

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, APRIL 24, 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 190292 HUX	1	784 COURTLANDT AVENUE	Scheduled to be Heard 5/8/19
2	C 190293 HAX	1	" "	" "
3	C 180315 ZMQ	1	38-01 23 RD AVENUE REZONING	" "
4	C 190202 ZMQ	7	KISSENA CENTER REZONING	" "
5	N 190203 ZRQ	7	" "	" "
6	C 190207 ZMX	1	BROOK 156	Favorable Report Adopted
7	C 190208 PPX	1	" "	" "
8	N 190209 ZRX	1	" "	" "
9	C 190210 ZSX	1	" "	" "
10	C 180292 ZMK	3	2 HOWARD AVENUE REZONING	" "
11	N 180293 ZRK	3	" "	" "
12	C 190235 ZMM	11	EAST HARLEM NEIGHBORHOOD REZONING	" "
13	N 190236 ZRM	11	" "	" "
14	N 180518 ZRQ	2	MANA PRODUCTS TEXT AMENDMENT	Fav. Report Adopted as Modified
15	N 160023 ZAR	2	563 TODT HILL ROAD	Authorization Approved
16	N 160024 ZAR	2	" "	" "
17	N 190204 ZAR	2	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
David Burney	A															
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P															
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	R	R	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 10:44 A.M.

NOTE: Commissioner Eaddy was not present for the votes.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, APRIL 24, 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 190214 ZAR	2	562 TODT HILL ROAD	Authorization Approved
19	N 190249 ZCR	2	57 ST. JAMES PLACE	Certification Approved
20	N 190272 ZCR	2	27 EMERSON AVENUE	" "
21	N 190110 RCR	3	146 SINCLAIR AVENUE	" "
22	C 190213 ZSM	4	515 WEST 18 TH STREET GARAGE	Hearing Closed
23	C 180399 ZMQ	6	76 TH DRIVE AND AUSTIN STREET REZONING	" "

	Present (P)	Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																	
Calendar Numbers:	20	21																		
Marisa Lago, Chair	P		Y	Y																
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y																
David Burney	A																			
Allen P. Cappelli, Esq.	P		Y	Y																
Alfred C. Cerullo, III	P		Y	Y																
Michelle R. De La Uz	P		Y	Y																
Joseph I. Douek	P		Y	Y																
Richard W. Eaddy	P																			
Hope Knight	P		Y	Y																
Anna Hayes Levin	P		Y	Y																
Orlando Marin	P		Y	Y																
Larisa Ortiz	P		Y	Y																
Raj Rampershad, Commissioners	P		Y	Y																

MEETING ADJOURNED AT: **10:44 A.M.**

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

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 24, 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. 8]

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*

DAVID BURNEY

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 APRIL 24, 2019

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

The next regular public meeting of the City Planning Commission is scheduled for May 8, 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 – 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) _____

APRIL 24, 2019

**APPROVAL OF THE MINUTES OF the Public Meeting of April 10, 2019
and Special Meeting of April 22, 2019**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MAY 8, 2019
STARTING AT 10:00 A. M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE,
120 BROADWAY
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1 & 2

784 COURTLANDT AVENUE

No. 1

CD 1

C 190292 HUX

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 fourth amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area.

Resolution for adoption scheduling May 8, 2019 for a public hearing.

No. 2

CD 1

C 190293 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 359 East 157th Street and 784 Courtlandt Avenue (Block 2404, Lots 1 and 2) 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 20 affordable housing units, retail and community facility space.

Resolution for adoption scheduling May 8, 2019 for a public hearing.

BOROUGH OF QUEENS

No. 3

38-01 23RD AVENUE REZONING

CD 1

C 180315 ZMQ

IN THE MATTER OF an application submitted by 23rd Avenue Realty, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 9c:

1. establishing within the existing R5B District a C2-3 District bounded by 38th Street, a line 150 feet northeasterly of 23rd Avenue, a line midway between 38th Street and Steinway Street, and a line 100 feet northeasterly of 23rd Avenue; and

2. establishing within the existing R5D District a C2-3 District bounded by 38th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 38th Street and Steinway Street, a line 150 feet northeasterly of 23rd Avenue, Steinway Street, and 23rd Avenue;

as shown on a diagram (for illustrative purposes only) dated February 11, 2019, and subject to the conditions of CEQR Declaration E-524.

Resolution for adoption scheduling May 8, 2019 for a public hearing.

Nos. 4 & 5

KISSENA CENTER REZONING

No. 4

CD 7

C 190202 ZMQ

IN THE MATTER OF an application submitted by Kimco Kissena Center LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 10d,

1. eliminating from within an existing R3-2 District a C2-2 District bounded by Holly Avenue, line 100 feet northeasterly of Kissena Boulevard, Laburnum Avenue, and Kissena Boulevard;
2. changing from an R3-2 District to an R7A District property bounded by the northeasterly centerline prolongation of Geranium Avenue, a line 100 feet southwesterly of Union Street, Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, a line 100 feet southeasterly of Holly Avenue, a line 100 feet southwesterly of Union Street, Laburnum Avenue, and Kissena Boulevard; and
3. establishing within the proposed R7A District a C2-3 District bounded by Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, a line 100 feet southeasterly of Holly Avenue, a line 100 feet southwesterly of Union Street, Laburnum Avenue, and Kissena Boulevard,

as shown on a diagram (for illustrative purposes only) dated January 7, 2019, and subject to the conditions of CEQR Declaration E-514.

