

CITY PLANNING COMMISSION DISPOSITION SHEET

REMOTE PUBLIC MEETING:
WEDNESDAY, OCTOBER 7, 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 200086 ZMK	12	1501-1555 60 TH STREET REZONING	Scheduled to be Heard 10/21/20
2	N 200087 ZRK	12	" "	" "
3	C 200103 ZMQ	4	110-40 SAULTELL AVENUE REZONING	Favorable Report Adopted
4	N 200104 ZRQ	4	" "	" "
5	C 200238 PCQ	1	DSNY QUEENS SANITATION GARAGE	" "
6	N 200355 ZCR	2	272 AND 280 EDINBORO ROAD	Certification Approved
7	N 170263 RCR	3	120 BAYVIEW AVENUE	" "
8	C 200092 ZMK	7	312 CONEY ISLAND AVENUE REZONING	Hearing Closed
9	N 200093 ZRK	7	" "	" "
10	C 200094 ZSK	7	" "	" "
11	C 150178 ZMK	2	265 FRONT STREET REZONING	" "
12	N 180178 ZRK	2	" "	" "
13	C 200056 ZMK	16	803 ROCKAWAY AVENUE REZONING	" "
14	N 200057 ZRK	16	" "	" "
15	C 200158 ZMK	1	BEDFORD AVENUE OVERLAY EXTENSION	" "
16	N 200078 ZRM	8	MANSION RESTAURANT SIDEWALK CAFÉ	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:																
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R																
Calendar Numbers:		3	4	5	6	7												
Marisa Lago, Chair	A																	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y												
David Burney	P	Y	Y	Y	Y	Y												
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y												
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y												
Michelle R. De La Uz	P	Y	Y	Y	Y	Y												
Joseph I. Douek	P	Y	Y	Y	Y	Y												
Richard W. Eaddy	P	Y	Y	Y	Y	Y												
Hope Knight	P	Y	Y	Y	Y	Y												
Anna Hayes Levin	P	Y	Y	Y	Y	Y												
Orlando Marin	P	Y	Y	Y	Y	Y												
Larisa Ortiz	P	Y	Y	Y	Y	Y												
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y												

MEETING ADJOURNED AT: 1:33 P.M.

CITY PLANNING CALENDAR

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 7, 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. 10]

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/286995/1> 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 618 237 7396**, 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, OCTOBER 7, 2020

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

The Next Regular Public Meeting of the City Planning Commission is scheduled for October 21, 2020 and will be held via Zoom Webinar.

OCTOBER 7, 2020

APPROVAL OF THE MINUTES OF the Public Meeting of September 16, 2020

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, OCTOBER 21, 2020
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF BROOKLYN

Nos. 1 & 2

1501-1555 60TH STREET REZONING

No. 1

CD 12

C 200086 ZMK

IN THE MATTER OF an application submitted by 1529-33 60th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. changing from an M1-1 District to an R7A District property bounded by 15th Avenue, a line midway between and 59th Street and 60th Street, a line 460 feet southeasterly of 15th Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division);
2. establishing within the proposed R7A District a C2-4 District bounded by 15th Avenue, a line midway between and 59th Street and 60th Street, a line 460 feet southeasterly of 15th Avenue, the northerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division);

as shown on a diagram (for illustrative purposes only) dated January 6, 2020, and subject to the conditions of CEQR Declaration E-556.

Resolution for adoption scheduling October 21, 2020 for a public hearing.

No. 2

CD 12

N 200087 ZRK

IN THE MATTER OF an application submitted by 1529-33 60th Street 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]

[PROPOSED MAP]



 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 12, Brooklyn

* * *

Resolution for adoption scheduling October 21, 2020 for a public hearing.

II. REPORTS

BOROUGH OF QUEENS

Nos. 3 & 4

110-40 SAULTELL AVENUE REZONING

No. 3

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.

(On August 19, 2020, Cal. No. 6, the Commission scheduled September 2, 2020 for a public hearing. On September 2, 2020, Cal. No. 11, the hearing was closed.)

