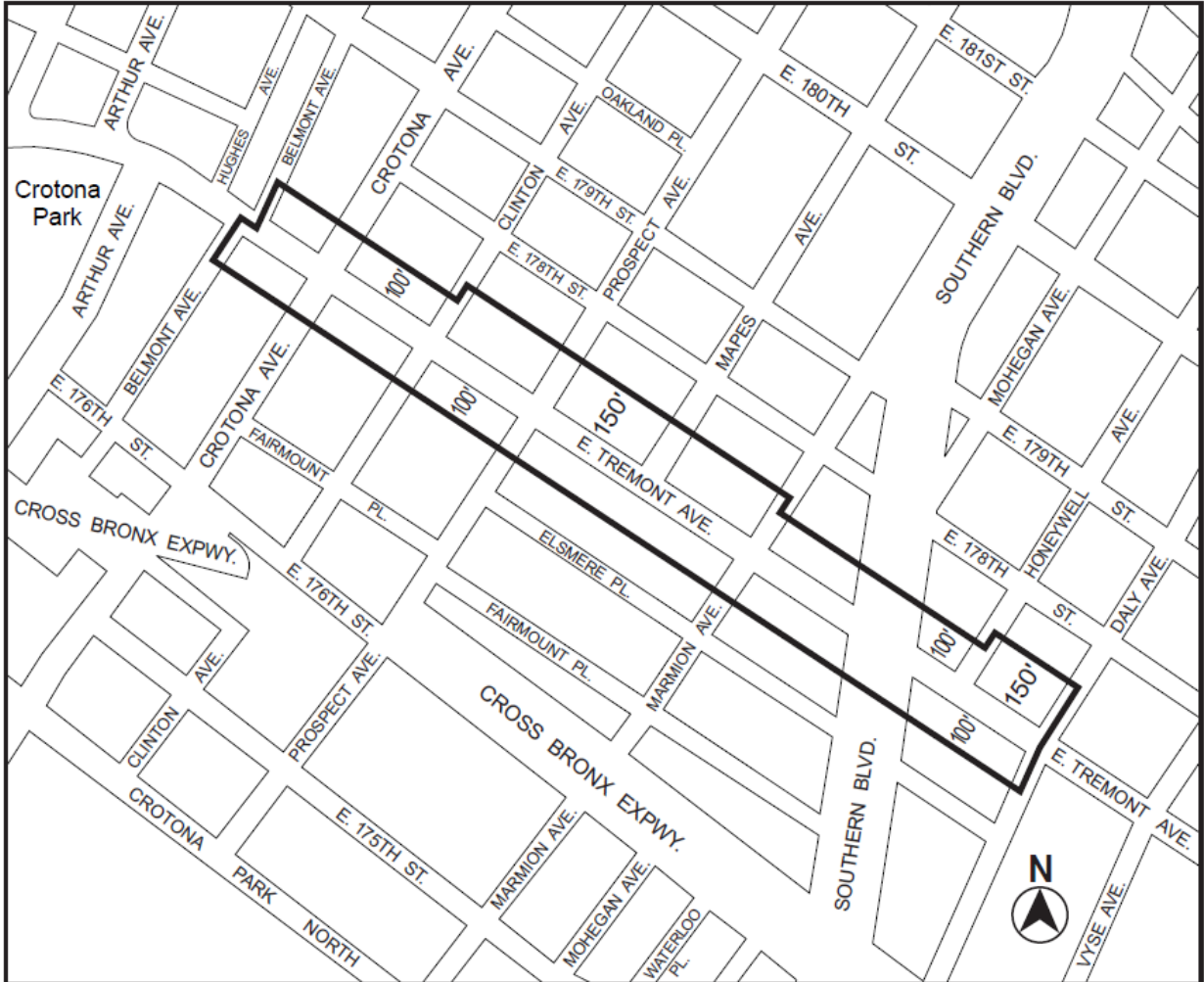
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Community District 6

