

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 9, 2019
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 170438 ZMX	11	BLONDELL COMMONS	Scheduled to be Heard 1/30/19
2	N 170439 ZRX	11	" "	" "
3	C 170353 MMX	11	" "	" "
4	N 190083 ZRK	1	103 NORTH 13 TH STREET	" "
5	C 190084 ZSK	1	" "	" "
6	C 190085 ZSK	1	" "	" "
7	C 180171 ZMK	12	McDONALD AVENUE CATERING	" "
8	C 190071 ZMK	2	809 ATLANTIC AVENUE REZONING	" "
9	C 190072 ZSK	2	" "	" "
10	C 190073 ZSK	2	" "	" "
11	N 190074 ZRK	2	" "	" "
12	N 190180 ZRM	5	270 PARK AVENUE TEXT AMENDMENT	Laid Over
13	C 180393 ZMK	14	CATON PARK NURSING HOME REZONING	Favorable Report Adopted
14	N 180394 ZRK	14	" "	" "
15	C 180387 ZSK	1	12 FRANKLIN STREET	" "
16	N 180388 ZRK	1	" "	" "
17	C 180389 ZSK	1	" "	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:														
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		13	14	15	16	17	18	19	20	21	22	23	24	25	26	
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	A															
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	AB	AB	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	N	N	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	AB	AB	Y	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 11:40 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

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WEDNESDAY, JANUARY 9, 2019
10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,
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NEW YORK, NEW YORK 10271

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 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 180457 ZRK	2	570 FULTON STREET	Favorable Report Adopted
19	C 180458 ZSK	2	" "	" "
20	C 180459 ZMK	2	" "	" "
21	C 190037 ZSK	5	461 ALABAMA AVENUE	" "
22	C 190038 HAK	5	" "	" "
23	C 190039 HUK	5	" "	" "
24	C 170458 ZMK	13	WEST 22 ND -WEST 23 RD STREET REZONING	Unfavorable Report Adopted
25	N 170459 ZRK	13	" "	" "
26	N 190119 ZAK	14	56 MARLBOROUGH ROAD	Authorization Approved
27	C 060432 ZMQ	11	DOUGLSTON PARKWAY REZONING	Favorable Report Adopted
28	N 180281 ZRQ	11	" "	" "
29	N 180236 RAR	3	ELTINGVILLE PLAZA	Authorization Approved
30	N 190009 RCR	3	78 WOODLAND AVENUE	Certification Approved
31	N 190122 RCR	3	115 SEGUINE AVENUE	" "
32	N 190100 RCR	3	870 LAMONT AVENUE	" "
33	N 190140 RCR	3	530 RAMONA AVENUE	" "
34	C 190095 ZSQ	7	134-01 20 TH AVENUE	Hearing Closed

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:																
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R																
Calendar Numbers:		27	28	29	30	31	32	33										
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y										
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y										
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y										
Alfred C. Cerullo, III	A																	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y										
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y										
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y										
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y										
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y										
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y										
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y										
Raj Rampershad, Commissioners	P	R	R	Y	Y	Y	Y	Y										

MEETING ADJOURNED AT: 11:40 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 9, 2019
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LOWER CONCOURSE, 120 BROADWAY
NEW YORK, NEW YORK 10271

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
35	C 190078 HAK	4	63 STOCKHOLM STREET	Hearing Closed
36	C 180294 ZMK	6	41 SUMMIT STREET REZONING	" "
37	N 180295 ZRK	6	" "	" "
38	C 190094 PCM	10	JOSEPH DANIEL WILSON MEMORIAL GARDEN	" "
39	C 180404 PCM	9	FRANK WHITE MEMORIAL GARDEN	" "

COMMISSION ATTENDANCE: Present (P) Absent (A) Calendar Numbers:	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R
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Marisa Lago, Chair																				
Kenneth J. Knuckles, Esq., Vice Chairman																				
Rayann Besser																				
Alfred C. Cerullo, III																				
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Orlando Marin																				
Larisa Ortiz																				
Raj Rampershad, Commissioners																				

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 9, 2019

**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. 1]

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 JANUARY 9, 2019

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

I. Matters to Be Scheduled for Public Hearing on January 30, 2019.....1

II.Reports.....19

III. Public Hearings.....39

IV. Schedule of Meetings: January 1, 2019 – December 31, 2019.....45

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 30, 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) _____

JANUARY 9, 2019

APPROVAL OF THE MINUTES OF the Public Meeting of December 19, 2018

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JANUARY 30, 2019
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

BLONDELL COMMONS

No. 1

CD 11

C 170438 ZMX

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

1. changing from an M1-1 District to an R7A District property bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by Ponton Avenue, a line 230 feet northeasterly of Blondell Avenue, Westchester Avenue, and Blondell Avenue;

as shown on a diagram (for illustrative purposes only) dated October 15, 2018, and subject to the conditions of CEQR Declaration E-505.

Resolution for adoption scheduling January 30, 2019 for a public hearing.

No. 2

CD 11

N 170439 ZRX

IN THE MATTER OF an application submitted by Blondell Equities 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

