

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JUNE 19, 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	C 190333 PSY	CW	BOROUGH-BASED JAIL SYSTEM	Scheduled to be Heard 7/10/19
2	N 190334 ZRY	CW	" "	" "
3	C 190335 ZSX	1	" "	" "
4	C 190336 ZMX	1	" "	" "
5	N 190337 ZRX	1	" "	" "
6	C 190338 HAX	1	" "	" "
7	C 190339 ZSK	2	" "	" "
8	C 190116 MMK	2	" "	" "
9	C 190340 ZSM	1	" "	" "
10	C 190341 PQM	1	" "	" "
11	C 190252 MMM	1	" "	" "
12	C 190342 ZSQ	9	" "	" "
13	C 190117 MMQ	9	" "	" "
14	C 180164 ZMK	11	273 AVENUE U REZONING	Favorable Report Adopted
15	N 180165 ZRK	11	" "	" "
16	N 190363 RCR	3	428 LORETTO STREET	Certification Approved
17	N 190367 ZCR	1	STANLEY AVENUE	" "

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

MEETING ADJOURNED AT: 10:36 AM

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, JUNE 19, 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 140088 ZCR	2	68 BUTTERWORTH AVENUE	Certification Approved
19	C 190286 HAK	5	ENY NORTH CLUSTER	Hearing Closed
20	C 190286(A) HAK	5	" "	" "
21	C 190291 PCK	5	SPRING CREEK PARK ADDITION	" "
22	C 190299 ZMQ	8	KEW GARDENS HILLS REZONING	" "
23	N 190301 ZRQ	8	" "	" "

<b>COMMISSION ATTENDANCE:</b> Present (P) Absent (A)	<b>COMMISSION VOTING RECORD:</b> In Favor - Y    Oppose - N    Abstain - AB    Recuse - R																		
<b>Calendar Numbers:</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td><td style="width: 10%;"> </td> </tr> </table>																		
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Larisa Ortiz																			
Raj Rampershad, Commissioners																			

MEETING ADJOURNED AT: **10:36 AM**

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JUNE 19, 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. 11]**

**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***

**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, JUNE 19, 2019**

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III. Public Hearing.....20

IV. Schedule of Meetings: January 1, 2019 – December 31, 2019.....25

**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 Special Public Meeting is scheduled for July 8, 2019. The next Regular Public Meeting of the City Planning Commission is scheduled for July 10, 2019, CUNY John Jay College of Criminal Justice.

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) \_\_\_\_\_

**JUNE 19, 2019**

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**APPROVAL OF THE MINUTES OF the Special Meeting of June 3, 2019**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, JULY 10, 2019  
STARTING AT 10:00 A. M. AT CUNY JOHN JAY COLLEGE OF CRIMINAL JUSTICE  
GERALD W. LYNCH THEATRE  
524 WEST 59<sup>TH</sup> STREET  
NEW YORK, NY 10019**

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**CITYWIDE**

**Nos. 1-13**

***BOROUGH-BASED JAIL SYSTEM***

**No. 1**

**CITYWIDE**

**C 190333 PSY**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction, the Mayor's Office of Criminal Justice, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at:

1. 745 East 141<sup>st</sup> Street (Block 2574, p/o Lot 1), Bronx Community District 1;
2. 275 Atlantic Avenue (Block 175, Lot 1), Brooklyn Community District 2;
3. 124 White Street (Block 198, Lot 1) and 125 White Street (Block 167, Lot 1), Manhattan Community District 1; and
4. 126-02 82<sup>nd</sup> Avenue (Block 9653, Lot 1), 80-25 126<sup>th</sup> Street (Block 9657, Lot 1), and the bed of 82<sup>nd</sup> Avenue between 126<sup>th</sup> and 132<sup>nd</sup> streets, Queens Community District 9; for borough-based jail facilities.

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

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**No. 2**

**CITYWIDE**

**N 190334 ZRY**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction and the Mayor’s Office of Criminal Justice, 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 VII, Chapter 4 (Special Permits by the City Planning Commission) to create a special permit for a borough-based jail system.

