

CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, JANUARY 6, 2021
10:00 A.M. NYC CITY PLANNING COMMISSION
VIA THE 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 200356 PPK	2	69 ADAMS STREET	Scheduled to be Heard 1/20/21
2	C 200276 HAM	10	HARLEM OPEN DOOR CLUSTER	" "
3	C 200277 HAM	11	HARLEM NCP CB 11	" "
4	C 200278 HAM	10	CENTRAL HARLEM INFILL NCP	" "
5	C 200279 HAM	10	HARLEM NCP WESTERN SITE	" "
6	C 210001 ZSM	2	61-63 CROSBY STREET	" "
7	C 200205 ZSM	2	5 MERCER STREET	" "
8	N 210199 BDM	4, 5	FLATIRON BID EXPANSION	" "
9	C 200178 ZMQ	6	91-32 63 RD DRIVE REZONING	" "
10	N 200179 ZRQ	6	" "	" "
11	C 200243 ZMQ	2	50-25 BARNETT AVENUE REZONING	" "
12	N 200244 ZRQ	2	" "	" "
13	C 200252 ZMQ	13	245-01 JAMAICA AVENUE REZONING	" "
14	C 130254 MMQ	4	44 TH AVENUE DEMAPPING	" "
15	C 200062 ZMK	12	16 TH AVENUE REZONING	Favorable Report Adopted
16	N 200063 ZRK	12	" "	" "
17	N 210176 HIK	10	ANGEL GUARDIAN HOME	Forward Report to City Council

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:													
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		15	16	17	18	19									
Marisa Lago, Chair	P	Y	Y	Y	Y	Y									
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y									
David Burney	P	Y	Y	Y	Y	Y									
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y									
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y									
Michelle R. De La Uz	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: 1:35 P.M.

DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, JANUARY 6, 2021
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**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	C 200303 ZSQ	2	42-11 9 TH STREET SPECIAL PERMIT	Favorable Report Adopted
19	N 200304 ZRQ	2	" "	" "
20	N 210194 HKK	17	EAST 25 TH STREET HISTORIC DISTRICT	Hearing Closed
21	C 200029 ZMK	7	737 FOURTH AVENUE REZONING	" "
22	N 200030 ZRK	7	" "	" "
23	C 190447 ZMK	10	9114 5 TH AVENUE REZONING	" "
24	N 190448 ZRK	10	" "	" "
25	C 210067 HUM	10, 11	EAST HARLEM URP EXTENSION	" "
26	C 200169 ZSM	2	65 SPRING STREET	" "
27	C 200190 ZMQ	13	214-32 HILLSIDE AVENUE REZONING	" "
28	N 210069 HNQ	14	ARVERNE EAST	" "
29	C 210070 ZMQ	14	" "	" "
30	N 210071 ZRQ	14	" "	" "

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

CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 6, 2021

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. 1]

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

A
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/287199/1> 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.

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WEDNESDAY, JANUARY 6, 2021

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

I. Matters to Be Scheduled for Public Hearing on January 20, 2021.....1

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IV.Schedule of Meetings: January 1, 2020 – December 31, 2021.....34

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 January 20, 2021 and will be held via Zoom Webinar.

JANUARY 6, 2021

**APPROVAL OF THE MINUTES OF the Public Meeting of December 16, 2020
and Special Meeting of January 4, 2021**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JANUARY 20, 2021
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF BROOKLYN

No. 1

69 ADAMS STREET

CD 2

C 200356 PPK

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 disposition of city-owned property located on the west side of Pearl Street between York and Front streets (Block 52, Lots 15 and 17) pursuant to zoning.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

HARLEM OPEN DOOR CLUSTER

CD 10

C 200276 HAM

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 2735 Frederick Douglass Boulevard (Block 2045, Lot 13), 2752 Frederick Douglass Boulevard (Block 2032, Lot 2) 131 West 133rd Street (Block 1918, Lot 16), 130 West 134th Street (Block 1918, Lot 53) and as an Urban Development Action Area; and
 - b. an 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 two six-story buildings, one seven-story building and one ten-story building containing an approximate total of 48 affordable housing units.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