* * *

THE BRONX

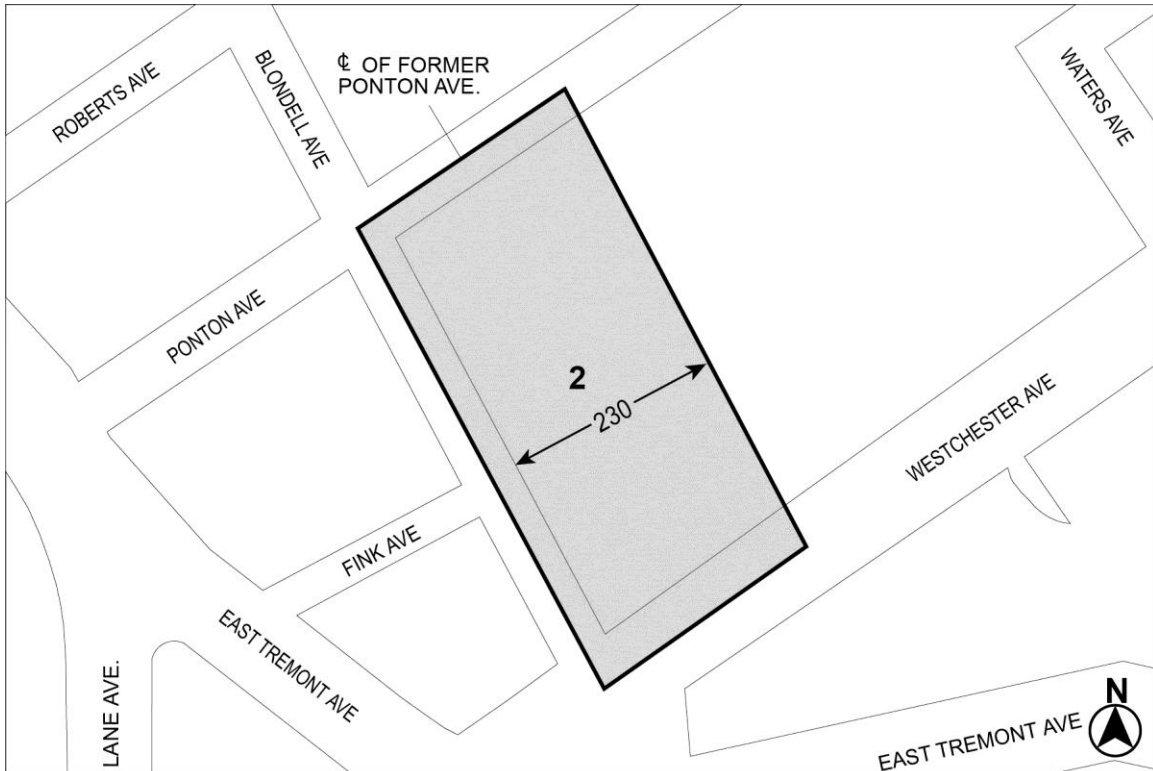
* * *

The 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 2

Portion of Community District 11, The Bronx

* * *

Resolution for adoption scheduling January 30, 2019 for a public hearing.

No. 3

CD 11

C 170353 MMX

IN THE MATTER OF an application submitted by Blondell Equities LLC 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 Fink Avenue between Blondell Avenue and Waters Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13141 dated December 13, 2017 and signed by the Borough President.

Resolution for adoption scheduling January 30, 2019 for a public hearing.



BOROUGH OF BROOKLYN

Nos. 4, 5 & 6

103 NORTH 13TH STREET

No. 4

CD 1

N 190083 ZRK

IN THE MATTER OF an application submitted by North 13th Holdings 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 in 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;

* * * 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**

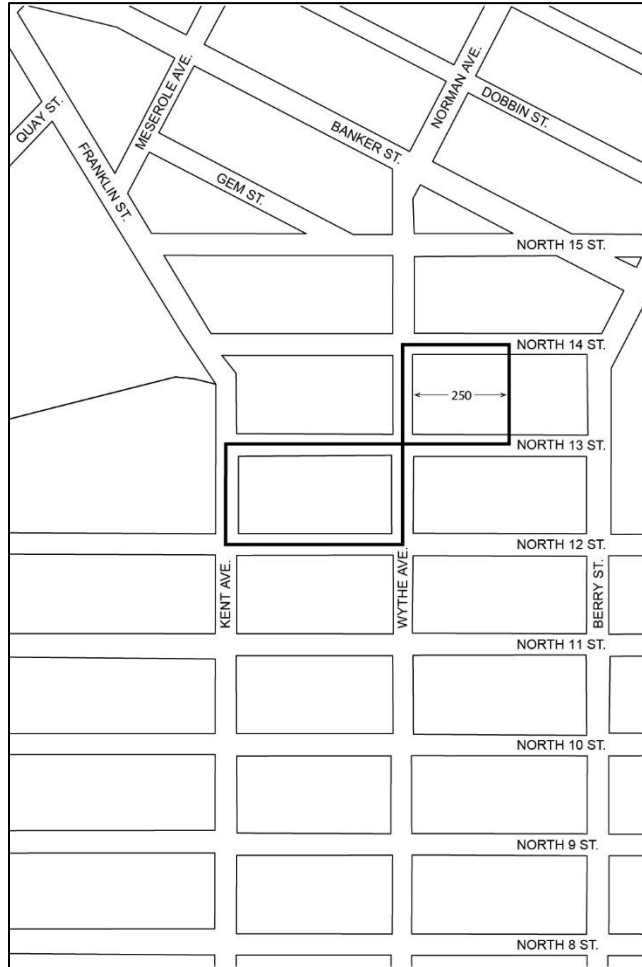
For #developments# or #enlargements# on #zoning lots# located within any Industrial Business Incentive Area specified on the map in this Section, the City Planning Commission may increase the maximum permitted #floor area ratio# and modify the #use#, #bulk# and #public plaza# regulations as set forth 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 January 30, 2019 for a public hearing.

No. 5

CD 1

C 190084 ZSK

IN THE MATTER OF an application submitted by North 13 Holdings 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 modify the permitted floor area requirements of Section 43-12 (Maximum Floor Area Ratio) for a proposed 7-story mixed-use building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), 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 January 30, 2019 for a public hearing.



No. 6

CD 1

C 190085 ZSK

IN THE MATTER OF an application submitted by North 13 Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-963 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 to reduce the loading berth requirements of Section 44-50 (Off-street loading regulations), for a proposed 7-story mixed-use building within an Industrial Business Incentive Area, on property located at 103 North 13th Street (Block 2279, Lot 34), 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 January 30, 2019 for a public hearing.