* * *

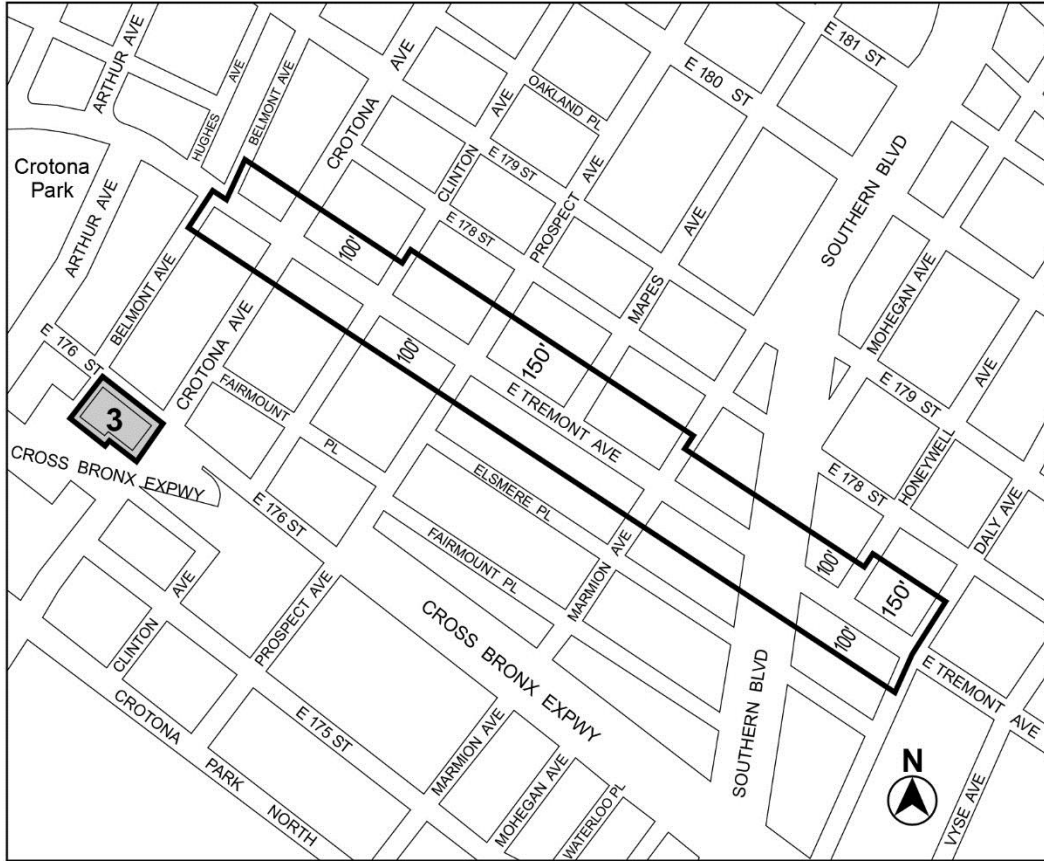
Map 4 - [date of adoption]



[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

* * *

(On November 14, 2018, Cal. No. 2, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 19, the hearing was closed.)

For consideration.

No. 10

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.

(On November 14, 2018, Cal. No. 3, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 11 & 12

895 BEDFORD AVENUE REZONING

No. 11

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;

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. On November 14, 2018, Cal. No. 32, the hearing was closed.)

For consideration.