Matter underlined is new, to be added;

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

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

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

**ARTICLE VII: ADMINISTRATION**

\* \* \*

**Chapter 4**

**Special Permits by the City Planning Commission**

\* \* \*

**74-83**

**Public Service Establishments**

**74-831**

**Court houses**

In all #Commercial Districts#, the City Planning Commission may permit modifications of the applicable #bulk# regulations so as to allow the same #bulk# regulations as would apply for a #community facility building# in the applicable #Commercial District# and may permit modifications of the applicable regulations in Sections 33-26 to 33-30, inclusive, relating to Yard Regulations or Sections 33-41 to 33-45, inclusive, relating to Height and Setback Regulations.

The Commission shall find that because of site limitations such modifications are necessary for the proper design and operation of the court house.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.



**74-832****Borough-based jail system**

For #zoning lots# that are the subject of a site selection for a borough-based jail system pursuant to application C 190333 PSY, the City Planning Commission may, by special permit, allow modifications to the applicable regulations governing #uses#, #bulk#, including permitted #floor area ratio#, the permitted capacities of #accessory# off-street parking facilities and #public parking garages#, and off-street loading regulations, to facilitate construction of the proposed facilities. In order to grant such special permit, the Commission shall find that:

- (a) any #use# modifications will support the operation of the facility and will be compatible with the essential character of the surrounding area;
- (b) ground floor #uses# will be located in a manner that is inviting to the public and will integrate the facility within the surrounding community;
- (c) any increase in permitted #floor area ratio# will facilitate the development of the facility;
- (d) any #bulk# modifications will improve the interior layout and functionality of the facility;
- (e) such #bulk# modifications, including any increase in permitted #floor area ratio#, will have minimal adverse effects on access to light and air for buildings and open spaces in the surrounding area;
- (f) any modifications to the provisions of #accessory# off-street parking and loading regulations will not create serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not impair or adversely affect the development of the surrounding area; and
- (g) any modifications to the permitted capacity of #public parking garages#:
  - (1) will not create serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not impair or adversely affect the development of the surrounding area; and
  - (2) will provide adequate reservoir space at the vehicular entrances to accommodate automobiles equivalent in number to 20 percent of the total number of spaces up to 50 and five percent of any spaces in excess of 200, but in no event shall such reservoir space be required for more than 50 automobiles.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

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

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**No. 3**

**CD 1**

**C 190335 ZSX**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832\* of the Zoning Resolution to modify:

- a. the use regulations of Section 42-10 (USES PERMITTED AS-OF-RIGHT);
- b. the floor area ratio requirements of Section 43-10 (FLOOR AREA REGULATIONS);
- c. the height and setback requirements of Sections 43-40 (HEIGHT AND SETBACK REGULATIONS);
- d. the permitted parking requirements of Section 44-10 (PERMITTED ACCESSORY OFF-STREET PARKING SPACES); and
- e. the loading berth requirements of Section 44-50 (GENERAL PURPOSES);

to facilitate the construction of a borough-based jail facility, on property located at 320 Concord Avenue (Block 2574, p/o Lot 1), in an M1-3 District.

\* Note: an application for a zoning text amendment is proposed to create a new Section 74-832 (Borough-based jail system) under a concurrent related application N 190334 ZRY.

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.

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

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**No. 4**

**CD 1**

**C 190336 ZMX**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

1. changing from an M1-3 District to an M1-4/R7X District property bounded by East 142<sup>nd</sup> Street, a line 100 feet southeasterly of Concord Avenue, East 141<sup>st</sup> Street, and Concord Avenue; and
2. establishing a Special Mixed Use District (MX-18) bounded by East 142<sup>nd</sup> Street, a line 100 feet southeasterly of Concord Avenue, East 141<sup>st</sup> Street, and Concord Avenue;

as shown on a diagram (for illustrative purposes only) dated March 25, 2019.

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

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**No. 5**

**CD 1**

**N 190337 ZRX**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, 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 XII Chapter 3 for the purpose of establishing a Special Mixed Use District; and 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.

