

CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, NOVEMBER 4, 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 200123 ZSM	5	CORT THEATER	Scheduled to be Heard 11/18/20
2	N 200124 ZRM	5	" "	" "
3	C 200092 ZMK	7	312 CONEY ISLAND AVENUE REZONING	Favorable Report Adopted
4	N 200093 ZRM	7	" "	" "
5	C 200094 ZSK	7	" "	" "
6	C 200056 ZMK	16	803 ROCKAWAY AVENUE REZONING	" "
7	N 200057 ZRK	16	" "	" "
8	C 200158 ZMK	1	BEDFORD AVENUE OVERLAY EXTENSION	" "
9	C 200155 HAK	3	DEKALB COMMONS CITY	" "
10	N 200078 ZRM	8	MANSION RESTAURANT SIDEWALK CAFE	" "
11	C 200033 ZMQ	7	SPECIAL FLUSHING WATERFRONT DISTRICT	" "
12	N 200034 ZRQ	7	" "	" "
13	C 200031 ZSQ	2	59-02 BORDEN AVENUE SELF STORAGE	" "
14	M 870977(A) ZAX	8	DELAFIELD ESTATES	Laid Over
15	N 200042 ZAX	8	" "	" "
16	N 200043 ZAX	8	" "	" "
17	N 200044 ZAX	8	" "	" "

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	8	9	10	11	12	13	14	15	16
Marisa Lago, Chair	P	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			
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	L	L	L
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	A	A
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I	I	I
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	D	D	D
Joseph I. Douek	P	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	O	O	O
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	V	V	V
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	E	E	E
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	R	R	R
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	AB			
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 10:19 A.M.

DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, NOVEMBER 4, 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
18	N 210084 ZCR	2	375 LIGHTHOUSE AVENUE	Certification Approved
19	N 210046 RCR	3	EDGE GROVE AVENUE	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:													
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		17	18	19											
Marisa Lago, Chair	P		Y	Y											
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y											
David Burney	P	L	Y	Y											
Allen P. Cappelli, Esq.	P	A	Y	Y											
Alfred C. Cerullo, III	P	I	Y	Y											
Michelle R. De La Uz	P	D	Y	Y											
Joseph I. Douek	P		Y	Y											
Richard W. Eaddy	P	O	Y	Y											
Hope Knight	P	V	Y	Y											
Anna Hayes Levin	P	E	Y	Y											
Orlando Marin	P	R	Y	Y											
Larisa Ortiz	P		Y	Y											
Raj Rampershad, Commissioners	P		Y	Y											

MEETING ADJOURNED AT: 10:19 A.M.

CITY PLANNING CALENDAR

of

The City of New York

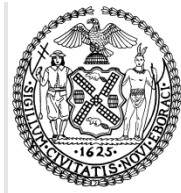
CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 4, 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. 12]

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/287001/1> or dial **877-853-5247** (US Toll-free), **888-788-0099** (US Toll-free), **(253) 215-8782** (Toll number) or **(213) 338-8477** (Toll number). 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.

TABLE OF CONTENTS

WEDNESDAY, NOVEMBER 4, 2020

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

I. Matters to Be Scheduled for Public Hearing on November 18, 2020.....1

II. Reports.....5

III. Schedule of Meetings: January 1, 2020 – December 31, 2020.....21

IV. Schedule of Meetings: January 1, 2020 – December 31, 2021.....22

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 November 18, 2020 and will be held via Zoom Webinar.

NOVEMBER 4, 2020

APPROVAL OF THE MINUTES OF the Public Meeting of October 21, 2020

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 18, 2020
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF MANHATTAN

Nos. 1 & 2

CORT THEATER

No. 1

CD 5

C 200123 ZSM

IN THE MATTER OF an application submitted by Cort Theatre LLC and Clarity 47 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-745* of the Zoning Resolution to allow a floor area bonus for the substantial rehabilitation or restoration of a listed theater, as set forth in Section 81-742 (Listed theatres), and to allow the bonus floor area to be utilized anywhere on the zoning lot, on property located at 138 West 48th Street a.k.a. 145 West 47th Street (Block 1000, Lots 7, 11, 49, 55, 56, 57, 58, and 59), in C6-5.5 and C6-7T Districts, within the Special Midtown District (Theater Subdistrict).

