

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, MARCH 27, 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, 30<sup>th</sup> Floor  
 New York, New York 10271  
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	N 190036 ZRQ	1	COURT SQUARE BLOCK 3	Scheduled to be Heard 4/10/19
2	C 190160 HAK	3	1921 ATLANTIC AVENUE	Favorable Report Adopted
3	C 190161 ZMK	3	" "	" "
4	N 190162 ZRK	3	" "	" "
5	C 190163 HUK	3, 16	" "	" "
6	C 190181 PQK	8	813 STERLING PLACE	" "
7	C 190182 PQK	5	370 NEW LOTS AVENUE	" "
8	N 190254 P XK	2	ACS OFFICE SPACE	" "
9	N 190255 PXQ	7	TLC OFFICE SPACE	" "
10	N 190068 ZCR	1	23, 35 & 51 CEDARCLIFF ROAD	Certification Approved
11	N 190243 RCR	3	85, 87 & 89 CONNECTICUT STREET	" "
12	N 190240 RCR	3	450 & 440 ELTINGVILLE BOULEVARD	" "
13	N 190105 ZAR	1	43 & 47 CECELIA COURT	Authorization Approved
14	N 190106 ZAR	1	" "	" "
15	N 190107 ZAR	1	" "	" "
16	N 190108 ZAR	1	" "	" "
17	N 190109 ZAR	1	" "	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R														
	Calendar Numbers:														
	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Marisa Lago, Chair	P	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	
Allen P. Cappelli	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	A														
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anna Hayes Levin	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	A														
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 11:50 A.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, MARCH 27, 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, 30<sup>th</sup> Floor  
 New York, New York 10271  
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 190041 RCR	3	99 SEACREST AVENUE	Certification Approved
19	N 190246 RCR	3	" "	" "
20	N 190190 RCR	3	93 MANEE AVENUE	" "
21	N 190192 RCR	3	" "	" "
22	N 190099 RCR	3	170 EDGE GROVE AVENUE	" "
23	N 190057 ZAR	1	636 HOWARD AVENUE	Authorization Approved
24	N 190058 ZAR	1	" "	" "
25	C 190207 ZMX	1	BROOK 156	Hearing Closed
26	C 190208 PPX	1	" "	" "
27	N 190209 ZRX	1	" "	" "
28	C 190210 ZSX	1	" "	" "
29	C 180292 ZMK	3	2 HOWARD AVENUE REZONING	" "
30	N 180293 ZRK	3	" "	" "
31	C 190127 PQM	9	437 WEST 126 <sup>TH</sup> STREET	" "
32	C 190128 HAM	9	" "	" "
33	C 190235 ZMM	11	EAST HARLEM NEIGHBORHOOD REZONING	" "
34	N 190236 ZRM	11	" "	" "

<b>COMMISSION ATTENDANCE:</b> Present (P) Absent (A)	<b>COMMISSION VOTING RECORD:</b> In Favor - Y    Oppose - N    Abstain - AB    Recuse - R													
	Calendar Numbers:	16	17	18	19	20	21	22	23	24	S1	S2		

Calendar Numbers:	16	17	18	19	20	21	22	23	24	S1	S2			
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y		Y			
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y		Y			
Allen P. Cappelli	P	Y	Y	Y	Y	Y	Y	Y	Y	W	Y			
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	I	R			
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	T	Y			
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	H	Y			
Richard W. Eaddy	A									D				
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	R	Y			
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	A	Y			
Orlando Marin	A									W				
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	N	Y			
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y		Y			

MEETING ADJOURNED AT: 11:50 A.M.





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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MARCH 27, 2019**

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



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

**[No. 6]**

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

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

**CITY PLANNING COMMISSION**

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

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings).

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

**City Planning Commission**  
Calendar Information Office  
120 Broadway – 31<sup>st</sup> Floor  
New York, New York 10271

**For Additional Calendar Information:** call (212) 720-3370.

**B**

**CITY PLANNING COMMISSION**

**120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271**

**MARISA LAGO, *Chair***

**KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman***

**ALLEN P. CAPPELLI, *Esq.***

**ALFRED C. CERULLO, III**

**MICHELLE R. DE LA UZ**

**JOSEPH I. DOUEK**

**RICHARD W. EADDY**

**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 the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

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**WEDNESDAY MARCH 27, 2019**

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

The next regular public meeting of the City Planning Commission is scheduled April 10, 2019.