No. 7

McDONALD AVENUE CATERING

CD 12

C 180171 ZMK

IN THE MATTER OF an application submitted by Congregation Chasdei Belz Beth Malka pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C2-4 District bounded by Avenue C, McDonald Avenue, a line 150 feet northerly of Cortelyou Road, a line 100 feet easterly of Dahill Road, a line 180 feet southerly of Avenue C, and Dahill Road, as shown on a diagram (for illustrative purposes only) dated October 15, 2018.

Resolution for adoption scheduling January 30, 2019 for a public hearing.

Nos. 8-11

809 ATLANTIC AVENUE REZONING

No. 8

CD 2

C 190071 ZMK

IN THE MATTER OF an application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. eliminating from within an existing R7A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;
2. changing from an R7A District to an R6A District property bounded by a line 100 feet northerly of Atlantic Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, and a line midway between Vanderbilt Avenue and Clinton Avenue;
3. changing from an R6A District to an R9 District property bounded by:

- a. a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, and a line 80 feet easterly of Vanderbilt Avenue; and
 - b. a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, and a line 100 feet northerly of Atlantic Avenue;
4. changing from an R7A District to an R9 District property bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line 80 feet easterly of Vanderbilt Avenue, a line 100 feet northerly of Atlantic Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, a line 100 feet northerly of Atlantic Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue; and
 5. establishing within the proposed R9 District a C2-5 District bounded by a line perpendicular to the easterly street line of Vanderbilt Avenue distant 135 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the easterly street line of Vanderbilt Avenue, a line midway between Vanderbilt Avenue and Clinton Avenue, a line perpendicular to the westerly street line of Clinton Avenue distant 100 feet northerly (as measure along the street line) from the point of intersection of the northerly street line of Atlantic Avenue and the westerly street line of Clinton Avenue, Clinton Avenue, Atlantic Avenue, and Vanderbilt Avenue;

as shown on a diagram (for illustrative purposes only) dated September 24, 2018, and subject to the conditions of CEQR Declaration E-499.

Resolution for adoption scheduling January 30, 2019 for a public hearing.

No. 9**CD 2****C 190072 ZSK**

IN THE MATTER OF an application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners 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 zoning lot divided by district boundaries regulations of Section 77-02 (Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution) and Section 77-22 (Floor Area Ratio);
2. the lot coverage regulations of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas);
3. the rear yard regulations of Section 23-52 (Special Provisions for Shallow Interior Lots), Section 33-26 (Minimum Required Rear Yards), and Section 33-29 (Special Provisions Applying along District Boundaries);
4. the tower-on-a-base regulations of Section 23-651(a) (Tower regulations) and Section 23-651(b) (Building base regulations);
5. the inner court regulations of Section 23-851 (Minimum dimensions of inner courts) and the inner recess regulations of Section 23-852 (Inner court recesses); and
6. the minimum distance between legally required windows and lot line regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines)

in connection with a proposed mixed-use development on property located at 550 Clinton Avenue a.k.a. 539 Vanderbilt Avenue (Block 2010, Lots 1, 10, 51, 59, 1001-1010, and 1101-1118), in R6A, R7A and R9/C2-5* Districts.

*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

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 January 30, 2019 for a public hearing.

No. 10

CD 2

C 190073 ZSK

IN THE MATTER OF an application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 550 Clinton Avenue a.k.a. 539 Vanderbilt Avenue (Block 2010, Lots 1, 10, 51, 59, 1001-1010, and 1101-1118), in R6A, R7A and R9/C2-5* Districts.

*Note: The site is proposed to be rezoned by eliminating a C2-4 District from within an existing R7A District, by changing from R6A and R7A Districts to R6A and R9 Districts, and by establishing a C2-5 District within the proposed R9 District, under a concurrent related application for a Zoning Map change (C 190071 ZMK).

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 January 30, 2019 for a public hearing.



No. 11

CD 2

N 190074 ZRK

IN THE MATTER OF an application submitted by 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F 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

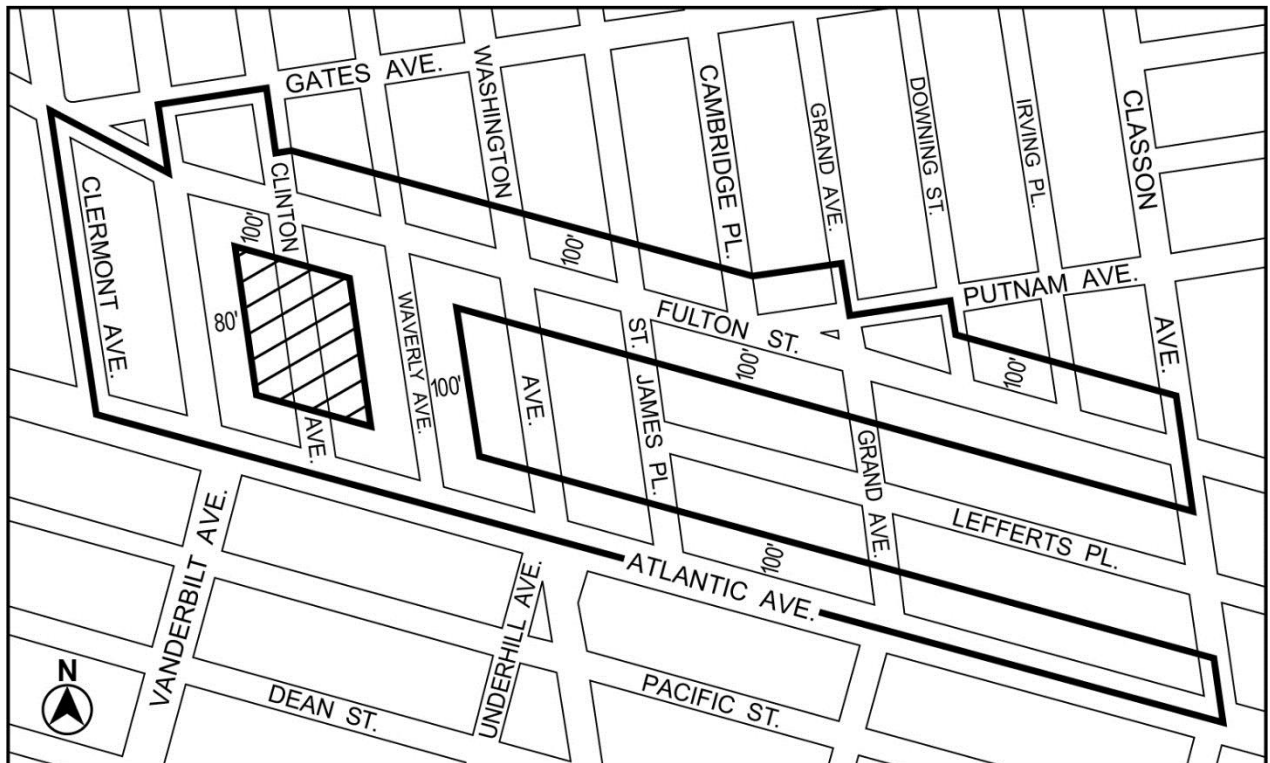
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