*Note: Section 81-745 is proposed to be amended under a concurrent related application for a Zoning Text Amendment (N 200124 ZRM).

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.

Resolution for adoption scheduling November 18, 2020 for a public hearing.

No. 2

CD 5

N 200124 ZRM

IN THE MATTER OF an application submitted by Cort Theater LLC and Clarity 47 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 Article VIII Chapter 1 (Special Midtown District) for the purpose of amending the provisions of a special permit regulating theater rehabilitation bonuses.

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 VIII

SPECIAL PURPOSE DISTRICTS

* * *

Chapter 1

Special Midtown District

* * *

81-70

SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

* * *

81-74

Special Incentives and Controls in the Theater Subdistrict

* * *

81-745

Floor area bonus for rehabilitation of existing listed theaters

The City Planning Commission by special permit may authorize bonus #floor area# for substantial rehabilitation or restoration of any theater listed as a “listed theater” in Section 81742 (Listed theaters), in accordance with the provisions of this Section.

(a) Conditions for rehabilitation bonus

As a condition for the issuance of a special permit under the provisions of this Section, the following requirements shall be satisfied:

(1) Location of #development#

The #development# or #enlargement# for which a theater rehabilitation bonus is granted is located on the same #zoning lot# as the “listed theater.”

(2) Qualification of substantial rehabilitation

Substantial rehabilitation work qualifying for a #floor area# bonus shall consist of major ~~interior~~ structural changes for the purpose of improving a theater’s design and its commercial viability for legitimate theater #use#, or historic restoration of the interior of a theater designated as an interior landmark.

Substantial rehabilitation may include, without limitations, such work as expanding stage wings, reraking the orchestra, increasing rehearsal, dressing room or lobby and ancillary spaces, improving accessibility beyond applicable legal requirements, or historic restoration. It may also include reconversion to legitimate theater #use# of an original legitimate theater currently in other #use#. Substantial rehabilitation does not mean normal theater maintenance, painting or improvements to mechanical systems alone.

(3) Timing and commitment

- (i) there shall be a contractual commitment or commitments for the construction work involved in the substantial rehabilitation;
- (ii) the requirements of Section 81-743 (Required assurances for continuance of legitimate theater use) shall be satisfied; and
- (iii) a rehabilitation bonus shall not be granted for a substantial rehabilitation completed before May 13, 1982.

(b) Amount of rehabilitation bonus

The amount of bonus #floor area# granted for a qualifying theater rehabilitation shall be at the discretion of the Commission after consideration of the following findings:

- (1) how and to what extent the proposed rehabilitation will improve the theater's suitability for #use# as a legitimate theater;
- (2) how the proposed rehabilitation will contribute toward satisfying the needs of the Theater Subdistrict;
- (3) whether the bonus #floor area# will unduly increase the #bulk# of any #development# or #enlargement#, density of population or intensity of #use# on any #block# to the detriment of occupants of #buildings# on the #block# or the surrounding area; and
- (4) whether the distribution and location of such #floor area# bonus will adversely affect the surrounding area by restricting light and air or otherwise impair the essential character or future development of the surrounding area.

Such bonus #floor area# shall not exceed 20 percent of the basic maximum #floor area# permitted on the #zoning lot# containing the #development# or #enlargement# by the regulations of the underlying district, except that in the case of an underlying C6-4, C6-5 or M1-6 District, the bonus #floor area# shall not exceed 44 percent of the basic maximum #floor area# permitted in such underlying district, and except that in the case of a #zoning lot# located wholly or partially in a C6-5.5 District, the Commission may allow bonus #floor area# to be utilized anywhere on the #zoning lot#.