C

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

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

**Length of Testimony:** 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](#) on the public meeting page of the Department of City Planning website:

<http://www1.nyc.gov/site/planning/about/commission-meetings.page>

**Written Comments:** Anyone wishing to present written facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may also fill out the form below and return it to the desk outside the hearing chambers, or mail their written comments to:

**CITY PLANNING COMMISSION  
Calendar Information Office – 31<sup>st</sup> Floor  
120 Broadway, New York, N.Y. 10271**

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position:    Opposed    \_\_\_\_\_

                  In Favor    \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_



MARCH 27, 2019

APPROVAL OF THE MINUTES OF the Public Meeting of March 13, 2019

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

BOROUGH OF QUEENS

No. 1

COURT SQUARE BLOCK 3

CD 1

N 190036 ZRQ

IN THE MATTER OF an application submitted by Court Square 45th Ave 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 XI, Chapter 7 (Special Long Island City Mixed Use 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 XI SPECIAL PURPOSE DISTRICTS

Chapter 7 Special Long Island City Mixed Use District

\* \* \*

117-40 COURT SQUARE SUBDISTRICT

\* \* \*

**117-421**  
**Special bulk regulations**

\* \* \*

(a) The height and setback regulations of the underlying C5-3 District shall apply, except that:

- (1) no #building or other structure# shall exceed a height of 85 feet above the #base plane# within the area bounded by 23rd Street, 44th Road, a line 60 feet east of and parallel to 23rd Street, and ~~a line 75 feet north of and parallel to 45th Road~~ 45th Avenue; and
- (2) on Blocks 1 and 3, the #street wall# of a #building or other structure# shall be located on the #street line# or sidewalk widening line, where applicable, and extend along the entire #street# frontage of the #zoning lot# up to at least a height of 60 feet and a maximum height of 85 feet before setback, except any portion of a #building# on Block 3 fronting upon 23rd Street may rise to a maximum height of 125 feet before setback. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be located beyond the #street line#, provided no such recesses are within 15 feet of an adjacent #building#.

~~Above a height of 85 feet~~ the highest applicable maximum #street wall# height, the underlying height and setback regulations shall apply. However, the underlying tower regulations shall be modified:

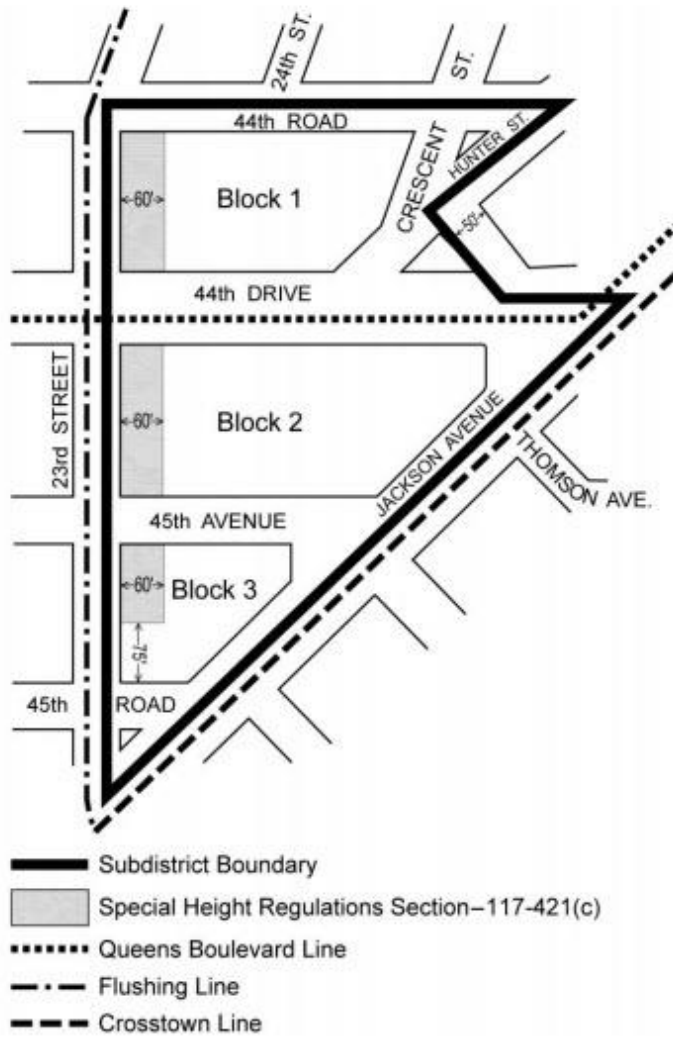
- (i) to permit portions of #buildings# that exceed a height of 85 feet to be set back at least five feet from a #wide street line#, provided no portion of such #building# that exceeds a height of 85 feet is located within 15 feet of a #side lot line#-, and
- (ii) so that the provisions of Section 33-451 (In certain specified Commercial Districts) regulating the aggregate area of a tower within 50 feet of a #narrow street# shall not apply to any #building# or portion of such #building# on Block 3 fronting upon 45th Avenue.