For consideration.

No. 4

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;

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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

* * *

(On August 19, 2020, Cal. No. 7, the Commission scheduled September 2, 2020 for a public hearing. On September 2, 2020, Cal. No. 12, the hearing was closed.)

For consideration.

No. 5

DSNY QUEENS SANITATION GARAGE

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.

(On August 19, 2020, Cal. No. 8, the Commission scheduled September 2, 2020 for a public hearing. On September 2, 2020, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 6

272 AND 280 EDINBORO ROAD

CD 2

N 200355 ZCR

IN THE MATTER OF an application submitted by Jacob Agai for the grant of a certification pursuant to Section 105-90 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 272 and 280 Edinboro Road (Block 2276, Existing Lot 19, Tentative Lots 19 and 21) 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. 7

120 BAYVIEW AVENUE

CD 3

N 170263 RCR

IN THE MATTER OF an application submitted by Daniel Rogers for the grant of a certification pursuant to Section 107-22 of the Zoning Resolution to facilitate the development a 900 sf three-car garage at 120 Bayview Avenue (Block 6751, Lot 326) 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. 8, 9 & 10

312 CONEY ISLAND AVENUE REZONING

No. 8

CD 7

C 200092 ZMK

PUBLIC HEARING:

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.

(On September 16, 2020, Cal. No. 1, the Commission scheduled October 7, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

CD 7

N 200093 ZRK

PUBLIC HEARING:

