

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, FEBRUARY 19, 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, 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 200188 HAK | 4      | OLD STANLEY-641 CHAUNCEY STREET  | Scheduled to be Heard 3/4/20 |
| 2       | C 190377 ZMK | 12     | 5914 BAY PARKWAY REZONING        | " "                          |
| 3       | N 190378 ZRK | 12     | " "                              | " "                          |
| 4       | C 200077 ZSM | 3      | 3 ST. MARKS PLACE                | " "                          |
| 5       | C 190453 HAK | 3      | ROCHESTER SUYDAM                 | Favorable Report Adopted     |
| 6       | C 200059 ZMK | 2      | 90 SANDS STREET REZONING         | " "                          |
| 7       | N 200060 ZRK | 2      | " "                              | " "                          |
| 8       | C 180154 ZMQ | 2      | 52 <sup>ND</sup> STREET REZONING | " "                          |
| 9       | N 180155 ZRQ | 2      | " "                              | " "                          |
| 10      | N 200209 RCR | 3      | 806 LAMONT AVENUE                | Certification Approved       |
| 11      | N 200120 RCR | 3      | ARBUTUS AVENUE                   | " "                          |
| 12      | N 180008 ZAR | 1      | 95 LOUIS STREET                  | Authorization Approved       |
| 13      | N 200129 ZAR | 2      | MADIGAN PLACE                    | " "                          |
| 14      | N 200130 ZAR | 2      | " "                              | " "                          |
| 15      | N 200131 ZAR | 2      | " "                              | " "                          |
| 16      | N 200194 ZAR | 1      | 260 BRIGHTON AVENUE              | " "                          |
| 17      | N 200133 ZAR | 1      | 50 CEDARCLIFF ROAD               | " "                          |

| COMMISSION ATTENDANCE:<br>Present (P)<br>Absent (A) | COMMISSION VOTING RECORD:<br>In Favor - Y Oppose - N Abstain - AB Recuse - R |   |   |   |   |    |    |    |    |    |    |    |    |    |   |  |
|---|--|---|---|---|---|----|----|----|----|----|----|----|----|----|---|--|
|   | Calendar Numbers:  |   |   |   |   |    |    |    |    |    |    |    |    |    |   |  |
|   | 5  | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |   |  |
| 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                                | A  |   |   |   |   |    |    |    |    |    |    |    |    |    |   |  |
| Joseph I. Douek                                     | P  | Y | Y | Y | Y | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y |  |
| 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                                    | A  |   |   |   |   |    |    |    |    |    |    |    |    |    |   |  |
| 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 | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y |  |

MEETING ADJOURNED AT: 2:23 P.M.

## CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, FEBRUARY 19, 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, 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 200134 ZAR | 1      | 50 CEDARCLIFF ROAD               | Authorization Approved |
| 19      | N 200136 ZAR | 1      | 54 CEDARCLIFF ROAD               | " "                    |
| 20      | N 200137 ZAR | 1      | " "                              | " "                    |
| 21      | N 190323 RCR | 3      | 40 YEOMALT AVENUE                | Laid Over              |
| 22      | N 200214 RCR | 3      | " "                              | Certification Approved |
| 23      | C 200106 HAK | 8      | WEEKSVILLE NCP AT PROSPECT PLACE | Hearing Closed         |
| 24      | C 190296 ZMK | 7      | INDUSTRY CITY                    | " "                    |
| 25      | C 190297 ZSK | 7      | " "                              | " "                    |
| 26      | N 190298 ZRK | 7      | " "                              | " "                    |
| 27      | C 160146 MMK | 7      | " "                              | " "                    |
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| COMMISSION ATTENDANCE:<br>Present (P)<br>Absent (A) | COMMISSION VOTING RECORD:<br>In Favor - Y Oppose - N Abstain - AB Recuse - R |    |    |    |   |  |  |  |  |  |  |  |  |  |
|---|--|----|----|----|---|--|--|--|--|--|--|--|--|--|
|   | Calendar Numbers:  |    |    |    |   |  |  |  |  |  |  |  |  |  |
|   | 19   | 20 | 21 | 22 |   |  |  |  |  |  |  |  |  |  |
| Marisa Lago, Chair                                  | P  | Y  | Y  |    |   |  |  |  |  |  |  |  |  |  |
| Kenneth J. Knuckles, Esq., Vice Chairman            | P  | Y  | Y  |    |   |  |  |  |  |  |  |  |  |  |
| David Burney  | A  |    |    | L  | L |  |  |  |  |  |  |  |  |  |
| Allen P. Cappelli, Esq.                             | P  | Y  | Y  | A  | A |  |  |  |  |  |  |  |  |  |
| Alfred C. Cerullo, III                              | P  | Y  | Y  | I  | I |  |  |  |  |  |  |  |  |  |
| Michelle R. De La Uz                                | A  |    |    | D  | D |  |  |  |  |  |  |  |  |  |
| Joseph I. Douek                                     | P  | Y  | Y  |    |   |  |  |  |  |  |  |  |  |  |
| Richard W. Eaddy                                    | P  | Y  | Y  | O  | O |  |  |  |  |  |  |  |  |  |
| Hope Knight   | P  | Y  | Y  | V  | V |  |  |  |  |  |  |  |  |  |
| Anna Hayes Levin                                    | A  |    |    | E  | E |  |  |  |  |  |  |  |  |  |
| Orlando Marin                                       | P  | Y  | Y  | R  | R |  |  |  |  |  |  |  |  |  |
| Larisa Ortiz  | P  | Y  | Y  |    |   |  |  |  |  |  |  |  |  |  |
| Raj Rampershad, Commissioners                       | P  | Y  | Y  |    |   |  |  |  |  |  |  |  |  |  |

MEETING ADJOURNED AT: 2: 23 P.M.

**CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, FEBRUARY 19, 2020**

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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. 4]**

**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, FEBRUARY 19, 2020**

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| II. Reports.....  | 5  |
| III. Public Hearings.....   | 19 |
| IV. Schedule of Meetings: January 1, 2020 – December 31, 2020.....  | 36 |

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

The Next Regular Public Meeting of the City Planning Commission is scheduled for March 4, 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 – 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) \_\_\_\_\_

**FEBRUARY 19, 2020**

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**APPROVAL OF THE MINUTES OF the Public Meeting of February 5, 2020**

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

***OLD STANLEY-641 CHAUNCEY***

**CD 4**

**C 200188 HAK**

**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 641 Chauncey Street (Block 3444, Lot 18) 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 the development of a four-story building containing approximately eight affordable housing units.

**Resolution for adoption scheduling March 4, 2020 for a public hearing.**

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**Nos. 2 & 3**

**5914 BAY PARKWAY REZONING**

**No. 2**

**CD 12**

**C 190377 ZMK**

**IN THE MATTER OF** an application submitted by SUW 4 LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 22d by:

1. changing from an R5 District to an R6 District property bounded by a line midway between 59th Street and 60th Street, Bay Parkway, 60th Street, and a line 100 feet northwesterly of Bay Parkway; and
2. establishing within the proposed R6 District a C2-4 District bounded by a line midway between 59th Street and 60th Street, Bay Parkway, 60th Street, and a line 100 feet northwesterly of Bay Parkway;

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

**Resolution for adoption scheduling March 4, 2020 for a public hearing.**



**No. 3**

**CD 12**

**N 190378 ZRK**

**IN THE MATTER OF** an application submitted by SUW 4 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 12**

\* \* \*

Map 2- [date of adoption]



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

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

Portion of Community District 12, Brooklyn

**Resolution for adoption scheduling March 4, 2020 for a public hearing.**



**BOROUGH OF MANHATTAN**

**No. 4**

***3 ST. MARKS PLACE***

**CD 3**

**C 200077 ZSM**

**IN THE MATTER OF** an application submitted by REEC St Marks LP pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-79 of the Zoning Resolution:

1. to allow transfer of 8,386 square feet of floor area from property located at 4 St. Marks Place (Block 463, Lot 11) that is occupied by a landmark building (Hamilton-Holly House) to property located at 3 St. Marks Place (Block 464, Lots 1, 3, and 59); and
2. to modify the height and setback requirements of Section 33-432 (In other Commercial Districts);

to facilitate the development of a 10-story commercial building on property located at 3 St. Marks Place (Block 464, Lots 1, 3, and 59), in a C6-1 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.

