

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 22, 2020
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 190011 ZMK	2	50 OLD FULTON REZONING	Scheduled to be Heard 2/5/20
2	C 200149 ZMM	2	364 AVENUE OF THE AMERICAS REZONING	" "
3	C 190438 ZMK	14	2513-2523 AVENUE O REZONING	Favorable Report Adopted
4	C 190265 ZSM	2	503 BROADWAY	" "
5	M 840260(F) LDM	2	46-74 GANSEVOORT STREET	Modification Approved
6	N 200119 RCR	3	18, 24, 28 BEDELL AVENUE	Certification Approved
7	N 200191 RCR	3	29 AND 31 EVERTON AVENUE	" "
8	N 200138 RCR	3	585 LAMONT AVENUE	" "
9	N 190288 RCR	3	301 SHELDON AVENUE	" "
10	N 190328 ZAR	1	70 CEDAR TERRACE	Authorization Approved
11	N 190329 ZAR	1	" "	" "
12	N 190330 ZAR	1	74 CEDAR TERRACE	" "
13	N 190331 ZAR	1	" "	" "
14	N 190332 ZAR	1	" "	" "
15	N 180473 RCR	3	536 SINCLAIR AVENUE	Certification Approved
16	N 200126 ZAR	2	238 EDINBORO ROAD	Authorization Approved
17	N 200171 ZAX	8	3 ALDERBROOK ROAD-GREENFELD RESIDENCE	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R															
	Calendar Numbers:															
	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
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	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michelle R. De La Uz	A															
Joseph I. Douek	A															
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Larisa Ortiz	A															
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 12:03 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 22, 2020
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 200172 ZAX	8	3 ALDERBROOK ROAD-GREENFELD RESIDENCE	Authorization Approved
19	N 200173 ZAX	8	" "	" "
20	N 200174 ZAX	8	5051 ISELIN AVENUE	" "
21	N 200175 ZAX	8	" "	" "
22	C 190453 HAK	3	ROCHESTER SUYDAM	Hearing Closed
23	C 200059 ZMK	2	90 SANDS STREET REZONING	" "
24	N 200060 ZRK	2	" "	" "
25	C 200140 PPM	7	266 WEST 96 TH STREET	Hearing Continued to 2/5/20
26	C 200102 ZMM	2, 3, 5	UNION SQUARE SOUTH HOTEL SPECIAL PERMIT	Hearing Closed
27	N 200107 ZRM	2, 3, 5	" "	" "
28	C 180154 ZMQ	2	52 ND STREET REZONING	" "
29	N 180155 ZRQ	2	" "	" "
30	N 200055 PXQ	7	QUEENS COMMUNITY BOARD 7 OFFICE SPACE	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																		
	Calendar Numbers:							17	18	19	20	21							
Marisa Lago, Chair	P	Y	Y	Y	Y	Y													
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y													
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	A																		
Joseph I. Douek	A																		
Richard W. Eaddy	P	Y	Y	Y	Y	Y													
Hope Knight	P	Y	Y	Y	Y	Y													
Anna Hayes Levin	P	Y	Y	Y	Y	Y													
Orlando Marin	P	Y	Y	Y	Y	Y													
Larisa Ortiz	A																		
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y													

MEETING ADJOURNED AT: 12:03 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 22, 2020

**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. 2]

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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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 February 5, 2020.

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) _____

JANUARY 22, 2020

**APPROVAL OF THE MINUTES OF the Public Meeting of January 8, 2020
And Special Public Meeting of January 21, 2020**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, FEBRUARY 5, 2020
STARTING AT 10:00 A. M. AT NYC CITY PLANNING COMMISSION HEARING
ROOM, LOWER CONCOURSE,
120 BROADWAY
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

50 OLD FULTON REZONING

CD 2

C 190011 ZMK

IN THE MATTER OF an application submitted by Alwest Old Fulton, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, by changing from an M2-1 District to a M1-5 District property bounded by a line 200 feet southeasterly of Elizabeth Place, Old Fulton Street, Brooklyn Queens Connecting Highway, Hicks Street, Poplar Street, McKenny Street, and Doughty Street, as shown on a diagram (for illustrative purposes only) dated October 28, 2019, and subject to the conditions of CEQR Declaration E-519.

Resolution for adoption scheduling February 5, 2020 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

364 AVENUE OF THE AMERICAS REZONING

CD 2

C 200149 ZMM

IN THE MATTER OF an application submitted by Washington Place Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c by:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by Waverly Place, a line 100 feet easterly of Avenue of the Americas, West Washington Place, and Avenue of the Americas; and
2. establishing within the existing R7-2 District a C2-5 District bounded by Waverly Place, a line 100 feet easterly of Avenue of the Americas, Washington Place, and Avenue of the Americas;

as shown on a diagram (for illustrative purposes only) dated November 12, 2019.

