

# CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:  
WEDNESDAY, FEBRUARY 3, 2021  
10:00 A.M. NYC CITY PLANNING COMMISSION  
VIA THE NYC ENGAGE PORTAL**

**Yvette V. Gruel, Calendar Officer  
120 Broadway, 30<sup>th</sup> Floor  
New York, New York 10271  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 200274 ZMX	1	431 CONCORD AVENUE	Scheduled to be Heard 2/17/21
2	N 200275 ZRX	1	" "	" "
3	C 210138 ZMK	1	ACME SMOKED FISH/GEM STREET REZONING	" "
4	C 210 139 ZSK	1	" "	" "
5	C 210043 ZMK	1	135-137 BEDFORD AVENUE REZONING	" "
6	C 210109 HAK	5	HPD NEW PENN UDAAP	" "
7	C 200344 ZMK	4	SUYDAM STREET REZONING	" "
8	N 200343 ZRK	4	" "	" "
9	C 200326 ZSK	4	" "	" "
10	N 210061 ZRK	2	86 FLEET PLACE TEXT	" "
11	N 140439 ZRM	2	23-25 CLEVELAND PLACE	" "
12	C 200029 ZMK	7	737 FOURTH AVENUE REZONING	Favorable Report Adopted
13	N 200030 ZRK	7	" "	" "
14	C 190447 ZMK	10	9114 5 <sup>TH</sup> AVENUE REZONING	" "
15	N 190448 ZRK	10	" "	" "
16	C 210067 HUM	10, 11	EAST HARLEM URP EXTENSION	" "
17	C 200169 ZSM	2	65 SPRING STREET	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:																		
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R																		
Calendar Numbers:		12	13	14	15	16	17	18												
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y												
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y												
David Burney	P	Y	Y	Y	Y	Y	Y	Y												
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y												
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y												
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y												
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y												
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y												
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y												
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y												
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y												
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y												
	P	Y	Y	Y	Y	Y	Y	Y												

MEETING ADJOURNED AT: 2:08 P.M.



**CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, FEBRUARY 3, 2021**

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**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. 3]**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet, visit the Department of City Planning (DCP) home page at:

**[nyc.gov/planning](http://nyc.gov/planning)**

**CITY PLANNING COMMISSION**

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**GENERAL 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/287210/1> 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](mailto: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 – 31<sup>st</sup> Floor**  
**120 Broadway, New York, N.Y. 10271**

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position: Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

**B**

**CITY PLANNING COMMISSION**

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**GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS**

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings).

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

**City Planning Commission**  
Calendar Information Office  
120 Broadway – 31<sup>st</sup> Floor  
New York, New York 10271

**For Additional Calendar Information:** call (212) 720-3370.

**CITY PLANNING COMMISSION**

**120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271**

**MARISA LAGO, *Chair***

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

**DAVID BURNEY**

**ALLEN P. CAPPELLI, *Esq.***

**ALFRED C. CERULLO, III**

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

The Next Regular Public Meeting of the City Planning Commission is scheduled for February 17, 2021 and will be held via Zoom Webinar.

**FEBRUARY 3, 2021**

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**APPROVAL OF THE MINUTES OF the Public Meeting of January 20, 2021**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, FEBRUARY 17, 2021  
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

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**BOROUGH OF THE BRONX**

**Nos. 1 & 2**

***431 CONCORD AVENUE REZONING***

**No. 1**

**CD 1**

**C 200274 ZMX**

**IN THE MATTER OF** an application submitted by Concord Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c, by changing from an existing M1-2 District to an R7D District property bounded by East 145<sup>th</sup> Street, Concord Avenue, a line 150 feet southerly of East 145<sup>th</sup> Street, and a line midway between Jackson Avenue and Concord Avenue, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-588.

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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**No. 2**

**CD 1**

**N 200275 ZRX**

**IN THE MATTER OF** an application submitted by Concord 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; and

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

\* \* \*

## **APPENDIX F**

### **Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

#### **THE BRONX**

\* \* \*

##### **The Bronx Community District 1**

\* \* \*

Map 9 - [date of adoption]



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

Area **10** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, Bronx

\* \* \*

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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**BOROUGH OF BROOKLYN****Nos. 3 & 4*****ACME SMOKED FISH/GEM STREET REZONING*****No. 3****CD 1****C 210138 ZMK**

**IN THE MATTER OF** an application submitted by RP Inlet, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, changing from an M3-1 District to an M1-5 District property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15<sup>th</sup> Street, and Gem Street, as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-585.

