

CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, AUGUST 19, 2020
10:00 A.M. NYC CITY PLANNING COMMISSION
VIA THE NYC ENGAGE PORTAL**

**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 200143 MMY	CW	RIKERS ISLAND PUBLIC PLACE MAPPING	Scheduled to be Heard 9/2/20
2	C 200092 ZMK	7	312 CONEY ISLAND AVENUE REZONING	Laid Over
3	N 200093 ZRK	7	" "	" "
4	C 200094 ZSK	7	" "	" "
5	C 200155 HAK	3	DEKALB COMMONS	Scheduled to be Heard 9/2/20
6	C 200103 ZMQ	4	110-40 SAULTELL AVENUE REZONING	" "
7	N 200104 ZRQ	4	" "	" "
8	C 200238 PCQ	1	" "	
9	C 200106 HAK	8	WEEKSVILLE NCP AT PROSPECT PLACE	Favorable Report Adopted
10	C 200188 HAK	4	OLD STANLEY-641 CHAUNCEY STREET	" "
11	C 190377 ZMK	12	5914 BAY PARKWAY REZONING	" "
12	N 190378 ZRK	12	" "	" "
13	C 190296 ZMK	7	INDUSTRY CITY	" "
14	C 190297 ZSK	7	" "	" "
15	N 190298 ZRK	7	" "	" "
16	C 160146 MMK	7	" "	" "
17	C 200077 ZSM	3	3 ST. MARKS PLACE	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:														
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		9	10	11	12	13	14	15	16	17	18	19	20	21	22	
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	N	N	N	N	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	P	Y	Y	Y	Y	R	R	R	R	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	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	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: 12:35 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, AUGUST 19, 2020
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VIA THE NYC ENGAGE PORTAL**

**Yvette V. Gruel, Calendar Officer
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New York, New York 10271
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 210020 HIM	3	BETH HAMEDRASH HAGODOL SYNAGOGUE	Forward Report to City Council
19	N 200139 ZAR	2	87 CIRCLE ROAD	Authorization Approved
20	N 200154 ZAR	2	" "	" "
21	N 200261 ZAR	2	" "	" "
22	N 200235 RCR	3	250 CROWN AVENUE	Certification Approved
23	N 200308 ZCR	1	600 METROPOLITAN AVENUE	" "
24	N 200266 RCR	3	SD 86 RIDGECREST AVENUE, 6 HILL TOP ROAD	" "
25	N 200290 RCR	3	MANHATTAN STREET	" "
26	N 190415 RCR	3	SD SS 718 BLOOMINGDALE ROAD	" "
27	N 200264 ZCR	2	361 OCEAN TERRACE	" "
28	N 200265 ZCR	2	135 AND 145 CROMWELL CIRCLE	" "
29	N 200245 RCR	3	217 & 219 VINELAND AVENUE	" "
30	N 200242 RCR	3	EUGENE STREET AND AMBOY ROAD	" "
31	N 210009 ZCR	1	551 RICHMOND ROAD	" "
32	N 200294 RCR	3	3651 RICHMOND AVENUE	" "
33	N 200082 ZRK	16	1510 BROADWAY	Hearing Closed
34	C 200083 PQK	16	" "	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:													
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		23	24	25	26	27	28	29	30	31	32				
Marisa Lago, Chair	P	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				
David Burney	P	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				
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 12:35 P.M

CITY PLANNING COMMISSION DISPOSITION SHEET

REMOTE PUBLIC MEETING:
WEDNESDAY, AUGUST 19, 2020
10:00 A.M. NYC CITY PLANNING COMMISSION
VIA THE NYC ENGAGE PORTAL

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
35	C 200084 HAKJ	16	1510 BROADWAY	Hearing Closed
36	C 200085 ZMK	16	" "	" "
37	C 200031 ZSQ	2	59-02 BORDEN AVENUE SELF STORAGE	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R
Calendar Numbers:	

Name	Voting Record
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	

MEETING ADJOURNED AT: 12:35 P.M.

CITY PLANNING CALENDAR

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 19, 2020

REMOTE PUBLIC MEETING AT 10:00 A.M.