Resolution for adoption scheduling February 5, 2020 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 3

2513-2523 AVENUE O REZONING

CD 14

C 190438 ZMK

IN THE MATTER OF an application submitted by Pulmonary and Sleep Medical, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R2 District to an R3-2 District property bounded by a line 100 feet northerly of Avenue O, East 26th Street, Avenue O, and a line midway between East 26th Street and Bedford Avenue, as shown on a diagram (for illustrative purposes only) dated August 26, 2019 and subject to the conditions of CEQR Declaration E-541.

(On December 4, 2019, Cal. No. 2, the Commission scheduled December 18, 2019 for a public hearing. On December 18, 2019, Cal. No. 26, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 4

503 BROADWAY

CD 2

C 190265 ZSM

IN THE MATTER OF an application submitted by FSF Soho, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, second floor of an existing 5-story commercial building, on property located at 503 Broadway (Block 484, Lots 1201 & 1202), in an M1-5B District, within the SoHo Cast-Iron Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271.

(On November 13, 2019, Cal. No. 6, the Commission scheduled December 4, 2019 for a public hearing. On December 4, 2019, Cal. No. 14, the hearing was continued. On December 18, 2019, Cal. No. 27, the hearing was closed.)

For consideration.

No. 5

46-74 GANSEVOORT STREET

CD 2

M 840260(F) LDM

IN THE MATTER OF an application submitted by 46-50 Gansevoort Street LLC, 52-58 Gansevoort Street LLC, and 60-74 Gansevoort Street LLC for the modification of Restrictive Declaration D-94 (C 840260 ZMM), involving property located at 46-74 Gansevoort Street (Block 643, Lots 43, 49, and 54).

For consideration.

BOROUGH OF STATEN ISLAND

No. 6

18, 24, 28 BEDELL AVENUE

CD 3

N 200119 RCR

IN THE MATTER OF an application submitted by Leonello Savo Jr for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into three new zoning lots at 18 Bedell Avenue (Block 6913, Existing Lot 39, Tentative Lots 39, 41, and 43) within the Special South Richmond Development District.

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

(On January 8, 2020, Cal. No. 18, the item was laid over.)

For consideration.

No. 7

29 AND 31 EVERTON AVENUE

CD 3

N 200191 RCR

IN THE MATTER OF an application submitted by Robert Brogna for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 29 and 31 Everton Avenue (Block 6016, Existing Lot 21 and 23, Tentative Lots 21 and 23) within the Special South Richmond Development District.

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

(On January 8, 2020, Cal. No. 19, the item was laid over.)

For consideration.

No. 8

585 LAMONT AVENUE

CD 3

N 200138 RCR

IN THE MATTER OF an application submitted by Boulder Building Corporation for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate the subdivision of one existing zoning lot (Block 6336, Lot 40) into two tentative zoning lots (Block 6336, Lots 40 and 43) located at 585 Lamont Avenue within the Special South Richmond Development District.

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

(On January 8, 2020, Cal. No. 20, the item was laid over.)

For consideration.



No. 9

301 SHELDON AVENUE

CD 3

N 190288 RCR

IN THE MATTER OF an application submitted by Gaetano Marsa 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 301 Sheldon Avenue (Block 6267, Lot 15, Tentative Lots 15 and 115) within the Special South Richmond Development District.

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

(On January 8, 2020, Cal. No. 21, the item was laid over.)

For consideration.



Nos. 10 & 11

70 CEDAR TERRACE

No. 10

CD 1

N 190328 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a detached, two-family home at 70 Cedar Terrace (Block 627, Lot 7) 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 December 18, 2019, Cal. No. 20, the item was laid over. On January 8, 2020, Cal. No. 22, the item was laid over.)

For consideration.

No. 11

CD 1

N 190329 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-314 of the Zoning Resolution to facilitate the development of a detached, two-family home at 70 Cedar Terrace (Block 627, Lot 7) 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 December 18, 2019, Cal. No. 21, the item was laid over. On January 8, 2020, Cal. No. 23, the item was laid over.)

For consideration.

Nos. 12-14

74 CEDAR TERRACE

No. 12

CD 1

N 190330 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a detached, two-family home at 74 Cedar Terrace (Block 627, Lot 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, 6th Floor, Staten Island, New York, 10301.

(On December 18, 2019, Cal. No. 22, the item was laid over. On January 8, 2020, Cal. No. 24, the item was laid over.)

For consideration.

No. 13

CD 1

N 190331 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-314 of the Zoning Resolution to facilitate the development of a detached, two-family home at 74 Cedar Terrace (Block 627, Lot 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, 6th Floor, Staten Island, New York, 10301.

(On December 18, 2019, Cal. No. 23, the item was laid over. On January 8, 2020, Cal. No. 25, the item was laid over.)