Resolution for adoption scheduling May 8, 2019 for a public hearing.

No. 5

CD 7

N 190203 ZRQ

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

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

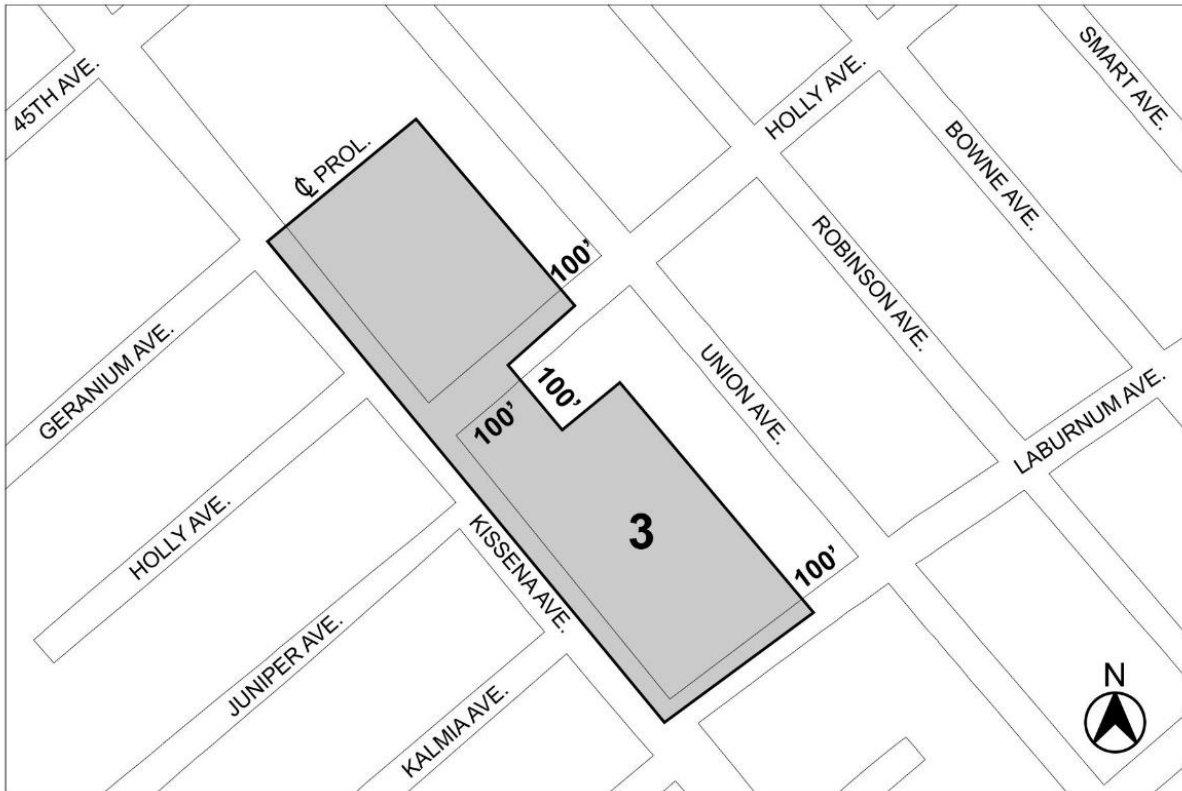
* * *

Queens Community District 7

* * *

Map 3 - [date of adoption]

[PROPOSED MAP]



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

Area **3** - [date of adoption] MIH Program Option 2

Portion of Community District **7**, Queens

Resolution for adoption scheduling May 8, 2019 for a public hearing.



II. REPORTS

BOROUGH OF THE BRONX

Nos. 6-9

BROOK 156

No. 6

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.

(On March 13, 2019, Cal. No. 1, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. 25, the hearing was closed.)

For consideration.

No. 7

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.

(On March 13, 2019, Cal. No. 2, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. 26, the hearing was closed.)

For consideration.

No. 8

CD 1

N 190209 ZRX

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. On March 27, 2019, Cal. 27, the hearing was closed.)

For consideration.



No. 9

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.

(On March 13, 2019, Cal. No. 4, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. 28, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 10 & 11

2 HOWARD AVENUE REZONING

No. 10

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.

(On March 13, 2019, Cal. No. 5, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. 29, the hearing was closed.)

For consideration.



No. 11

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

* * *

(On March 13, 2019, Cal. No. 6, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. 30, the hearing was closed.)

For consideration.