Brooklyn Community District 2

* * *

[EXISTING MAP]

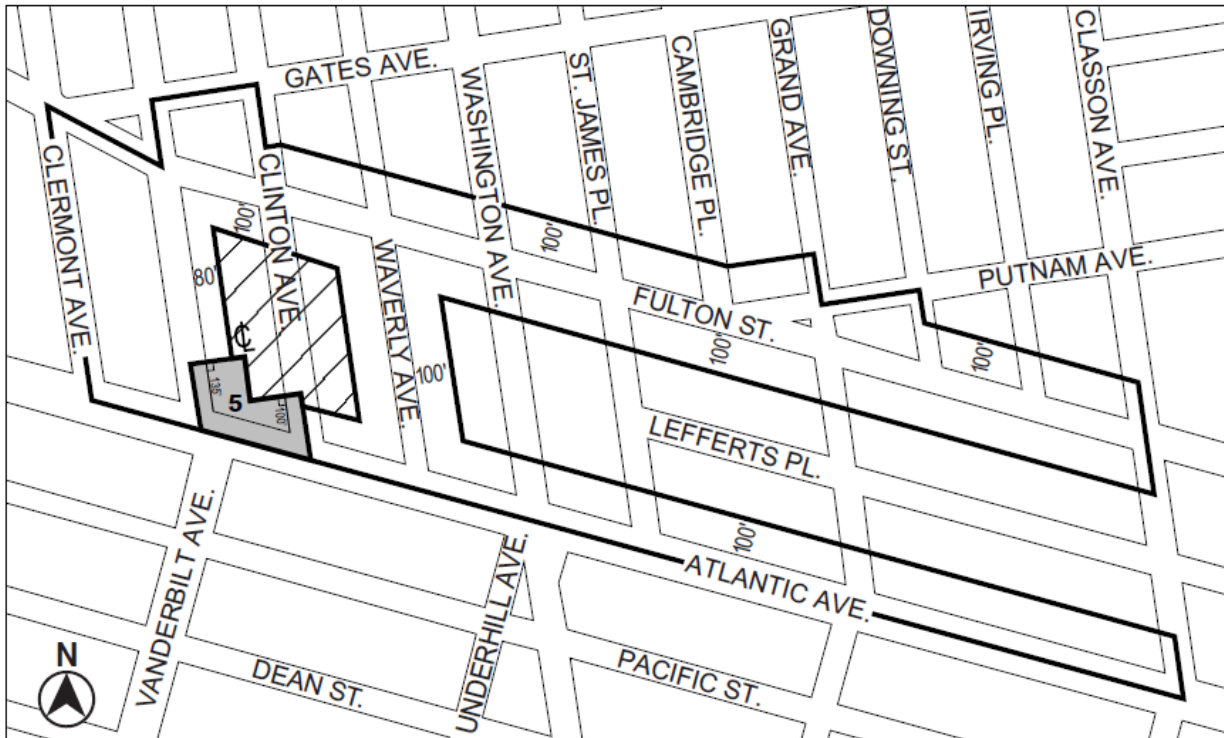
Map 3 – (9/30/09)






-  *Inclusionary Housing designated area*
-  *Excluded area*

[PROPOSED MAP]

Map 3 – [date of adoption]



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

Area 5 — (Date of Adoption), MIH Program Option 2

Portion of Community District 2, Brooklyn

* * *

Resolution for adoption scheduling January 30, 2019 for a public hearing.

BOROUGH OF MANHATTAN

No. 12

270 PARK AVENUE TEXT AMENDMENT

CD 5

N 190180 ZRM

IN THE MATTER OF an application submitted by JPMorgan Chase Bank, N.A., pursuant to Section 201 of the New York City Charter, for an amendment of Article VIII, Chapter 1 (Special Midtown District) of the Zoning Resolution of the City of New York, modifying retail continuity, design and programming regulations for publicly accessible spaces in the East Midtown Subdistrict.

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 VIII
SPECIAL PURPOSE DISTRICTS**

**Chapter 1
Special Midtown District**

* * *

**81-681
Mandatory requirements for qualifying sites**

* * *

(b) Mandatory publicly accessible space requirements for qualifying sites

* * *

(1) Type and minimum size

* * *

(iv) A #qualifying site# with a #lot area# of 80,000 square feet or greater that is #developed# with a single #building# and includes an existing entrance to

a rail mass-transit facility located outside the #through lot# portion of the #zoning lot# may, as an alternative to an open publicly accessible space provided pursuant to paragraph (b)(iii), provide an enclosed publicly accessible space which includes or is adjacent to such entrance. Such enclosed publicly accessible space shall adjoin the #street# or a required sidewalk widening, as applicable.