No. 12

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

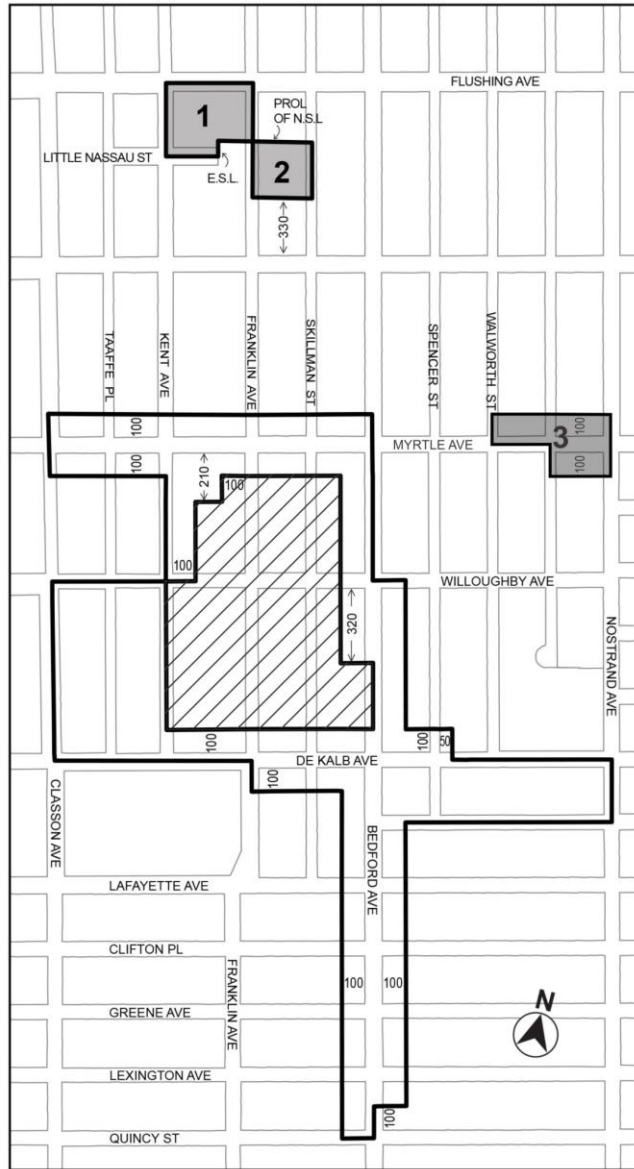
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Brooklyn Community District 3

* * *

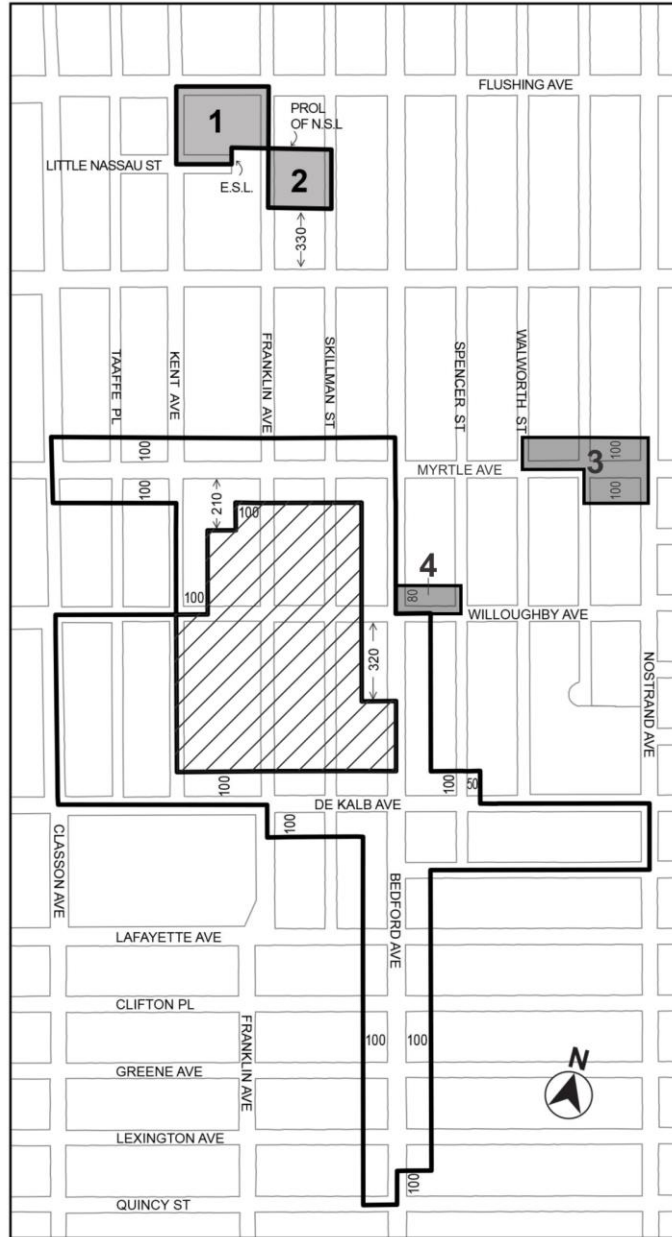
Map 3 - [date of adoption]