BOROUGH OF MANHATTAN

Nos. 12 & 13

EAST HARLEM NEIGHBORHOOD REZONING

No. 12

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.

(On March 13, 2019, Cal. No. 9, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. No. 33, the hearing was closed.)

For consideration.



No. 13

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).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of March 27, 2019 (Cal. No. 34) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On March 13, 2019, Cal. No. 10, the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. No. 34, the hearing was closed.)

For consideration.



BOROUGH OF QUEENS

No. 14

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.

* * *

(On March 13, 2019, Cal. No. 12 the Commission scheduled March 27, 2019 for a public hearing. On March 27, 2019, Cal. No. 36, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 15-18

563 TODT HILL ROAD

No. 15

CD 2

N 160023 ZAR

IN THE MATTER OF an application submitted by Heather Krentsel for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution for the development, enlargement or site alteration on a portion of a zoning lot having a steep slope or steep slope buffer to facilitate the construction of a terraced rear yard patio, above-ground swimming pool and hot tub, and legalization of an existing at-grade side yard patio area at 563 Todt Hill Road (Block 881, Lot 10) within the Special Natural Area District (NA-1).

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

For consideration.



No. 16

CD 2

N 160024 ZAR

IN THE MATTER OF an application submitted by Heather Krentsel for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for modification of topographic features on Tier I sites to facilitate the construction of a terraced rear yard patio, above-ground swimming pool and hot tub, and legalization of an existing at-grade side yard patio area at 563 Todt Hill Road (Block 881, Lot 10) within the Special Natural Area District (NA-1).

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

For consideration.



No. 17

CD 2

N 190204 ZAR

IN THE MATTER OF an application submitted by Heather Krentsel for the grant of an authorization pursuant to grant of an authorization pursuant to Section 105-425 of the Zoning Resolution for the modification of botanic environment and tree preservation and planting requirements to facilitate the construction of a terraced rear yard patio, above-ground swimming pool and hot tub, and legalization of an existing at-grade side yard patio area at 563 Todt Hill Road (Block 881, Lot 10) within the Special Natural Area District (NA-1).

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

For consideration.



No. 18

CD 2

N 190214 ZAR

IN THE MATTER OF an application submitted by Heather Krentsel for the grant of an authorization pursuant to grant of an authorization pursuant to Section 105-431 of the Zoning Resolution for the development or enlargement within a steep slope or a steep slope buffer on a Tier I site to facilitate the construction of a terraced rear yard patio, above-ground swimming pool and hot tub, and legalization of an existing at-grade side yard patio area at 563 Todt Hill Road (Block 881, Lot 10) within the Special Natural Area District (NA-1).

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

For consideration.



No. 19

57 ST. JAMES PLACE

CD 2

N 190249 ZCR

IN THE MATTER OF an application submitted by Richard Cardinale for the grant of certification that no authorization or special permit is required pursuant to Section 105-41 of the Zoning Resolution to facilitate a vertical and horizontal enlargement of an existing two-story home, alterations to existing driveways, walkways and patios, and construction of new patios and an outdoor koi pond at 57 St. James Place (Block 874, Lot 30) within the Special Natural Area District (NA-1).

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

For consideration.



No. 20

27 EMERSON AVENUE

CD 2

N 190272 ZCR

IN THE MATTER OF an application submitted by Angelo Bello for the grant of a certification pursuant to Section 105-41 of the Zoning Resolution for certification that no authorization or special permit is required at 27 Emerson Avenue (block 838, lot 105) within the Special Natural Area 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. 21

149 SINCLAIR AVENUE

CD 3

N 190110 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 future subdivision of one existing zoning lots into two new zoning lots located at Connecticut Street (Block 6235, Lot 21, Tentative Lots 19 and 21) within the Special South Richmond Development District.

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

For consideration.

III. PUBLIC HEARING

BOROUGH OF MANHATTAN

No. 22

515 WEST 18TH STREET GARAGE

CD 4

C 190213 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 18th Highline Associates, L.L.C., pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of special permits pursuant to Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 180 spaces on portions of the ground floor and cellar of a proposed mixed-use building on property located at 515 West 18th Street (Block 690, Lots 12, 20, 29, 40, 54 and 1001-1026), in C6-2 and C6-3 Districts, within the Special West Chelsea 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 April 10, 2019, Cal. 1, the Commission scheduled April 24, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 23

76TH DRIVE AND AUSTIN STREET REZONING

CD 6

C 180399 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Able Orthopedic & Sports Medicine, PC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 14b, changing from an R2 District to an R3-2 District property bounded by 76th Drive, a line perpendicular to the southeasterly street line of 76th Drive distant 55 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 76th Drive and northeasterly street line of Austin Street, 77th Avenue, and Austin Street;

as shown on a diagram (for illustrative purposes only) dated February 11, 2019, and subject to the conditions of CEQR Declaration E-522.

(On April 10, 2019, Cal. 2, the Commission scheduled April 24, 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 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 REVIEW SESSION 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