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**

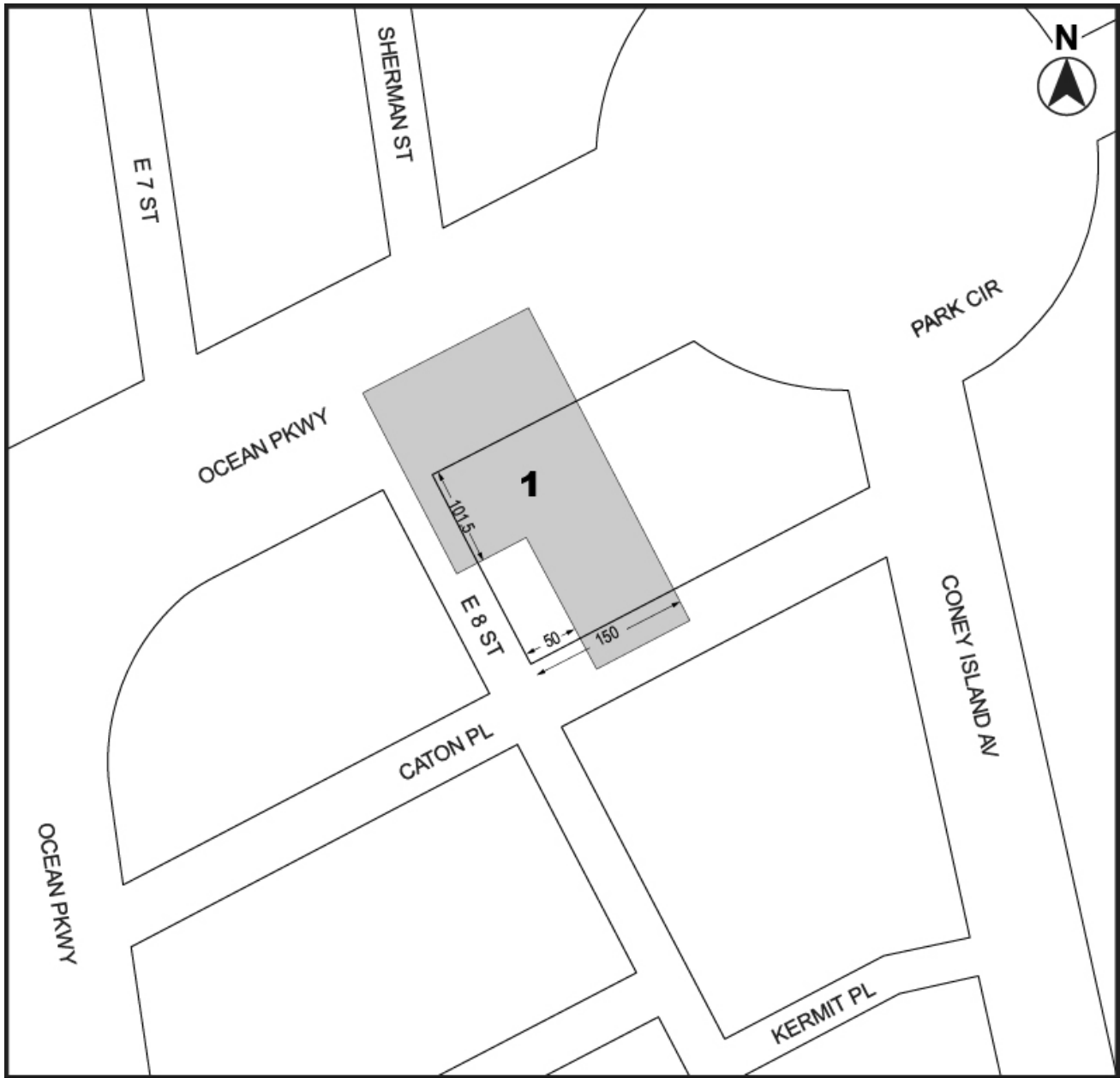
* * *

**BROOKLYN
Brooklyn Community District 7**

* * *

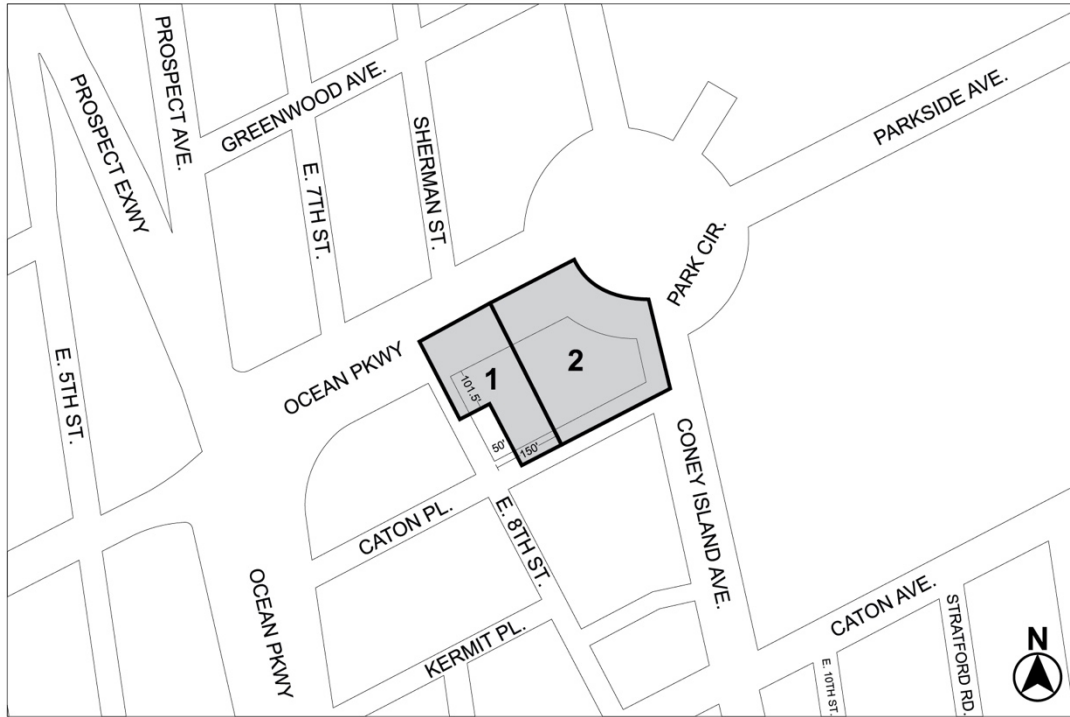
Map 3- [date of adoption]

[EXISTING MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 1 — 9/26/18 MIH Program Option 1

[PROPOSED MAP]



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

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

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

Portion of Community District 7, Brooklyn

* * *

(On September 16, 2020, Cal. No. 2, the Commission scheduled October 7, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 7

C 200094 ZSK

PUBLIC HEARING:

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.