[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. On November 14, 2018, Cal. No. 33, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 13

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.

(On October 31, 2018, Cal. No. 5, the Commission scheduled November 14, 2018 for a public hearing. On November 14, 2018, Cal. No. 34, the hearing was closed.)

For consideration.

No. 14

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.

(On November 14, 2018, Cal. No. 17, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 34, the hearing was closed.)

For consideration.

No. 15

EAST VILLAGE HOUSING

CD 3

C 190069 HAM

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

3. pursuant to Article 16 of the General Municipal Law of New York State for:
 - c) 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
 - d) an Urban Development Action Area Project for such area; and
4. 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.

(On November 14, 2018, Cal. No. 18, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 35, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 16

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.

(On November 14, 2018, Cal. No. 19, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 36, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 17

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.

(On October 31, 2018, Cal. No. 6, the Commission scheduled November 14, 2018 for a public hearing. On November 14, 2018, Cal. No. 35, the hearing was closed.)

For consideration.

No. 18

252 RAMONA AVENUE

CD 3

N 190142 RCR

IN THE MATTER OF an application submitted by J & G Developers Incorporated 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 (Block 6336, Existing Lot 20, Tentative Lots 19 and 20) located along Ramona Avenue between Huguenot Avenue and Nippon Avenue 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. 19

208 SPRAGUE AVENUE

CD 3

N 190088 RCR

IN THE MATTER OF an application submitted by Steve Shapiro 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 with one proposed zoning lot consisting of tentative tax lot 39 and another consisting of tentative tax lots 41 and 43 located at 145 Waterbury Avenue (Block 7866, Existing Lot 39, Tentative Lots 39 and 41 & 43) 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. 20

570 WAINWRIGHT AVENUE

CD 3

N 190090 RCR

IN THE MATTER OF an application submitted by Carmine Cateula 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 570 Wainwright Avenue (Block 5626, Lot 6, Tentative Lots 5 and 6) 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. 21 & 22

WILLIAMSBRIDGE ROAD REZONING

No. 21

CD 11

C 180261 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2712 Radcliff Yates Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a:

1. changing from a C8-1 district to an R7A District property bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, a line midway between Colden Avenue and Williamsbridge Road, a line perpendicular to the westerly street line of Colden Avenue distant 275 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, Colden Avenue, and Williamsbridge Road; and
2. establishing within the proposed R7A District a C2-3 District bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, and a line 80 feet northeasterly of Williamsbridge Road, Colden Avenue, and Williamsbridge Road;

as shown on a diagram (for illustrative purposes only) dated September 4, 2018 and subject to the conditions of CEQR Declaration E-498.

(On December 5, 2018, Cal. No. 1, the Commission scheduled December 19, 2018 for a public hearing which has been duly advertised.)

Close the hearing.