**Resolution for adoption scheduling March 4, 2020 for a public hearing.**

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**II. REPORTS**

---

**BOROUGH OF BROOKLYN**

**No. 5**

***ROCHESTER SUYDAM***

**CD 3**

**C 190453 HAK**

**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. On January 22, 2020, Cal. No. 22, the hearing was closed.)

**For consideration.**

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**Nos. 6 & 7**

**90 SANDS STREET REZONING**

**No. 6**

**CD 2**

**C 200059 ZMK**

**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. On January 22, 2020, Cal. No. 23, the hearing was closed.)

**For consideration.**



**No. 7**

**CD 2**

**N 200060 ZRK**

**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**

\* \* \*

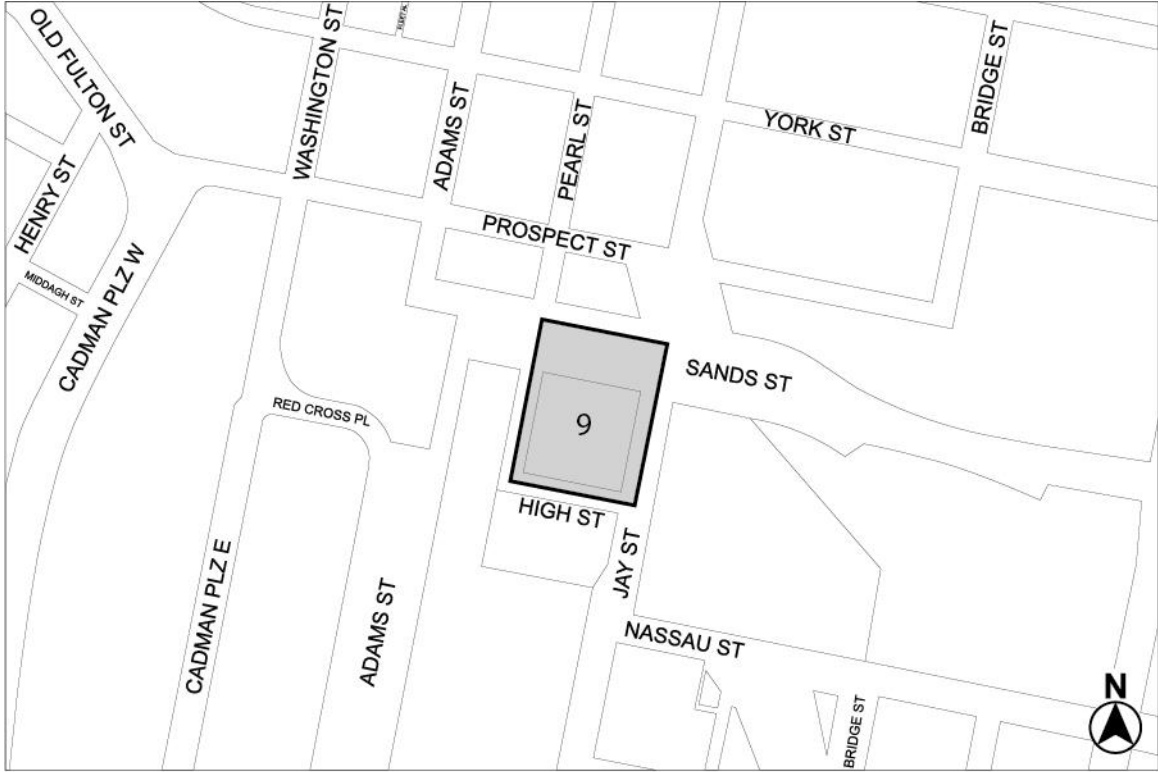
**BROOKLYN**

\* \* \*

**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. On January 22, 2020, Cal. No. 24, the hearing was closed.)

**For consideration.**



**BOROUGH OF QUEENS**

**Nos. 8 & 9**

**52<sup>ND</sup> STREET REZONING**

**No. 8**

**CD 2**

**C 180154 ZMQ**

**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 52<sup>nd</sup> Street and 53<sup>rd</sup> Street, a line 100 feet northerly of Queens Boulevard and 52<sup>nd</sup> 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 52<sup>nd</sup> Street and 53<sup>rd</sup> Street, a line 100 feet northerly of Queens Boulevard and 52<sup>nd</sup> 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. On January 22, 2020, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**No. 9**