The provisions of this paragraph (c)(2) shall not apply to #enlargements# on #zoning lots# existing on June 30, 2009, where such #zoning lot# includes an existing #building# to remain with at least 300,000 square feet of #floor area#.

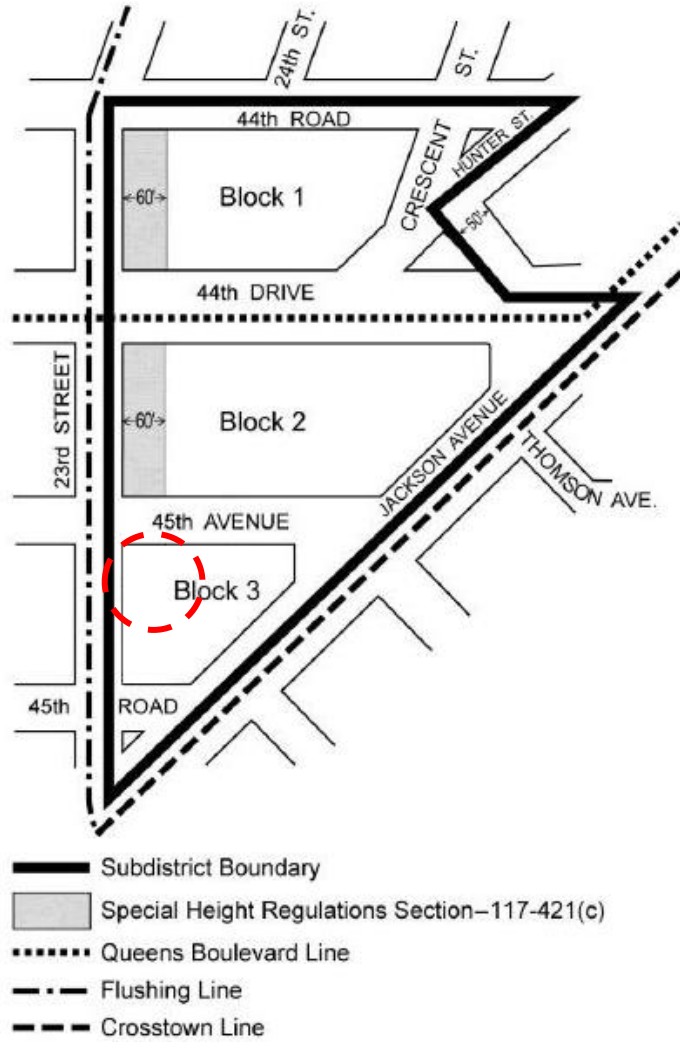
\* \* \*

**Appendix B**  
**Court Square Subdistrict Plan Map and Description of Improvements**

[EXISTING]



[PROPOSED]



\* \* \*

**Resolution for adoption scheduling April 10, 2019 for a public hearing.**

\_\_\_\_\_

**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**Nos. 2-5**

***1921 ATLANTIC AVENUE***

**No. 2**

**CD 3**

**C 190160 HAK**

**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 properties located at 17-23 Prescott Place, 18-22 Bancroft Place and 1911-1923 Atlantic Avenue (Block 1557, Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37 and 38) 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 properties located at Block 1557, Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36 and 37 to a developer to be selected by HPD;

to facilitate a mixed-use development containing approximately 235 affordable housing units, commercial and community facility space.

(On February 13, 2019, Cal. No. 3, the Commission scheduled February 27, 2019 for a public hearing. On February 27, 2019, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**No. 3****CD 3****C 190161 ZMK**

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development and DTF Atlantic, LLC 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 a Special Mixed Use District (MX-10) bounded by a line midway between Herkimer Street and Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place;
2. changing an M1-1/R7D District to an R8A District property bounded by a line midway between Herkimer Street and Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place; and
3. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Atlantic Avenue, Bancroft Place, the northerly boundary line of the Long Island Railroad Right-Of-Way (Atlantic Division), and Prescott Place;

as shown on a diagram (for illustrative purposes only) dated November 13, 2018.