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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**No. 4****CD 1****C 210139 ZSK**

**IN THE MATTER OF** an application submitted by RP Inlet, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 43-43 (Special provisions for bulk modifications), in connection with a proposed mixed-use development, within a large scale general development, on property bounded by Meserole Avenue, Banker Street, Wythe Avenue, North 15<sup>th</sup> Street and Gem Street (Block 2615, Lot 1, 6, 19, 21, 25, 50 & 125), in an M1-5\* District.

\* Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application for a Zoning Map change (C 210138 ZMK).

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

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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## NOTICE

**On Wednesday, February 17, 2021, a remote public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Acme Fish Expansion proposal by RP Inlet, LLC, the Applicant, which consists of a mixed-use development comprising a total of approximately 654,300 gross square feet (583,778 zoning square feet) of commercial/ manufacturing uses (the “Proposed Development”) on the block bounded by Banker Street to the east, Wythe Avenue to the south, Gem and North 15th streets to the west, and Meserole Avenue to the north (the “Development Site”), in the Greenpoint neighborhood of Brooklyn Community District (CD) 1. The Development Site is comprised of Brooklyn Block 2615, Lots 1, 6, 19, 21, 25, 50, and 125. The Proposed Actions include a zoning map amendment to rezone the Development Site from M3-1 to M1-5, and a Large-Scale General Development special permit pursuant to Section 74-743(a)(2) of the City’s Zoning Resolution. The Applicant may also seek discretionary tax incentives from the New York City Industrial Development Agency (NYCIDA).**

**Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, March 1, 2021.**

**For instructions on how to submit comments and participate in the remote hearing, please refer to the instructions at the beginning of this agenda.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 20DCP009K.**

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**No. 5*****135-137 BEDFORD AVENUE REZONING*****CD 1****C 210043 ZMK**

**IN THE MATTER OF** an application submitted by Dixon Advisory USA Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a:

1. establishing within an existing R6A District a C1-4 District bounded by Bedford Avenue, North 10<sup>th</sup> Street, a line 100 feet southeasterly of Bedford Avenue, and a line midway between North 10<sup>th</sup> Street and North 9<sup>th</sup> Street; and
2. establishing within an existing R6B District a C1-4 District bounded by Bedford Avenue, a line midway between North 10<sup>th</sup> Street and North 9<sup>th</sup> Street, a line 100 feet southeasterly of Bedford Avenue, and North 9<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-587.

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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**No. 6**
***HPD NEW PENN UDAAP*****CD 5****C 210109 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 306 Pennsylvania Avenue (Block 3754, Lot 31), 392 Wyona Street (Block 3774, Lot 138), and 467 Vermont Street and 426 Wyona Street (Block 3791, Lot 25) as an Urban Development Action Area; and
  - b. Urban Development Action Area Project for such area; and

2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of three new buildings containing approximately 46 affordable housing units.

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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**Nos. 7, 8 & 9**

***SUYDAM STREET REZONING***

**No. 7**

**CD 4**

**C 200344 ZMK**

**IN THE MATTER OF** an application submitted by Suydam, Inc. and 3210 Willoughby LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R6 District property bounded by Willoughby Avenue; a line 225 feet northeasterly of Irving Avenue, Suydam Street, and a line 200 feet northeasterly of Irving Avenue;
2. changing from an M1-1 District to an M1-5 District property bounded by a line midway between Willoughby Avenue and Suydam Street, a line 400 feet northeasterly of Irving Avenue, Suydam Street and a line 225 feet northeasterly of Irving Avenue;
3. changing from an M1-1 District to an M1-5/R7D District property bounded by Willoughby Avenue, a line 400 feet northeasterly of Irving Avenue, a line midway between Willoughby and Suydam Street, and a line 225 northeasterly of Irving Street; and
4. establishing a Special Mixed Use District (MX-21) bounded by Willoughby Avenue, a line 400 feet northeasterly of Irving Avenue, a line midway between Willoughby and Suydam Street, and a line 225 northeasterly of Irving Street;

as shown on a diagram (for illustrative purposes only) dated November 2, 2020, and subject to the conditions of CEQR Declaration E-583.