(On September 16, 2020, Cal. No. 3, the Commission scheduled October 7, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 11 & 12

265 FRONT STREET REZONING

No. 11

CD 2

C 150178 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Michael Spinard 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 M1-2 District to an R6A District property bounded by a line midway between Water Street and Front Street, a line 70 feet easterly of Gold Street, Front Street, and Gold Street; and
2. establishing within the proposed R6A District a C2-4 District bounded by a line midway between Water Street and Front Street, a line 70 feet easterly of Gold Street, Front Street, and Gold Street;

as shown on a diagram (for illustrative purposes only) dated January 21, 2020, and subject to the conditions of CEQR Declaration E-560.

(On September 16, 2020, Cal. No. 4, the Commission scheduled October 7, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 2

N 180178 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Michael Spinard, 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 in underline is new, to be added;

Matter in ~~strikeout~~ 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 10 - [date of adoption]



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

Area 10 — [date of adoption] — MIH Program Option 2

Portion of Community District 2, Brooklyn

* * *

(On September 16, 2020, Cal. No. 5, the Commission scheduled October 7, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 13 & 14

803 ROCKAWAY AVENUE REZONING

No. 13

CD 16

C 200056 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Bridge Rockaway Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d:

1. changing from an M1-1 District to an M1-4/R6A District property bounded by a line 100 feet southerly of Riverdale Avenue, Thatford Avenue, Newport Street, and a line 100 westerly of Thatford Avenue;
2. changing from an M1-1 District to an M1-4/R7A District property bounded by a line 100 feet southerly of Riverdale Avenue, a line 100 feet westerly of Thatford Avenue, Newport Street, Rockaway Avenue and its southerly and northerly centerline prolongations; and
3. establishing a Special Mixed Use District (MX-19) bounded by a line 100 feet southerly of Riverdale Avenue, Thatford Avenue, Newport Street, Rockaway Avenue and its southerly and northerly centerline prolongations;

as shown on a diagram (for illustrative purposes only) dated February 3, 2020, and subject to the conditions of the CEQR Declaration E-561.

(On September 16, 2020, Cal. No. 6, the Commission scheduled October 7, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 16

N 200057 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Bridge Rockaway Housing Development Fund Company, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII Chapter 3 (Special Mixed Use District) for the purpose of amending restrictions for certain uses in MX-19 and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

ARTICLE XII

SPECIAL PURPOSE DISTRICTS

* * *

Chapter 3

Special Mixed Use District

* * *

123-20

SPECIAL USE REGULATIONS

* * *

123-22

Modification of Use Groups 16, 17 and 18

* * *

123-222

Uses permitted with restrictions

* * *

Any #use# from Use Group 16 or 17, listed in this Section, may only locate in a #building enlarged# or #developed# after December 10, 1997, containing a #use# listed in Section 123-21 (Modification of Use Groups 2, 3 and 4), or share a common wall with such #building#;

(a) upon certification by a licensed architect or engineer to the Department of Buildings that any such #use# listed in Use Group 16 or 17:

~~(a)~~(1) 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

~~(b)~~(2) is not required, under the City Right-to-Know Law, to file a Risk Management Plan for Extremely Hazardous Substances; or

(b) in MX-19, upon the submission to the Department of Buildings of a copy of a restrictive declaration, in a form acceptable to the Department of Environmental Protection, that has been executed and recorded in the Office of the City Register against all tax lots with such #use#, binding the owners, successors, and assigns to provide any building design requirements consistent with the underlying zoning as may be approved by the Department of Environmental Protection to protect residents of such #building# from air contaminants, odors, vibrations, or noise.