No. 3

HARLEM NCP CB 11

CD 11

C 200277 HAM

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 2 East 130th Street (Block 1754, Lot 68) as an Urban Development Action Area; and
 - b. an 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 four-story building containing approximately seven affordable housing units.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

No. 4

CENTRAL HARLEM INFILL NCP

CD 10

C 200278 HAM

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 2803 Frederick Douglass Boulevard (Block 2045, Lot 89), 136 West 137th Street (Block 1921, Lot 49), 203 West 135th Street (Block 1941, Lot 27), 61 West 130th Street (Block 1728, Lot 9), 142 West 129th Street (Block 1913, Lot 52) and 109 West 126th Street (Block 1911, Lot 26) as an Urban Development Action Area; and
 - b. an 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 three six-story buildings containing an approximate total of 58 affordable housing units.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

No. 5

HARLEM NCP WESTERN SITE

CD 10

C 200279 HAM

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 313 West 112th Street (Block 1847, Lot 13) and

as an Urban Development Action Area; and

- b. an 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 a six-story building containing approximately 6 affordable housing units.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

No. 6

61-63 CROSBY STREET

CD 2

C 210001 ZSM

IN THE MATTER OF an application submitted by 6163 Crosby Street, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar of an existing 5-story building, on property located at 61-63 Crosby Street (Block 482, Lot 13), in an M1-5B District, within the SoHo Cast-Iron Historic District Extension.

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. 1027

Resolution for adoption scheduling January 20, 2021 for a public hearing.

No. 7

5 MERCER STREET

CD 2

C 200205 ZSM

IN THE MATTER OF an application submitted by Square-Churchill Mercer LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. the bulk regulations of Section 43-17 to allow a building containing Joint Living-Work Quarters for Artists to be enlarged; and
2. the use regulations of Section 42-14(D)(2)(b) to allow retail use (Use Group 6) on portions of the ground floor and cellar;

of an existing five-story building and proposed penthouse enlargement, on property located at 5-7 Mercer Street (Block 230, Lot 42), in an M1-5B District, within the SoHo Cast-Iron Historic District.

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

Resolution for adoption scheduling January 20, 2021 for a public hearing.

No. 8

FLATIRON BID EXPANSION

CDs 4, 5

N 210199 BDM

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Madison/23rd/Flatiron/Chelsea Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning amending of the Madison/23rd/Flatiron/Chelsea Business Improvement District.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

BOROUGH OF QUEENS

Nos. 9 & 10

91-32 63RD DRIVE REZONING

No. 9

CD 6

C 200178 ZMQ

IN THE MATTER OF an application submitted by 63-68 RWKOP LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R4 District a C2-2 District bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;
2. changing from an R4 District to an R7A District property bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;
3. establishing within the proposed R7A District a C2-3 District bounded by Austin Street, a line 100 feet southeasterly of 63rd Drive, the northerly boundary line of the Long Island Railroad Main Line Right-of-Way, and 63rd Drive;

as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-568.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

No. 10

CD 6

N 200179 ZRQ

IN THE MATTER OF an application submitted by 63-68 RWKOP 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 6

* * *

Map 2- [date of adoption]



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 6, Queens

* * *

Resolution for adoption scheduling January 20, 2021 for a public hearing.



Nos 11 & 12

50-25 BARNETT AVENUE REZONING

No. 11

CD 2

C 200243 ZMQ

IN THE MATTER OF an application submitted by Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d, changing from an M1-1 District to an R6A District property bounded by the southerly boundary line of the Long Island Railroad Right-of-Way (Main Line), the northerly centerline prolongation

of 52nd Street, Barnett Avenue, and the northerly prolongation of the westerly street line of 50st Street, as shown on a diagram (for illustrative purposes only) dated October 5, 2020, and subject to the conditions of CEQR Declaration E-573.

Resolution for adoption scheduling January 20, 2021 for a public hearing.



No. 12

CD 2

N 200244 ZRQ

IN THE MATTER OF an application submitted by Phipps Houses, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing Area.

Matter underlined is new, to be added;
Matter struck out is to be deleted;
Matter ~~within ##~~ is defined in Section 12-10;
*** indicates where unchanged text appears in the Zoning Resolution.