**CD 2**

**N 180155 ZRQ**

**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**

\* \* \*

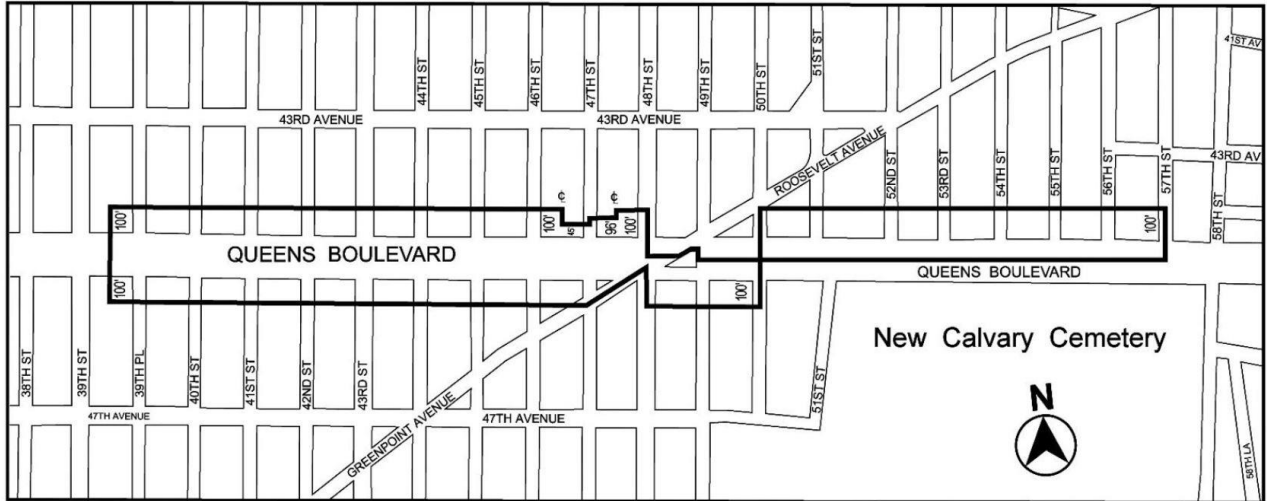
**Queens Community District 2**

\* \* \*

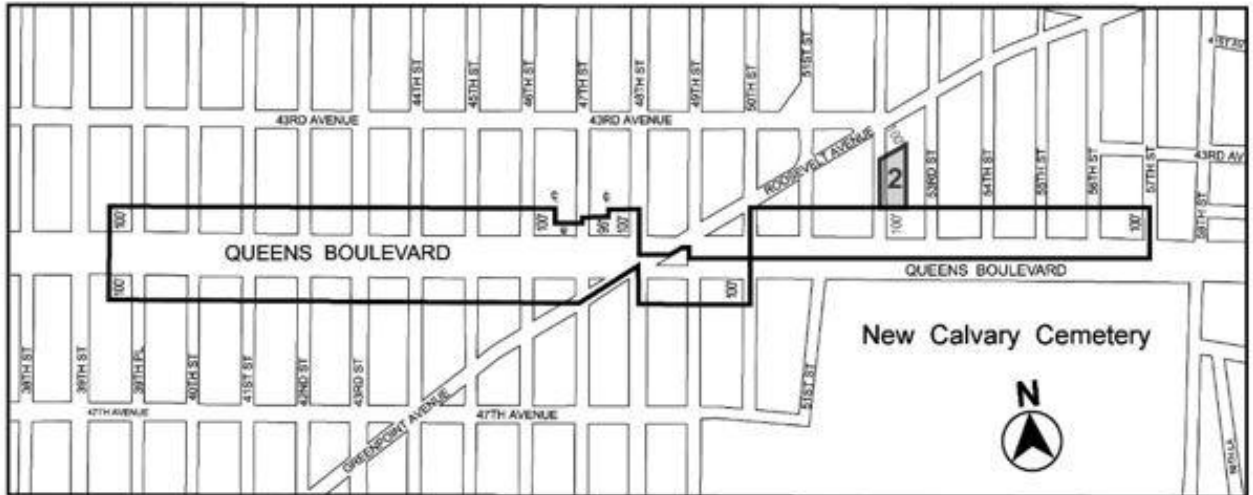
Map 1 – (~~7/28/11~~) [date of adoption]



[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. On January 22, 2020, Cal. No. 29 the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 10**

***806 LAMONT AVENUE***

**CD 3**

**N 200209 RCR**

**IN THE MATTER OF** an application submitted by Carmine Cautela 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 806 Lamont Avenue (Block 6875, Existing Lot 56, Tentative Lots 56 and 58) within the Special South Richmond Development District.

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

**For consideration.**

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**No. 11**

***ARBUTUS AVENUE***

**CD 3**

**N 200120 RCR**

**IN THE MATTER OF** an application submitted by Block 6517 Lot 70 LLC 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 Arbutus Avenue (Block 6517, Existing Lot 70, Tentative Lots 70 and 72) within the Special South Richmond Development District.

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

**For consideration.**

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**No. 12**

***95 LOUIS STREET***

**CD 1**

**N 180008 ZAR**

**IN THE MATTER OF** an application submitted by Vickie Pellegrino for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution for a development, enlargement or site alteration on a steep slope or steep slope buffer to facilitate the installation of new permeable pavement to replace an existing walkway and create a new patio area surrounding an existing single-family home at 95 Louis Street (Block 580, Lot 85) and within the Special Hillside Preservation District.

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

**For consideration.**

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**Nos. 13-15**

***MADIGAN PLACE***

**No. 13**

**CD 2**

**N 200129 ZAR**

**IN THE MATTER OF** an application submitted by Ancy Mathai for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution for development and site alteration on a portion of a zoning lot having steep slope and steep slope buffer at 8 Madigan Place (block 835, lots 159 and 161) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 14**

**CD 2**

**N 200130 ZAR**

**IN THE MATTER OF** an application submitted by Ancy Mathai for the grant of an authorization pursuant to Section 105-431 of the Zoning Resolution for modification of lot coverage controls at 8 Madigan Place (block 835, lots 159 and 161) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 15**

**CD 2**

**N 200131 ZAR**

**IN THE MATTER OF** an application submitted by Ancy Mathai for the grant of an authorization pursuant to Section 105-432 of the Zoning Resolution for modification of yard, height, and setback regulations at 8 Madigan Place (block 835, lots 159 and 161) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 16**

***260 BRIGHTON AVENUE***

**CD 1**

**N 200194 ZAR**

**IN THE MATTER OF** an application submitted by Stasia Krebushevski for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a detached, one-family home at 260 Brighton Avenue (Block 123, Lot 79) 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.**



**Nos. 17 & 18**

***50 CEDARCLIFF ROAD***

**No. 17**

**CD 1**

**N 200133 ZAR**

**IN THE MATTER OF** an application submitted by Gary Shargo for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a detached, one-family home at 50 Cedarcliff Road (Block 618, Lot 92) 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**

**CD 1**

**N 200134 ZAR**

**IN THE MATTER OF** an application submitted by Gary Shargo for the grant of an authorization pursuant to Section 119-314 of the Zoning Resolution to facilitate the development of a detached, one-family home at 50 Cedarcliff Road (Block 618, Lot 92) 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.**