For consideration.

No. 14

CD 1

N 190332 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-317 of the Zoning Resolution to facilitate the development of a detached, two-family home at 74 Cedar Terrace (Block 627, Lot 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, 6th Floor, Staten Island, New York, 10301.

(On December 18, 2019, Cal. No. 24, the item was laid over. On January 8, 2020, Cal. No. 26, the item was laid over.)

For consideration.

No. 15

536 SINCLAIR AVENUE

CD 3

N 180473 RCR

IN THE MATTER OF an application submitted by Derek Axelrod for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of an existing zoning lot into three new zoning lots located at 536 Sinclair Avenue (Block 6316, Lot 1, Tentative Lots 1, 2 and 3) within the Special South Richmond Development District.

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

For consideration.



No. 16

238 EDINBORO ROAD

CD 2

N 200126 ZAR

IN THE MATTER OF an application submitted by Louise Mecca for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution for development, enlargement or site alteration on a Tier II site to facilitate the construction of two new single-family detached homes, and the preservation of the existing home, resulting in three, single family homes on one zoning lot at 238 Edinboro Road being Block 2267, Lot 6 (tentative lots 6, 9 & 12) 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.



BOROUGH OF BRONX

Nos. 17 - 19

3 ALDERBROOK ROAD – GREENFELD RESIDENCE

No. 17

CD 8

N 200171 ZAX

IN THE MATTER OF an application submitted by Adir Greenfeld pursuant to Section 105-421 of the Zoning Resolution, for the grant of an authorization for a modification of topographic features on Tier I sites to allow for the enlargement of an existing single-family residence located at 3 Alderbrook Road (Block 5914, Lot 405) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, 1775 Grand Concourse, Suite 503, Bronx, New York 10453.

For consideration.



No. 18

CD 8

N 200172 ZAX

IN THE MATTER OF an application submitted by Adir Greenfeld pursuant to Section 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation and planting requirements to allow for the enlargement of an existing single-family residence located at 3 Alderbrook Road (Block 5914, Lot 405) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, 1775 Grand Concourse, Suite 503, Bronx, New York 10453.

For consideration.



No. 19

CD 8

N 200173 ZAX

IN THE MATTER OF an application submitted by Adir Greenfeld pursuant to Section 105-432 of the Zoning Resolution, for the grant of an authorization for a modification of yard, height and setback regulations, and parking location regulations to allow for the enlargement of an existing single-family residence located at 3 Alderbrook Road (Block 5914, Lot 405) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, 1775 Grand Concourse, Suite 503, Bronx, New York 10453.

For consideration.



Nos. 20 & 21

5051 ISELIN AVENUE

No. 20

CD 8

N 200174 ZAX

IN THE MATTER OF an application submitted by Northern 1 LLC pursuant to Section 105-421 of the Zoning Resolution, for the grant of an authorization for modification of topographic features on Tier I sites to allow for the enlargement of an existing single-family residence, on a site located at 5051 Iselin Avenue (Block 5832, Lot 4328) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, 1775 Grand Concourse, Suite 503, Bronx, New York 10453.

For consideration.



No. 21

CD 8

N 200175 ZAX

IN THE MATTER OF an application submitted by Northern 1 LLC pursuant to Section 105-422 of the Zoning Resolution, for the grant of an authorization for an enlargement on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to allow for the enlargement of an existing single-family residence, on a site located at 5051 Iselin Avenue (Block 5832, Lot 4328) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, 1775 Grand Concourse, Suite 503, Bronx, New York 10453.

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 22

ROCHESTER SUYDAM

CD 3

C 190453 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 421-423 Herkimer Street (Block 1864, Lots 48, 49), 440-444 Herkimer Street (Block 1871, Lots 42 and 43), 35-37 Rochester Avenue (Block 1709, Lots 9 and 10), 18-22 Suydam Place (Block 1709, Lots 27, 28 and 29), 816 Herkimer Street (Block 1710, Lot 9), 329-331 Ralph Avenue (Block 1556, Lots 7 and 8) and 335 Ralph Avenue (Block 1556, Lot 3) as an Urban Development Action Area; and
- b. Urban Development Action Area Project for such area; and

2) pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer to be selected by HPD;

to facilitate the construction of seven new buildings containing approximately 78 affordable housing units.

(On January 8, 2020, Cal. No. 1, the Commission scheduled January 22, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 23 & 24

90 SANDS STREET REZONING

No. 23

CD 2

C 200059 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 90 Sands Street Housing Development Fund pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-6 District to an M1-6/R10 District property bounded by the easterly centerline prolongation of Sands Street, Jay Street, High Street and Pearl Street; and
2. establishing a Special Mixed Use District (MX-2) bounded by the easterly centerline prolongation of Sands Street (narrow portion), Jay Street, High Street and Pearl Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019.