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

QUEENS

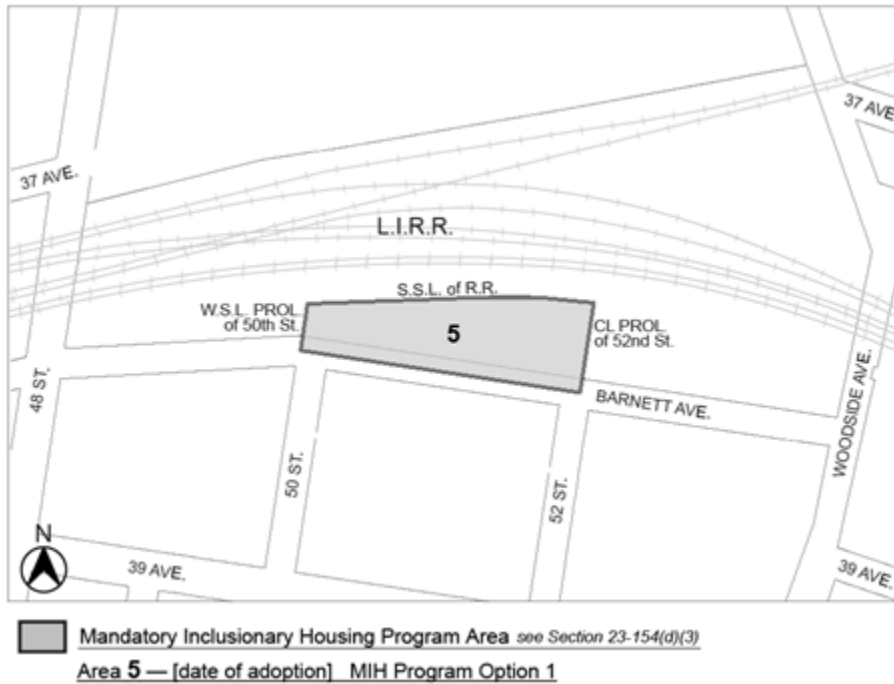
* * *

Queens Community District 2

* * *

Map 4 – [date of adoption]

[PROPOSED MAP]



Portion of Community District 2, Queens

* * *

Resolution for adoption scheduling January 20, 2021 for a public hearing.



No. 13

245-01 JAMAICA AVENUE REZONING

CD 13

C 200252 ZMQ

IN THE MATTER OF an application submitted by Marino Plaza 63-12 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15c:

1. eliminating from within an existing R4 District a C1-3 District bounded by a line 80 feet northwesterly of Jericho Turnpike, 246th Street, Jericho Turnpike, and 245th Street; and

2. establishing within an existing R4 District a C2-3 District bounded by a line 80 feet northwesterly of Jericho Turnpike, 246th Street, Jericho Turnpike, and 245th Street;

as shown on a diagram (for illustrative purposes only) dated October 5, 2020.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

No. 14

44TH AVENUE DEMAPPING

CD 4

C 130254 MMQ

IN THE MATTER OF an application submitted by The New York City School Construction Authority pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

The elimination of the northerly 15 feet of 44th Avenue between Junction Boulevard and National Street; 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 No. 5022 dated May 26, 2015 and signed by the Borough President.

Resolution for adoption scheduling January 20, 2021 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

Nos. 15 & 16

16TH AVENUE REZONING

No. 15

CD 12

C 200062 ZMK

IN THE MATTER OF an application submitted by Borough Park Realty, 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. eliminating from within an existing R5 District a C2-2 District bounded by 58th Street, 16th Avenue, 59th Street and a line 150 feet northwesterly of 16th Avenue; and
2. changing from an existing R5 District a C4-4A District property bounded by 58th Street, 16th Avenue, 59th Street and a line 100 feet northwesterly of 16th Avenue;

as shown on a diagram (for illustrative purposes only) dated February 18, 2020, and subject to the conditions of CEQR Declaration E-565.

(On November 18, 2020, Cal. No. 1, the Commission scheduled December 2, 2020 for a public hearing. On December 2, 2020, Cal. No 7, the hearing was closed.)

For consideration.