NYC CITY PLANNING COMMISSION

VIA THE NYC ENGAGE PORTAL



Bill de Blasio, Mayor

City of New York

[No. 7]

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 INFORMATION**HOW TO PARTICIPATE:**

In support of the City's efforts to contain the spread of COVID-19, the City Planning Commission will hold this public meeting remotely. To join the meeting and comment, please visit **NYC Engage** at <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/286903/1> or dial **877-853-5247** (US Toll-free) or **888-788-0099** (US Toll-free). If calling into the meeting, please use the following **Meeting ID 740 153 9378**, and when prompted for a participation code, please enter “#” followed by the password “1” when prompted. Instructions on how to participate, as well as materials relating to the meeting, will be posted on NYC Engage in advance of the meeting. To help the meeting host effectively manage the meeting, those who do not intend to actively participate are invited to watch the meeting through the livestream/LINK provided on NYC Engage or the recording that will be posted after the meeting on DCP's website.

Please inform DCP if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least five business days before the meeting.

Signing up to speak: Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar should follow the instructions on NYC Engage Portal. 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.

Written 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 may also be submitted by filling out the form below and mailing 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) _____

B

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.

CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, N.Y. 10271

MARISA LAGO, *Chair*

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

DAVID BURNEY

ALLEN P. CAPPELLI, *Esq.*

ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ

JOSEPH I. DOUEK

RICHARD W. EADDY

HOPE KNIGHT

ANNA HAYES LEVIN

ORLANDO MARIN

LARISA ORTIZ

RAJ RAMPERSHAD, *Commissioners*

YVETTE V. GRUEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

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WEDNESDAY, AUGUST 19, 2020

Roll Call; Approval of Minutes.....1

I. Matters to Be Scheduled for Public Hearing on September 2, 2020.....1

II. Reports.....10

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IV. Schedule of Meetings: January 1, 2020 – December 31, 2020.....43

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 September 2, 2020 and will be held via Zoom Webinar.

AUGUST 19, 2020

APPROVAL OF THE MINUTES OF the Public Meeting of March 4 2020 and Special Meeting March 16, 2020

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, SEPTEMBER 2, 2020 STARTING AT 10:00 A. M. VIA ZOOM WEBINAR

CITYWIDE

No. 1

RIKERS ISLAND PUBLIC PLACE MAPPING

CITYWIDE

C 200143 MMY

IN THE MATTER OF an application submitted by the New York City Department of Correction, The Mayor's Office of Criminal Justice and New York City Council Speaker Corey Johnson pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the establishment of Public Place on Rikers Island within the area bounded by the U.S. Pierhead and Bulkhead line;

in accordance with Map No. C.P.C. 200143 MMY dated November 27, 2019 and signed by the Director of the Department of City Planning.

Resolution for adoption scheduling September 2, 2020 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 2, 3 & 4

312 CONEY ISLAND AVENUE REZONING

No. 2

CD 7

C 200092 ZMK

IN THE MATTER OF an application submitted by 312 Coney Island Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. changing from a C8-2 District to an R8A District property bounded by Ocean Parkway, Park Circle-Machate Circle, Coney Island Avenue, Caton Place, and a line 150 feet easterly of East 8th Street; and
2. establishing within the proposed R8A District a C2-4 District bounded by Ocean Parkway, Park Circle-Machate Circle, Coney Island Avenue, Caton Place, and a line 150 feet easterly of East 8th Street;

as shown on a diagram (for illustrative purposes only) dated December 16, 2019, and subject to the conditions of CEQR Declaration E-555.

Resolution for adoption scheduling September 2, 2020 for a public hearing.

No. 3

CD 7

N 200093 ZRK

IN THE MATTER OF an application submitted by 312 Coney Island Avenue 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 bulk regulations for a portion of the Special Ocean Parkway District and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

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

ARTICLE XI
Special Purpose Districts
Chapter 3
Special Ocean Parkway District

* * *

113-12
Special Front Yard Regulations

For all #zoning lots# with frontage along Ocean Parkway, there shall be a 30 foot #front yard#. No obstructions including porches either open or enclosed, canopies or stairs are permitted within the #front yard#. Any driveway within such #front yard# shall be perpendicular to the #street line# or, in the case where the #street wall# is not parallel with the #street line#, the driveway shall be perpendicular to the #street wall#.

Balconies pursuant to Section 23-13 may, by a depth of not more than six feet, penetrate #front yards#, except along Ocean Parkway.

113-13
Special Bulk Regulations for Lots Adjacent to Park Circle-Machate Circle

In R8A Districts, for #zoning lots# fronting on Park Circle-Machate Circle, the provisions of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) may be modified to allow for #street walls# within 125 feet of a #wide street# to rise without setback to the maximum #building# height.