If located within the portion of the #qualifying site# not occupied by railroad or transit right of way below-grade, such publicly accessible space may have an area of not less than 7,000 square feet and shall consist of one of the following:

- (a) An enclosed publicly accessible space of not less than 7,000 square feet which incorporates the entrance to the rail mass-transit facility within; or
- (b) In the event that the Metropolitan Transportation Authority has determined that the entrance to the rail mass-transit facility should not be included within the enclosed publicly accessible space, an enclosed publicly accessible space of not less than 6,500 square feet and an adjoining unenclosed publicly accessible space of no less than 500 square feet providing direct pedestrian access to such entrance.

(2) Design requirements for publicly accessible spaces

* * *

- (iii) Public access to the enclosed publicly accessible space shall be provided, at a minimum, from 7:00 a.m. to 10:00 p.m. However, if a cafe or kiosk, pursuant to Section 37-73 (Kiosks and Open Air Cafes), is provided within, such enclosed publicly accessible space shall remain open to the public during the hours of operation of the cafe or kiosk, if such hours are longer than otherwise required by this Section.

Notwithstanding the foregoing, for an enclosed publicly accessible space provided pursuant to paragraph (b)(1)(iv) of this Section:

- (a) the enclosed publicly accessible space may be closed for private events on up to six non-consecutive days per year pursuant to a restrictive declaration acceptable to the City and recorded in the Office of the City Register for New York and indexed against the

property. During such private events, such enclosed publicly accessible space may contain associated temporary structures and seating; and

- (b) the enclosed publicly accessible space may be used to host public events pursuant to a restrictive declaration acceptable to the City and recorded in the Office of the City Register for New York and indexed against the property. Such events shall be open and accessible to the general public and free of admission. During such public events, such enclosed publicly accessible space may contain associated temporary structures and seating.

The hours of access shall be included on all required entry plaques and information plaques in accordance with the provisions of Section 37-751 (Public space signage systems) and for through #block# enclosed publicly accessible spaces, an information plaque shall be provided in accordance with paragraph (h)(2)(viii) of Section 37-53 (Design standards for Pedestrian Circulation Spaces).

* * *

- (vi) The provisions of paragraphs (a) and (b) of Section 37-726 (Permitted obstructions) shall apply to enclosed publicly accessible spaces and are modified as follows:
- (a) structural columns shall be considered permitted obstructions. The area occupied by such structural columns shall be excluded from the area calculations for the enclosed publicly accessible space. In addition, freestanding interior structural columns shall have an aggregate area of no more than two percent of the total enclosed publicly accessible space. Such columns shall not be considered permitted obstructions in any circulation path; and
 - (b) a cafe or kiosk permitted by certification pursuant to Section 37-73 (Kiosks and Open Air Cafes) shall be considered a permitted obstruction within an enclosed publicly accessible space and may not occupy more than 20 percent of the enclosed publicly accessible space.
- (vii) The provisions of Section 37-741 for seating shall apply to enclosed publicly accessible spaces, except that such provisions are modified as follows:

- (a) the requirements of seating within 15 feet of a #street line# shall not apply;
- (b) all of the linear seating capacity may be in moveable seats. All such moveable seats must remain in the enclosed publicly accessible space during the hours of operation; ~~and~~
- (c) the requirement that seats facing walls be located a minimum of six feet from such wall shall only apply to fixed seating; and
- (d) for an enclosed publicly accessible space provided pursuant to paragraph (b)(1)(iv), up to 25 percent of moveable seats provided may consist of stools having a height of up to 32 inches above the surface of the enclosed publicly accessible space.

* * *

- (x) The provisions of Section 81-42 (Retail Continuity Along Designated Streets) shall not apply to the #street frontage# occupied by publicly accessible space provided in accordance with this Section.

In lieu thereof, aAt least 50 percent of the total frontage of all #building# walls fronting on an enclosed publicly accessible space, excluding such frontage occupied by #street walls#, #building# lobbies or #building# walls #abutting lot lines#, shall be limited to retail, personal service or amusement #uses# permitted by the underlying zoning district regulations, but not including #uses# in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 and 12D or banks, automobile showrooms or plumbing, heating or ventilating equipment showrooms. For such #building# walls, the transparency provisions of paragraph (c) of Section 37-76 (Mandatory Allocation of Frontages for Permitted Uses) shall apply.

However, for an enclosed publicly accessible space provided pursuant to paragraph (b)(1)(iv), as an alternative to the above requirement, at least 50 percent of the surface area of the bounding wall of the enclosed publicly accessible space located parallel to the #street wall# shall:

- (a) be used for vertical planting or the display of art work, or a combination thereof; and/or
- (b) incorporate architectural elements or other design features of visual interest. In addition, at least one kiosk shall be provided within such enclosed publicly accessible space, with a minimum aggregate area

of 300 square feet and a maximum aggregate area of 700 square feet, and a certification pursuant to Section 37-73 (Kiosks and Open Air Cafes) shall not be required for a kiosk subject to this subparagraph (b)(2)(x).

* * *

Resolution for adoption scheduling January 30, 2019 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

Nos. 13 & 14

CATON PARK NURSING HOME REZONING

No. 13

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.

(On November 14, 2018, Cal. No. 4, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 21, the hearing was closed.)

For consideration.