**Nos. 19 & 20**

***54 CEDARCLIFF ROAD***

**No. 19**

**CD 1**

**N 200136 ZAR**

**IN THE MATTER OF** an application submitted by Gary Shargo for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a detached, one-family home at 54 Cedarcliff Road (Block 618, Lot 94) 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. 20**

**CD 1**

**N 200137 ZAR**

**IN THE MATTER OF** an application submitted by Gary Shargo for the grant of an authorization pursuant to Section 119-314 of the Zoning Resolution to facilitate the development of a detached, one-family home at 54 Cedarcliff Road (Block 618, Lot 94) 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.**



**Nos. 21 & 22**

***40 YEOMALT AVENUE***

**No. 21**

**CD 3**

**N 190323 RCR**

**IN THE MATTER OF** an application submitted by George Finger for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into three new zoning lots (Block 6529, Tentative Lots 50, 53, and 56) at 40 Yeomalt 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 22**

**CD 3**

**N 200214 RCR**

**IN THE MATTER OF** an application submitted by George Finger for the grant of a certification to waive waterfront esplanade requirements for a zoning lot containing a portion of waterfront esplanade, as shown on the District Plan, at 40 Yeomalt Avenue (Block 6529, Lots 50, 53, and 56) within the Special South Richmond Development District.

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

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 23**

***WEEKSVILLE NCP AT PROSPECT PLACE***

**CD 8**

**C 200106 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:
  - c. the designation of property located at 1559-1563 Prospect Place (Block 1363, Lots 90, 91 and 92) as an Urban Development Action Area; and
  - d. Urban Development Action Area Project for such area; and
- 2.) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of an eight-story building containing approximately 44 affordable housing units.

(On February 5, 2020, Cal. 1, the Commission scheduled February 19, 2020 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 24-27**

***INDUSTRY CITY***

**No. 24**

**CD 7**

**C 190296 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 1-10 Bush Terminal Owner L.P. and 19-20 Bush Terminal Owner L.P. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16b:

1. changing from an M3-1 District to an M2-4 District property bounded by:
  - a. 32<sup>nd</sup> Street and its northwesterly centerline prolongation, 3<sup>rd</sup> Avenue, 36<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, 37<sup>th</sup> Street, and 2<sup>nd</sup> Avenue; and
  - b. 39<sup>th</sup> Street, 2<sup>nd</sup> Avenue, 41<sup>st</sup> Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1<sup>st</sup> Avenue, the northwesterly centerline prolongation of former 40<sup>th</sup> Street\*, and a line 560 feet northwesterly of 1<sup>st</sup> Avenue; and
2. establishing a Special Industry City District (IC) bounded by:
  - a. 32<sup>nd</sup> Street and its northwesterly centerline prolongation, 3<sup>rd</sup> Avenue , a line 45 feet northeasterly of 37<sup>th</sup> Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, 37<sup>th</sup> Street, and 2<sup>nd</sup> Avenue; and
  - b. 39<sup>th</sup> Street, 2<sup>nd</sup> Avenue, 41<sup>st</sup> Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1<sup>st</sup> Avenue, the northwesterly centerline prolongation of former 40<sup>th</sup> Street\*, and a line 560 feet northwesterly of 1<sup>st</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated October 28, 2019, and subject to the conditions of CEQR Declaration E-527.

\*Note: 40<sup>th</sup> Street between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue is proposed to be demapped under a concurrent related application (C 160146 MMK) for a change in the City Map.

(On February 5, 2020, Cal. 2, the Commission scheduled February 19, 2020 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25**

**CD 7**

**C 190297 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 1-10 Bush Terminal Owner L.P. and 19-20 Bush Terminal Owner L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 129-21\* of the Zoning Resolution to modify:

1. the use regulations of Section 42-10 (Uses Permitted As-Of-Right); and
2. the bulk regulations of Section 43-12 (Maximum Floor Area Ratio), Section 43-20 (Yard Regulations), and Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks);

in connection with a proposed commercial use development involving one or more zoning lots, planned as a unit and comprise an area of at least 1.5 acres, on properties generally bounded by 2<sup>nd</sup> Avenue, the northwesterly centerline prolongation of 32<sup>nd</sup> Street, 3<sup>rd</sup> Avenue, and 37<sup>th</sup> Street (Block 679, Lot 1; Block 683, Lot 1; Block 687, Lot 1; Block 691, Lots 1 & 44; Block 695, Lots 1, 20, 37, 38, 39, 40, 41, 42 & 43), and 39<sup>th</sup> Street, 2<sup>nd</sup> Avenue, 41<sup>st</sup> Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1<sup>st</sup> Avenue, the northwesterly centerline of former 40<sup>th</sup> Street\*\*\*, and a line 560 feet northwesterly of 1<sup>st</sup> Avenue (Block 706, Lots 1, 20, 24 & 101; Block 710, Lot 1), in M1-2 and M2-4\*\* Districts, within the Special Industry City District\*.

\*Note: a zoning text amendment is proposed to create a Special Industry City District (IC) and to create a new special permit within the special district under a concurrent related application (N 190298 ZRK).