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 3  
Special Mixed Use District**

\* \* \*

**123-63  
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Section 23-151 (Basic regulations for R6 through R9 Districts) shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Sections 23-153 (For Quality Housing buildings) or 23-155 (Affordable independent residences for seniors), as applicable.

\* \* \*

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

#Special Mixed Use District#	Designated #Residence District#
* * *	
MX 16 - Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
MX 18 - Community District 1, The Bronx	<u>R7X</u>

\* \* \*

**123-90  
SPECIAL MIXED USE DISTRICTS SPECIFIED**

The #Special Mixed Use District# is mapped in the following areas:

\* \* \*

#Special Mixed Use District# - 17: (3/22/18)  
Hunts Point, The Bronx

The #Special Mixed Use District# - 17 is established in Hunts Point in The Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 18: [date of adoption]  
Mott Haven, The Bronx

The #Special Mixed Use District# - 18 is established in Mott Haven in The Bronx as indicated on the #zoning maps#.

\* \* \*

**APPENDIX F**  
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

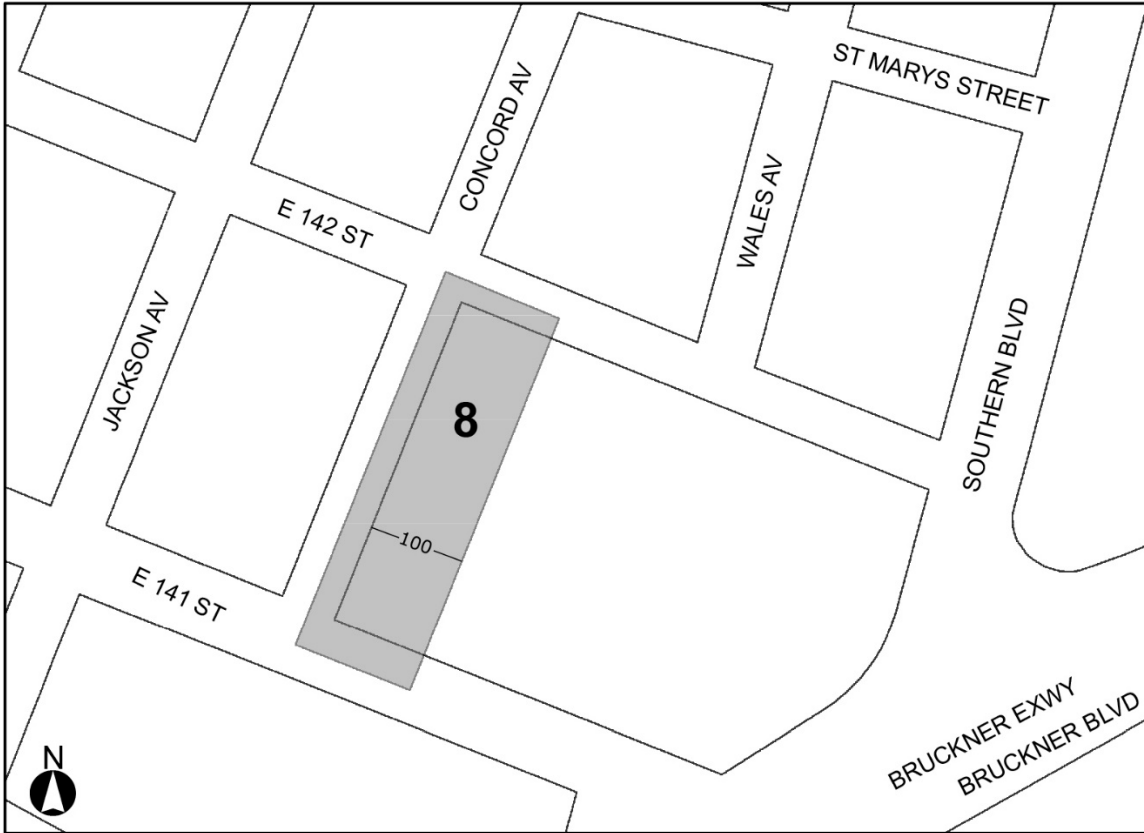
**THE BRONX**


**The Bronx Community District 1**

\* \* \*

Map 7 – [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
Area 8 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, The Bronx

\* \* \*

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



**No. 6**

**CD 1**

**C 190338 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 320 Concord Avenue and 745 E. 141st Street (Block 2574, p/o Lot 1) 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 property to a developer to be selected by HPD;

to facilitate a development containing approximately 235 affordable housing units, community facility and/or retail space.

