

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, MARCH 13, 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 190207 ZMX | 1 | BROOK 156 | Scheduled to be Heard 3/27/19 |
| 2 | C 190208 PPX | 1 | " " | " " |
| 3 | N 190209 ZRX | 1 | " " | " " |
| 4 | C 190210 ZSX | 1 | " " | " " |
| 5 | C 180292 ZMK | 3 | 2 HOWARD AVENUE REZONING | " " |
| 6 | N 180293 ZRK | 3 | " " | " " |
| 7 | C 190127 PQM | 9 | 437 WEST 126TH STREET | " " |
| 8 | C 190128 HAM | 9 | " " | " " |
| 9 | C 190235 ZMM | 11 | EAST HARLEM NEIGHBORHOOD REZONING | " " |
| 10 | N 190236 ZRM | 11 | " " | " " |
| 11 | C 180517 MMQ | 13 | JFK NORTH SITE | " " |
| 12 | N 180518 ZRQ | 2 | MANA PRODUCTS TEXT AMENDMENT | " " |
| 13 | C 190102 ZMX | 9 | 2069 BRUCKNER BOULEVARD REZONING | Favorable Report Adopted |
| 14 | N 190103 ZRX | 9 | " " | " " |
| 15 | C 190176 PQK | 2 | 460 ATLANTIC AVENUE CHILD CARE & SENIOR CENTERS | " " |
| 16 | C 160226 PQK | 5 | URBAN STRATEGIES DAY CARE CENTER | " " |
| 17 | C 190053 ZMK | 14 | 1640 FLATBUSH AVENUE REZONING | " " |

| 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 | | | | |
| Kenneth J. Knuckles, Esq., Vice Chairman | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Allen P. Cappelli, Esq. | A | | | | | | | | | | | L | L | L | L |
| Alfred C. Cerullo, III | P | Y | Y | Y | Y | R | R | Y | Y | Y | Y | A | A | A | A |
| Michelle R. De La Uz | A | | | | | | | | | | | I | I | I | I |
| Joseph I. Douek | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | D | D | D | D |
| Richard W. Eaddy | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Hope Knight | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | O | O | O | O |
| Anna Hayes Levin | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | V | V | V | V |
| Orlando Marin | P | R | R | Y | Y | Y | Y | Y | Y | Y | Y | E | E | E | E |
| Larisa Ortiz | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | R | R | R | R |
| Raj Rampershad, Commissioners | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |

MEETING ADJOURNED AT: 5:15 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, MARCH 13, 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 |
|---------|--------------|--------|---|--------------------------|
| 18 | N 190054 ZRK | 14 | 1640 FLATBUSH AVENUE REZONING | Favorable Report Adopted |
| 19 | C 180481 ZMM | 6 | 245 EAST 53 RD STREET REZONING | " " |
| 20 | C 180181 ZSM | 8 | RUPPERT BREWERY URA GARAGES | " " |
| 21 | C 180182 ZSM | 8 | " " | " " |
| 22 | C 180183 ZSM | 8 | " " | " " |
| 23 | N 190041 RCR | 3 | 99 SEACREST AVENUE | Laid Over |
| 24 | N 190246 RCR | 3 | " " | " " |
| 25 | N 190190 RCR | 3 | 93 MANEE AVENUE | " " |
| 26 | N 190192 RCR | 3 | " " | " " |
| 27 | N 190099 RCR | 3 | 170 EDGE GROVE AVENUE | " " |
| 28 | N 190057 ZAR | 1 | 636 HOWARD AVENUE | " " |
| 29 | N 190058 ZAR | 1 | " " | " " |
| 30 | C 190148 PCR | 2 | NYPD MEDICAL | Hearing Closed |
| 31 | N 190255 PXQ | 7 | TLC OFFICE SPACE | " " |
| 32 | N 190254 PXX | 2 | ACS OFFICE SPACE | " " |
| 33 | C 190211 PQQ | 1 | CD 3 SANITATION GARAGE | " " |
| 34 | C 190212 PQQ | 1 | " " | " " |

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

MEETING ADJOURNED AT: 5:15 P.M.

**CITY PLANNING COMMISSION
DISPOSITION SHEET**

PUBLIC MEETING:

WEDNESDAY, MARCH 13, 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 |
|---------|-----------------|--------|--|----------------|
| 35 | C 190177 HAK | 16 | BROWNSVILLE NORTH NCP | Hearing Closed |
| 36 | C 190184 HAM | 2 | HAVEN GREEN | " " |
| 37 | N 190180 ZRM | 5 | 270 PARK AVENUE TEXT AMENDMENT | " " |
| 38 | N 190180(A) ZRM | 5 | " " | " " |
| 39 | N 190205 ZRM | 4 | 66 HUDSON YARDS STREETScape TEXT AMENDMENT | " " |
| 40 | N 190230 ZRY | CW | VOIDS TEXT AMENDMENT | " " |
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|---|---|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| COMMISSION ATTENDANCE: Present (P) Absent (A) | COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R | Calendar Numbers: [] [] [] [] [] [] [] [] [] [] [] [] | | | | | | | | | | | | | |
| 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 Hope Knight Anna Hayes Levin Orlando Marin Larisa Ortiz Raj Rampershad, Commissioners | | | | | | | | | | | | | | | |

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 13, 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. 5]

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

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 MARCH 13, 2019

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

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II. Reports.....20

III. Public Hearings.....33

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

The next regular public meeting of the City Planning Commission is scheduled March 27, 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) _____

MARCH 13, 2019

APPROVAL OF THE MINUTES OF the Public Meeting of February 27, 2019

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 27, 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. 1-4

BROOK 156

No. 1

CD 1

C 190207 ZMX

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a & 6c, changing from an R7-2 District to a C6-2 District property bounded by Brook Avenue, a southwesterly street line of Brook Avenue and its northwesterly and southeasterly prolongations, the westerly street line of the former Hegney Place, and East 156th Street, as shown on a diagram (for illustrative purposes only) dated December 3, 2018.

Resolution for adoption scheduling March 27, 2019 for a public hearing.

No. 2

CD 1

C 190208 PPX

IN THE MATTER OF an application submitted by the New York City Department of Housing, Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property (Block 2360, Lot 3), pursuant to zoning.

Resolution for adoption scheduling March 27, 2019 for a public hearing.