No. 22

CD 11

N 180262 ZRX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2712 Radcliff Yates 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 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

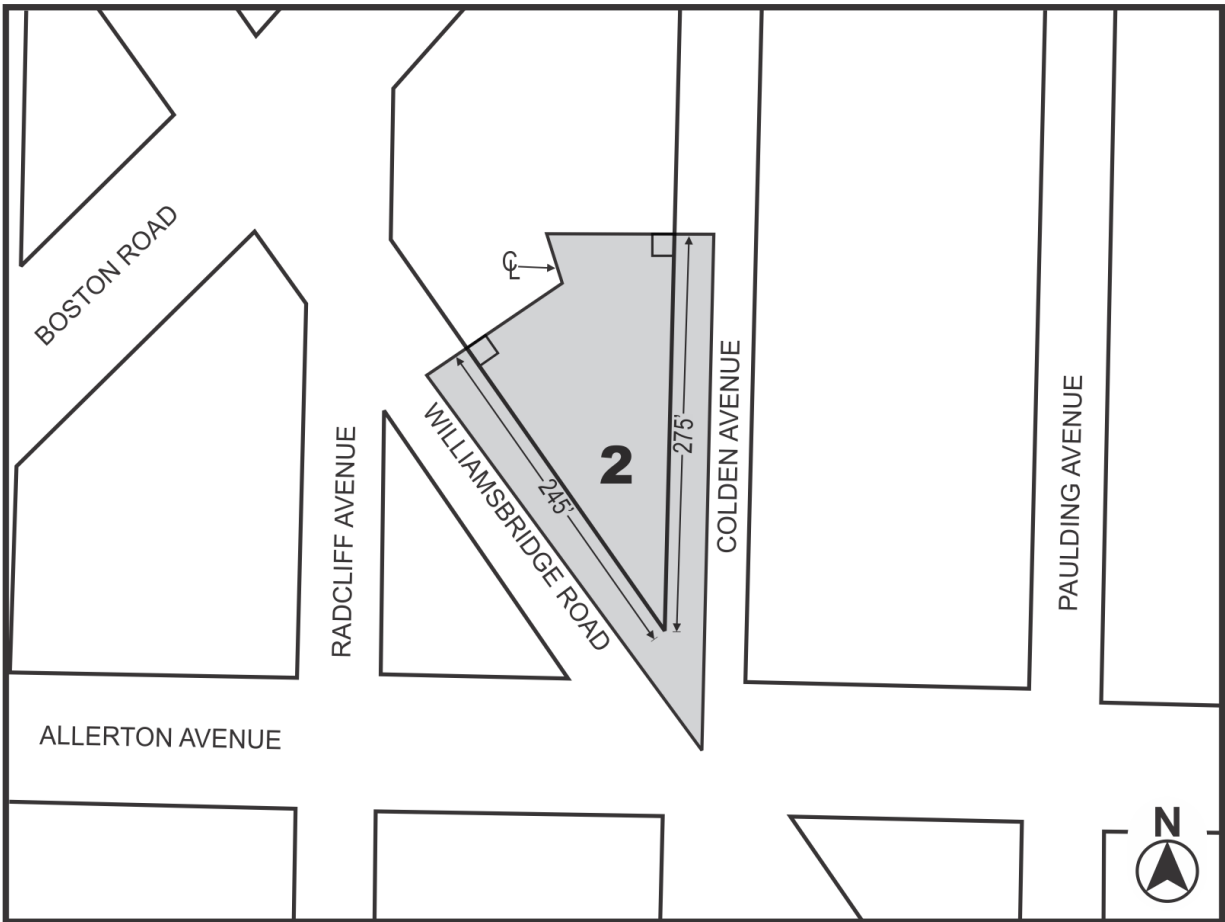
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Bronx Community District 11

* * *

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 and Option 2

Portion of Community District 11, The Bronx

* * *

(On December 5, 2018, Cal. No. 2, the Commission scheduled December 19, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 23 & 24

BETANCES VI

No. 23

CD 1

C 190143 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6a:

1. eliminating from within an existing R6 District a C1-4 District bounded Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street;
2. changing from an R6 District to an R7X District property bounded by Willis Avenue, East 147th Street, a line 175 feet southeasterly of Willis Avenue, a line midway between East 147th Street and East 146th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street; and
3. establishing within the proposed R7X District a C2-4 District bounded by Willis Avenue, East 147th Street, a line 100 feet southeasterly of Willis Avenue, and East 146th Street; as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

(On December 5, 2018, Cal. No. 3, the Commission scheduled December 19, 2018 for a public hearing which has been duly advertised)

Close the hearing.