113-20
SPECIAL PARKING AND OFF-STREET LOADING REGULATIONS

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

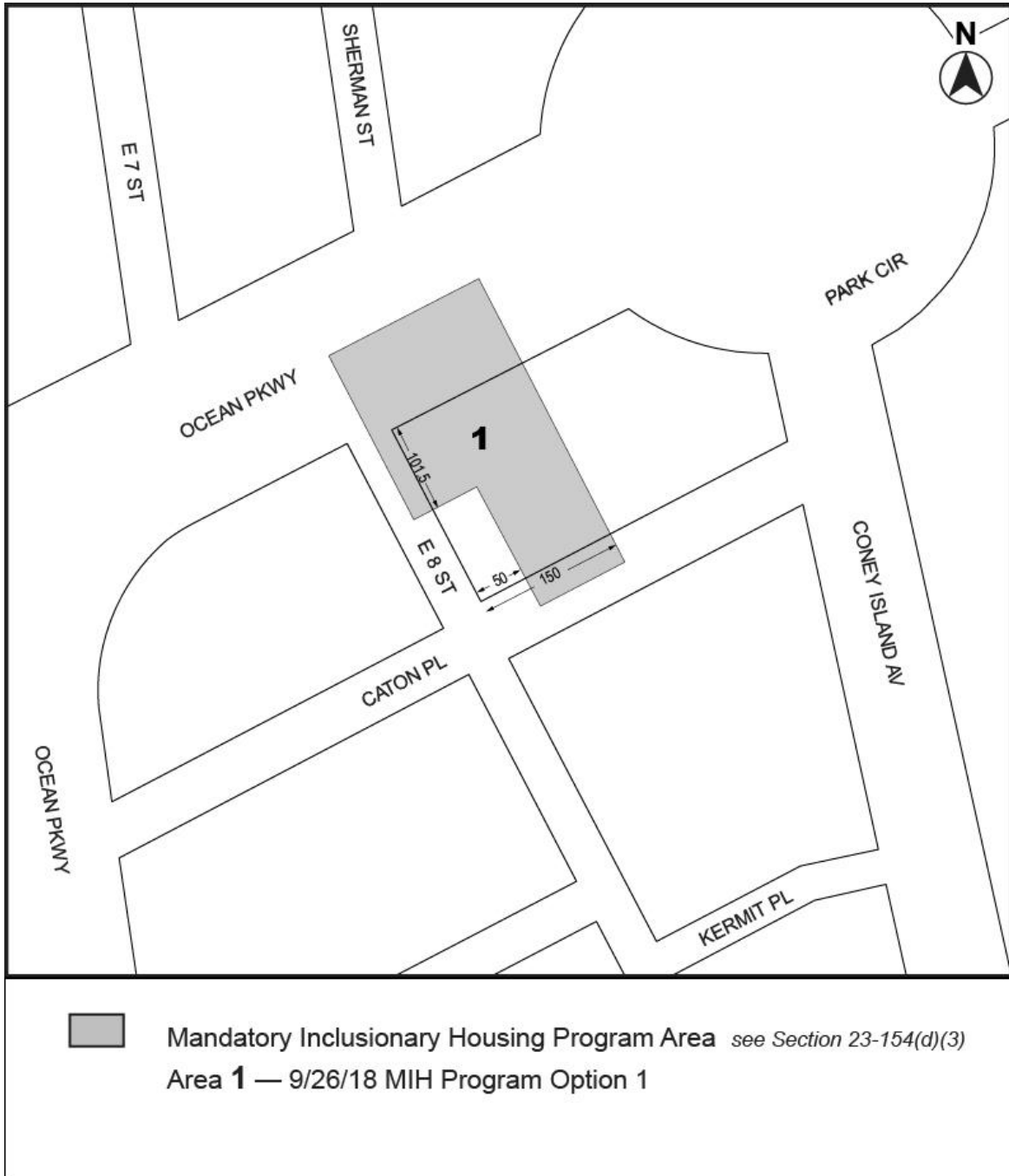
* * *

BROOKLYN
Brooklyn Community District 7

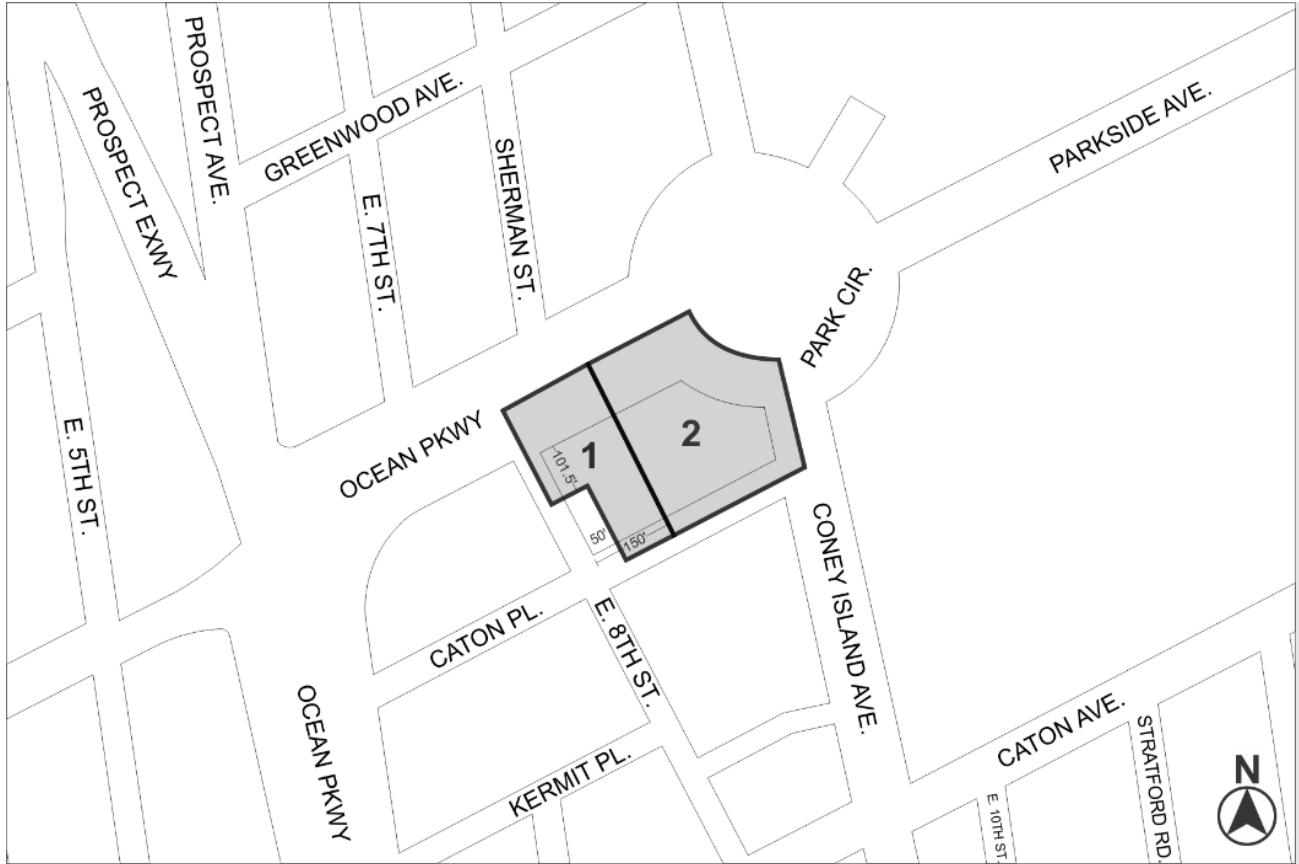
* * *

Map 3- [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



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

Area 1 — 9/26/18 — MIH Program Option 1



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

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

Portion of Community District 7, Brooklyn

* * *

Resolution for adoption scheduling September 2, 2020 for a public hearing.



No. 4

CD 7

C 200094 ZSK

IN THE MATTER OF an application submitted by 312 Coney Island Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 312 Coney Island Avenue (Block 5322, Lots 10 and 20), in an R8A/C2-4* District, within the Special Ocean Parkway District.

* Note: The site is proposed to be rezoned by changing an existing C8-2 District to an R8A District, and establishing within the proposed R8A District a C2-4 District, under a concurrent related application for a Zoning Map change (C 200092 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271-0001.

Resolution for adoption scheduling September 2, 2020 for a public hearing.