(On January 8, 2020, Cal. No. 2, the Commission scheduled January 22, 2020 for a public hearing which has been duly advertised.)

Close the hearing.



No. 24

CD 2

N 200060 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 90 Sands Street Housing Development Fund 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

* * *

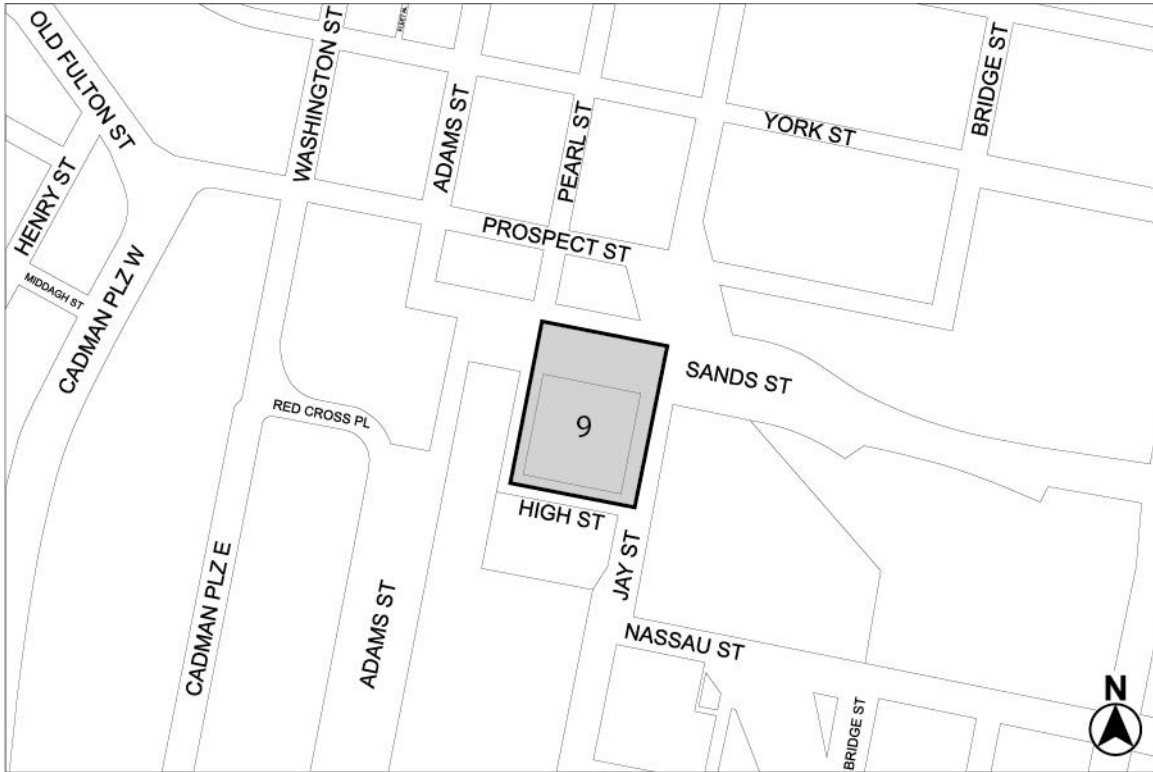
BROOKLYN

* * *

Brooklyn Community District 2

Map 9 - [date of adoption]

[PROPOSED MAP]



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

Area 9 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 2 Brooklyn

* * *

(On January 8, 2020, Cal. No. 3, the Commission scheduled January 22, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 25

266 WEST 96TH STREET

CD 7

C 200140 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property (Block 1243, Lot 57), pursuant to zoning.

(On January 8, 2020, Cal. No. 4, the Commission scheduled January 22, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, January 22, 2020, in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the City of New York - Department of Housing Preservation & Development (“HPD”) on behalf of Fetner Properties LLC.

The Proposed Actions consist of discretionary land use actions affecting Block 1243, Lot 57 in the Borough of Manhattan, Community District 7. The Proposed Actions consist of (i) the disposition of Lot 57 to a developer to be selected by HPD pursuant to Article XI of the Private Housing Finance Law and (ii) the approval of HPD funding, currently anticipated through HPD’s Mixed-Middle Income (M2) program. The Proposed Actions would facilitate the construction of a 23-story (235-foot), approximately 150,890 gross square foot (gsf) building containing residential and community facility uses on Block 1243, Lots 57, 59, and 60.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, February 3, 2020.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 18HPD103M.