\*\*Note: the development sites are proposed to be rezoned by changing an M3-1 District to a M2-4 Districts, and by establishing a Special Industry City District (IC), under a concurrent related application (C 190296 ZMK) for a Zoning map change.

\*\*\* Note: 40<sup>th</sup> Street between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue is proposed to be demapped under a concurrent related application (C 160146 MMK) for a change in the City Map.

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, NY, 10271-0001.

(On February 5, 2020, Cal. 3, the Commission scheduled February 19, 2020 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 26**

**CD 7**

**N 190298 ZRK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 1-10 Bush Terminal Owner L.P. and 19-10 Bush Terminal Owner L.P., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Industry City District (ARTICLE XII, Chapter 9) and modifying related sections.

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 I - GENERAL PROVISIONS**

**Chapter 1 - Title, Establishment of Controls and Interpretation of Regulations**

\* \* \*

**11-12**

**Establishment of Districts**

\* \* \*

**11-122**

**Districts established**

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Industry City District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 9, the #Special Industry City District# is hereby established.

Establishment of the Special Inwood District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood District# is hereby established.

\* \* \*

**Chapter 2 - Construction of Language and Definitions**

\* \* \*

**12-10**

**Definitions**

\* \* \*

**Special Hunts Point District**

The “Special Hunts Point District” is a Special Purpose District designated by the letters “HP” in which special regulations set forth in Article X, Chapter 8, apply.

**Special Industry City District**

The “Special Industry City District” is a Special Purpose District designated by the letters “IC” in which special regulations set forth in Article XII, Chapter 9, apply.

**Special Inwood District**

The “Special Inwood District” is a Special Purpose District designated by the letters “IN” in which special regulations set forth in Article XIV, Chapter 2, apply.

\* \* \*

**Chapter 4 – Sidewalk Cafe Regulations**

\* \* \*

**14-44**

**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

\* \* \*

| Brooklyn | #Enclosed Sidewalk Cafe# | #Unenclosed Sidewalk Cafe# |
|----------|--------------------------|----------------------------|
|----------|--------------------------|----------------------------|

\* \* \*

|   |           |            |
|---|-----------|------------|
| Enhanced Commercial District 4 (Broadway, Bedford-Stuyvesant) | No        | Yes        |
| <u>Industry City District</u>                                 | <u>No</u> | <u>Yes</u> |
| Mixed Use District-8 (Greenpoint-Williamsburg)                | Yes       | Yes        |

\* \* \*

**ARTICLE VI – SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 2 – Special Regulations Applying in the Waterfront Area**

\* \* \*

**62-13  
Applicability of District Regulations**

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4, the provisions of Article VI, Chapter 4, shall control.

\* \* \*

The regulations of this Chapter shall apply in the following Special Purpose Districts, except as specifically modified within the Special Purpose District provisions:

#Special Industry City District#

#Special Inwood District#

#Special St. George District#.

\* \* \*

**ARTICLE XII - SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 9 - Special Industry City District**

**129-00**  
**GENERAL PURPOSES**

The “Special Industry City District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to facilitate and guide compatible businesses and organizations to foster a sustainable business environment by allowing a range of industrial, commercial and community facility uses;
- (b) to create a local and regional employment, institutional and retail center within a well-considered site plan;
- (c) to strengthen connections to the upland neighborhood of Sunset Park;
- (d) to support a pedestrian-friendly environment through the creation of an active and inviting public realm, and the pedestrian orientation of ground floor use;
- (e) to preserve, protect and enhance the built form and character of the existing industrial and manufacturing district;
- (f) to promote the most desirable use of land within the district, thus conserving the value of land and buildings, and thereby protect the City’s tax revenues.

## **129-01**

### **General Provisions**

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Industry City District# and in accordance with the provisions of this Chapter, the regulations of the Special District shall apply.

Except as modified by the particular provisions of the Special District, the regulations of the underlying zoning districts shall remain in effect. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.



**129-02****Applicability of Article VI, Chapter 2**

In the event that #zoning lots# within an application for a special permit pursuant to Section 129-21 (Special Permit for Use and Bulk Modifications) are partially located within #waterfront blocks# and partially within non-#waterfront blocks#, all #zoning lots# within the application are to be considered non-#waterfront blocks#, and the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply.

**129-10****SPECIAL REGULATIONS****129-11****Special Use Regulations**

The #use# regulations of the underlying districts are modified by the provisions of this Section.

For #developments#, #enlargements#, #conversions# or changes of #use# established after [date of adoption] that are subject to performance standards, the M1 District performance standards of Section 42-20 , inclusive, shall apply.

If any existing #use# or #building or other structure# is #extended#, #enlarged# or reconstructed after [date of adoption], the performance standards for an M1 District shall apply to such #extended#, #enlarged# or reconstructed portion of such #use# or #building or other structure#.

**129-12****Special Off-Street Parking Regulations**

For #developments#, #enlargements#, #conversions#, or changes of #use# in M1-2 Districts that are the subject of a special permit granted by the City Planning Commission pursuant to Section 129-21 (Special Permit for Use and Bulk Modifications), the underlying off-street parking regulations of an M2-4 District shall apply.