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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**No. 8**

**CD 4**

**N 200343 ZRK**

**IN THE MATTER OF** an application submitted by Suydam, Inc. and 3210 Willoughby 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 XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use 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 XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 3  
Special Mixed Use District**

\*\*\*

**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
MX 20 - Community District 8, Brooklyn	R7A
MX 21 - Community District 4, Brooklyn	R7D

\*\*\*

## 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]

Bushwick, Brooklyn

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

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**APPENDIX F**

**INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY  
INCLUSIONARY HOUSING AREAS**

\*\*\*

**BROOKLYN**

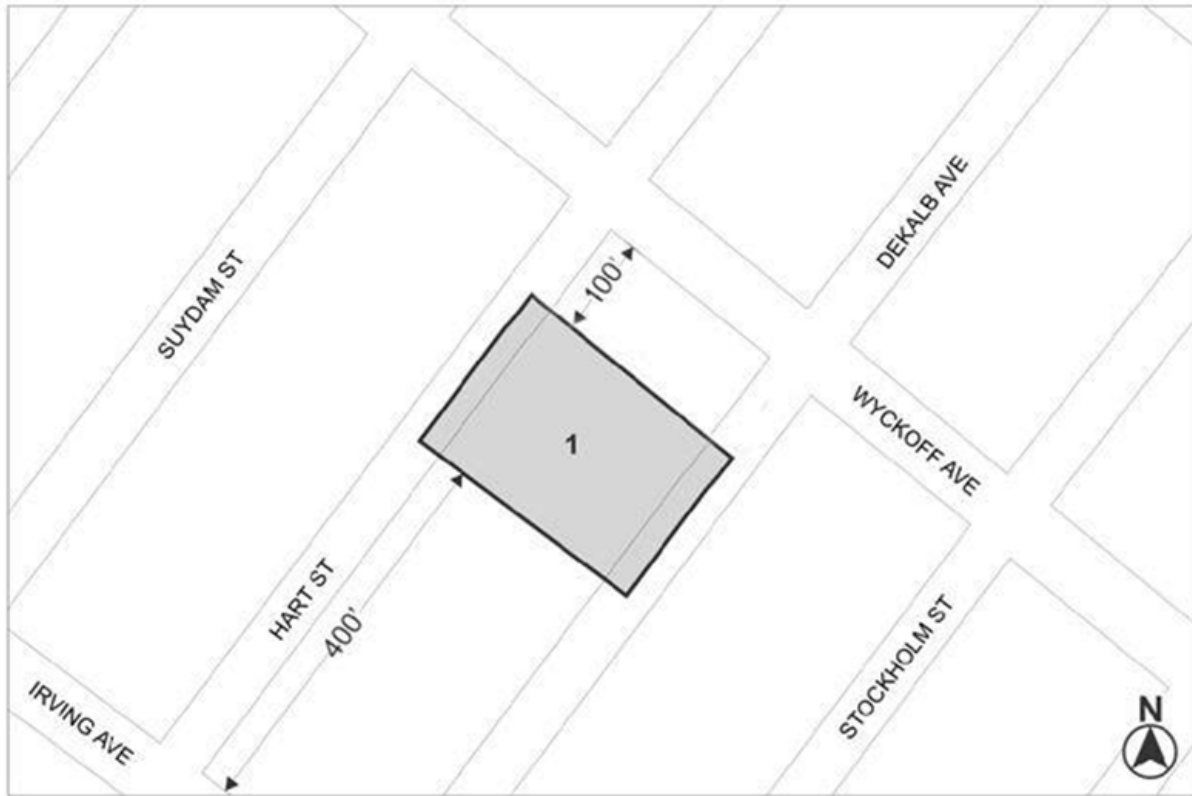
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**Brooklyn Community District 4**

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Map 1 – (9/12/18) [date of adoption]

[EXISTING]