Nos. 26 & 27

UNION SQUARE SOUTH HOTEL SPECIAL PERMIT

No. 26

CDs 2, 3, 5

C 200102 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC 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. 12c, by establishing a Special Union Square District (US) bounded by a line midway between East 14th Street and East 15th Street, a line 100 feet westerly of Union Square West, a line 100 feet westerly of University Place, a line midway between east 13th Street and East 14th Street, a line 475 feet westerly of Third Avenue, East 13th Street, a line 325 feet westerly of Third Avenue, a line midway between East 13th Street and East 14th Street, a line 100 feet westerly of Third Avenue, East 13th Street, a line 100 feet easterly of Third Avenue, East 9th Street, Fourth Avenue, East 10th Street, a line 100 feet westerly of Broadway, a line midway between East 10th Street and East 11th Street, a line 100 feet easterly of University Place, a line midway between East 8th Street and East 9th Street, a line 100 feet westerly of University Place, a line midway between East 11th Street and East 12th Street, and a line 100 feet easterly of Fifth Avenue, as shown on a diagram (for illustrative purposes only) dated October 28, 2019.

(On January 8, 2020, Cal. No. 5, the Commission scheduled January 22, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CDs 2, 3, 5

N 200107 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 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 XI, Chapter 8 (Special Union Square 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 8 –
Special Union Square District**

* * *

**118-02
Incorporation of Appendix A**

The ~~District Plan of the #Special Union Square District#~~ and Subdistricts ~~is~~ are set forth in Appendix A of this Chapter and ~~is~~ are incorporated as an integral part of the provisions of this Chapter.

**118-03
Subdistricts**

In order to carry out the purposes and provisions of this Chapter, Subdistrict A and Subdistrict B are established within the #Special Union Square District#.

In each of these Subdistricts certain special regulations apply which do not apply in the remainder of the #Special Union Square District#. The Subdistricts are specified on Map 1 (Special Union Square District and Subdistricts) in Appendix A of this Chapter.

**118-10
USE REGULATIONS**

In Subdistricts A and B, as shown on Map 1 in Appendix A of this Chapter, the underlying #use# regulations are modified by the provisions of this Section, inclusive.

**118-11
Ground Floor Uses**

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, #uses# #Uses# within #stories# that have a floor level within five feet of #curb level# along 14th Street shall be limited to the #uses# listed in this Section, except that entrances to above-grade or below-grade #uses# are permitted, subject to the regulations set forth in Section 118-41 (Entrances on 14th Street).

* * *

**118-12
~~Sign Regulations~~ Transient Hotels**

[Note: sign regulations moved to Section 118-13]

In Subdistrict B, as shown on Map 1 in Appendix A of this Chapter, the #development# of a #transient hotel#; a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more, shall be permitted only by special permit of the City Planning Commission pursuant to the provisions of this Section.

In order to permit such a #transient hotel#, the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future use or development of, the surrounding area.

Any #transient hotel# existing prior to [date of adoption], within Subdistrict B shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject

to the limitations set forth in this Section, and subject to the applicable district #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, in the event a casualty damages or destroys a #transient hotel# within Subdistrict B that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

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

118-13 **Sign Regulations**

[Note: sign regulations moved from Section 118-12]

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, the following shall apply:

- (a) On on #street walls# fronting on 14th Street, no #sign# may be located more than 25 feet above #curb level#;
- (b) #Signs# #signs# on #street walls# fronting on all other #streets# within the Special District Subdistrict shall be subject to the provisions of paragraph (e) of Section 32-435 (Ground floor use in high density Commercial Districts); and
- (c) #Flashing #flashing signs# are not permitted within the Special District Subdistrict.

118-20 **BULK REGULATIONS**

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, the underlying #floor area# and density regulations are modified by the provisions of this Section, inclusive. In Subdistrict B, as shown on Map 1, the underlying #floor area# and density regulations shall apply.

* * *

**118-30
STREET WALL, HEIGHT AND SETBACK REGULATIONS**

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, the provisions of this Section, inclusive, shall apply. In Subdistrict B, as shown on Map 1, the underlying height and setback provisions shall apply.

The location and height above #curb level# of the #street wall# of any #development# or #enlargement# shall be as shown ~~in the District Plan (on Map 2 in Appendix A of this Chapter).~~ However, if a #development# or #enlargement# is adjacent to one or more existing #buildings# fronting on the same #street line#, the #street wall# of such #development# or #enlargement# shall be located neither closer to nor further from the #street line# than the front wall of the adjacent #building# which is closest to the same #street line#.