No. 14

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**

* * *

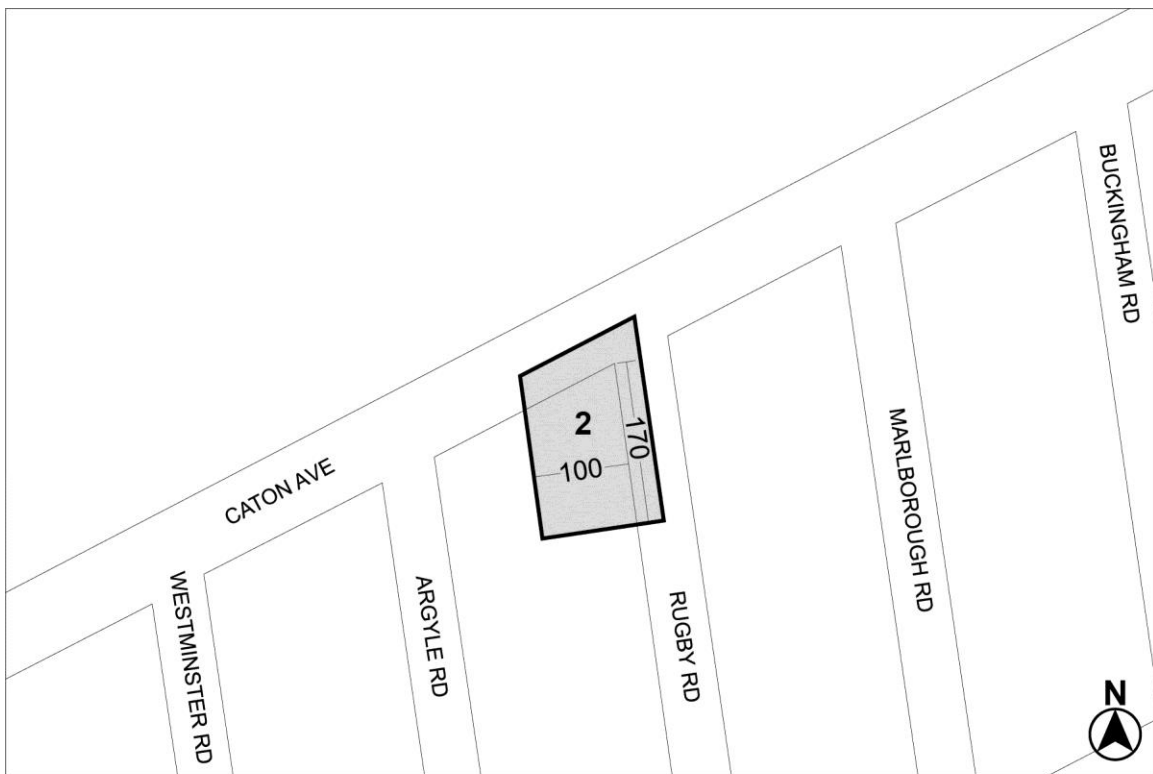
Brooklyn

* * *

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

* * *

(On November 14, 2018, Cal. No. 5, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 22, the hearing was closed.)

For consideration.

Nos. 15, 16 & 17

12 FRANKLIN STREET

No. 15

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.

(On November 14, 2018, Cal. No. 6, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 23, the hearing was closed.)

For consideration.

No. 16**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**

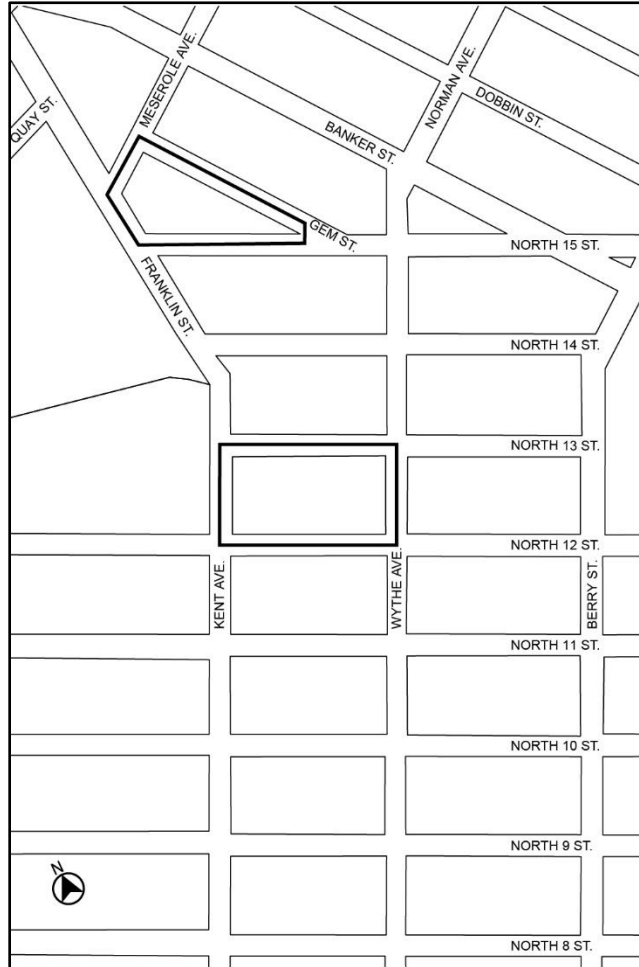
For #developments# or #enlargements# on #zoning lots# located within any Industrial Business Incentive Area specified on the map in this Section, the City Planning Commission may increase the maximum permitted #floor area ratio# and modify the #use#, #bulk# and #public plaza# regulations as set forth 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

* * *

(On November 14, 2018, Cal. No. 7, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 24, the hearing was closed.)

For consideration.

No. 17

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,

(On November 14, 2018, Cal. No. 8, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 25, the hearing was closed.)

For consideration.



Nos. 18, 19 & 20

570 FULTON STREET

No. 18

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**

* * *

(On November 14, 2018, Cal. No. 9, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 26, the hearing was closed.)

For consideration.

No. 19

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.

(On November 14, 2018, Cal. No. 10, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 27, the hearing was closed.)

For consideration.

No. 20**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.

(On November 14, 2018, Cal. No. 11, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 28, the hearing was closed.)

For consideration.

Nos. 21, 22 & 23
461 ALABAMA AVENUE**No. 21****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.

(On November 14, 2018, Cal. No. 12, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 29, the hearing was closed.)

For consideration.

No. 22

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.

(On November 14, 2018, Cal. No. 13, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 30, the hearing was closed.)

For consideration.

No. 23

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.

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

For consideration.