No. 5

DEKALB COMMONS CITY

CD 3

C 200155 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 633-639 DeKalb Avenue (Block 1774, Lots 74, 75, 76 and 77), 648-654 DeKalb Avenue (Block 1779, Lots 22, 24 and 26), 1187 Fulton Street (Block 2000, Lot 43) 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 development of three buildings containing an approximate total of 84 affordable residential units and commercial space.

Resolution for adoption scheduling September 2, 2020 for a public hearing.

BOROUGH OF QUEENS

Nos. 6 & 7

110-40 SAULTELL AVENUE REZONING

No. 6

CD 4

C 200103 ZMQ

IN THE MATTER OF an application submitted by Tuchman Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, by changing from an R6B District to an R6 District property bounded by the southwesterly and southerly boundary line of Flushing Meadow Park, a line 100 feet easterly of Saultell Avenue and its northerly prolongation, a line midway between Corona Avenue and Van Cleef Street, and Saultell Avenue and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated December 16, 2019, and subject to the conditions of CEQR Declaration E-558.

Resolution for adoption scheduling September 2, 2020 for a public hearing.

No. 7

CD 4

N 200104 ZRQ

IN THE MATTER OF an application submitted by Tuchman Associates, 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 4

Map 1 - [date of adoption]



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

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

Portion of Community District 4, Queens

* * *

Resolution for adoption scheduling September 2, 2020 for a public hearing.



No. 8

DSNY QUEENS SANITATION GARAGE 1

CD 1

C 200238 PCQ

IN THE MATTER OF an application submitted by the Department of Sanitation (DSNY) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 31-11 20th Avenue (Block 850, p/o Lot 350) and 19th Avenue (Block 826, Lot 42) for a sanitation garage and salt shed facility.

Resolution for adoption scheduling September 2, 2020 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 9

WEEKSVILLE NCP AT PROSPECT PLACE

CD 8

C 200106 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 1559-1563 Prospect Place (Block 1363, Lots 90, 91 and 92) 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 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. On February 19, 2020, Cal. No. 23, the hearing was closed.)

For consideration.

No. 10

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)

- 3) 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
- 4) 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.

(On February 19, 2020, Cal. No. 1, the Commission scheduled March 4, 2020 for a public hearing. On March 4, 2020, Cal. No. 14, the hearing was closed.)

For consideration.

Nos. 11 & 12

5914 BAY PARKWAY REZONING

No. 11

CD 12

C190377 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.

(On February 19, 2020, Cal. No. 2, the Commission scheduled March 4, 2020 for a public hearing. On March 4, 2020, Cal. No. 15, the hearing was closed.)

For consideration.



No. 12

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

(On February 19, 2020, Cal. No. 3, the Commission scheduled March 4, 2020 for a public hearing. On March 4, 2020, Cal. No. 16, the hearing was closed.)

For consideration.

Nos. 13-16

INDUSTRY CITY

No. 13

CD 7

C 190296 ZMK

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. 32nd Street and its northwesterly centerline prolongation, 3rd Avenue, 36th Street, a line 100 feet northwesterly of 3rd Avenue, 37th Street, and 2nd Avenue; and
 - b. 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline prolongation of former 40th Street*, and a line 560 feet northwesterly of 1st Avenue; and
2. establishing a Special Industry City District (IC) bounded by:
 - a. 32nd Street and its northwesterly centerline prolongation, 3rd Avenue , a line 45 feet northeasterly of 37th Street, a line 100 feet northwesterly of 3rd Avenue, 37th Street, and 2nd Avenue; and
 - b. 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline prolongation of former 40th Street*, and a line 560 feet northwesterly of 1st 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: 40th Street between 1st Avenue and 2nd 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. On February 19, 2020, Cal. No. 24, the hearing was closed)

For consideration.

No. 14**CD 7****C 190297 ZSK**

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 2nd Avenue, the northwesterly centerline prolongation of 32nd Street, 3rd Avenue, and 37th 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 39th Street, 2nd Avenue, 41st Street and its northwesterly centerline prolongation, a line 245 feet northwesterly of 1st Avenue, the northwesterly centerline of former 40th Street***, and a line 560 feet northwesterly of 1st 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: 40th Street between 1st Avenue and 2nd 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, 31st Floor, New York, NY, 10271-0001.

(On February 5, 2020, Cal. 3, the Commission scheduled February 19, 2020 for a public hearing. On February 19, 2020, Cal. No. 25, the hearing was closed)

For consideration.