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

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**No. 7**

**CD 2**

**C 190339 ZSK**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832\* of the Zoning Resolution to modify:

- a. the floor area ratio requirements of Sections 101-20 (SPECIAL BULK REGULATIONS) and 33-10 (Floor Area Regulations);
- b. the height and setback requirements of Sections 33-40 (HEIGHT AND SETBACK REGULATIONS) and 101-22 (Special Height and Setback Regulations);

- c. the permitted parking requirements of Section 36-12 (Maximum Size of Accessory Group Parking Facilities);
- d. the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS);
- e. the special ground floor use requirements of Section 101-11 (Special Ground Floor Use Regulations); and
- f. the transparency requirements of Section 101-12 (Transparency Requirements);

to facilitate the construction of a borough-based jail facility, on property located at 275 Atlantic Avenue (Block 175, Lot 1, and the demapped portions of State Street\*\* between Boerum Place and Smith Street), in a C6-2A District, within the Special Downtown Brooklyn District.

\* Note: an application for a zoning text amendment is proposed to create a new Section 74-832 (Borough-based jail system) under a concurrent related application N 190334 ZRY.

\*\* Note: an application for a change in the city map to demap volumes above and below State Street between Boerum Place and Smith Street, is proposed under a concurrent related application C 190116 MMK.

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.

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

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**No. 8**

**CD 2**

**C 190116 MMK**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction, the Mayor’s Office of Criminal Justice, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of State Street between Boerum Place and Smith Street above a lower limiting plane and below an upper limiting plane;
- 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. X-2753 dated March 25, 2019 and signed by the Borough President.

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

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**No. 9**

**CD 1**

**C 190340 ZSM**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-832\* of the Zoning Resolution to modify:

- a. the floor area ratio requirements of Section 33-10 (Floor Area Regulations);
- b. the height and setback requirements of Section 33-40 (HEIGHT AND SETBACK REGULATIONS);
- c. the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS);

to facilitate the construction of a borough-based jail facility, on property located at 124-125 White Street (Block 167, Lot 1, Block 198, Lot 1, and the demapped portions of White Street\*\* between Centre Street and Baxter Street), in a C6-4 District.

\* Note: an application for a zoning text amendment is proposed to create a new Section 74-832 (Borough-based jail system) under a concurrent related application N 190334 ZRY.

\*\* Note: an application for a change in the city map to realign White Street and to demap volumes above and below, is proposed under a concurrent related application C 190252 MMM.

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.

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

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**No. 10**

**CD 1**

**C 190341 PQM**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction, the Mayor's Office of Criminal Justice, 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 124 White Street (Block 198, Lot 1) for a borough-based jail facility.

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

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**No. 11**

**CD 1**

**C 190252 MMM**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a volume of a portion of White Street from Center Street to Baxter Street within limiting planes;
- 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 Acc. No. 30265 dated March 28, 2019 and signed by the Borough President.

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

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**No. 12**

**CD 9**

**C 190342 ZSQ**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction and the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 201 of the New York

City Charter for the grant of a special permit pursuant Section 74-832\* of the Zoning Resolution to modify:

- a. the floor area ratio requirements of Section 33-10 (Floor Area Regulations);
- b. the height and setback requirements of Section 33-40 (HEIGHT AND SETBACK REGULATIONS);
- c. the permitted accessory parking requirements of Section 36-12 (Maximum Size of Accessory Group Parking Facilities);
- d. the permitted public parking garage requirements of Section 32-10 (USES PERMITTED AS OF RIGHT); and
- e. the loading berth requirements of Section 36-60 (OFF-STREET LOADING REGULATIONS);

to facilitate the construction of a borough-based jail facility, on property located at 126-02 82<sup>nd</sup> Avenue a.k.a. 80-25 126<sup>th</sup> Street (Block 9653 Lot 1, Block 9657 Lot 1, and the demapped portion of 82nd Avenue\*\* between 126<sup>th</sup> Street and 132<sup>nd</sup> Street), in a C4-4 District, Borough of Queens, Community District 9.