No. 3

CD 1

N 190209 ZRX

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses, 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

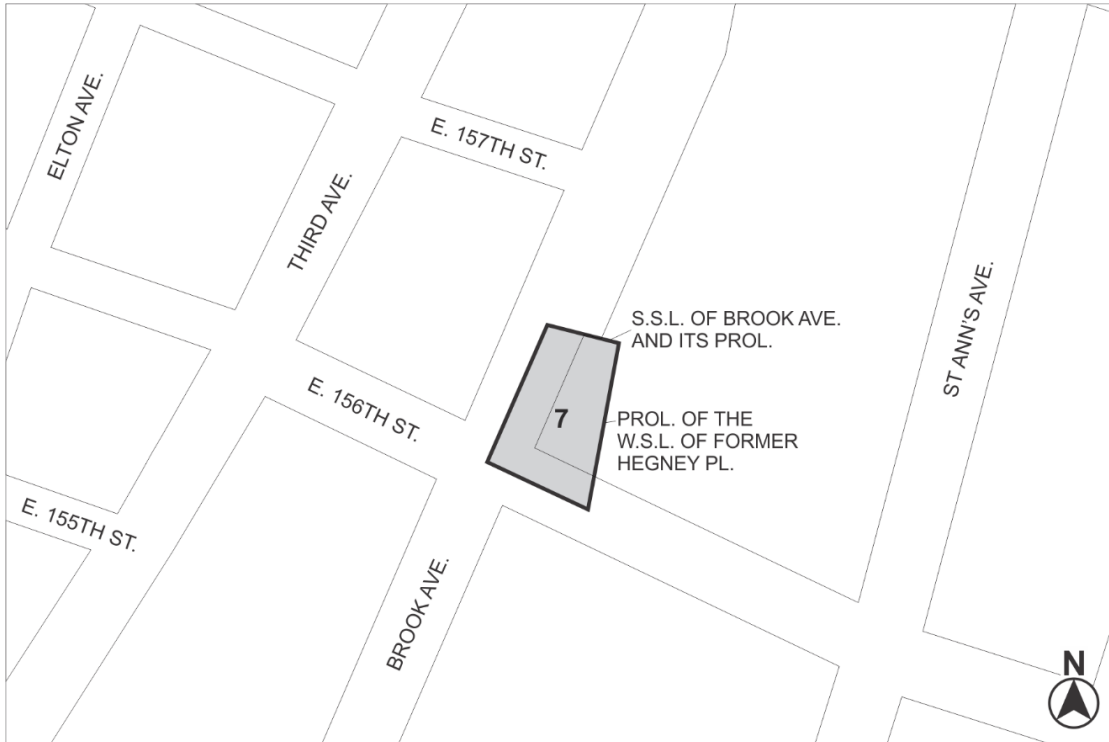
* * *

THE BRONX

The Bronx, Community District 1

* * *

Map 6 – (date of adoption)



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

Area 7 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, the Bronx

* * *

Resolution for adoption scheduling March 27, 2019 for a public hearing.

No. 4

CD 1

C 190210 ZSX

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been

permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed use development on property located at 740 Brook Avenue a.k.a. East 156th Street (Block 2360, Lots 1 & 3), in a C6-2* District.

*Note: The site is proposed to be rezoned from an R7-2 District to a C6-2 District under a concurrent related application (C 190207 ZMX).

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 March 27, 2019 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 5 & 6

2 HOWARD AVENUE REZONING

No. 5

CD 3

C 180292 ZMK

IN THE MATTER OF an application submitted by Merrick Capital Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1. eliminating from within an existing R6B District a C2-4 District bounded by Monroe Street, Howard Avenue, Madison Street and line 100 feet westerly of Howard Avenue; and
2. changing from an R6B District to a C4-4L District property bounded by Monroe Street, Howard Avenue, Madison Street and a line 100 feet westerly of Howard Avenue;

as shown on a diagram (for illustrative purposes only) dated December 3, 2018, and subject to the conditions of CEQR Declaration E-513.

Resolution for adoption scheduling March 27, 2019 for a public hearing.

No. 6

CD 3

N 180293 ZRK

IN THE MATTER OF an application submitted by Merrick Capital 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

* * *

BROOKLYN

* * *


Brooklyn Community District 3

* * *

Map 6 - [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 4 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 3, Brooklyn

* * *

Resolution for adoption scheduling March 27, 2019 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 7 & 8

437 WEST 126TH STREET

No. 7

CD 9

C 190127 PQM

IN THE MATTER OF an application submitted by the New York City Department of Housing, Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 437 West 126th Street (Block 1967, Lot 5) for use as an open, landscaped walkway.

Resolution for adoption scheduling March 27, 2019 for a public hearing.

No. 8

CD 9

C 190128 HAM

IN THE MATTER OF an application submitted by the New York City 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 437 West 126th Street (Block 1967, Lot 5) 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 the construction of an open landscaped walkway.

Resolution for adoption scheduling March 27, 2019 for a public hearing.

Nos. 9 & 10

EAST HARLEM NEIGHBORHOOD REZONING

No. 9

CD 11

C 190235 ZMM

IN THE MATTER OF an application submitted by New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b by eliminating a Special East Harlem Corridors District (EHC) bounded by a line midway between East 115th Street and East 116th Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115th Street, and a line 100 feet easterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated December 17, 2018.

Resolution for adoption scheduling March 27, 2019 for a public hearing.



No. 10

CD 11

N 190236 ZRM

IN THE MATTER OF an application submitted by the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article III, Chapter 7 (Special Urban Design Regulations) and modifying the Special East Harlem Corridors District (Article XIII, Chapter 8).

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 III
COMMERCIAL DISTRICT REGULATIONS**

**Chapter 7
Special Urban Design Regulations**

* * *

**37-40
OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR**

Where a #development# or an #enlargement# is constructed on a #zoning lot# of 5,000 square feet or more of #lot area# that fronts on a portion of a sidewalk containing a stairway entrance or entrances into a subway station located within the #Special Midtown District# as listed in Section 81-46, the #Special Lower Manhattan District# as listed in Section 91-43, the #Special Downtown Brooklyn District# as listed in Section 101-43, the #Special Long Island City Mixed Use District# as described in Section 117-44, the #Special Union Square District# as listed in Section 118-50, the #Special East Harlem Corridors District as described in Section 138-33, and those stations listed in the following table, the existing entrance or entrances shall be relocated from the #street# onto the #zoning lot#. The new entrance or entrances* shall be provided in accordance with the provisions of this Section.

* * *

Article XIII - Special Purpose Districts

**Chapter 8
Special East Harlem Corridors District**

* * *

**138-20
SPECIAL BULK REGULATIONS**

* * *

**138-21
Floor Area Regulations**

Within the #Special East Harlem Corridors District#, the underlying #floor area# regulations shall apply as modified in this Section, inclusive.