* * *

123-60

SPECIAL BULK REGULATIONS

* * *

123-63

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

* * *

#Special Mixed Use District#	Designated #Residence District#
MX-1 – Community District 1, The Bronx	R6A R7D
MX 2 – Community District 2, Brooklyn	R7A R8A R8X
MX 4 – Community District 3, Brooklyn	R6A
MX 8 – Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 – Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 – Community District 6, The Bronx	R7A R7X
MX 16 – Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
MX-18 – Community District 1, The Bronx	R7X
<u>MX 19 – Community District 16, Brooklyn</u>	<u>R6A R7A</u>
MX 20 – Community District 8, Brooklyn	R7A

* * *

123-90

SPECIAL MIXED USE DISTRICTS SPECIFIED

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

* * *

#Special Mixed Use District# - 18: (10/17/19)

Mott Haven, The Bronx

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

#Special Mixed Use District# - 19: [date of adoption]

Brownsville, Brooklyn

The #Special Mixed Use District# - 19 is established in Brownsville in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 20: (5/8/19)

Crown Heights West, Brooklyn

The #Special Mixed Use District# - 20 is established in Crown Heights West in Brooklyn as indicated on the #zoning maps#.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

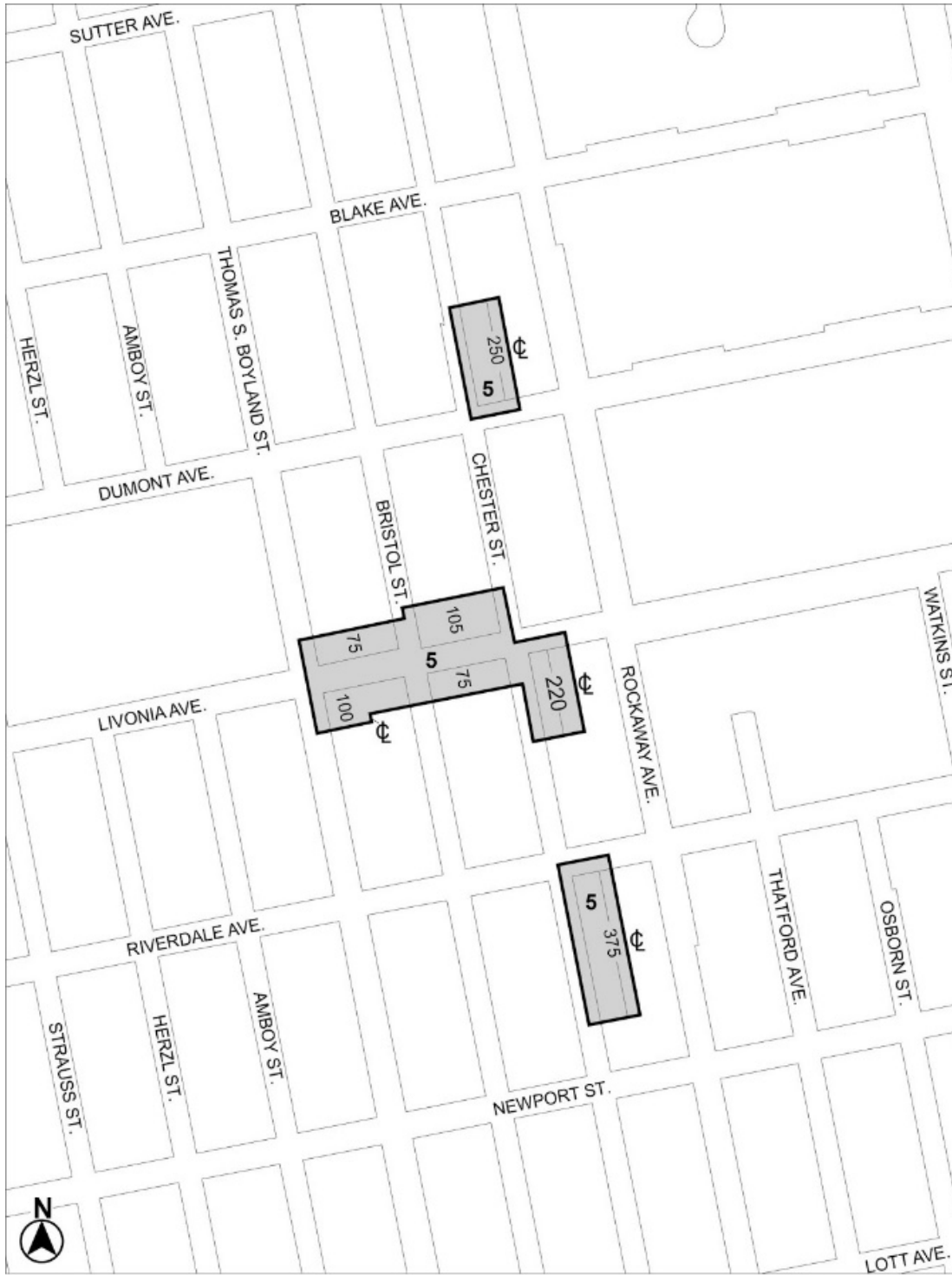
* * *

Brooklyn Community District 16

* * *

Map 4 – [date of adoption]

[EXISTING MAP]



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

Area 5 — 12/20/18 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 5 – 12/20/18 MIH Program Option 1 and Deep Affordability Option
Area 6 – [date of adoption] MIH Program Option 1

Portion of Community District 16, Brooklyn

* * *

(On September 16, 2020, Cal. No. 7, the Commission scheduled October 7, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

BEDFORD AVENUE OVERLAY EXTENSION

CD 1

C 200158 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 223 Troutman LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d, by establishing within an existing R6B District a C2-4 District bounded by North 1st Street, Bedford Avenue, a line 100 feet northeasterly of Grand Street, and a line 100 feet northwesterly of Bedford Avenue, Borough of Brooklyn, Community District 1, as shown on a diagram (for illustrative purposes only) dated January 21, 2020, and subject to the conditions of CEQR Declaration E-559.