\* Note: an application for a zoning text amendment is proposed to create a new Section 74-832 (Borough-based jail system) under a concurrent related application N 190334 ZRY.

\*\* Note: an application for a change in the city map to demap 82nd Avenue between 126<sup>th</sup> Street and 132<sup>nd</sup> Street is proposed under a concurrent related application C 190117 MMQ.

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.

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

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**No. 13**

**CD 9**

**C 190117 MMQ**

**IN THE MATTER OF** an application submitted by the New York City Department of Correction the Mayor's Office of Criminal Justice, pursuant to Sections 197-c and 199 of the New York City

Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of 82<sup>nd</sup> Avenue between 126<sup>th</sup> Street and 132<sup>nd</sup> Street;
- the elimination of two Public Places within the area bounded by Union Turnpike, 132<sup>nd</sup> Street, Hoover Avenue, Queens Boulevard, 82<sup>nd</sup> Avenue and 126<sup>th</sup> Street;
- 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. C.P.C. 190117 MMQ dated March 25, 2019 and signed by the Director of the Department of City Planning.

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

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## NOTICE

**On Wednesday, July 10, 2019 at 10 a.m. at CUNY John Jay College of Criminal Justice, Gerald W. Lynch Theatre located at 524 West 59<sup>th</sup> Street, New York, NY in Midtown Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above public hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of Correction (DOC). DOC is proposing to implement a borough-based jail system as part of the City's continued commitment to create a modern, humane and safe justice system and close the jails on Rikers Island. This proposed project would establish four new detention facilities located in the Bronx (745 East 141st Street), Brooklyn (275 Atlantic Avenue), Manhattan (124-125 White Street), and Queens (126-02 82nd Avenue). Each of the proposed facilities would provide approximately 1,437 beds to house people in detention. In total, the proposed project would provide approximately 5,748 beds to accommodate an average daily population of 5,000 people in a system of four borough-based jails. The proposed project would ensure that each borough facility has ample support space for quality educational programming, recreation, therapeutic services, publicly accessible community space, and staff parking.**

**Written comments on the DEIS are requested and would be received and considered by DOC through Monday, July 22, 2019.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 18DOC001Y.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**Nos. 14 & 15**

***273 AVENUE U REZONING***

**No. 14**

**CD 11**

**C 180164 ZMK**

**IN THE MATTER OF** an application submitted by Ciarafour Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c changing from an R5B District to an R6A District property bounded by a line 100 feet northerly of Avenue U, McDonald Avenue, Avenue U, and Lake Street, as shown on a diagram (for illustrative purposes only) dated February 11, 2019 and subject to the conditions of CEQR Declaration E-525.

(On May 8, 2019, Cal. No. 3, the Commission scheduled May 22, 2019 for a public hearing. On May 22, 2019, Cal. No. 8, the hearing was closed.)