**138-211
Special floor area regulations**

- (a) In certain #Commercial Districts# and in #Manufacturing Districts# paired with a #Residence District#, as shown on Map 2 of the Appendix to this Chapter, for any

#zoning lot# containing #residential floor area#, the maximum #residential floor area ratio# shall be modified as follows:

- (1) for #zoning lots# complying with the applicable provisions of paragraph (d)(3) of Section 23-154 (Inclusionary Housing) or, for #affordable independent residences for seniors#, the maximum #residential floor area ratio# set forth on Map 2 shall apply;
- (2) for #zoning lots# utilizing the provisions of paragraphs (d)(4)(i) or (d)(4)(iii) of Section 23-154, the maximum #residential floor area ratio# shall apply as modified in the table below:

| Maximum #residential floor area ratio# shown on Map 2 | Modified maximum #residential floor area ratio# |
|---|---|
| 8.5 | 7.52 |
| 9.0 | 7.52 |
| 10.0 | 9.0 |

- (3) except in C2 Districts subject to the provisions of paragraph (b) of this Section, the maximum #floor area ratio# for any combination of #uses# shall be the maximum #floor area ratio# specified in paragraphs (a)(1) or (a)(2) of this Section, whichever is applicable; and
 - (4) in C4-6 Districts and in C2 Districts mapped within an R9 or R10 District, the #floor area# provisions of Sections 33-13 (Floor Area Bonus for a Public Plaza) or 33-14 (Floor Area Bonus for Arcades) shall not apply.
- (b) In C2 Districts mapped within an R7D District that is also located within 100 feet of Park Avenue, the maximum #community facility floor area ratio# shall be 6.5, except that the applicable provisions of paragraph (d) of Section 33-121 (In districts with bulk governed by Residence District bulk regulations) shall apply to #zoning lots# containing philanthropic or non-profit institutions with sleeping accommodations or #long-term care facilities#.
- (c) Any floor space occupied by a subway entrance provided pursuant to the provisions of Section 138-33 (Off-Street Relocation or Renovation of a Subway Stair) shall not count as #floor area#.

138-23**Height and Setback Regulations in Commercial Districts**

In #Commercial Districts#, the underlying height and setback provisions are modified as follows:

(a) Basic Height and Setback Regulations

In #Commercial Districts#, the maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, except that:

- (1) the minimum base heights shall be modified by the provisions of Section 138-22 (Street Wall Regulations);
- (2) in C2 Districts mapped within an R9 District that is also located within 100 feet of Third Avenue, the maximum #building height# for #buildings# utilizing the provisions of Section 35-654 shall be modified to 215 feet and the maximum number of #stories# in permitted pursuant to such Section shall not apply be 21;
- (3) in C4-6 Districts whose maximum #residential floor area ratio# is 9.0, as set forth on Map 2 of the Appendix to this Chapter, the applicable provisions of Sections 35-652 or 35-654 for R9 Districts shall apply, except that the minimum base height as set forth in Section 138-22 shall apply, ~~and~~ the maximum #building height# for #buildings# utilizing the provisions of Section 35-654 shall be modified to 215 feet and the maximum number of #stories# in permitted pursuant to Section 35-654 shall not apply be 21; and
- (4) in a C2 District mapped within an R7D District that is also located within 100 feet of Park Avenue, the maximum #building height# for #buildings# utilizing the provisions of Section 35-654 shall be modified to 125 feet and the maximum number of stories permitted pursuant to such Section shall be 12; and
- ~~(4)~~(5) where applicable, in lieu of the provisions of this paragraph, the provisions of paragraph (b) of this Section may be applied.

The regulations of paragraph (b)(2) of Section 35-652 relating to requirements for #qualifying ground floors#, where otherwise applicable, shall not apply. In lieu thereof, the provisions of Section 138-30 (STREETSCAPE REQUIREMENTS), inclusive, shall apply.

(b) Alternate Height and Setback Regulations in Certain Districts

In C2 Districts mapped within an R9 or R10 District, or in C4-6 or C6-4 Districts, ~~or in C2 Districts mapped within an R7D or R8A District that are also located within 100 feet of Park Avenue~~, as an alternative to the provisions of paragraph (a) of this Section, the provisions of this paragraph may be applied to #zoning lots# meeting the applicable criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), or to #zoning lots# where 50 percent or more of the #floor area# is occupied by non-#residential uses#.

(1) Setbacks

At a height not lower than the minimum base height specified in Section 138-22 (Street Wall Regulations), nor higher than a maximum base height of 85 feet, a setback shall be provided in accordance with paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations). Above such required setback, any portion of such #building# shall be considered a “tower.”

(2) #Lot coverage# requirements for towers

Each #story# of a tower containing #residential floor area# shall not exceed a maximum #lot coverage# of 40 percent, except that, for #zoning lots# of less than 20,000 square feet, such #lot coverage# may be increased in accordance with the table in Section 23-65 (Tower Regulations). Each #story# of a tower containing exclusively non-#residential floor area# shall not exceed a maximum #lot coverage# of 50 percent. However, where dormers are provided within the required setback, such portions of #buildings# shall not count toward the maximum allowable tower #lot coverage# set forth in this paragraph.

(3) Maximum tower height

- (i) The maximum tower height shall be set forth on Map 3 of the Appendix to this Chapter.
- (ii) In C2 Districts mapped within R9 Districts that are also located within the #Special Transit Land Use District#, for #zoning lots# which include a transit easement in accordance with the applicable provisions of Article IX, Chapter 5 (Special Transit Land Use District), the maximum tower height shall be:
 - (a) 325 feet for #zoning lots# which include ancillary facilities with emergency egress and/or ventilation structures as specified in Section 95-032 (Determination of transit easement at other stations); and

- (b) 215 feet for #zoning lots# which include only transit facilities specified in Section 95-032 other than ancillary facilities with emergency egress and/or ventilation structures.

~~(iii) In C6-4 Districts, no height limit shall apply to towers.~~

* * *

**138-30
STREETSCAPE REQUIREMENTS**

The provisions of this Section, inclusive, shall apply to #developments# or #ground floor level enlargements# in all districts. In #Commercial Districts# mapped within R7D Districts, the underlying provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. Any portion of a #ground floor level# that is within a transit easement required pursuant to the provisions of Article IX, Chapter 5, or any portion of a #ground floor level# that contains a subway entrance required pursuant to the provisions of Section 138-33 (Off-street Relocation or Renovation of a Subway Stair), need not comply with the streetscape requirements of this Section, inclusive.

* * *

**138-32
Special Streetscape Provisions for Blank Walls**

* * *

**138-33
Off-Street Relocation or Renovation of a Subway Stair**

Where a #development# or #enlargement# is constructed on a #zoning lot# of at least 5,000 square feet that fronts on a portion of sidewalk containing a stairway entrance or entrances into the 116th Street Station of the Lexington Avenue subway line, such #development# or #enlargement# shall be subject to the regulations of Section 37-40 (OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR).