No. 24

CD 1

N 190144 ZRX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Housing Authority, 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 ~~struckout~~ is to be deleted;

Matter with # # 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

* * *

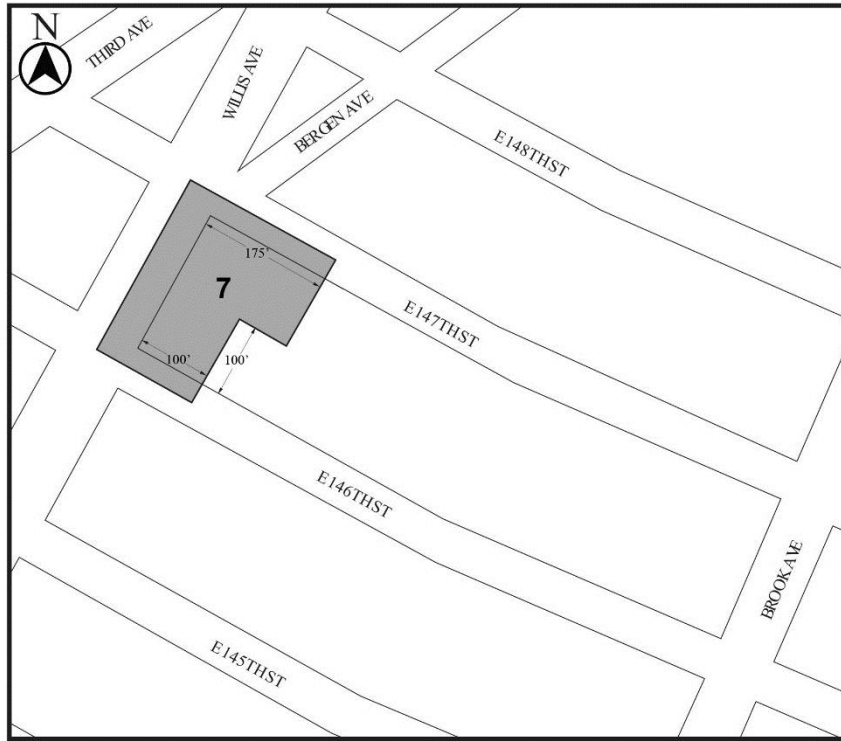
THE BRONX


* * *

The Bronx, Community District 1

* * *

Map 6 – (date of adoption)



 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
Area 7 — [date of adoption] MIH Program Option 2

Portion of Community District 1, the Bronx

* * *

(On December 5, 2018, Cal. No. 4, the Commission scheduled December 19, 2018 for a public hearing which has been duly advertised)

Close the hearing.

BOROUGH OF MANHATTAN

No. 25

FRANK WHITE MEMORIAL GARDEN

CD 9

C 180404 PCM

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 510 West 143rd Street (Block 2074, Lot 146) for use as a community garden.

(On December 5, 2018, Cal. No. 5, the Commission scheduled December 19, 2018 for a public hearing which has been duly advertised)

Close the hearing.

BOROUGH OF QUEENS

Nos. 26 & 27

FORMER PARKWAY HOSPITAL REZONING

No. 26

CD 6

C 180447 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Auberge Grand Central, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. changing from an R1-2A District to an R7A District property bounded by 70th Road, a line 100 feet northeasterly of 113th Street, the northeasterly prolongation of the southeasterly street line of 71st Avenue, 113th Street, 71st Avenue, and a line 135 feet southwesterly of 113th Street; and

- 2. changing from an R1-2A District to an R7X District property bounded by 70th Road, the southwesterly service road of the Grand Central Parkway, the northeasterly prolongation of the southeasterly street line of 71st Avenue, and a line 100 feet northeasterly of 113th Street;

as shown on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-502.