No. 15

CD 7

N 190298 ZRK

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

(vi) 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. On February 19, 2020, Cal. No. 26, the hearing was closed).

For consideration.

No. 16

CD 7

C 160146 MMK

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 40th 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. On February 19, 2020, Cal. No. 27, the hearing was closed)

For consideration.

BOROUGH OF MANHATTAN

No. 17

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.

(On February 19, 2020, Cal. No. 4, the Commission scheduled March 4, 2020 for a public hearing. On March 4, 2020, Cal. No. 17, the hearing was closed.)

For consideration.

No. 18

BETH HAMEDRASH HAGODOL SYNAGOGUE

CD 3

N 210020 HIM

IN THE MATTER OF a communication dated July 10, 2020, from the Executive Director of the Landmarks Preservation Commission regarding the rescission of the Landmark Site of the Beth Hamedrash Hagadol Synagogue, 60-64 Norfolk Street (Block 346, Lot 37), by the

Landmarks Preservation Commission on June 30, 2020 (Designation List No. 518/LP-0637A),
Borough of Manhattan, Community District 3.

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 19, 20 & 21

87 CIRCLE ROAD

No. 19

CD 2

N 200139 ZAR

IN THE MATTER OF an application submitted by Robert Aiello for grant of an authorization pursuant to Section 105-422 of the Zoning Resolution for modification of portions of a zoning lot having steep slope and steep slope buffer to facilitate the development of a new outdoor recreation area located at the rear of the house that includes an in-ground swimming pool with associated decks and multi-tiered patio areas at 87 Circle Road (Block 866, Lot 490) within the Special Natural Area District (NA-1).

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

For consideration.

No. 20

CD 2

N 200154 ZAR

IN THE MATTER OF an application submitted by Robert Aiello for grant of an authorization pursuant to Section 105-425 of the Zoning Resolution for modification of botanic environments to facilitate the development of a new outdoor recreation area located at the rear of the house that includes an in-ground swimming pool with associated decks and multi-tiered patio areas at 87 Circle Road (Block 866, Lot 490) within the Special Natural Area District (NA-1).

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

For consideration.



No. 21

CD 2

N 200261 ZAR

IN THE MATTER OF an application submitted by Robert Aiello for grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for modification of topographic features on Tier I sites to facilitate the development of a new outdoor recreation area located at the rear of the house that includes an in-ground swimming pool with associated decks and multi-tiered patio areas at 87 Circle Road (Block 866, Lot 490) within the Special Natural Area District (NA-1).

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

For consideration.



No. 22

250 CROWN AVENUE

CD 3

N 200235 RCR

IN THE MATTER OF an application submitted by Crown Avenue LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 250 Crown Avenue (Block 6238, Existing Lot 19, Tentative Lots 19 and 20) within the Special South Richmond Development District.

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

For consideration.

No. 23

600 METROPOLITAN AVENUE

CD 1

N 200308 ZCR

IN THE MATTER OF an application submitted by Foster Development LLC for the grant of a certification pursuant to Section 119-04 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 600 Metropolitan Avenue (Tax Block 260, existing Lot 56) within the Special Hillside Preservation District.

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

For consideration.

No. 24

SD 86 RIDGECREST AVENUE, 6 HILLTOP ROAD

CD 3

N 200266 RCR

IN THE MATTER OF an application submitted by Master Built LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the existing three zoning lots into four new zoning lots at 86 Ridgcrest Avenue, 6 Hilltop Road (Block 5295, Existing Lots 20, 21, and 27, Tentative Lots 20, 22, 26, and 27) 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. 25

MANHATTAN STREET

CD 3

N 200290 RCR

IN THE MATTER OF an application submitted by J & G Developers Inc. 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 Manhattan Street (Block 7886, Existing Lot 84, Tentative Lots 84 and 86) 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. 26

SD SS 718 BLOOMINGDALE ROAD

CD 3

N 190415 RCR

IN THE MATTER OF an application submitted by Carmine Deross 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 twelve new zoning lots located at 718 Bloomingdale Road (Block 7094, Lot 144, Tentative Lots 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154 & 155) 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. 27

361 OCEAN TERRACE

CD 2

N 200264 ZCR

IN THE MATTER OF an application submitted by Antonina Gargano Trust for the grant of a certification pursuant to Section 105-41 of the Zoning Resolution to facilitate the horizontal and vertical expansion of an existing two-story, detached, single-family home at 361 Ocean Terrace (Block 687, Lot 28) within the Special Natural Area District.