No. 16

CD 12

N 200063 ZRK

IN THE MATTER OF an application submitted by Borough Park Realty 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

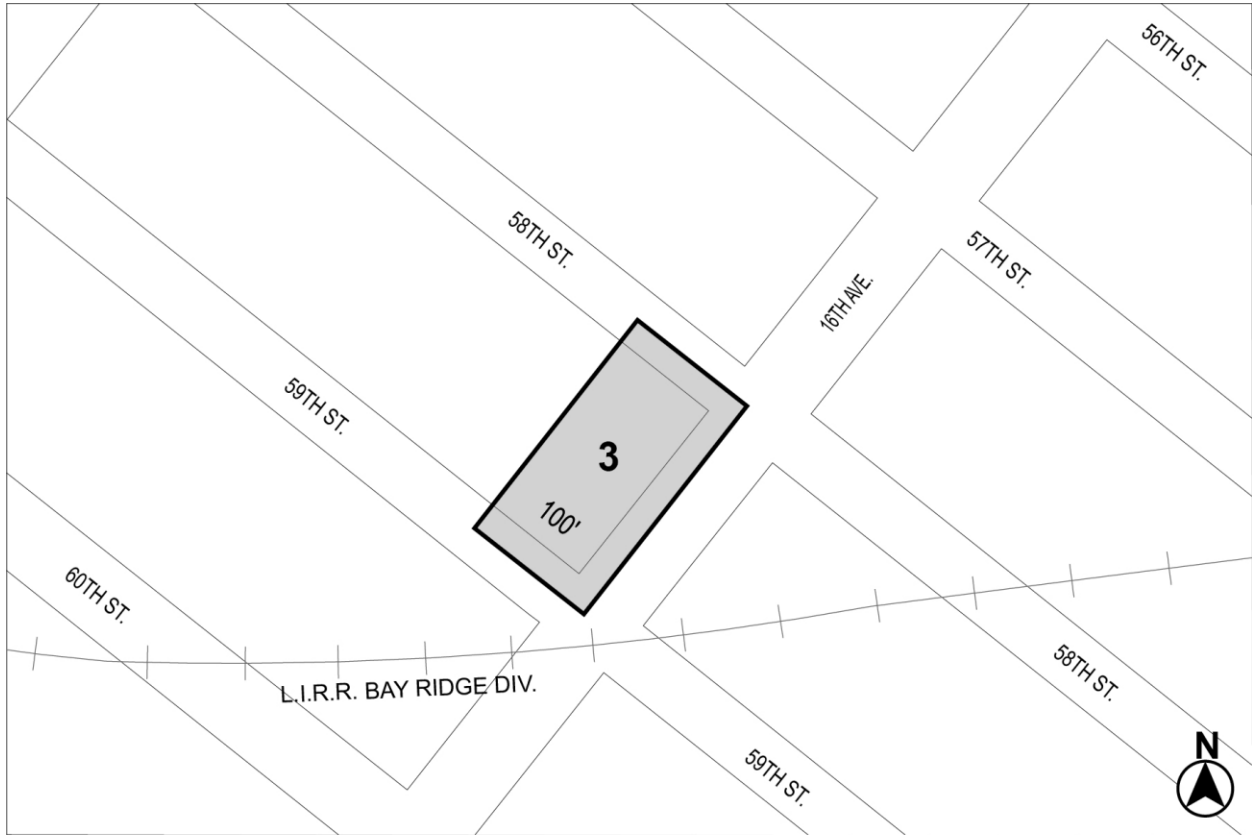
* * *

Brooklyn Community District 12

* * *

Map 3 – [date of adoption]

[PROPOSED MAP]



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

Area 3 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 12, Brooklyn

* * *

(On November 18, 2020, Cal. No. 2, the Commission scheduled December 2, 2020 for a public hearing. On December 2, 2020, Cal. No 8, the hearing was closed.)

For consideration.

No. 17

ANGEL GUARDIAN HOME

CD 10

N 210176 HIK

IN THE MATTER OF a communication dated November 19, 2020, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Angel Guardian Home, 6301 12th Avenue (Block 5739, Lot 1 in Part) by the Landmarks Preservation Commission of November 10, 2020 (Designation List No. 520/LP-2613).

For consideration.