(On February 13, 2019, Cal. No. 4, the Commission scheduled February 27, 2019 for a public hearing. On February 27, 2019, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**No. 4**
**CD 3****N 190162 ZRK**

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

Matter underlined is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

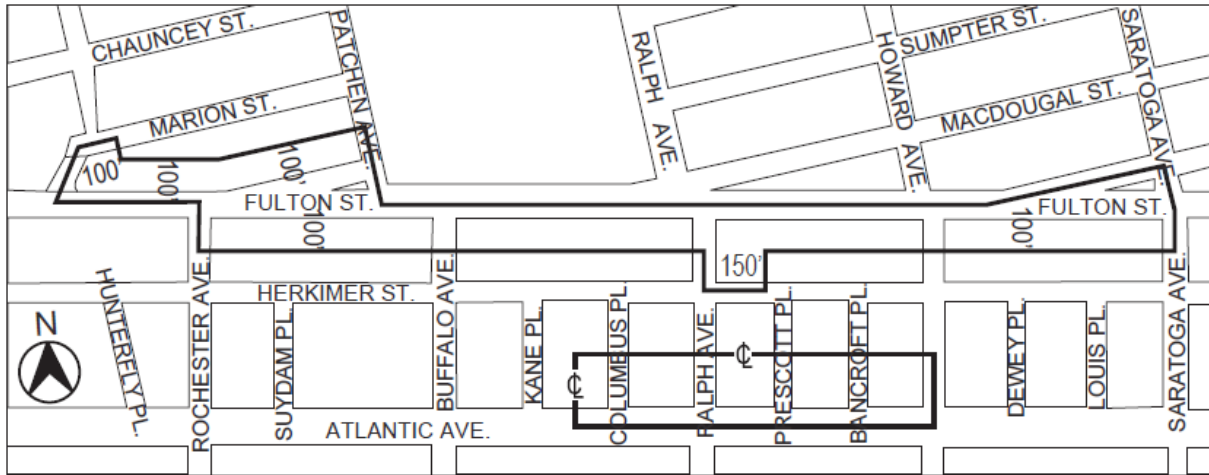
**BROOKLYN**

\* \* \*

**Brooklyn Community District 3**

[EXISTING MAP]

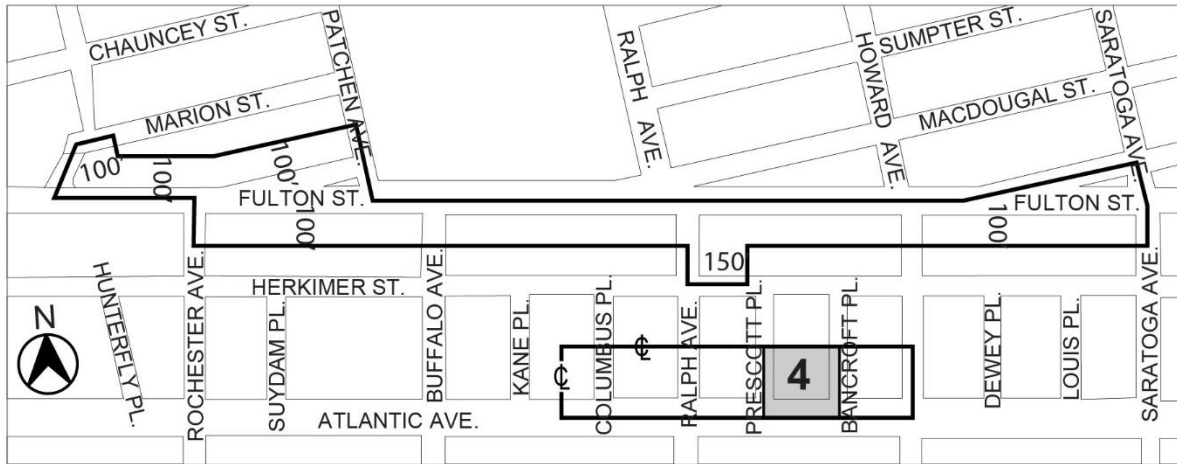
Map 2 – (10/29/07)



[PROPOSED MAP]

Map 2 – [date of adoption]





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

Area 4 [date of adoption] – MIH Program Option 1

Portion of Community District 3, Borough of Brooklyn

(On February 13, 2019, Cal. No. 5, the Commission scheduled February 27, 2019 for a public hearing. On February 27, 2019, Cal. No. 30, the hearing was closed.)