Nos. 24 & 25

WEST 22ND – WEST 23RD STREET REZONING

No. 24

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.

(On November 14, 2018, Cal. No. 15, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 32, the hearing was closed.)

For consideration.



No. 25

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.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of December 5, 2018 (Cal. No. 31) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On November 14, 2018, Cal. No. 16, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 33, the hearing was closed.)

For consideration.

No. 26

56 MARLBOROUGH ROAD

CD 14

N 190119 ZAK

IN THE MATTER OF an application submitted by ESP Marlborough LLC for the grant of an authorization by the City Planning Commission pursuant to Section 22-42 of the Zoning Resolution to waive the requirements of Section 22-42, to allow a detached two-family residence with less than 75 percent of the floor area of one dwelling unit to be located above or below the other, on property located at 56 Marlborough Road (Block 5075, Lot 29), in an R3X 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.

For consideration.

BOROUGH OF QUEENS

Nos. 27 & 28

DOUGLASTON PARKWAY REZONING

No. 27

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.

(On November 14, 2018, Cal. No. 20, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 37, the hearing was closed.)

For consideration.

No. 28

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

* * *

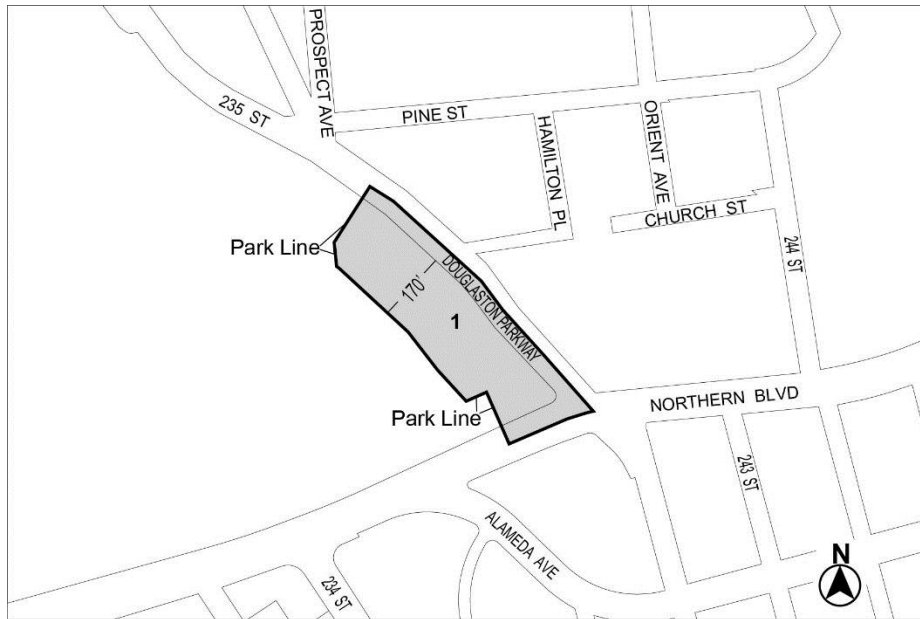
QUEENS

* * *

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

* * *

(On November 14, 2018, Cal. No. 21, the Commission scheduled December 5, 2018 for a public hearing. On December 5, 2018, Cal. No. 38, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 29

ELTINGVILLE PLAZA

CD 3

N 180236 RAR

IN THE MATTER OF an application submitted by Savo Family Limited Partnership 2 for the grant of an authorization pursuant to Section 107-68 of the Zoning Resolution for a modification of group parking facility and access regulations to facilitate the construction of a three-story commercial building with a parking area containing 176 spaces at 75 Putnam Street (Block 5497, Lots 95, 101, 117, and 150) and 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. 30

78 WOODLAND AVENUE

CD 3

N 190009 RCR

IN THE MATTER OF an application submitted by Peter Callahan for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into two new zoning lots at 78 Woodland Avenue (Block 5441, Existing Lot 76, Tentative Lots 74 and 76) 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. 31

115 SEGUINE AVENUE

CD 3

N 190122 RCR

IN THE MATTER OF an application submitted by Robert Kelly for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into three new zoning lots at 115 Seguire Avenue (Block 6680, Existing Lot 1, Tentative Lots 1, 128 and 130) 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. 32

870 LAMONT AVENUE

CD 3

N 190100 RCR

IN THE MATTER OF an application submitted by Vincent Angelico for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into two new zoning lots at 870 Lamont (Block 6880, Existing Lot 28, Tentative Lots 28 and 30) 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. 33

530 RAMONA AVENUE

CD 3

N 190140 RCR

IN THE MATTER OF an application submitted by Jeremiah Smith for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into three new zoning lots at 530 Ramona Avenue (Block 6881, Existing Lot 28, Tentative Lots 26, 28, and 30) 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 QUEENS

No. 34

134-01 20TH AVENUE

CD 7

C 190095 ZSQ

PUBLIC HEARING:

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.

(On December 19, 2018, Calendar No. 1, the Commission scheduled January 9, 2019 for public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 35

63 STOCKHOLM STREET

CD 4

C 190078 HAK

PUBLIC HEARING:

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 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.

(On December 19, 2018, Calendar No. 2, the Commission scheduled January 9, 2019 for public hearing which has been duly advertised.)

Close the hearing.



Nos. 36 & 37

41 SUMMIT STREET REZONING

No. 36

CD 6

C 180294 ZMK

PUBLIC HEARING:

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.

(On December 19, 2018, Calendar No. 3, the Commission scheduled January 9, 2019 for public hearing which has been duly advertised.)

Close the hearing.