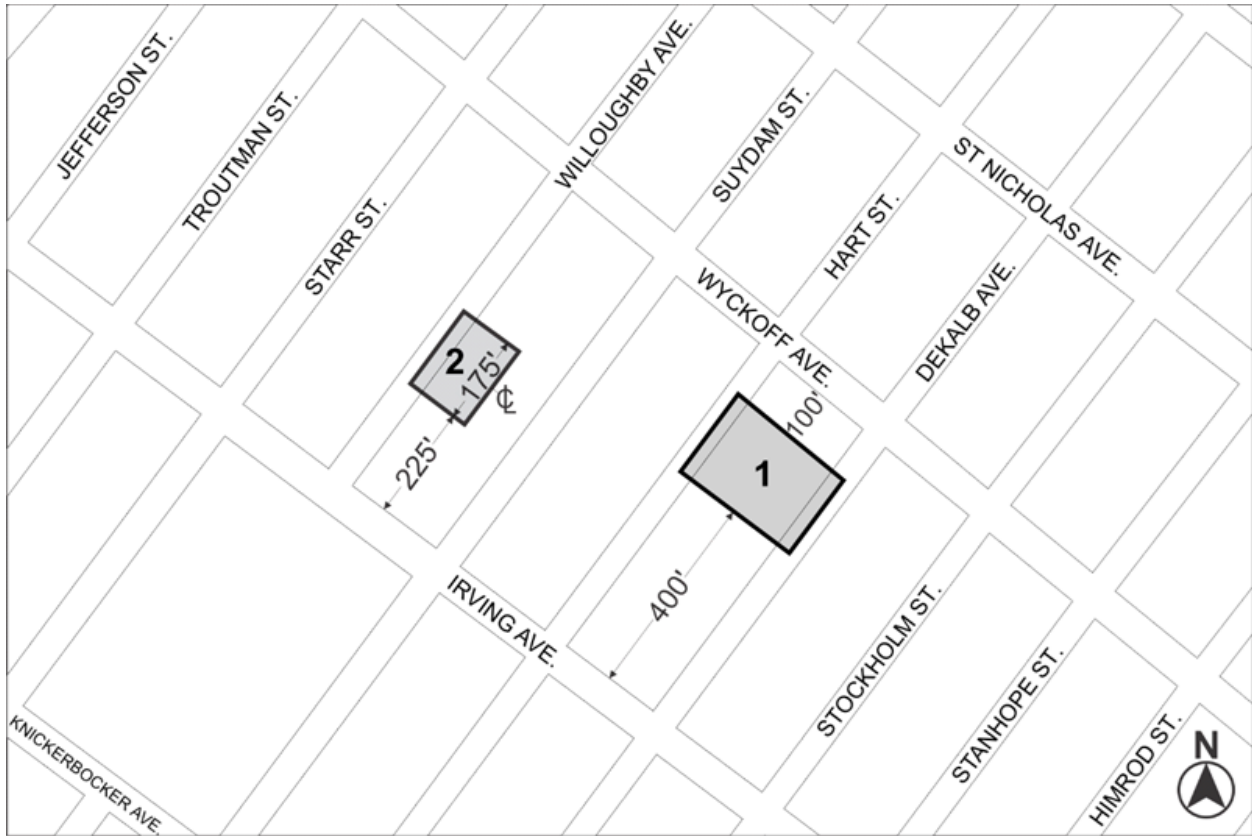


█ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area 1 — 9/12/18 MIH Program Option 1 and Deep Affordability Option

\*\*\*

[PROPOSED]



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

Area 1 — 9/12/18 — MIH Program Option 1 and Deep Affordability Option

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

Portion of Community District 4, Brooklyn

\*\*\*

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**



**No. 9**

**CD 4**

**C 200326 ZSK**

**IN THE MATTER OF** an application submitted by Suydam, Inc. and 3210 Willoughby 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 all required 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 residential building, on property located at 1250 Willoughby Avenue (Block 3210, Lots 16, 17, 18, 19, 20, and 21), in a M1-5/R7D\* District.

\* Note: The site is proposed to be rezoned by changing an existing M1-1 District to an M1-5/R7D District (MX-21) under a concurrent related application for a Zoning Map change (C 200344 ZMK).

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

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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**No. 10**

***86 FLEET PLACE TEXT***

**CD 2**

**N 210061 ZRK**

**IN THE MATTER OF** an application submitted by Red Apple Real Estate, pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of Article X, Chapter 1, Section 11 (Special Downtown Brooklyn District).

Matter underlined is new, to be added;

Matter ~~struck out~~ to be deleted;

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

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

**ARTICLE X**

## SPECIAL PURPOSE DISTRICTS

### Chapter 1 Special Downtown Brooklyn District

\* \* \*

### 101-10 SPECIAL USE REGULATIONS

#### 101-11 Special Ground Floor Use Regulations

Map 2 (Ground Floor Retail Frontage), in Appendix E of this Chapter, specifies locations where the special ground floor #use# regulations of this Section apply.

#Uses# within #stories# that have a floor level within five feet of #curb level#, and within 50 feet of the #street line#, shall be limited to #commercial uses# listed in Use Groups 5, 6A, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C, where such #uses# are permitted by the underlying district. Libraries, museums and non-commercial art galleries shall be permitted. In addition, all non-residential #uses# permitted by the underlying district shall be permitted for buildings fronting on Myrtle Avenue between Ashland Place and ~~Fleet Place~~ the continuation of Prince Street. However, this minimum depth requirement may be reduced, to the minimum extent necessary, to accommodate a vertical circulation core, or structural columns associated with upper #stories# of the #building#.