(On December 5, 2018, Cal. No. 6, the Commission scheduled December 19, 2018 for a public hearing which has been duly advertised)

Close the hearing.



No. 27

CD 6

N 180448 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Auberge Grand Central LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

QUEENS

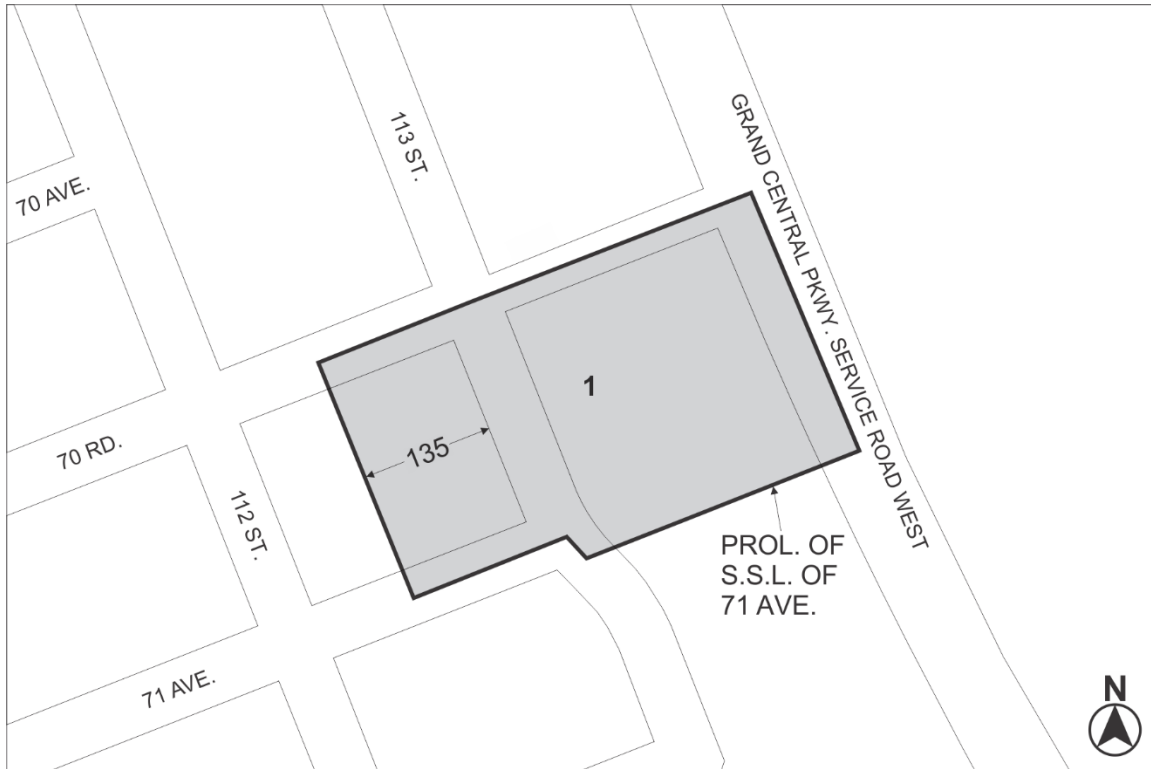
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* * *

Queens Community District 6

Map 1 – (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 6, Queens

* * *

(On December 5, 2018, Cal. No. 7, the Commission scheduled December 19, 2018 for a public hearing which has been duly advertised)

Close the hearing.

IV. 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 Columbus Day	14	15 REVIEW SESSION Yom Kippur	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27 Diwali	28 REVIEW SESSION	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
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 Hanukkah	24	25 Christmas	26	27	28
	29	30	31				

Public Meetings start at 10:00 AM