No. 37

CD 6

N 180295 ZRK

PUBLIC HEARING:

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

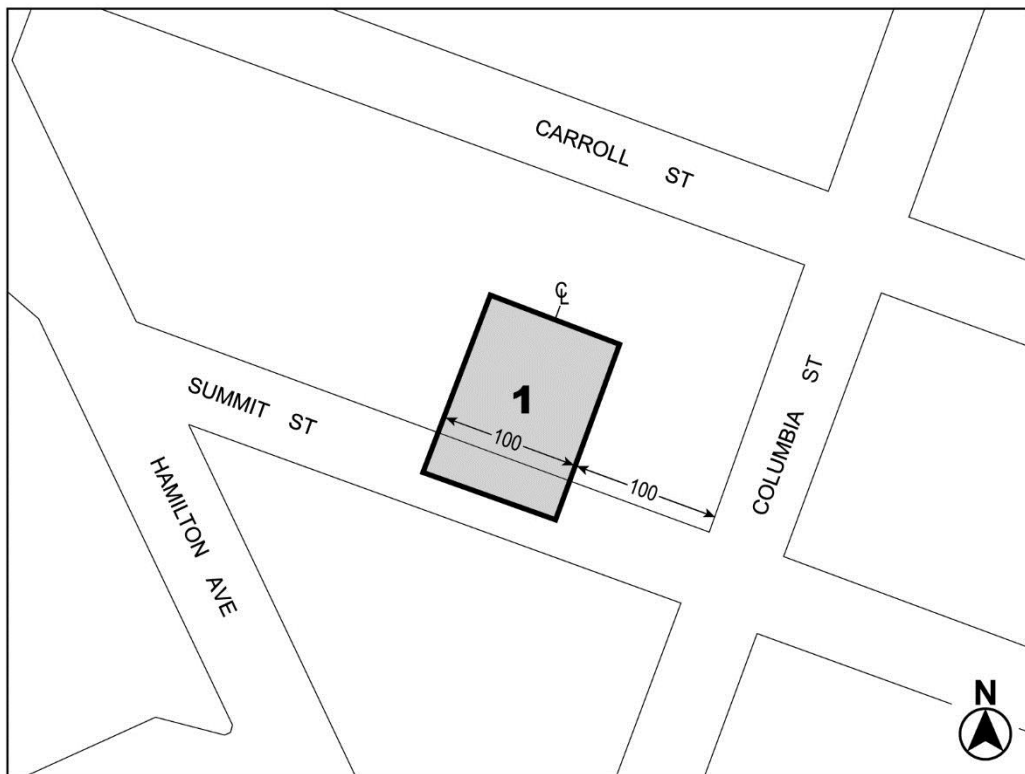
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Brooklyn Community District 6

* * *

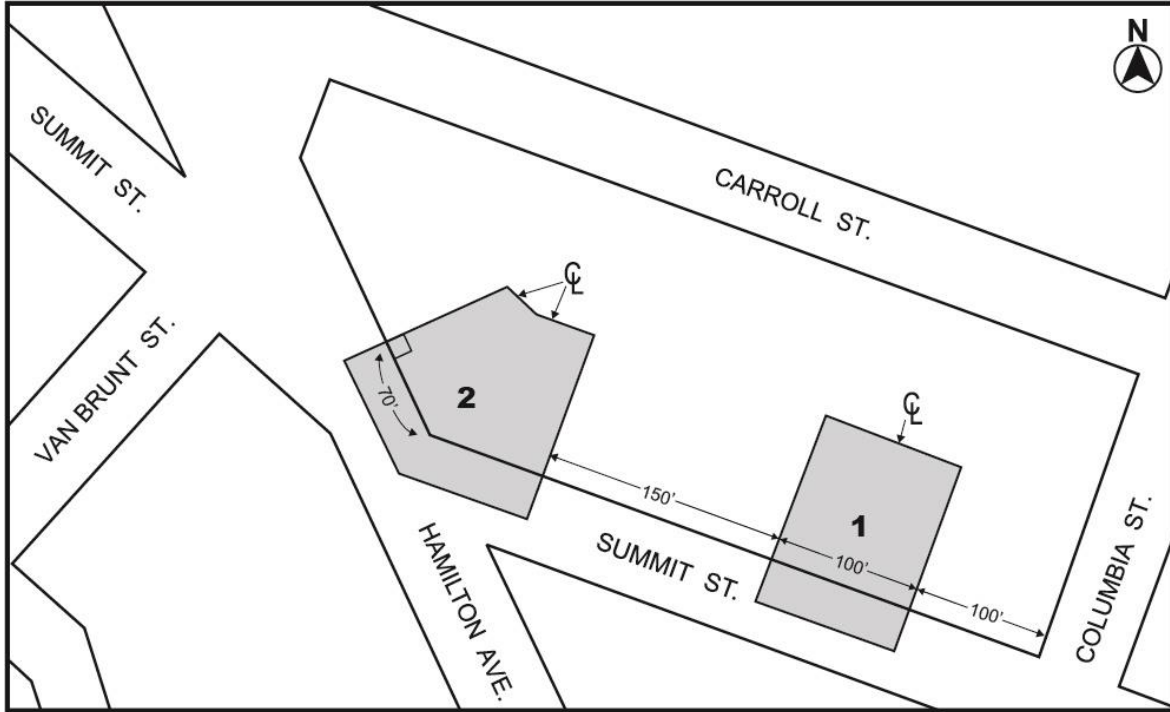
Map 2 – [date of adoption]

[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

(On December 19, 2018, Calendar No. 4, the Commission scheduled January 9, 2019 for public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 38

JOSEPH DANIEL WILSON MEMORIAL GARDEN

CD 10

C 190094 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 225 West 122nd Street (Block 1928, Lots 121 and 122) for use as a community garden.

(On December 19, 2018, Calendar No. 5, the Commission scheduled January 9, 2019 for public hearing which has been duly advertised.)

Close the hearing.



No. 39

FRANK WHITE MEMORIAL GARDEN

CD 9

C 180404 PCM

CONTINUED 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. On December 19, 2018, Cal. No. 25, the hearing was continued.)

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	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
APRIL		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	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	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 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	24	25	26	27	28
	29	30 Hanukkah	31	Christmas	Kwanzaa		

Public Meetings start at 10:00 AM