* * *

**118-40
ENTRANCE AND STREET WALL TRANSPARENCY REQUIREMENTS**

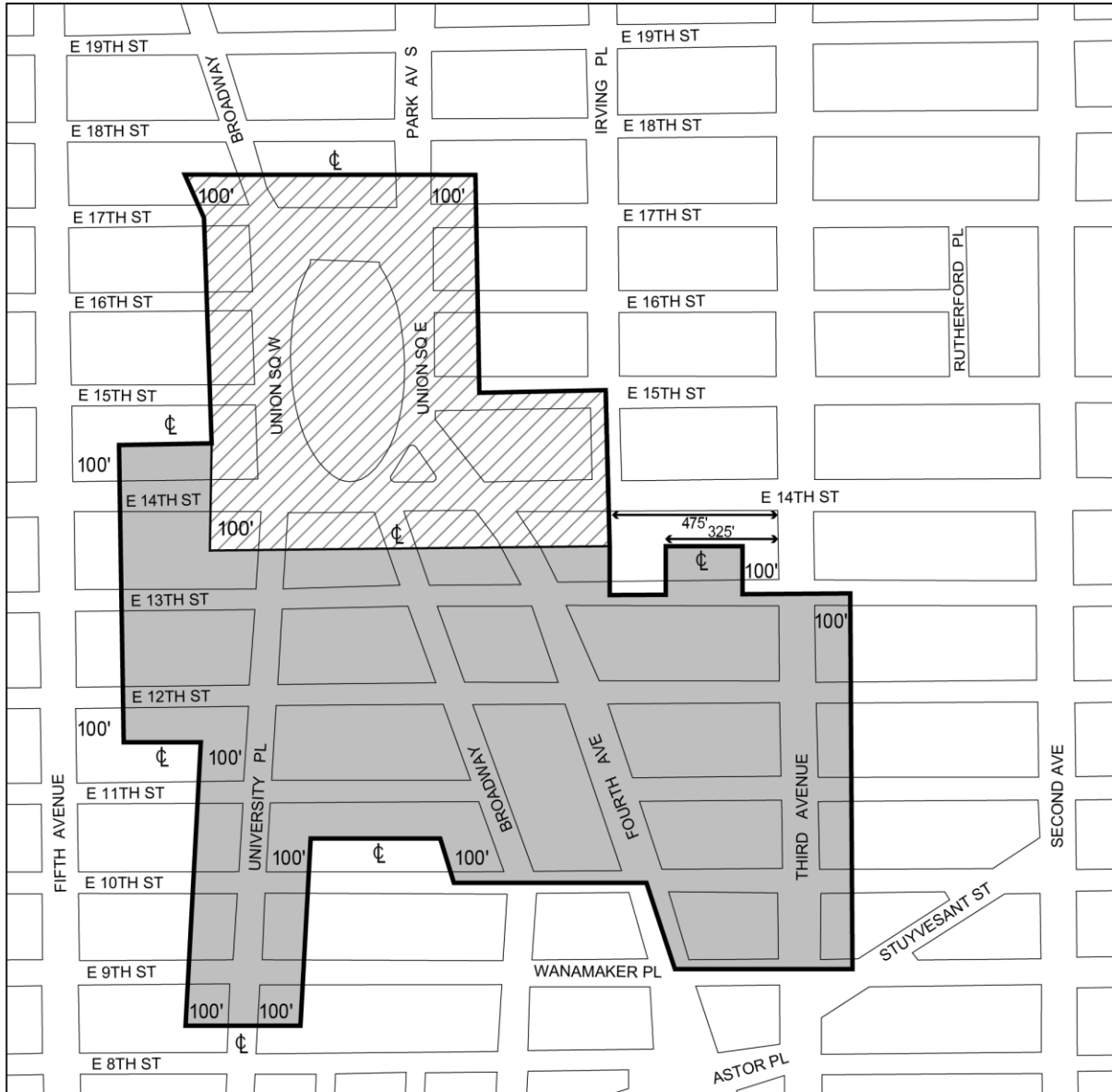
In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, all ~~All~~ #buildings developed# or portions of #buildings enlarged# after January 10, 1985, that front on 14th Street, Union Square East, Union Square West or 17th Street shall be subject to the requirements set forth ~~below~~ in this Section, inclusive.

* * *

**Appendix A
~~UNION SQUARE DISTRICT PLAN~~**

Map 1 – Special Union Square District and Subdistricts [date of adoption]

[PROPOSED MAP]