**For consideration.**



**No. 5**

**CD 3 & 16**

**C 190163 HUK**

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

(On February 13, 2019, Cal. No. 6, the Commission scheduled February 27, 2019 for a public hearing. On February 27, 2019, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 6**

***813 STERLING PLACE***

**CD 8**

**C 190181 PQK**

**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 813 Sterling Place (Block 1240, Lot 56) for continued use as a child care center.

(On February 13, 2019, Cal. No. 7, the Commission scheduled February 27, 2019 for a public hearing. On February 27, 2019, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 7**

***370 NEW LOTS AVENUE***

**CD 5**

**C 190182 PQK**

**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 370 New Lots Avenue (Block 4298, Lot 7) for continued use as a child care center.

(On February 13, 2019, Cal. No. 8, the Commission scheduled February 27, 2019 for a public hearing. On February 27, 2019, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 8**

***ACS OFFICE SPACE***

**CD 2**

**N 190254 PXX**

**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. On March 13, 2019, Cal. No. 32, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 9**

***TLC OFFICE SPACE***

**CD 7**

**N 190255 PXQ**

**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 31-89 123<sup>rd</sup> Street (Block 4392, Lot 25) (Taxi & Limousine Commission offices).

(On February 27, 2019, the Commission scheduled March 13, 2019 for a public hearing. On March 13, 2019, Calendar No. 31, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 10**

***23, 35, 51 CEDARCLIFF ROAD***

**CD 1**

**N 190068 ZCR**

**IN THE MATTER OF** an application submitted by Ed Esposito for the grant of certification pursuant to Section 119-04 of the Zoning Resolution for the future subdivision of one existing zoning lot into three separate zoning lots (Block 618, Existing Lot 110, Tentative Lots 107, 110 & 125) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**No. 11**

***85, 87 & 89 CONNECTICUT STREET***

**CD 3**

**N 190243 RCR**

**IN THE MATTER OF** an application submitted by Guido Passarelli for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lots into three new zoning lots located at Connecticut Street (Block 7928, Lot 89, Tentative Lots 85, 87 and 89) within the Special South Richmond Development District.

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

**For consideration.**

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**No. 12**

***450 & 440 ELTINGVILLE BOULEVARD***

**CD 3**

**N 190240 RCR**

**IN THE MATTER OF** an application submitted by Gregory Wolkoff for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of two existing zoning lots into eight new zoning lots located at Connecticut Street (Block 5531, Lot 144 and 148, Tentative Lots 144, 146, 148, 150, 178, 180, 182 and 184) within the Special South Richmond Development District.

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

**For consideration.**

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**Nos. 13-17**

***43 & 47 CECELIA COURT***

**No. 13**

**CD 1**

**N 190105 ZAR**

**IN THE MATTER OF** an application submitted by Rick Russo for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution for a development, enlargement or site alteration on a steep slope or steep slope buffer to facilitate the development of two three-story

homes, rear patio areas, and a private road cul-de-sac at 43 and 47 Cecilia Court (Block 615, Lots 205 and 210) 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. 14**

**CD 1**

**N 190106 ZAR**

**IN THE MATTER OF** an application submitted by Rick Russo for the grant of an authorization pursuant to Section 119-313 of the Zoning Resolution for a modification of landscaping, tree preservation and tree planting requirements to facilitate the development of two three-story homes, rear patio areas, and a private road cul-de-sac at 43 and 47 Cecilia Court (Block 615, Lots 205 and 210) 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. 15**

**CD 1**

**N 190107 ZAR**

**IN THE MATTER OF** an application submitted by Rick Russo for the grant of an authorization pursuant to Section 119-316 of the Zoning Resolution for a modification of grading controls to facilitate the development of two three-story homes, rear patio areas, and a private road cul-de-sac at 43 and 47 Cecilia Court (Block 615, Lots 205 and 210) 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.**

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**No. 16**

**CD 1**

**N 190108 ZAR**

**IN THE MATTER OF** an application submitted by Rick Russo for the grant of an authorization pursuant to Section 119-317 of the Zoning Resolution for a modification of requirements for private roads and driveways to facilitate the development of two three-story homes, rear patio areas, and a private road cul-de-sac at 43 and 47 Cecilia Court (Block 615, Lots 205 and 210) 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.**

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**No. 17**

**CD 1**

**N 190109 ZAR**

**IN THE MATTER OF** an application submitted by Rick Russo for the grant of an authorization pursuant to Section 119-315 of the Zoning Resolution for a modification of height and setback regulations to facilitate the development of two three-story homes, rear patio areas, and a private road cul-de-sac at 43 and 47 Cecilia Court (Block 615, Lots 205 and 210) within the Special Hillside Preservation District.