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

For consideration.



No. 28

135 AND 145 CROMWELL CIRCLE

CD 2

N 200265 ZCR

IN THE MATTER OF an application submitted by Pasquale Meleleo for the grant of a certification pursuant to Section 105-90 of the Zoning Resolution to facilitate a future subdivision of the current two zoning lots into two new reappropriated zoning lots at 135 and 145 Cromwell Circle (Block 894, Existing Lot 307 and 310, Tentative Lots 307 and 310) within the Special Natural Area District.

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

For consideration.



No. 29

217 & 219 VINELAND AVENUE

CD 3

N 200245 RCR

IN THE MATTER OF an application submitted by J. Rhome Construction Co. LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 217 & 219 Vineland Avenue (Block 6238, Existing Lot 68, Tentative Lots 68 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, 6th Floor, Staten Island, New York, 10301.

For consideration.



No. 30

EUGENE STREET AND AMBOY ROAD

CD 3

N 200242 RCR

IN THE MATTER OF an application submitted by Eugene Amboy LLC for the grant of a grant of a certification pursuant to Section 107-02 of the Zoning Resolution for development within Area D to facilitate the development of a two-story detached home at Eugene Street and Amboy Road (Block 7773, Lot 19) located within Special Area D of 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. 31

551 RICHMOND ROAD

CD 1

N 210009 ZCR

IN THE MATTER OF an application submitted by John Kirpan for the grant of a certification pursuant to Section 119-04 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into four new zoning lots at 551 Richmond Road (Block 624, Existing Lot 3, Tentative Lots 3, 4, 5 & 6) within the Special Hillside Preservation District.

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

For consideration.

No. 32

3651 RICHMOND AVENUE

CD 3

N 200294 RCR

IN THE MATTER OF an application submitted by Frank Barton 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 four new zoning lots and a Chair Certification for public school seats pursuant to ZR Section 107-121 at 3651 Richmond Avenue (Block 5515, Existing Lot 7, Tentative Lots 7, 9, 70 & 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, 6th Floor, Staten Island, New York, 10301.

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

Nos. 33-36

1510 BROADWAY

No. 33

CD 16

N 200082 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development 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 16

* * *

Map 5 - [date of adoption]

[PROPOSED MAP]



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

Area 6 - [date of adoption] – MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn

* * *

(On August 5, 2020, Cal. No. 2, the Commission scheduled August 19, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 16

C 200083 POK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1510 Broadway (Block 1489, p/o Lot 11) to facilitate transit infrastructure.

(On August 5, 2020, Cal. No. 3, the Commission scheduled August 19, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CD 16

C 200084 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 1510 Broadway (Block 1489, Lot 11) as an Urban Development Action Area; and
 - b. Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a mixed-use development containing approximately 107 affordable residential units and commercial space.

(On August 5, 2020, Cal. No. 4, the Commission scheduled August 19, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 16

C 200085 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17a:

1. eliminating from within an existing R6 District a C1-3 District bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue;
2. changing from an R6 District to an R7-1 District property bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue; and
3. establishing within the proposed R7-1 District a C2-4 District bounded by the easterly centerline prolongation of Jefferson Avenue, Broadway, Hancock Street, and Saratoga Avenue;

as shown on a diagram (for illustrative purposes only) dated December 2, 2019.

(On August 5, 2020, Cal. No. 5, the Commission scheduled August 19, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 37

59-02 BORDEN AVENUE SELF STORAGE

CD 2

C 200031 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Home Depot U.S.A., Inc pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-932 of the Zoning Resolution to allow, within a designated area in a Manufacturing District in Subarea 2, as shown on the maps in Appendix J (Designated Areas Within Manufacturing Districts), the development of a self-service storage facility (Use Group 16D) not permitted pursuant to the provisions of Section 42-121 (Use Group 16D self-service storage facilities), within a proposed 6-story building, on property located at 59-02 Borden Avenue (Block 2657, Lot 40), in an M1-1 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.

(On August 5, 2020, Cal. No. 6, the Commission scheduled August 19, 2020 for a public hearing which has been duly advertised.)

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 CHRISTMAS	26 KWANZAA BEGINS
	27	28	29	30	31		

Public Meetings start at 10:00 AM