**138-40
OFF-STREET PARKING AND LOADING REGULATIONS**

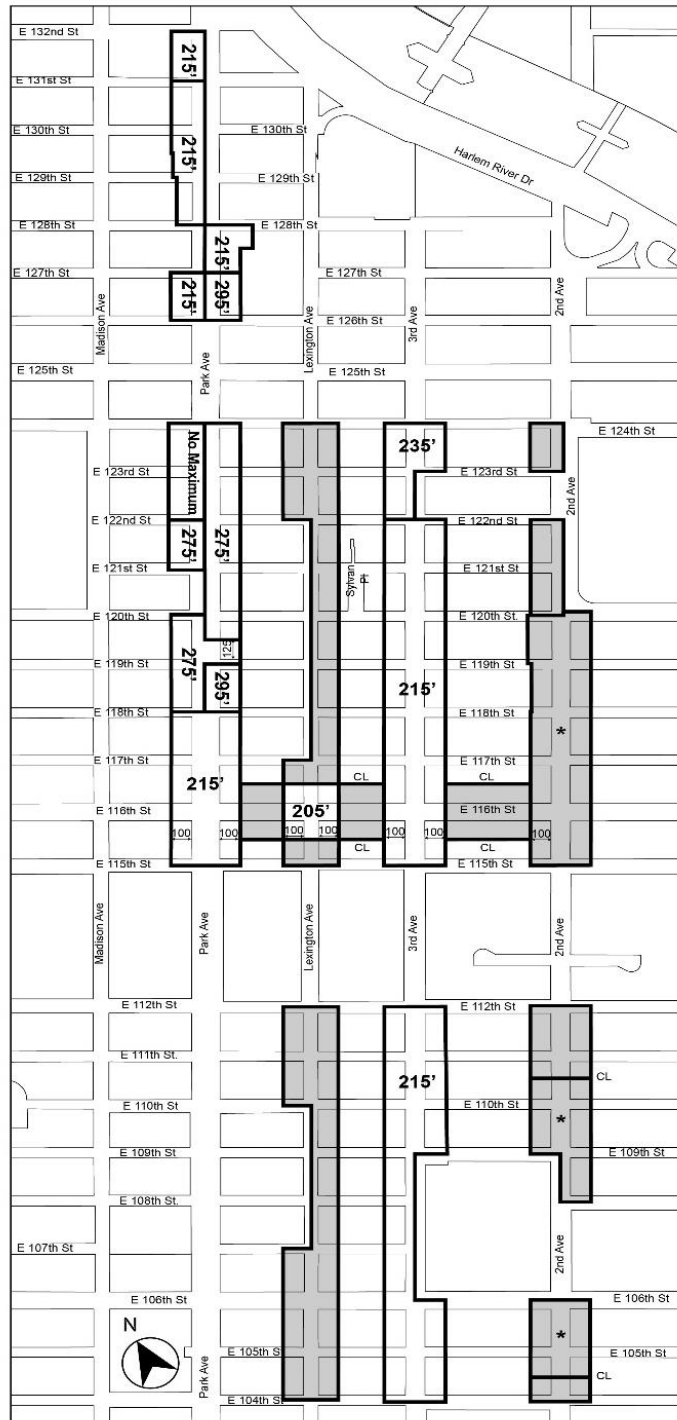
* * *

APPENDIX
Special East Harlem Corridors District Plan

* * *

Map 3: Maximum Height

[EXISTING MAP]



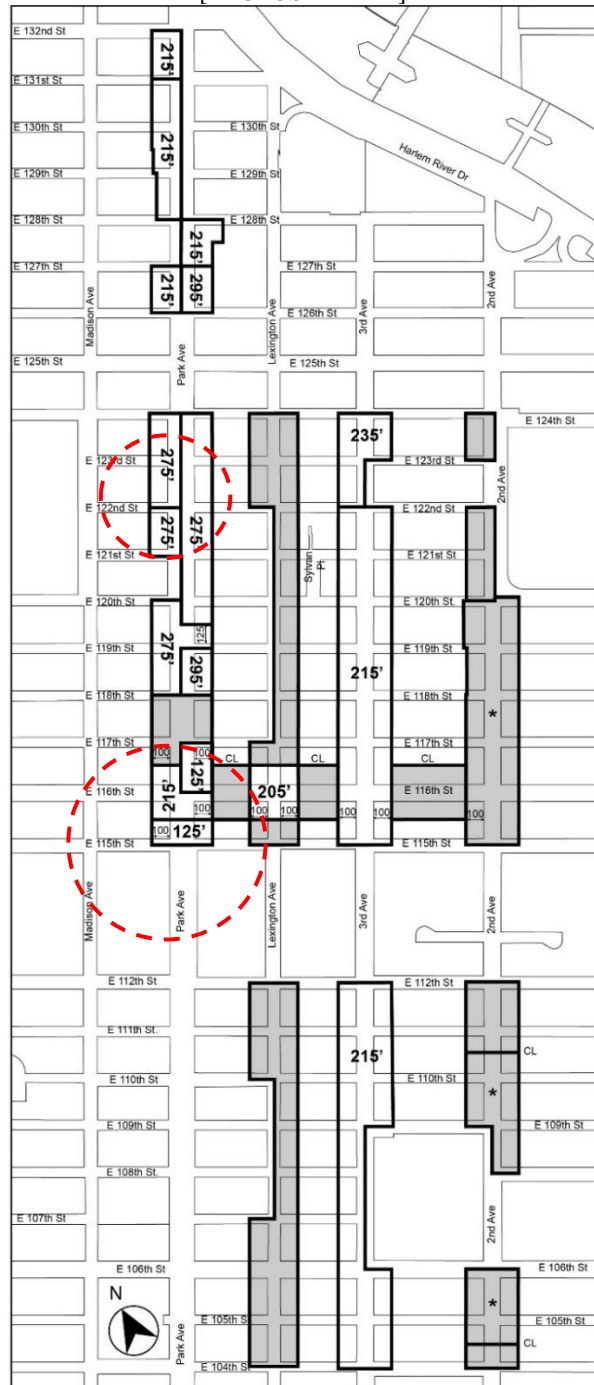
EAST HARLEM DISTRICT PLAN

MAP 3. MAXIMUM HEIGHT

* Subject to 138-23(b)(3)(ii)

Underlying Maximum Height Applies

[PROPOSED MAP]



EAST HARLEM DISTRICT PLAN

MAP 3. MAXIMUM HEIGHT

* Subject to 138-23(b)(3)(ii)

Underlying Maximum Height Applies

* * *

Resolution for adoption scheduling March 27, 2019 for a public hearing.

BOROUGH OF QUEENS

No. 11

JFK NORTH SITE

CD 13

C 180517 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 for an amendment to the City Map involving:

- the elimination, narrowing and realignment of the Nassau Expressway and the establishment of a portion of the south street line of Rockaway Boulevard within the area bounded by 159th Street, Nassau Expressway and Rockaway 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. 5028 dated November 26, 2018 and signed by the Borough President.

Resolution for adoption scheduling March 27, 2019 for a public hearing.

No. 12

MANA PRODUCTS TEXT AMENDMENT

CD 2

N 180518 ZRQ

IN THE MATTER OF an application submitted by 27-11 49th 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, to expand the qualifications for enlargement in Article IV, Chapter 3 (Manufacturing District Regulations – Bulk Regulations).