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

**For consideration.**



**Nos. 18 & 19**

***99 SEACREST AVENUE***

**No. 18**

**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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

(On February 27, 2019, Cal. No. 20, the item was laid over. On March 13, 2019, Cal. No. 23, the item was laid over.)

**For consideration.**



**No. 19**

**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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

(On February 27, 2019, Cal. No. 21, the item was laid over. On March 13, 2019, Cal. No. 24, the item was laid over.)

**For consideration.**

---

**Nos. 20 & 21**

***93 MANEE AVENUE***

**No. 20**

**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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

(On February 27, 2019, Cal. No. 22, the item was laid over. On March 13, 2019, Cal. No. 25, the item was laid over.)

**For consideration.**

---

**No. 21**

**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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

(On February 27, 2019, Cal. No. 23, the item was laid over. On March 13, 2019, Cal. No. 26, the item was laid over.)

**For consideration.**



**No. 22**

***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 Edgegrove 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

(On March 13, 2019, Cal. No. 26, the item was laid over.)

**For consideration.**



**Nos. 23 & 24**

**636 HOWARD AVENUE**

**No. 23**

**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.

(On March 13, 2019, Cal. No. 27, the item was laid over.)

**For consideration.**



**No. 24**

**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.

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 March 13, 2019, Cal. No. 29, the item was laid over.)

**For consideration.**



**III. PUBLIC HEARINGS**

---

**BOROUGH OF THE BRONX**

**Nos. 25-28**

***BROOK 156***

**No. 25**

**CD 1**

**C 190207 ZMX**

**PUBLIC HEARING:**

**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.

(On March 13, 2019, Cal. No. 1, the Commission scheduled March 27, 2019 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 26**

**CD 1**

**C 190208 PPX**

**PUBLIC HEARING:**

**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.

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

**Close the hearing.**



**No. 27**

**CD 1**

**N 190209 ZRX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City 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**

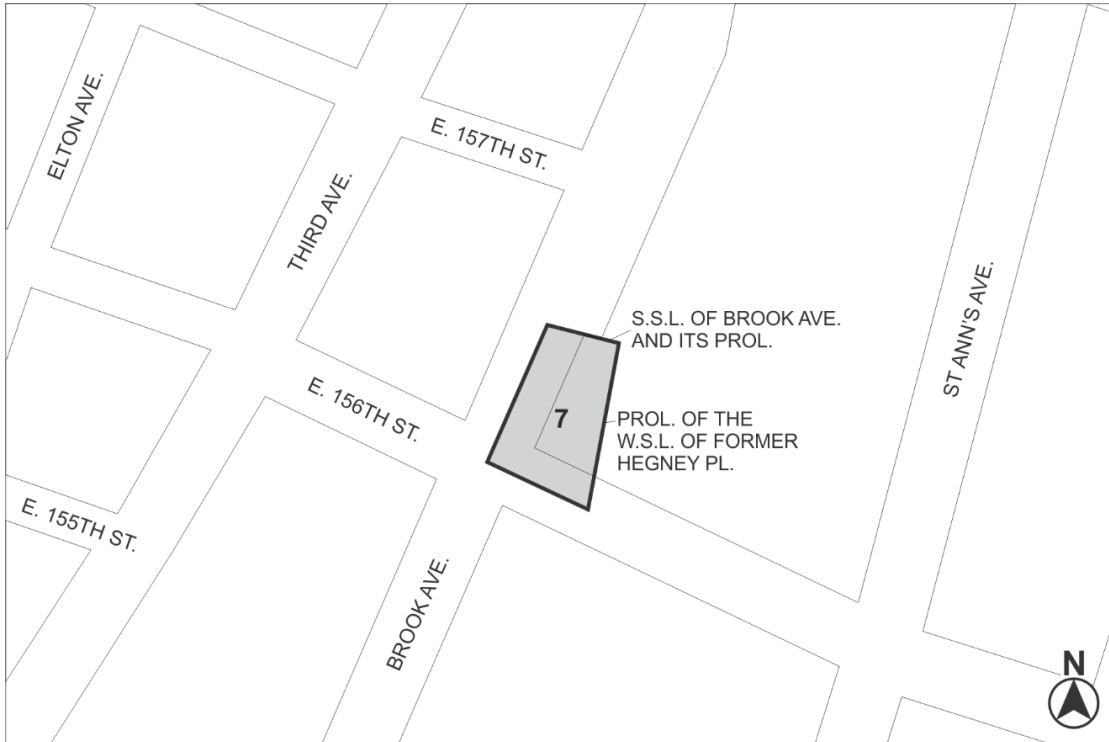
\* \* \*

**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

\* \* \*

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

**Close the hearing.**

---

**No. 28**

**CD 1**

**C 190210 ZSX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation & 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 156<sup>th</sup> 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, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