BOROUGH OF QUEENS

Nos. 18 & 19

42-11 9TH STREET SPECIAL PERMIT

No. 18

CD 2

C 200303 ZSQ

IN THE MATTER OF an application submitted by RXR 42-11 9th Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96* (Industrial Business Incentive Areas) of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to modify the quantity and size of the loading requirements of Section 44-50, in connection with a proposed twenty-story commercial building within an Industrial Business Incentive Area specified on the maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 42-11 9th Street (Block 461, Lot 16), in an M1-4 District.

*Note: Section 74-96 is proposed to be changed under a concurrent related application (N 200304 ZRQ) for a zoning text change.

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 November 18, 2020, Cal. No. 3, the Commission scheduled December 2, 2020 for a public hearing. On December 2, 2020, Cal. No 9, the hearing was closed.)

For consideration.



No. 19

CD 2

N 200304 ZRQ

IN THE MATTER OF an application submitted by RXR 42-11 9th Holdings LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission) and updates to Section 74-76 (Modifications of Use, Bulk, Parking and Loading Regulations in Industrial Business Incentive Areas).

The proposed text amendment may be seen in the City Planning Calendar of December 2, 2020, (Cal. No, 10) and on the City Planning web site: (www.nyc.gov/planning).

(On November 18, 2020, Cal. No. 4, the Commission scheduled December 2, 2020 for a public hearing. On December 2, 2020, Cal. No 10, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 20

EAST 25TH STREET HISTORIC DISTRICT

CD 17

N 210194 HKK

PUBLIC HEARING:

IN THE MATTER OF a communication dated November 25, 2020, from the Executive Director of the Landmarks Preservation Commission regarding the East 25th Street Historic District designation, designated by the Landmarks Preservation Commission on November 17, 2020 (Designation List No. 521). The East 25th Street Historic District consists of the properties bounded by a line beginning on the eastern curblineline of East 25th Street at a point on a line extending westerly from the northern property line of 315 East 25th Street, and extending easterly along said line and the northern property line of 315 East 25th Street, southerly along the eastern property lines of 315 to 377 East 25th Street, westerly along the southern property line of 377 East 25th Street, across East 25th Street and along the southern property line of 378 East 25th Street, northerly along the western property lines of 378 to 314 East 25th Street, and easterly along the northern property line of 314 East 25th Street and across East 25th Street to the point of beginning.

(On December 21, 2020, the Commission duly advertised January 6, 2021 for a public hearing.)

Close the hearing.

Nos. 21 & 22

737 FOURTH AVENUE REZONING

No. 21

CD 7

C 200029 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 737 Fourth 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 an M1-1D District to an R8A District property bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;
2. establishing within the proposed R8A District a C2-4 District bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;
3. establishing a Special Enhanced Commercial District (EC-1) bounded by 24th Street, a line 100 feet southeasterly of 4th Avenue, 25th Street, and 4th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-575.

(On December 16, 2020, Cal. No. 1, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 7

N 200030 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 737 Fourth 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, extending the boundary of Special Enhanced Commercial District 1 in Article XIII, Chapter 2 (Special Enhanced Commercial 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 XIII
Special Purpose Districts**

* * *

**Chapter 2
Special Enhanced Commercial District**

* * *

**132-11
Special Enhanced Commercial Districts Specified**

The #Special Enhanced Commercial District# is mapped in the following areas:
(a)#Special Enhanced Commercial District# 1

The #Special Enhanced Commercial District# 1 (EC-1) is established on November 29, 2011, on the following #designated commercial streets# as indicated on #zoning maps# 16c and 16d:

(1)Fourth Avenue, in the Borough of Brooklyn, generally between ~~24th~~ 25th Street and Atlantic Avenue.

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

BROOKLYN

* * *

Brooklyn Community District 7



Map 1 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



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

Portion of Community District 7, Brooklyn

* * *

(On December 16, 2020, Cal. No. 2, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 23 & 24

9114 5TH AVENUE REZONING

No. 23

CD 10

C 190447 ZMK

PUBLIC HEARING:

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

1. changing from an existing C8-2 District to an R7A District property bounded by a line 85 feet southwesterly of 91st Street, 5th Avenue, 92nd Street, a line 185 feet northwesterly of 5th Avenue, a line 75 feet northeasterly of 92nd Street, and a line 125 feet northwesterly of 5th Avenue; and
2. establishing within a proposed R7A District a C2-4 District bounded by a line 85 feet southwesterly of 91st Street, 5th Avenue, 92nd Street, a line 185 feet northwesterly of 5th Avenue, a line 75 feet northeasterly of 92nd Street, and a line 125 feet northwesterly of 5th Avenue;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-577.