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

**ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3
Bulk Regulations**

**43-00
FLOOR AREA REGULATIONS**

* * *

**43-12
Maximum Floor Area Ratio**

* * *

**43-121
Expansion of existing manufacturing buildings**

M1 M2 M3

In all districts, as indicated, where a #building or other structure# used for a conforming #manufacturing use# was in existence prior to December 15, 1961, such #building or other structure# may be expanded for a #manufacturing use#. Such expansion may consist of an #enlargement#, or additional #development#, on the same #zoning lot#, provided that:

- (a) the resulting total #floor area# shall not be greater than the highest of:
 - (1) 150 percent of the #floor area# existing on December 15, 1961; or
 - (2) 110 percent of the maximum #floor area# otherwise permitted under the provisions of Section 43-12 (Maximum Floor Area Ratio).
- (b) the resulting #floor area ratio# shall not exceed the highest of:

- (1) 150 percent of the maximum #floor area ratio# otherwise permitted under the provisions of Section 43-12;
- (2) 110 percent of the #floor area ratio# existing on December 15, 1961; or
- (3) a #floor area ratio# of 2.4, provided that in the event this paragraph, (b)(3), is utilized, the City Planning Commission shall administratively certify and the City Council approve, that such expansion will not adversely affect the surrounding area.

In an M3-2 District within the Long Island City Subarea 2 Designated Area (as set forth in APPENDIX J of this Resolution), the provisions of this Section shall also apply to a #building or other structure# on a #zoning lot# larger than two acres, used for a conforming #manufacturing use#, that was in existence prior to December 31, 1965.

The parking reduction provisions of Section 44-27 (Special Provisions for Expansion of Existing Manufacturing Buildings) shall apply to such expansion.

* * *

Resolution for adoption scheduling March 27, 2019 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 13 & 14

2069 BRUCKNER BOULEVARD REZONING

No. 13

CD 9

C 190102 ZMX

IN THE MATTER OF an application submitted by Azimuth Development Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4b & 7a:

1. changing from an R5 District to an R7A District property bounded by Chatterton Avenue, Olmstead Avenue, Bruckner Expressway, and a line 300 feet westerly of Olmstead Avenue; and
2. establishing within the R7A District a C2-4 District bounded by Chatterton Avenue, Olmstead Avenue, Bruckner Expressway, a line 300 feet westerly of Olmstead Avenue, a line midway between Chatterton Avenue and Bruckner Boulevard (northerly portion), and a line 100 feet westerly of Olmstead Avenue;

as shown on a diagram (for illustrative purposes only) dated January 7, 2019, and subject to the conditions of CEQR Declaration E-515.

(On February 13, 2019, Cal. No. 1, the Commission scheduled February 27, 2019 for a public hearing. On February 27, 2019, Cal. No. 24, the hearing was closed.)

For consideration.

No. 14

CD 9

N 190103 ZRX

IN THE MATTER OF an application submitted by Azimuth Development Group 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

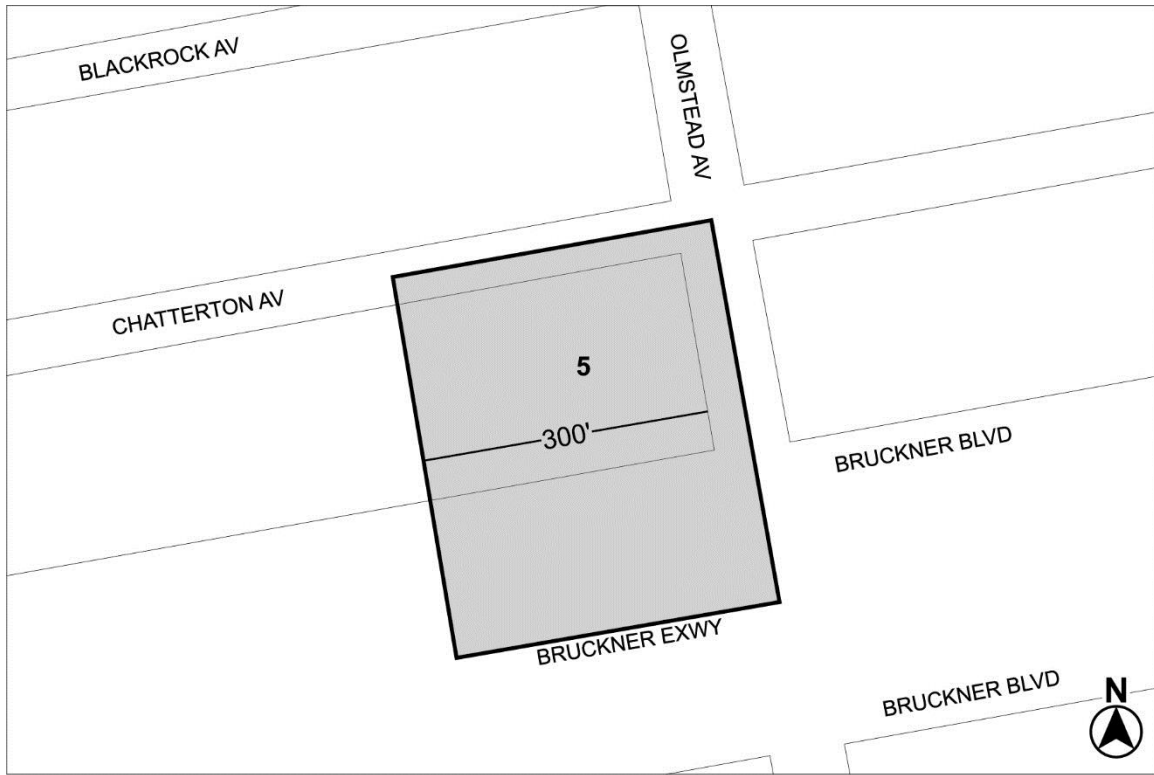
* * *

The Bronx Community District 9

* * *

Map 5 - [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 9, The Bronx

(On February 13, 2019, Cal. No. 2, the Commission scheduled February 27, 2019 for a public hearing. On February 27, 2019, Cal. No. 25, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 15

460 ATLANTIC AVENUE CHILD CARE & SENIOR CENTERS

CD 2

C 190176 POK

IN THE MATTER OF an application submitted by the Administration for Children's Services, the Department for the Aging 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 460 Atlantic Avenue (Block 184, Lot 25) for continued use as a child care center and a senior center.

(On January 30, 2019, Cal. No. 1, the Commission scheduled February 13, 2019 for a public hearing. On February 13, 2019, Cal. No. 34, the hearing was closed.)

For consideration.



No. 16

URBAN STRATEGIES DAY CARE CENTER

CD 5

C 160226 POK

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1091 Sutter Avenue (Block 4039, Lot 1) for continued use as a child care facility.

(On January 30, 2019, Cal. No. 2, the Commission scheduled February 13, 2019 for a public hearing. On February 13, 2019, Cal. No. 35, the hearing was closed.)

For consideration.



Nos. 17 & 18

1640 FLATBUSH AVENUE REZONING

No. 17

CD 14

C 190053 ZMK

IN THE MATTER OF an application submitted by 1640 Flatbush Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

1. changing from a C8-2 District to an R6 District property bounded by the southerly boundary line of a former public place, a line 200 feet easterly of East 31st Street, a line 100 feet northerly of Aurelia Court and its westerly prolongation, and a line midway between East 31st Street and Nostrand Avenue;
2. changing from an R6 District to a C4-4D District property bounded by a line 100 feet northerly of Aurelia Court, the northerly centerline prolongation of East 32nd Street, Aurelia Court, and a line 200 feet easterly of East 31st Street; and
3. changing from a C8-2 District to a C4-4D District property bounded by the southerly boundary line of a former public place and its easterly prolongation, Flatbush Avenue, Aurelia Court, the northerly centerline prolongation of East 32nd Street, a line 100 feet northerly of Aurelia Court, and a line 200 feet easterly of East 31st Street;

as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-506.