**129-13**

## **Other Regulations**

Except where modified by special permit of the City Planning Commission pursuant to Section 129-21, the remaining #use# and #parking# regulations of the underlying districts shall apply, in addition to all #bulk# regulations of the underlying districts.

## **129-20** **SPECIAL PERMITS**

### **129-21** **Special Permit for Use and Bulk Modifications**

For #developments#, #enlargements#, #conversions#, or changes of #use# involving one or more #zoning lots#, but planned as a unit, that comprise in total an area of at least 1.5 acres, where all zoning lots are located wholly within the #Special Industry City District#, the City Planning Commission may allow, by special permit, the modifications listed in paragraph (a) of this Section provided that the Commission determines that the findings in paragraph (b) are met. Application requirements are set forth in paragraph (c) and additional requirements are set forth in paragraph (d) that apply subsequent to the approval of an application.

#### (a) Permitted modifications

The Commission may permit the following modifications to the underlying #use# and #bulk# regulations, subject to any applicable conditions.

##### (1) Use modifications

The Commission may permit:

- (i) the following #uses# from Use Group 3A: #schools#, with no living or sleeping accommodations; colleges or universities, including professional schools, libraries, museums and non-commercial art galleries, in total, limited to an aggregate #floor area# of 625,000 square feet;

- (ii) #transient hotels#, as listed in Use Groups 5 and 7A;
- (iii) all #uses# listed in Use Groups 6A, 6C, 7B, 8B, 9A, 10A, 12B and 14A, regardless of whether permitted as-of-right in the underlying district, provided that:
  - (a) all retail and service establishment #uses# shall be limited to an aggregate #floor area# of 900,000 square feet;
  - (b) if the amount of aggregate #floor area# for such #uses# exceeds 120,000 square feet, all additional retail and service establishment #uses# shall provide parking at the rate of one space per 500 square feet of #development#, #enlargement# or change of #use#; and
  - (c) art, music, dancing or theatrical studios in Use Group 9A and depositories for storage of office records, microfilm or computer tapes, or for data processing, photographic or motion picture production studios and radio or television studios in Use Group 10A shall be exempt when calculating aggregate retail and service #floor area#;
- (iv) #physical culture or health establishments#, including gymnasiums. For the purposes of applying the underlying regulations, a #physical culture or health establishment# shall be considered a Use Group 9A #use#; and
- (v) modifications to the performance standards for distilleries, as listed in Use Group 18A as an alcoholic beverage manufacturing establishment, as follows. In lieu of Sections 42-272 (Classifications) and 42-275 (Regulations applying to Class III materials or products), all distilleries established by this special permit, and the Class III materials they manufacture, store, handle and use, shall be subject to the design, installation, operation and maintenance requirements of the New York City Fire Code and rules, including occupancy group restrictions, floor restrictions, storage limitations, and facility and equipment requirements. An application demonstrating compliance with the New York City Fire Code and rules shall be made to the Fire Department for approval. No distilleries shall be permitted to open or receive a certificate of occupancy

by the Department of Buildings and no existing distilleries shall be allowed to expand except with Fire Department approval.

(2) Bulk Modifications

The Commission may permit modifications to all underlying #bulk# regulations other than the permitted #floor area ratio#.

(b) Findings

To grant a special permit, the Commission shall find that:

(1) any modifications will aid in achieving the general purposes and intent of the Special District;

(2) for #uses# modifications:

(i) such proposed #uses# are compatible with existing #uses# and are appropriate for the location;

(ii) such #uses# will be located so as to draw a minimum of vehicular traffic to and through local #streets#;

(iii) access to public #streets# from such #uses# is designed to maximize pedestrian safety and minimize vehicle and pedestrian conflicts;

(iv) such #uses# will not impair the essential character or future use or development of the surrounding area.

(v) For #uses# in Use Group 3A:

(a) an adequate separation from air, noise, traffic and other adverse effects is achieved to minimize the potential conflicts from surrounding industrial uses. For #schools#, such separation shall be achieved through the use of sound-attenuating exterior wall and

window construction or by the provision of adequate open areas along #lot lines# of the #zoning lot#; and

(b) in selecting the site for such uses, due consideration has been given to the proximity and adequacy of mass transit facilities;

(c) for #schools#, the movement of traffic through the #street# on which the #school# is located will be controlled so as to protect children going to and from the #school#. The Commission shall refer the application to the Department of Transportation for its report with respect to vehicular hazards to the safety of children within the block and in the immediate vicinity of the proposed site; and

(v) for #transient hotels# in Use Group 5 or 7A:

(a) an adequate separation from air, noise, traffic and other adverse effects is achieved to minimize the potential conflicts from surrounding industrial #uses#; and

(b) such #use# is appropriate to the needs of business in the #Special Industry City District# and will not impair the essential character or future #use# or #development# of the surrounding area; and

(3) for #bulk# modifications, the Commission shall find that:

(i) the proposed modifications facilitate a good site plan that enhances the streetscape and promotes a harmonious relationship in scale and design with existing #buildings# and the essential character within the #Special Industry City District#;

(ii) such proposed modifications will not unduly obstruct access to light and air of adjoining properties or public #streets#; and

(iii) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of

#buildings# in the #block# or nearby #blocks# or of people using the public #streets#.