**For consideration.**

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**No. 15**

**CD 11**

**N 180165 ZRK**

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

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

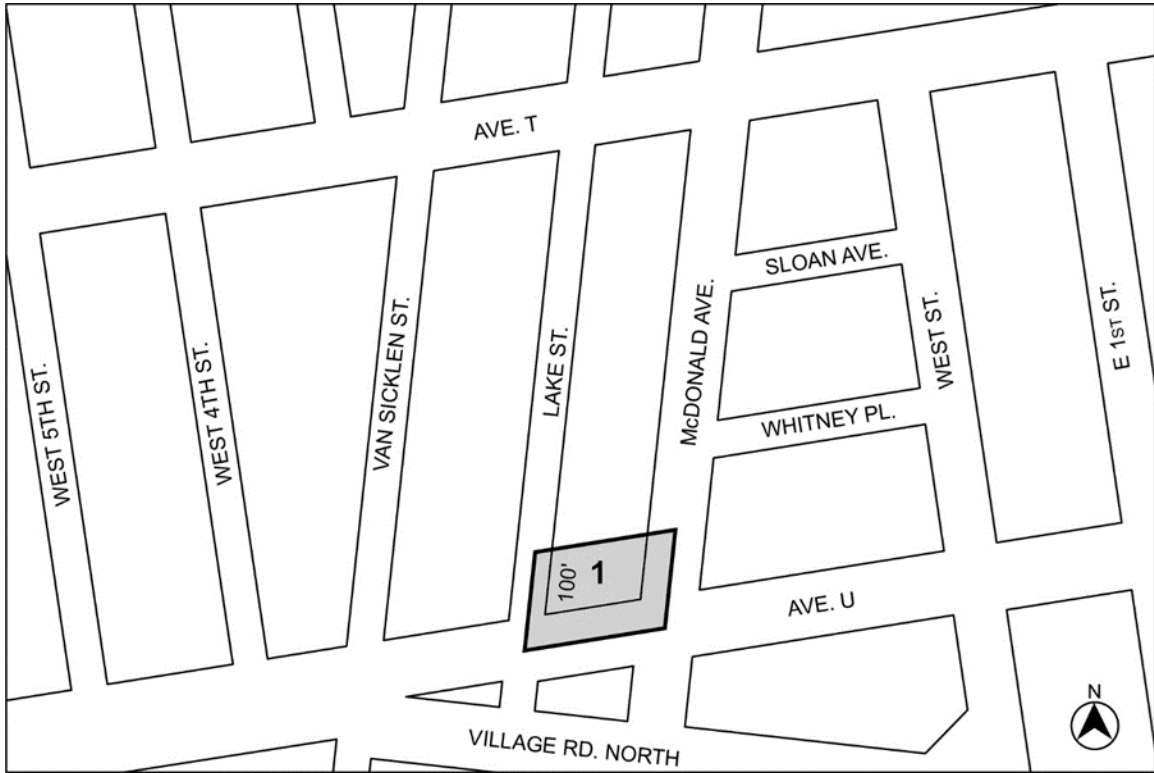
**BROOKLYN**


\* \* \*

**Brooklyn Community District 11**

Map 1 [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 11 Brooklyn

\* \* \*

(On May 8, 2019, Cal. No. 4, the Commission scheduled May 22, 2019 for a public hearing.  
On May 22, 2019, Cal. No. 9, the hearing was closed.)

**For consideration.**



**BOROUGH OF STATEN ISLAND**

**No. 16**

***428 LORETTO STREET***

**CD 3**

**N 190363 RCR**

**IN THE MATTER OF** an application submitted by Dominick Ciccarelli 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 428 Loretto Street (Block 7858, Lot 5, Tentative Lots 5 and 105) 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.**



**No. 17**

***STANLEY AVENUE***

**CD 1**

**N 190367 ZCR**

**IN THE MATTER OF** an application submitted by Stasia Krebushevski for the grant of certification pursuant to Section 119-04 of the Zoning Resolution for the future subdivision of one existing zoning lot into two separate zoning lots (Block 123, Existing Lot 9, Tentative Lots 9 and 10) 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.**





**No. 18**

***68 BUTTERWORTH AVENUE***

**CD 2**

**N 140088 ZCR**

**IN THE MATTER OF** an application submitted by Frank Pesce for the grant of certification of a restoration plan pursuant to Section 105-45 of the Zoning Resolution at 68 Butterworth Avenue (Block 687, Lot 90) 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

(On June 3, 2019, Cal. No. 15, the item was laid over.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**Nos. 19 & 20**

***ENY NORTH CLUSTER***

**No. 19**

**CD 5**

**C 190286 HAK**

**PUBLIC HEARING:**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 223-227 Vermont Street (Block 3706, Lots 12, 13 and 14), 190 Essex Street (Block 3956, Lot 59), and 581-583 Belmont Avenue (Block 4012, Lots 32 and 34) 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 property located at 223-227 Vermont Street (Block 3706, Lots 12, 13 and 14), 190 Essex Street (Block 3956, Lot 59), and 581-583 Belmont Avenue (Block 4012, Lot 34) to a developer to be selected by HPD;

to facilitate a development containing approximately 45 affordable housing units, community and open space.