(On January 30, 2019, Cal. No. 3, the Commission scheduled February 13, 2019 for a public hearing. On February 13, 2019, Cal. No 36, the hearing was closed.)

For consideration.

No. 18

CD 14

N 190054 ZRK

IN THE MATTER OF an application submitted by 1640 Flatbush Owner LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *


Brooklyn Community District 14

* * *

Map 4 – (date of adoption)

[PROPOSED MAP]



 Mandatory Inclusionary Housing Area (see Section 23-154 (d) (3))
Area 2 — mm/dd/yy, MIH Program Option 2

Portion of Community District 14, Brooklyn

* * *

(On January 30, 2019, Cal. No. 4, the Commission scheduled February 13, 2019 for a public hearing. On February 13, 2019, Cal. No 37, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN**No. 19*****245 EAST 53RD STREET REZONING*****CD 6****C 180481 ZMM**

IN THE MATTER OF an application submitted by 245 East 53rd Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d, by establishing within an existing R8B District a C2-5 District bounded by a line 150 feet easterly of Third Avenue, a line midway between East 54th Street and East 53rd Street, a line 100 feet westerly of Second Avenue, a line midway between East 53rd Street and East 52nd Street, a line 160 feet easterly of Third Avenue, and East 53rd Street, as shown on a diagram (for illustrative purposes only) dated October 29, 2018 and subject to the conditions of CEQR Declaration E-511.

(On January 30, 2019, Cal. No. 9, the Commission scheduled February 13, 2019 for a public hearing. On February 13, 2019, Cal. No 42, the hearing was closed.)

For consideration.

Nos. 20, 21 & 22
RUPPERT BREWERY URA GARAGES**No. 20****CD 8****C 180181 ZSM**

IN THE MATTER OF an application submitted by Knickerbocker Plaza LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-455 (Additional parking spaces for existing accessory off-street parking facilities) of the Zoning Resolution to allow an attended accessory parking facility with a maximum capacity of 202 spaces on property located at 1749-1763 Second Avenue (Block 1537, Lot 22), in a C2-8 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 January 30, 2019, Cal. No. 10, the Commission scheduled February 13, 2019 for a public hearing. On February 13, 2019, Cal. No 43, the hearing was closed.)

For consideration.

No. 21

CD 8

C 180182 ZSM

IN THE MATTER OF an application submitted by Yorkville Towers Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-455 (Additional parking spaces for existing accessory off-street parking facilities) of the Zoning Resolution to allow an attended accessory parking facility with a maximum capacity of 370 spaces on property located at 1601-1619 Second Avenue (Block 1536, Lot 1), in a C2-8 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 January 30, 2019, Cal. No. 11, the Commission scheduled February 13, 2019 for a public hearing. On February 13, 2019, Cal. No 44, the hearing was closed.)

For consideration.

No. 22

CD 8

C 180183 ZSM

IN THE MATTER OF an application submitted by Yorkville Towers Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-455 (Additional parking spaces for existing accessory off-street parking facilities) of the Zoning Resolution to allow an attended accessory parking facility with a maximum capacity of 506 spaces on property located at 1623-1641 Second Avenue (Block 1537, Lot 1), in a C2-8 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 January 30, 2019, Cal. No. 12, the Commission scheduled February 13, 2019 for a public hearing. On February 13, 2019, Cal. No 45, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 23 & 24

99 SEACREST AVENUE

No. 23

CD 3

N 190041 RCR

IN THE MATTER OF an application submitted by Redzep Kasic for the grant of a certification pursuant to Section 107-22 of the Zoning Resolution to facilitate the development of one, one family home at 99 Seacrest Avenue (Block 5320, Lots 102 and 106 and Block 5319, Lot 150) on a lot with Designated Open Space 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.

(On February 27, 2019, Cal. No. 20, the item was laid over).

For consideration.

No. 24

CD 3

N 190246 RCR

IN THE MATTER OF an application submitted by Redzep Kasic for the grant of a certification pursuant to Section 107-23 of the Zoning Resolution to facilitate the development of one, one

family home at 99 Seacrest Avenue (Block 5320, Lots 102 and 106 and Block 5319, Lot 150) on a lot within the Waterfront Esplanade 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.

(On February 27, 2019, Cal. No. 21, the item was laid over).

For consideration.

Nos. 25 & 26

93 MANEE AVENUE

No. 25

CD 3

N 190190 RCR

IN THE MATTER OF an application submitted by Michael Picciallo for the grant of a certification pursuant to Section 107-22 of the Zoning Resolution to facilitate the development of five, two family homes at 93 Manee Avenue (Block 6751, Existing Lots 260, 273 and 324, Tentative Lots 260, 273 and 324) on a lot with Designated Open Space 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.

(On February 27, 2019, Cal. No. 22, the item was laid over).

For consideration.

No. 26

CD 3

N 190192 RCR

IN THE MATTER OF an application submitted by Michael Picciallo for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a reapportionment of three zoning lots located at 93 Manee Avenue (Block 6751, Existing Lots 260 and 273, Tentative Lots 260 and 273) 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.

(On February 27, 2019, Cal. No. 23, the item was laid over).

For consideration.



No. 27

170 EDGEGROVE AVENUE

CD 3

N 190099 RCR

IN THE MATTER OF an application submitted by Robert Rosendorf 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 170 Edgemoor Avenue (Block 6228, Existing Lot 19, Tentative Lots 19 and 20) 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.



Nos. 28 & 29

636 HOWARD AVENUE

No. 28

CD 1

N 190057 ZAR

IN THE MATTER OF an application submitted by Daniel Switzer for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution for the development, enlargement or site alteration on a steep slope or steep slope buffer to facilitate the enlargement of a one story athletic facility at 636 Howard Avenue (Block 597, Lot 65) and within the Special Hillside Preservation District.

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

For consideration.



No. 29

CD 1

N 190058 ZAR

IN THE MATTER OF an application submitted by Daniel Switzer for the grant of an authorization pursuant to Section 119-312 of the Zoning Resolution of certain uses within the Special Hillside Preservation District to facilitate the enlargement of a one story athletic facility at 636 Howard Avenue (Block 597, Lot 65) and within the Special Hillside Preservation District of Staten Island, Community District 1.

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

For consideration.



III. PUBLIC HEARINGS

BOROUGH OF STATEN ISLAND

No. 30

NYPD MEDICAL

CD 2

C 190148 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 1 Teleport Drive (Block 2165, Lot 120) for use as medical facility.

(On February 27, 2019, Cal. No. 9, the Commission scheduled March 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 31

TLC OFFICE SPACE

CD 7

N 190255 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 31-89 123rd Street (Block 4392, Lot 25) (Taxi & Limousine Commission offices).