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

**Close the hearing.**

---

**BOROUGH OF BROOKLYN**

**Nos. 29 & 30**

***2 HOWARD AVENUE REZONING***

**No. 29**

**CD 3**

**C 180292 ZMK**

**PUBLIC HEARING:**

**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.

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

**Close the hearing.**

---

**No. 30**

**CD 3**

**N 180293 ZRK**

**PUBLIC HEARING:**

**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

\* \* \*

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

**Close the hearing.**



**BOROUGH OF MANHATTAN**

**Nos. 31 & 32**

***437 WEST 126<sup>TH</sup> STREET***

**No. 31**

**CD 9**

**C 190127 PQM**

**PUBLIC HEARING:**

**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 126<sup>th</sup> Street (Block 1967, Lot 5) for use as an open, landscaped walkway.

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

**Close the hearing.**

---

**No. 32**

**CD 9**

**C 190128 HAM**

**PUBLIC HEARING:**

**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 126<sup>th</sup> 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.

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

**Close the hearing.**

---

**Nos. 33 & 34**

***EAST HARLEM NEIGHBORHOOD REZONING***

**No. 33**

**CD 11**

**C 190235 ZMM**

**PUBLIC HEARING:**

**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 115<sup>th</sup> Street and East 116<sup>th</sup> Street-Luis Munoz Marin Boulevard, a line 100 feet westerly of Lexington Avenue, East 115<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated December 17, 2018.