(On June 3, 2019, Calendar No. 1, the Commission scheduled June 19, 2019 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 20**

**CD 5**

**C 190286(A) HAK**

**PUBLIC HEARING:**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a. the designation of property located at 223-227 Vermont Street (Block 3706 Lots 12, 13 and 14), 190 Essex Street (Block 3956, Lot 59), 581-583 Belmont Avenue (Block 4012, Lots 32 and 34) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;
 

to facilitate a development containing approximately 45 affordable housing units, community and open space.

(On June 3, 2019, Calendar No. 2, the Commission scheduled June 19, 2019 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 21**

***SPRING CREEK PARK ADDITION***

**CD 5**

**C 190291 PCK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located in Spring Creek Park (Block 4585, Lots 165, 167, 205, and 225; and a mapped and unbuilt portion of Drew Street located between

Lots 165, 167, and 225, from the Borough boundary, along the unbuilt extension of 157<sup>th</sup> Avenue to the centerline of Spring Creek) for the expansion of an existing park.

(On June 3, 2019, Calendar No. 3, the Commission scheduled June 19, 2019 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 22 & 23**

***KEW GARDENS HILLS REZONING***

**No. 22**

**CD 8**

**C 190299 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Queens Community Board 8, pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section Nos. 14a and 14c, changing from an R2 District to a R2X District property bounded by:

1. a line 100 feet southeasterly of 72<sup>nd</sup> Avenue, 141<sup>st</sup> Street, a line midway between 72<sup>nd</sup> Drive and 73<sup>rd</sup> Avenue, a line 100 feet southwesterly of Main Street, 73<sup>rd</sup> Avenue, Main Street, 73<sup>rd</sup> Terrace, a line passing through two points: one on the northerly street line of 75<sup>th</sup> Road distant 375 feet westerly (as measured along the northerly street line) from the northwesterly intersection of 75<sup>th</sup> Road and 141<sup>st</sup> Place, and the other on the southerly street line of 73<sup>rd</sup> Terrace distant 300 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 73<sup>rd</sup> Terrace and 141<sup>st</sup> Place, 75<sup>th</sup> Road, a line passing through two points: one on the northerly street line of 76<sup>th</sup> Avenue distant 475 feet easterly (as measured along the northerly street line) from the northeasterly intersection of 76<sup>th</sup> Avenue and 137<sup>th</sup> Street, and the other On the southerly street line of 75<sup>th</sup> Road distant 310 feet westerly (as measured along the southerly street line) from the southwesterly intersection of 75<sup>th</sup> Road and 141<sup>st</sup> Place, 76<sup>th</sup> Avenue, 137<sup>th</sup> Street, 77<sup>th</sup> Avenue and Park Drive East; and
2. a line 100 feet northerly of 78<sup>th</sup> Road, Vleigh Place, Union Turnpike and Park Drive East;

as shown on a diagram (for illustrative purposes only) dated April 22, 2019.

(On June 3, 2019, Calendar No. 4, the Commission scheduled June 19, 2019 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 23**

**CD 8**

**N 190301 ZRQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Queens Community Board 8, pursuant to Section 201 of the New York City Charter, for an amendment of Article II, Chapter 1 (Statement of Legislative Intent) of the Zoning Resolution of the City of New York, permitting the R2X Residence District to be mapped.

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 1  
Statement of Legislative Intent**

\* \* \*

**21-10  
PURPOSES OF SPECIFIC RESIDENCE DISTRICTS**

\* \* \*

**21-12**

**R2X—Single-Family Detached Residence District**

This district is designed to provide for large single-family detached dwellings on narrow zoning lots. This district also includes community facilities and open uses that serve the residents of the district or benefit from a residential environment.

This district may be mapped only within the Special Ocean Parkway District ~~and~~ as well as Community Districts 8 and 14 in the Borough of Queens.

\* \* \*

(On June 3, 2019, Calendar No. 5, the Commission scheduled June 19, 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 Eid al-Fitr	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30						

Review Sessions start at 1:00 PM

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

Public Meetings start at 10:00 AM