(On February 27, 2019, the Commission scheduled March 13, 2019 for a public hearing.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 32

ACS OFFICE SPACE

CD 2

N 190254 PXX

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 12 Metrotech (Block 140, p/o Lot 7502 (Condo Lot 1002)) (Administration for Children’s Services offices).

(On February 27, 2019, the Commission scheduled March 13, 2019 for a public hearing.)

Close the hearing.

Nos. 33 & 34

CD 3 SANITATION GARAGE

No. 33

CD 1

C 190211 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation 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 525 Johnson Avenue (Block 2987, Lot 16) for continued use as a sanitation garage.

(On February 27, 2019, Cal. No. 2, the Commission scheduled March 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 1

C 190212 POK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation 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 145 Randolph Street (Block 2976, Lot 45) for continued use as a parking lot.

(On February 27, 2019, Cal. No. 3, the Commission scheduled March 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

BROWNSVILLE NORTH NCP

CD 16

C 190177 HAK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NYC 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 379 -383 Howard Avenue (Block 1446, Lots 1

and 3) and 1297 East New York Avenue (Block 1476, Lot 34) as an Urban Development Action Area; and

- b) Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer to be selected by HPD;

to facilitate the construction of two buildings containing a total of approximately 32 units of affordable housing.

(On February 27, 2019, Cal. No. 4, the Commission scheduled March 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 36

HAVEN GREEN

CD 2

C 190184 HAM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC 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 199-207 Elizabeth Street a.k.a 222-230 Mott Street (Block 493, Lot 30) 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 development of a building containing approximately 123 affordable housing units, community facility and open space.

(On February 27, 2019, Cal. No. 5, the Commission scheduled March 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.



Nos. 37 & 38

270 PARK AVENUE TEXT AMENDMENT

No. 37

CD 5

N 190180 ZRM

PUBLIC HEARING:

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).

* * *

(On February 27, 2019, Cal. No. 6, the Commission scheduled March 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.



No. 38

CD 5

N 190180(A) ZRM

PUBLIC HEARING:

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, street wall and plaza design requirements 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

* * *

(iii) A #qualifying site# with a #lot area# of 65,000 square feet or greater shall provide an open publicly accessible space with an area of not less than 10,000 square feet. Where such #qualifying site# has a #through lot# portion, such #qualifying site# shall provide an open publicly accessible space across the #through lot# portion.

However, for a #qualifying site# with a #lot area# of 80,000 square feet or greater that includes an existing entrance to a rail mass-transit facility located outside the #through lot# portion of the #zoning lot#, such open publicly accessible space may be located so as to include the entrance to a rail mass-transit facility, provided that such open publicly accessible space adjoins a #street# or a required sidewalk widening, as applicable.

(2) Design requirements for publicly accessible spaces

(i) Open publicly accessible space

For open publicly accessible space, the provisions of Section 37-70, inclusive, shall apply, except that the provisions of Section 37-713 (Locational restrictions) shall not apply. In addition, the following modifications or waivers may be applied under certain circumstances:

- a. For #qualifying sites# where an open publicly accessible space is permitted to adjoin a #street# or a required sidewalk widening to accommodate an entrance to a rail mass-transit facility in accordance with paragraph (b)(1)(iii) of this Section, and the majority of the subsurface area of such #qualifying site# is occupied by a railroad right-of-way, thus imposing practical difficulty in configuring the #building# or required publicly accessible space:
 1. the provisions of Sections 81-42 (Retail Continuity Along Designated Streets), 81-43 (Street Wall Continuity Along Designated Streets), and 81-671 (Special street wall requirements), paragraph (d) of Section 37-715 (Requirements for major portions of public plazas) need not apply;
 2. where #street wall# requirements are not applied, the provisions of paragraph (a) and (b) of Section 37-726 (Permitted obstructions) may be modified to allow a portion of a publicly accessible open space to be covered by a #building or other structure#, provided that there is an average separation of at least 50 feet between the level of such publicly accessible open space and any portion of #building# above, and further provided that any such portion shall be located no lower than 40 feet above the level of such publicly accessible open space. In addition, such #building or other structure# shall not obstruct more than 60 percent of the area of such publicly accessible open space;
 3. the provisions of paragraphs (a) and (c) of Section 37-76 (Mandatory Allocation of Frontages for Permitted Uses) need not apply, where at least one food service kiosk shall abut or be included within such open publicly accessible space. The size limitations of paragraph (a), and the certification requirements of paragraph (c) of Section 37-73 shall not apply to such kiosk.
 4. where the provisions of paragraph (d) of Section 37-715 are not applied , the provisions of Section 37-721(a) (Sidewalk frontage) may be modified to require no more than 40 percent of the area within 15 feet of any such #street line# to be free of obstructions and the provisions of Section 37-741 (Seating),

may be modified to exclude the length of any such #street line# from the calculation of the amount of seating required within 15 feet of such #street line#.

- b. For #qualifying sites# where an open publicly accessible space is permitted to adjoin a #street# or a required sidewalk widening to accommodate an entrance to a rail mass-transit facility in accordance with paragraph (b)(1)(iii) of this Section, the Chairperson of the City Planning Commission shall permit modifications to the remaining provisions of Section 37-70, inclusive, upon certification to the Department of Buildings that such modifications address practical difficulties resulting from the presence of the entrance to a rail mass-transit facility within the open publicly accessible space .

(On February 27, 2019, Cal. No. 7, the Commission scheduled March 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.



No. 39

66 HUDSON YARDS STREETScape TEXT AMENDMENT

CD 4

N 190205 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 509 W 34, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying lobby and street tree provisions in Four Corners Subarea A2.

Matter underlined is new, to be added;

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

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

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

ARTICLE IX - SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Hudson Yards District

93-10 USE REGULATIONS

* * *

93-14 Ground Floor Level Requirements

The following provisions relating to retail continuity and transparency requirements shall apply to all subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

- (a) Retail continuity along designated streets in Subdistricts A, B, C, D and E

Map 2 in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the #building's street# frontage, as indicated on Map 2.

#Uses# within #stories# that have a floor level within five feet of #curb level# shall be limited to #commercial uses# permitted by the underlying district, not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D. Such #uses# shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

A #building's street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways, entrances to subway stations, other subway-related #uses# as described in Section 93-65 (Transit Facilities), or within the Eastern Rail Yard Subarea A1 where such retail continuity requirements are applicable to #building# walls facing certain public access areas, pursuant to Section 93-71, as follows:

- (1) for #building# walls facing the outdoor plaza described in Section 93-71, paragraph (b); the through block connection described in Section 93-71, paragraph (d), and the connection to the public plaza described in Section 93-71, paragraph (e);

- (2) for #building# walls facing the through block connection described in Section 93-71, paragraph (d): the outdoor plaza described in Section 93-71, paragraph (b);
- (3) for #building# walls facing the connection to the #public plaza# described in Section 93-71, paragraph (e): the outdoor plaza described in Section 93-71, paragraph (b) and the public plaza described in Section 93-71, paragraph (c); or
- (4) a combination of retail #uses# and public access areas so as to satisfy such depth requirement for retail continuity.