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

**Close the hearing.**

---

**No. 34**

**CD 11**

**N 190236 ZRM**

**PUBLIC HEARING:**

**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# ~~is~~ 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**

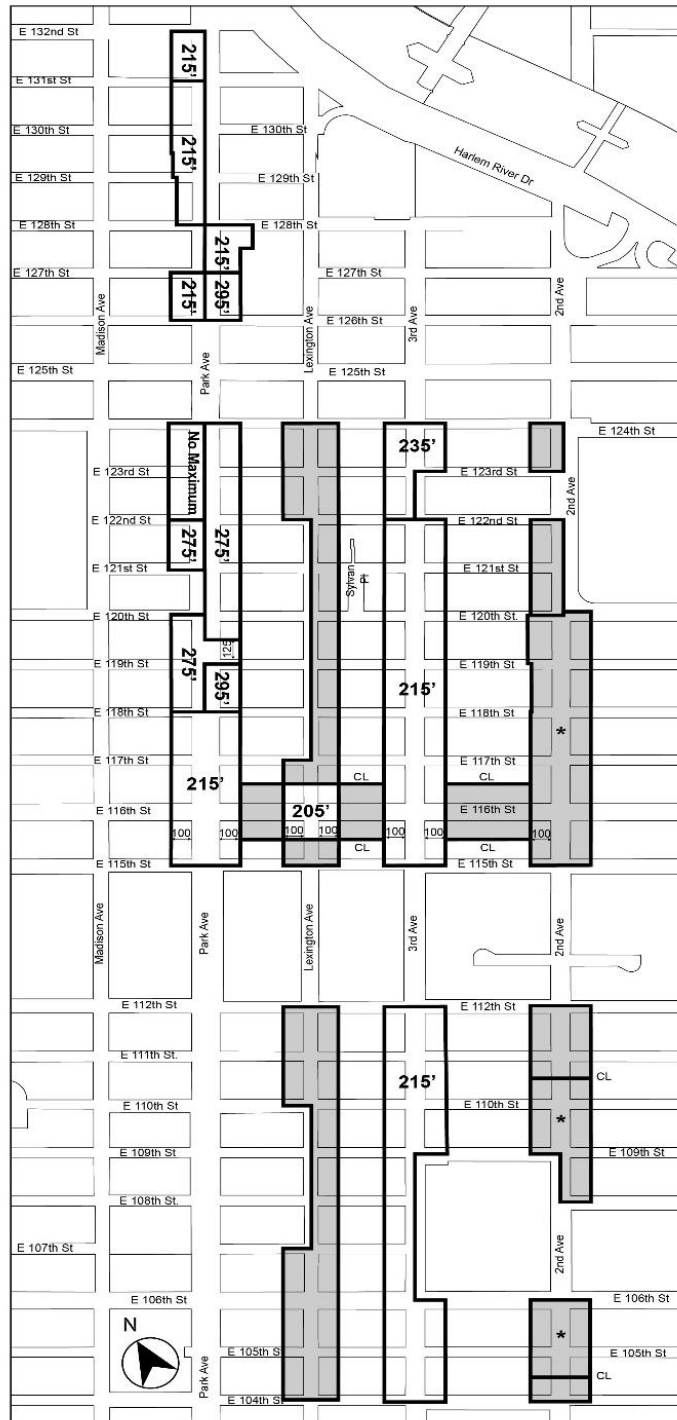
\* \* \*

**APPENDIX**  
**Special East Harlem Corridors District Plan**

\* \* \*

Map 3: Maximum Height

[EXISTING MAP]



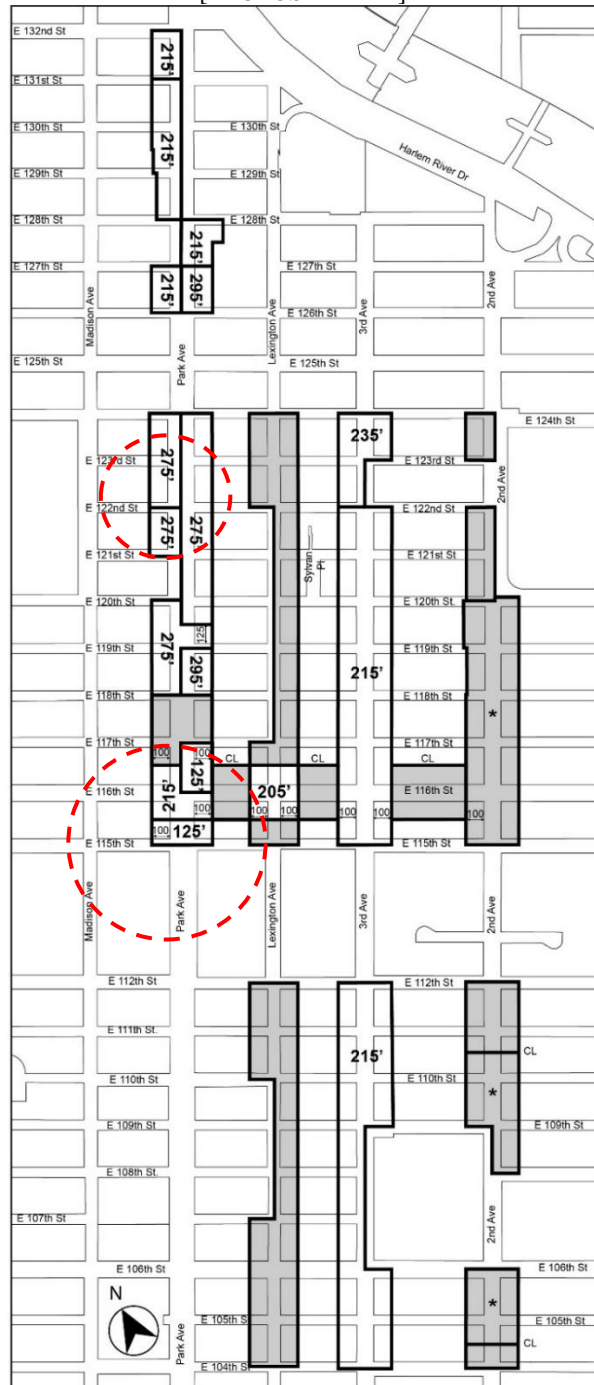
### EAST HARLEM DISTRICT PLAN

#### 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

\* \* \*

(On March 13, 2019, Cal. No. 10, the Commission scheduled March 27, 2019 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF QUEENS**

**No. 35**

***JFK NORTH SITE***

**CD 13**

**C 180517 MMQ**

**PUBLIC HEARING:**

**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 159<sup>th</sup> 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.

(On March 13, 2019, Cal. No. 11 the Commission scheduled March 27, 2019 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 36**

***MANA PRODUCTS TEXT AMENDMENT***

**CD 2**

**N 180518 ZRQ**

**PUBLIC HEARING:**

**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.

\* \* \*

(On March 13, 2019, Cal. No. 12 the Commission scheduled March 27, 2019 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### IV. CITY PLANNING COMMISSION 2019 SCHEDULE OF MEETINGS

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

Review Sessions start at 1:00 PM

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

Public Meetings start at 10:00 AM