For purposes of applying the provisions of Section 11-42 (Lapse of Authorization or Special Permit by the City Planning Commission Pursuant to the 1961 Zoning Resolution) to a special permit granted pursuant to this Section, “substantial construction” shall mean substantial rehabilitation, as described in paragraph (b) of this Section, of the subject theater for which a #floor area# bonus has been granted to a related #development# or #enlargement#.

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

* * *

Resolution for adoption scheduling November 18, 2020 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

Nos. 3, 4 & 5

312 CONEY ISLAND AVENUE REZONING

No. 3

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.

(On September 16, 2020, Cal. No. 1, the Commission scheduled October 7, 2020 for a public hearing. On October 7, 2020, Cal No. 8, the hearing was closed.)

For consideration.

No. 4

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**

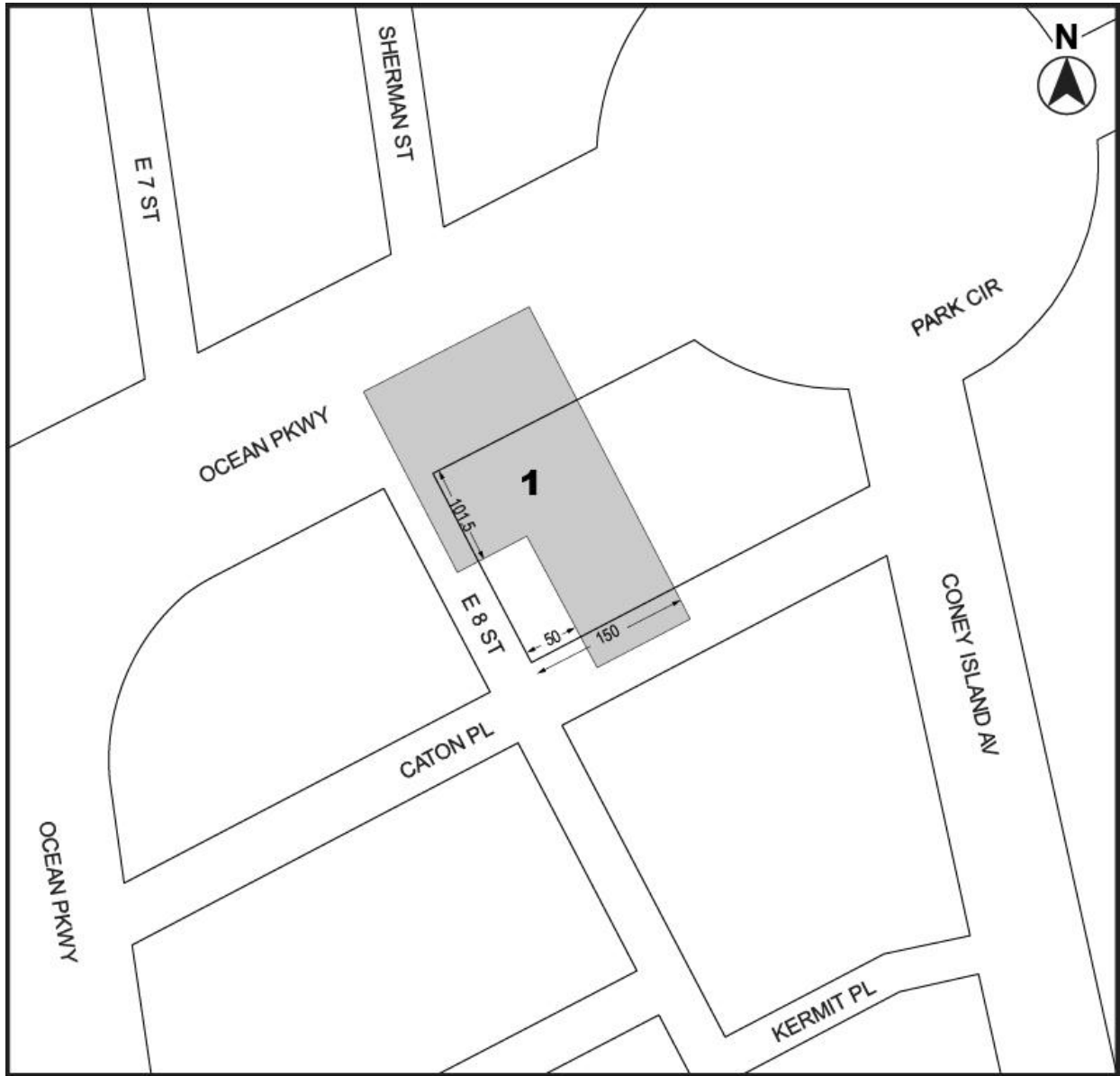
* * *

**BROOKLYN
Brooklyn Community District 7**

* * *

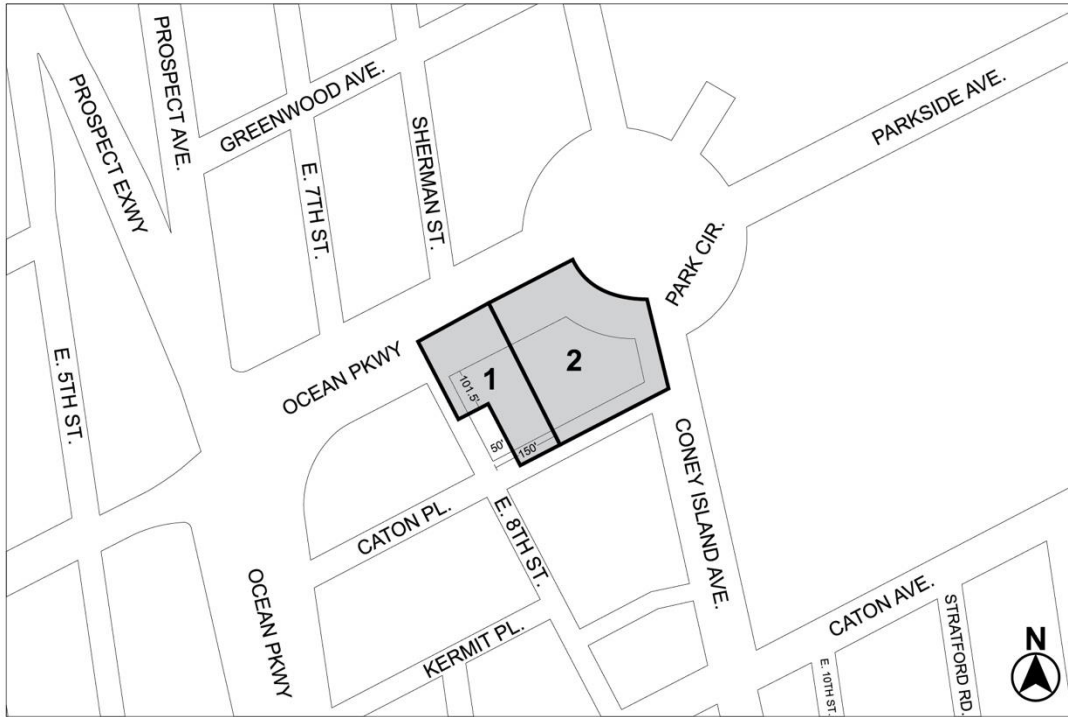
Map 3- [date of adoption]

[EXISTING MAP]



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. On October 7, 2020, Cal No. 9, the hearing was closed.)

For consideration.

No. 5

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.

(On September 16, 2020, Cal. No. 3, the Commission scheduled October 7, 2020 for a public hearing. On October 7, 2020, Cal. No. 10, the hearing was closed.)