The length of #street# frontage (exclusive of any portion of such #street# frontage allocated to entrances to subway stations and other subway-related #uses#) occupied by lobby space or entryways shall comply with the applicable provisions for Type 2 lobbies in Section 37-33 (Maximum Width of Certain Uses), except ~~that~~ within the Eastern Rail Yard Subarea A1, where the width of a lobby located on a #building# wall facing the eastern boundary of the outdoor plaza may occupy 120 feet or 25 percent of such #building# wall, whichever is less, and within the Four Corners Subarea A2 of the Large-Scale Plan Subdistrict A, for a #development# occupying a full #block# with frontage on Hudson Boulevard East and Tenth Avenue and having two million square feet or more of #floor area#, the width of a lobby located on the Hudson Boulevard East #street# frontage or the Tenth Avenue #street# frontage may occupy up to 70 feet of the #building# wall width of the #building# located on such frontage.

* * *

93-60
MANDATORY IMPROVEMENTS

* * *

93-62
Street Tree Planting

In addition to the applicable underlying #street# tree planting requirements, in the Four Corners Subarea A2 of the Large-Scale Subdistrict A, trees shall also be planted along the #street# edge of the mandatory sidewalk widenings along West 34th Street. All such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#, at maximum intervals of 25 feet. Trees shall be planted in gratings flush to grade in at least 200 cubic feet of soil per tree with a depth of soil at least three feet, six inches. Species shall be selected and installed in accordance with specifications established by the Department of Parks and Recreation. The provisions of this Section shall not apply where the Department of Parks and Recreation determines that such tree planting would be infeasible.

* * *

(On February 27, 2019, Cal. No. 8, the Commission scheduled March 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.



CITYWIDE

No. 40

VOIDS TEXT AMENDMENT

CITYWIDE

N 190230 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of Article II, Chapter 3 and related provisions of the Zoning Resolution of the City of New York, modifying residential tower regulations to require certain mechanical spaces to be calculated as residential floor 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.

ARTICLE II

RESIDENCE DISTRICT REGULATIONS

Chapter 3

Residential Bulk Regulations in Residence Districts

* * *

23-10

OPEN SPACE AND FLOOR AREA REGULATIONS

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

Special #open space# and #floor area# provisions are set forth in Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) for standard tower and tower-on-a-base #buildings# in R9 and R10 Districts, as well as for certain areas in Community District 7 and Community District 9 in the Borough of Manhattan, and Community District 12 in the Borough of Brooklyn. Additional provisions are set forth in Sections 23-17 (Existing Public Amenities for Which Floor Area Bonuses Have Been Received) and 23-18 (Special Provisions for Zoning Lots Divided by District Boundaries or Subject to Different Bulk Regulations).

* * *

23-16

Special Floor Area and Lot Coverage Provisions for Certain Areas

The #floor area ratio# provisions of Sections 23-14 (Open Space and Floor Area Regulations in R1 Through R5 Districts) and 23-15 (Open Space and Floor Area Regulations in R6 Through R10 Districts), inclusive, shall be modified for certain areas, as follows:

- (a) For standard tower and tower-on-a-base #buildings# in R9 and R10 Districts
- (1) In R9 Districts, for #zoning lots# where #buildings# are #developed# or #enlarged# pursuant to the tower-on-a-base provisions of Section 23-651, the maximum #floor area ratio# shall be 7.52, and the maximum #lot coverage# shall be 100 percent on a #corner lot# and 70 percent on an #interior lot#.
 - (2) In R9 and R10 Districts, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 23-65 (Tower Regulations), inclusive, any enclosed floor space used for mechanical equipment provided pursuant to paragraph (8) of the definition of #floor area# in Section 12-10 (DEFINITIONS), and any enclosed floor space that is or becomes unused or inaccessible within a #building#, pursuant to paragraph (k) of the definition of #floor area# in Section 12-10, shall be considered #floor area# and

calculated in accordance with the provisions of this Section, provided that such floor space:

- (i) occupies the predominant portion of a #story#;
- (ii) is located above the #base plane# or #curb level#, as applicable, and below the highest #story# containing #residential floor area#; and
- (iii) exceeds an aggregate height of 25 feet within any given 75-foot vertical segment of a #building#.

For the purpose of applying this provision, the height of such floor space shall be measured from the finished floor to the height of the structural ceiling. In addition, within a given 75-foot segment, each #story# of floor space, or each increment of 25 feet, rounded to the nearest integer divisible by 25, whichever results in a higher number, shall be counted separately in the #floor area# calculation.

* * *

**Chapter 4
Bulk Regulations for Community Facilities in Residence Districts**

* * *

**24-10
FLOOR AREA AND LOT COVERAGE REGULATIONS**

* * *

**24-112
Special floor area ratio provisions for certain areas**

The #floor area ratio# provisions of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), inclusive, shall be modified for certain areas as follows:

- (a) in R8B Districts within Community District 8, in the Borough of Manhattan, the maximum #floor area ratio# on a #zoning lot# containing #community facility uses# exclusively shall be 5.10; ~~and~~
- (b) in R10 Districts, except R10A or R10X Districts, within Community District 7, in the Borough of Manhattan, all #zoning lots# shall be limited to a maximum #floor area ratio# of 10.0; and
- (c) in R9 and R10 Districts, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 23-65 (Tower Regulations), inclusive, the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:
 - (1) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
 - (2) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

* * *

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

**Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

* * *

**35-35
Special Floor Area Ratio Provisions for Certain Areas**

* * *

**35-352
Special floor area regulations for certain districts**

In C1 or C2 Districts mapped within R9 and R10 Districts, or in #Commercial Districts# with a residential equivalent of an R9 or R10 District, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings), the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

(a) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and

(b) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

* * *

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 6
Special Clinton District**

* * *

**96-20
PERIMETER AREA**

* * *

**96-21
Special Regulations for 42nd Street Perimeter Area**

* * *

(b) #Floor area# regulations

* * *

(2) #Floor area# regulations in Subarea 2

* * *

(3) Additional regulations for Subareas 1 and 2

In Subareas 1 and 2, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings), the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

(i) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and

(ii) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

* * *

**Chapter 8
Special West Chelsea District**

* * *

**98-20
FLOOR AREA AND LOT COVERAGE REGULATIONS**

* * *

**98-22
Maximum Floor Area Ratio and Lot Coverage in Subareas**

* * *

98-221

Additional regulations for Subdistrict A

In Subdistrict A, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 98-423 (Street wall location, minimum and maximum base heights and maximum building heights), the provisions of paragraph (a)(2) of Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas) shall apply:

- (a) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (b) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

* * *

(On February 27, 2019, Cal. No. 1, the Commission scheduled March 13, 2019 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 | 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 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 | 13 | 14 | 15 |
| | 16 | 17 REVIEW SESSION | 18 | 19 CPC PUBLIC MEETING | 20 | 21 | 22 |
| | 23 | 24 | 25 | 26 | 27 | 28 | 29 |

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