(c) Application requirements

An application to the Commission for the grant of this special permit shall include a site plan showing the boundaries and the proposed location of all #buildings# or other structures# on each #zoning lot#. Any #development#, #enlargement#, #conversion# or change of #use# shall be on a tract of land which is under the sole control of the applicant(s) as in single fee ownership or in alternate ownership arrangements according to the #zoning lot # definition in Section 12-10 (DEFINITIONS), or as holders of a written option to purchase at the time of application for this special permit. Such site plans shall provide zoning calculations and proposed #use#, bulk, parking, and loading for each #zoning lot# portion. Alternate site plans may be provided for approval by the Commission, which clearly identify all portions in common ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS)) and all portions not in common ownership at the time of application for this special permit. Such plans may include #zoning lots# within the boundaries of the special district which are not under the sole control of the applicant(s) as fee owners or holders of a written option to purchase at the time of application for this special permit.

(d) Additional restrictions and requirements

Subsequent to the approval of an application for a special permit pursuant to this Section, the following shall apply, where applicable:

- (1) Prior to issuing a building permit facilitated by this special permit for a #development#, #enlargement#, #conversion# or change of #use# on a #zoning lot# or portion of a #zoning lot# that was not under the sole control of the applicant(s) at the time of application for this special permit, as represented in an alternate site plan, the Department of Buildings shall be furnished with a certification by the Chairperson of the City Planning Commission that confirms such #zoning lot# or portion thereof is, at the time of application for such building permit, under the sole control of the applicant(s) as single fee owners or alternate ownership arrangements according to the #zoning lot # definition in Section 12-10 (DEFINITIONS), or as holders of a written option to purchase.

- (2) Where a #building# contains a #use# permitted in Use Groups 3A, 5 or 7A through this special permit, such #uses# may locate in a #building#, or share a common wall with a #building#, containing #commercial uses#, or #manufacturing uses#, other than those listed in Use Group 18, upon certification by a licensed architect or engineer to the Department of Buildings that any such #use# listed in Use Group 16 or 17:
- (i) does not have a New York City or New York State environmental rating of “A”, “B” or “C” under Section 24-153 of the New York City Administrative Code for any process equipment requiring a New York City Department of Environmental Protection operating certificate or New York State Department of Environmental Conservation state facility permit; and
  - (ii) is not required, under the City Right-to-Know Law, to file a Risk Management Plan for Extremely Hazardous Substances.
- (3) The maximum number of permitted parking spaces in an #accessory group parking facility# pursuant to Section 44-12 (Maximum Size of Accessory Group Parking Facilities) may be increased to 500 spaces if the Commissioner of Buildings determines that each such facility:
- (i) has separate vehicular entrances and exits, located not less than 25 feet apart;
  - (ii) is located on a street not less than 60 feet wide and has adequate reservoir space at the vehicular entrance to accommodate either 10 automobiles or five percent of the total parking spaces provided by the use, whichever amount is greater.
- (4) #Accessory# off-street parking may be located on #zoning lots# other than the same #zoning lot# as the #use# to which they are #accessory#, provided that they are located within the boundary of the special permit application.
- (5) For the purposes of applying the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit) to any special permit granted under this Section including a future

certification pursuant to paragraph (d)(1) of this Section, substantial construction shall, in addition to having the meaning set forth in Section 11-42, also mean the issuance by the Department of Buildings of a temporary or permanent certificate of occupancy, or an equivalent, for any use not permitted by the underlying district regulations.

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

\* \* \*

(On February 5, 2020, Cal. 4, the Commission scheduled February 19, 2020 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 27**

**CD 7**

**C 160146 MMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 19-20 Bush Terminal Owner LP pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination, discontinuance and closing of 40<sup>th</sup> Street between First and Second Avenues;
- 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 Nos. X-2750 and V-2751 dated November 26, 2018 and signed by the Borough President.

(On February 5, 2020, Cal. 5, the Commission scheduled February 19, 2020 for a public hearing which has been duly advertised.)

**Close the hearing.**





**NOTICE**

**On Wednesday, February 19, 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 1-10 Bush Terminal Owner LP and 19-20 Bush Terminal Owner LP. The Proposed Actions consist of a series of land use actions including a zoning map amendment, a zoning text amendment, a zoning special permit and a change to the City map. The Proposed Actions would facilitate the redevelopment and re-tenanting of Industry City with a mixed-use project containing manufacturing, commercial, retail, hospitality, academic, and other community facility uses in the Sunset Park neighborhood of Brooklyn, Community District 7.**

**Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, March 2, 2020.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 18DCP034K.**

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IV. CITY PLANNING COMMISSION 2020 SCHEDULE OF MEETINGS

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

Public Meetings start at 10:00 AM