(On September 16, 2020, Cal. No. 8, the Commission scheduled October 7, 2020 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 16

MANSION RESTAURANT SIDEWALK CAFÉ

CD 8

N 200078 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Mansion Restaurant Inc, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article I, Chapter 4 (Sidewalk Cafe Regulations).

Matter underlined is new, to be added;

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

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

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

ARTICLE I

GENERAL PROVISIONS

Chapter 4

Sidewalk Cafe Regulations

* * *

14-41

Locations Where Certain Sidewalk Cafes Are Not Permitted

No #enclosed# or #unenclosed sidewalk cafes# shall be permitted on any of the following #streets#, portions of #streets# and areas, except that #small sidewalk cafes# may be permitted pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

Manhattan:

* * *

79th Street — from the East River to Fifth Avenue

86th Street — from the East River to Fifth Avenue, south side only

86th Street — from the East River to 125 feet east of York Avenue, north side only, and from York Avenue to Fifth Avenue, north side only

116th Street — from Malcolm X Boulevard to Frederick Douglass Boulevard

* * *

14-42

Locations Where Enclosed Sidewalk Cafes Are Not Permitted

No #enclosed sidewalk cafe# shall be permitted on any of the following #streets#.

Manhattan:

Bleecker Street — from Bank Street to Mercer Street

Central Park South — from Fifth Avenue to Sixth Avenue

Park Avenue South and Park Avenue — from 31st Street to 38th Street

86th Street — from the East River to Fifth Avenue.

* * *

(On September 16, 2020, Cal. No. 9, the Commission scheduled October 7, 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 REVIEW SESSION	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							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
	20	21	22	23	24	25	26 ROSH HASHANAH
	27	28 YOM KIPPUR	29	30			
OCTOBER						1	2
	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
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					
DECEMBER				1 CPC PUBLIC MEETING	2	3	4
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26 KWANZAA BEGINS
	27	28	29	30	31		

Public Meetings start at 10:00 AM