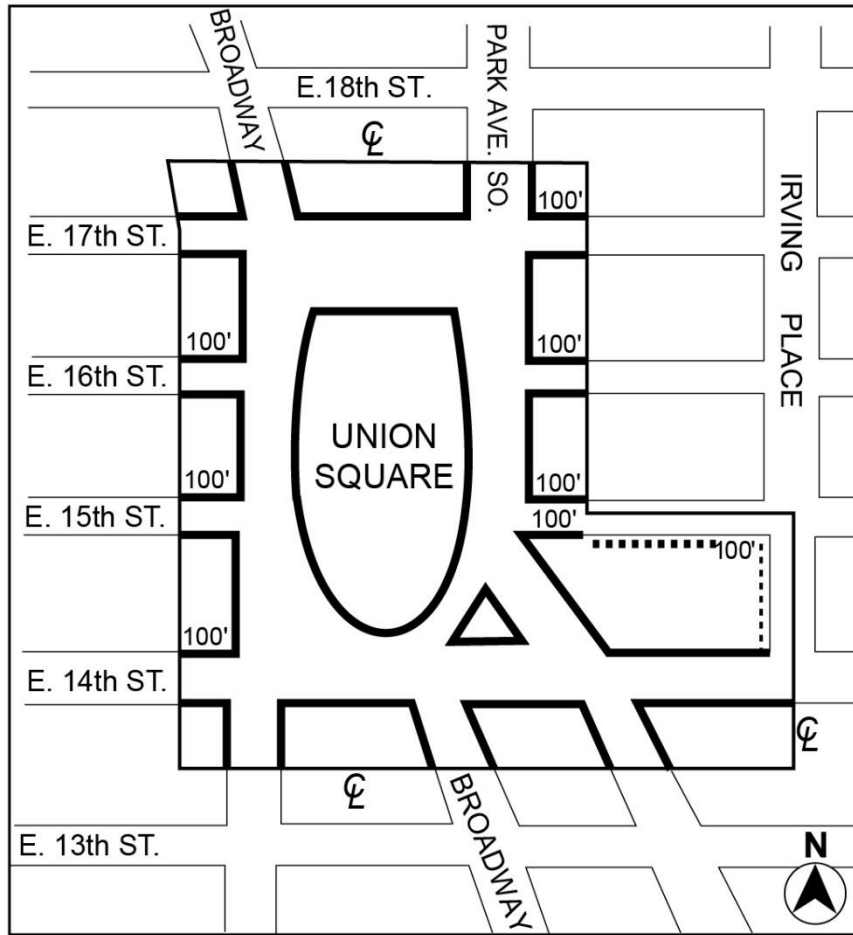
 Special Union Square District

 Subdistrict A

 Subdistrict B

Map 2 – Location and Height Above Curb Level of Street Walls for any Development or Enlargement Within Subdistrict A [date of adoption]

#Street walls# shall be coincident with #street lines#.



- Special Union Square District, Subdistrict A
- Mandatory Street Walls 85'-125' above curb level
- Permitted Street Walls 125' above curb level
- Permitted Street Walls 85' above curb level

Street Walls shall be coincident with street lines

* * *

(On January 8, 2020, Cal. No. 6, the Commission scheduled January 22, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 28 & 29

52ND STREET REZONING

No. 28

CD 2

C 180154 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Woodside Equities, LLC. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d:

1. changing from an R5B District to an R7A District property bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52nd Street and 53rd Street, a line 100 feet northerly of Queens Boulevard and 52nd Street; and
2. establishing within the proposed R7A District a C2-3 District bounded by a line 100 feet southeasterly of Roosevelt Avenue, a line midway between 52nd Street and 53rd Street, a line 100 feet northerly of Queens Boulevard and 52nd Street;

as shown on a diagram (for illustrative purposes only) dated October 15, 2019, and subject to the conditions of CEQR Declaration E-497.

(On January 8, 2020, Cal. No. 7, the Commission scheduled January 22, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 2

N 180155 ZRQ

PUBLIC HEARING:

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

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

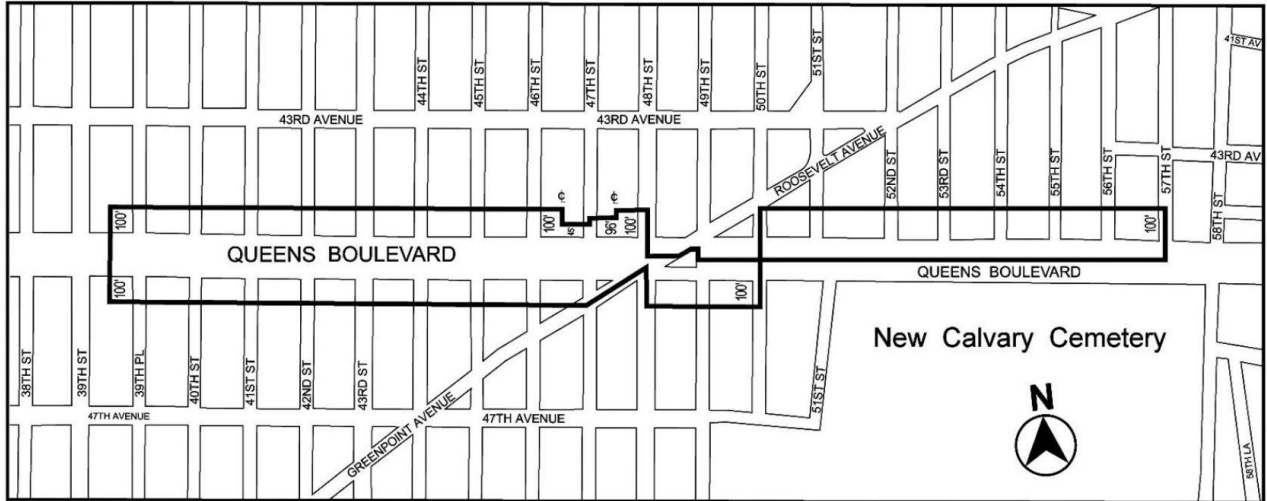
* * *

Queens Community District 2

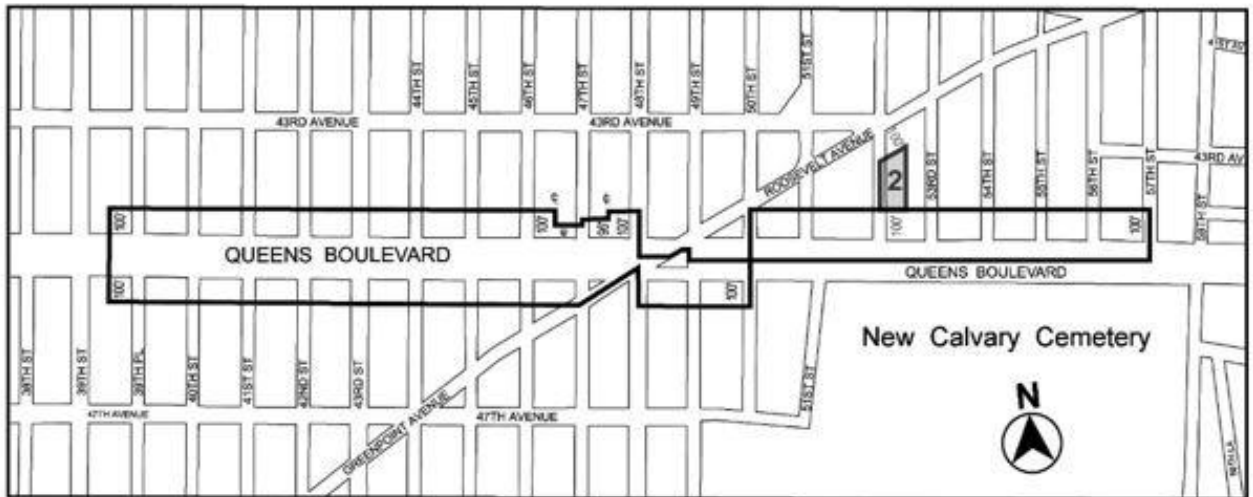
* * *

Map 1 – (7/28/11) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Inclusionary Housing designated area



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

Portion of Community District 2, Queens

* * *

(On January 8, 2020, Cal. No.8, the Commission scheduled January 22, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

DCAS OFFICE SPACE

CD 7

N 200055 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 30-50 Whitestone Expressway (Block 4363, Lot 100).

(On January 7, 2020 the Commission duly advertised January 22, 2020 for a public hearing.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2020 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY				1 NEW YEAR'S DAY	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 MARTIN LUTHER KING, JR. DAY	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23	24	25 CHINESE NEW YEAR
	26	27	28	29	30	31	
FEBRUARY							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6 LINCOLN'S BIRTHDAY	7	8
	9	10	11	12	13	14	15
	16	17 PRESIDENT'S DAY	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22 WASHINGTON'S BIRTHDAY
	23	24	25	26 ASH WEDNESDAY	27	28	29
MARCH	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17 ST. PATRICK'S DAY	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
APRIL				1 CPC PUBLIC MEETING	2	3	4
	5 PALM SUNDAY	6	7	8	9 PASSOVER	10 GOOD FRIDAY	11
	12	13 EASTER	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25 RAMADAN
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
MAY						1	2
	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25 MEMORIAL DAY	26	27	28	29	30
31							
JUNE		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	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 INDEPENDENCE DAY OBSERVED	4 INDEPENDENCE DAY
	5	6 REVIEW SESSION	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	28	29	30	31	
AUGUST						EID AL-ADHA	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	31 REVIEW SESSION						
SEPTEMBER				1 CPC PUBLIC MEETING	2	3	4
	6	7 LABOR DAY	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19 ROSH HASHANAH
	20	21	22	23	24	25	26
	27	28 YOM KIPPUR	29	30			
OCTOBER					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 COLUMBUS DAY	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31 HALLOWEEN
NOVEMBER	1	2 REVIEW SESSION	3 ELECTION DAY	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11 VETERANS' DAY	12	13	14 DIWALI
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION			THANKSGIVING		
DECEMBER				1 CPC PUBLIC MEETING	2	3	4
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26 KWANZAA BEGINS
	27	28	29	30	31	CHRISTMAS	

Public Meetings start at 10:00 AM