For consideration.



Nos. 6 & 7

803 ROCKAWAY AVENUE REZONING

No. 6

CD 16

C 200056 ZMK

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. On October 7, 2020, Cal. No. 13, the hearing was closed.)

For consideration.

No. 7

CD 16

N 200057 ZRK

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.

The proposed text amendment may be seen in the City Planning Calendar of (October 7, 2020, Cal. No. 14) and on the Department of City Planning web site (www.nyc.gov/planning).

(On September 16, 2020, Cal. No. 7, the Commission scheduled October 7, 2020 for a public hearing. On October 7, 2020, Cal. No. 14, the hearing was closed.)

For consideration.

No. 8

BEDFORD AVENUE OVERLAY EXTENSION

CD 1

C 200158 ZMK

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. On October 7, 2020, Cal. No. 15, the hearing was closed.)

For consideration.

No. 9

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.

(On August 19, 2020, Cal. No. 6, the Commission scheduled September 2, 2020 for a public hearing. On September 2, 2020, Supplemental Cal. No. 1, the hearing was continued. On September 16, 2020, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

ERRATA

This is to correct an erroneous docket (Calendar No. 16) that was published on page 26 of the City Planning Commission Calendar for October 7, 2020, which failed to underline certain proposed text to show that it is new, to be added. The correction is highlighted in yellow.

The corrected docket states:

No. 10

MANSION RESTAURANT SIDEWALK CAFE

CD 8

N 200078 ZRM

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. On October 7, 2020, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 11 & 12

SPECIAL FLUSHING WATERFRONT DISTRICT

No. 11

CD 7

C 200033 ZMQ

IN THE MATTER OF an application submitted by FWRA LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 10a and 10b:

1. changing from a C4-2 District to an M1-2/R7-1 District property bounded by a line 425 feet southerly of Northern Boulevard, College Point Boulevard, a line perpendicular to the westerly street line of College Point Boulevard distant 845 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of College Point Boulevard and the southerly street line of Northern Boulevard, a line passing through a point distant 200 feet westerly of College Point Boulevard on the last named course and proceeding northwesterly at an angle of 125 degrees to said named course, and the U.S. Pierhead and Bulkhead line;
2. changing from an M3-1 District to an M1-2/R7-1 District property bounded by the westerly prolongation of the northerly street line of 36th Avenue, College Point Boulevard, a line 425 feet southerly of Northern Boulevard, and the U.S. Pierhead and Bulkhead line; and
3. establishing a Special Flushing Waterfront District (FW) bounded by the westerly prolongation of the northerly street line of 36th Avenue, College Point Boulevard, 39th Avenue, Janet Place, Roosevelt Avenue, College Point Boulevard, the northerly street line

of 40th Road and its northeasterly and south westerly prolongations, a line passing through a point distant 891.29 feet southwesterly of College Point Boulevard on the last named course and proceeding northwesterly at an angle of 127 degrees 12 minutes and 20 seconds to said named course, the easterly boundary line of a park, and the U.S. Pierhead and Bulkhead line;

as shown on a diagram (for illustrative purposes only) dated December 16, 2019, and subject to the conditions of CEQR Declaration E-557.

(On September 2, 2020, Cal. No. 1, the Commission scheduled September 16, 2020 for a public hearing. On September 16, 2020, Cal. No. 18, the hearing was closed.)

For consideration.

No. 12

CD 7

N 200034 ZRQ

IN THE MATTER OF an application submitted by FWRA LLC 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 Flushing Waterfront District (creating Article XII, Chapter 7) and modifying related Sections, including APPENDIX F (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas).

The proposed text amendment may be seen in the City Planning Calendar of (September 16, 2020, Cal. No. 19) and on the Department of City Planning web site (www.nyc.gov/planning).