(On December 16, 2020, Cal. No. 3, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

CD 10

N 190448 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Bayride Realty 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 10

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 10, Brooklyn

* * *

(On December 16, 2020, Cal. No. 4, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.



BOROUGH OF MANHATTAN

No. 25

EAST HARLEM URP EXTENSION

CDs 10 & 11

C 210067 HUM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the sixteenth amendment to the Harlem East Harlem Urban Renewal Plan for the Harlem East Harlem Urban Renewal Area.

(On December 16, 2020, Cal. No. 5, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

65 SPRING STREET

CD 2

C 200169 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 65 Spring Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building, on property located at 65 Spring Street (Block 496, Lot 35) in an M1-5B District, SoHo Cast-Iron Historic District Extension.

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 December 16, 2020, Cal. No. 6, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 27

214-32 HILLSIDE AVENUE REZONING

CD 13

C 200190 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Munir M. Islam pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a, by establishing within an existing R2 District a C2-3 District bounded by Hillside Avenue, 215th Street, a line 100 feet southeasterly of Hillside Avenue, and Vanderveer Street, as shown on a diagram (for illustrative purposes only) dated September 14, 2020, and subject to the conditions of CEQR Declaration E-574.

(On December 16, 2020, Cal. No. 10, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 28, 29 & 30

ARVERNE EAST

No. 28

CD 14

N 210069 HNQ

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 40 parcels within the Arverne Urban Renewal Area generally bounded as an Urban Development Action Area; and
 - b. Urban Development Action Area Project for such area:

to facilitate a natural area preserve and residential, commercial and community facility space in the Arverne Urban Renewal Area.

(On December 16, 2020, Cal. No. 7, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 14

C 210070 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 31a:

1. changing from a C4-4 District to an M1-4/R6 District property bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road; and
2. establishing a Special Mixed Use District (MX-21) bounded by a line 120 feet westerly of Beach 35th Street, a line perpendicular to the westerly street line of Beach 35th Street distant 370 feet northerly (as measured along the street line) from the point of intersection of the northerly street line of Ocean Front Road and the westerly street line of Beach 35th Street, Beach 35th Street, and Ocean Front Road;

as shown on a diagram (for illustrative purposes only) dated September 14, 2020.

(On December 16, 2020, Cal. No. 8, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.



No. 30

CD 14

N 210071 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) to establish Special Mixed Use District 21.

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

123-00

GENERAL PURPOSES

The “Special Mixed Use District” regulations established in this Chapter of the Resolution are designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to encourage investment in mixed residential and industrial neighborhoods by permitting expansion and new development of a wide variety of uses in a manner ensuring the health and safety of people using the area;
- (b) to promote the opportunity for workers to live in the vicinity of their work;
- (c) to create new opportunities for mixed use neighborhoods;
- (d) to recognize and enhance the vitality and character of existing and potential mixed use neighborhoods; and
- (e) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings and thereby protect City tax revenues.

123-90

SPECIAL MIXED USE DISTRICTS SPECIFIED

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

#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#.

#Special Mixed Use District# - 21: [date of adoption]
Arverne, Queens

The #Special Mixed Use District# - 21 is established in Arverne in Queens as indicated on the #zoning maps#.

* * *

(On December 16, 2020, Cal. No. 9, the Commission scheduled January 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2021 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY						1 NEW YEAR'S DAY	2
	3 REVIEW SESSION	4	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17 MARTIN LUTHER KING, JR. DAY	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							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 GOOD FRIDAY	2	3
	4 EASTER	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	1
	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						1	2
	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 YOM KIPPUR	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 VETERANS DAY	26	27
	28	29 REVIEW SESSION	30		THANKSGIVING		
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 KWANZAA BEGINS	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