(On September 2, 2020, Cal. No. 2, the Commission scheduled September 16, 2020 for a public hearing. On September 16, 2020, Cal. No. 19, the hearing was closed.)

For consideration.

No. 13***59-02 BORDEN AVENUE SELF STORAGE*****CD 2****C 200031 ZSQ**

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 17, 2020, Cal. No. 6, the Commission scheduled August 19, 2020 for a public hearing. On August 19, 2020, Cal. No. 37, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX
Nos. 14 - 17***DELAFIELD ESTATES*****No. 14****CD 8****M 870977(A) ZAX**

IN THE MATTER OF an application submitted by AYY26 LLC for modification to previously approved application (N 870977 ZAX), as subsequently modified, to update the previously approved plans and zoning calculations to reflect the proposed development of nineteen detached 1-family homes, within an existing Large-Scale Residential Development, on property located at 680 West 246th Street (Block 5920, Lots 368, 369, 371, 373-378, 380-382, 384-395, & 397-407), in an R1-2 District, within the Special Natural Area District (NA-2)

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

For consideration.

No. 15

CD 8

N 200042 ZAX

IN THE MATTER OF an application submitted by AYY26 LLC for the grant of an authorization pursuant to Section 105-421 to modify the topographic features on a Tier I site to update the previously approved plans and zoning calculations to reflect the proposed development of nineteen detached one-family homes within the previously approved large-scale residential development, involving property located at 680 West 246th Street (Block 5920, Lots, 268, 369, 371, 373-378, 380-382, 384-395, & 397-407) within the Special Natural Area District (NA-2).

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

For consideration.

No. 16

CD 8

N 200043 ZAX

IN THE MATTER OF an application submitted by AYY26 LLC for the grant of an authorization pursuant to Section 105-422 for development on a Tier II site or portion of a zoning lot having a steep slope buffer to update the previously approved plans and zoning calculations to reflect the proposed development of nineteen detached one-family homes within the previously approved large-scale residential development, involving property located at 680 West 246th Street (Block 5920, Lots, 268, 369, 371, 373-378, 380-382, 384-395, & 397-407) within the Special Natural Area District (NA-2).

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

For consideration.

No. 17

CD 8

N 200044 ZAX

IN THE MATTER OF an application submitted by AYY26 LLC for the grant of an authorization pursuant to Section 105-425 to modify the botanic environment and tree preservation and planting requirements to update the previously approved plans and zoning calculations to reflect the proposed development of nineteen detached one-family homes within the previously approved large-scale residential development, involving property located at 680 West 246th Street (Block 5920, Lots, 268, 369, 371, 373-378, 380-382, 384-395, & 397-407) within the Special Natural Area District (NA-2).

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

For consideration.

BOROUGH OF STATEN ISLAND

No. 18

375 LIGHTHOUSE AVENUE

CD 2

N 210084 ZCR

IN THE MATTER OF an application submitted by Salvatore Messina for the grant of a certification pursuant to Section 105-41 of the Zoning Resolution to facilitate a horizontal enlargement at the front of the existing residence and widening of the existing driveway (Block 2287, Lot 107) 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. 19

EDGEGROVE AVENUE

CD 3

N 210046 RCR

IN THE MATTER OF an application submitted by John Grillo 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 Edgemoor Avenue (Block 6918, Existing Lot 71, Tentative Lots 71 & 74) 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. 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 MARTIN LUTHER KING, JR. DAY	20	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 PRESIDENT'S DAY	17	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	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 EASTER	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 MEMORIAL DAY	25	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	4
	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	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 THANKSGIVING	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 CHRISTMAS	26 KWANZAA BEGINS
	27	28	29	30	31		

Public Meetings start at 10:00 AM

IV. CITY PLANNING COMMISSION 2021 SCHEDULE OF MEETINGS

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

Review Sessions are held at 120 Broadway, lower level, starting at 1:00 PM
 Public Meetings are held at 120 Broadway, lower level, starting at 10:00 AM