A #building's street# frontage shall be allocated exclusively to such #uses#, except for Type 2 lobby space, entryways or entrances to subway stations provided in accordance with the provisions of Section 37-33 (Maximum Width of Certain Uses). However, loading berths serving any permitted #use# in the #building# may occupy up to 40 feet of such #street# frontage provided such #street# frontage is not subject to curb cut restrictions as shown on Map 5 (Curb Cut Restrictions) in Appendix E of this Chapter.

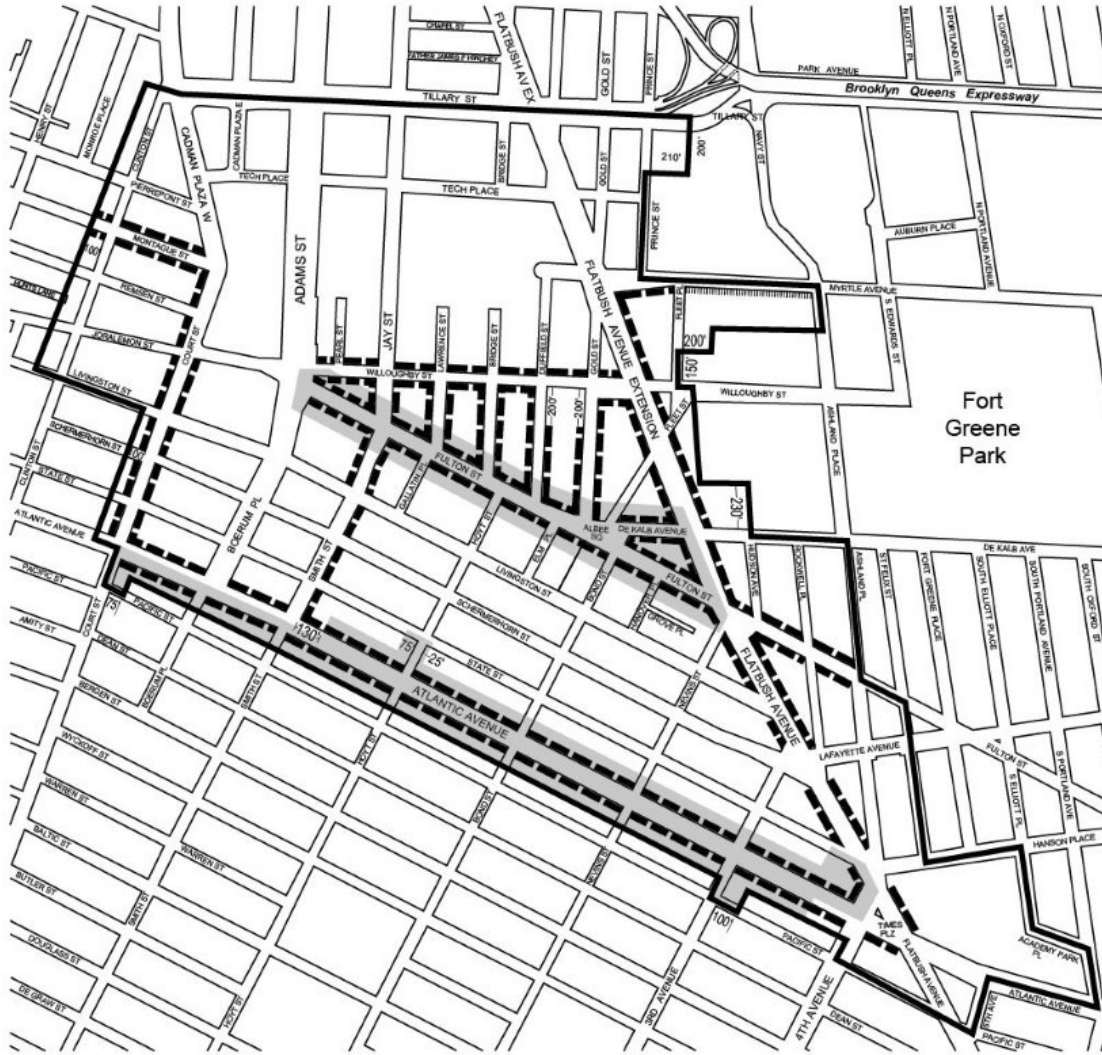
\* \* \*

### Appendix E Special Downtown Brooklyn District Maps

\* \* \*

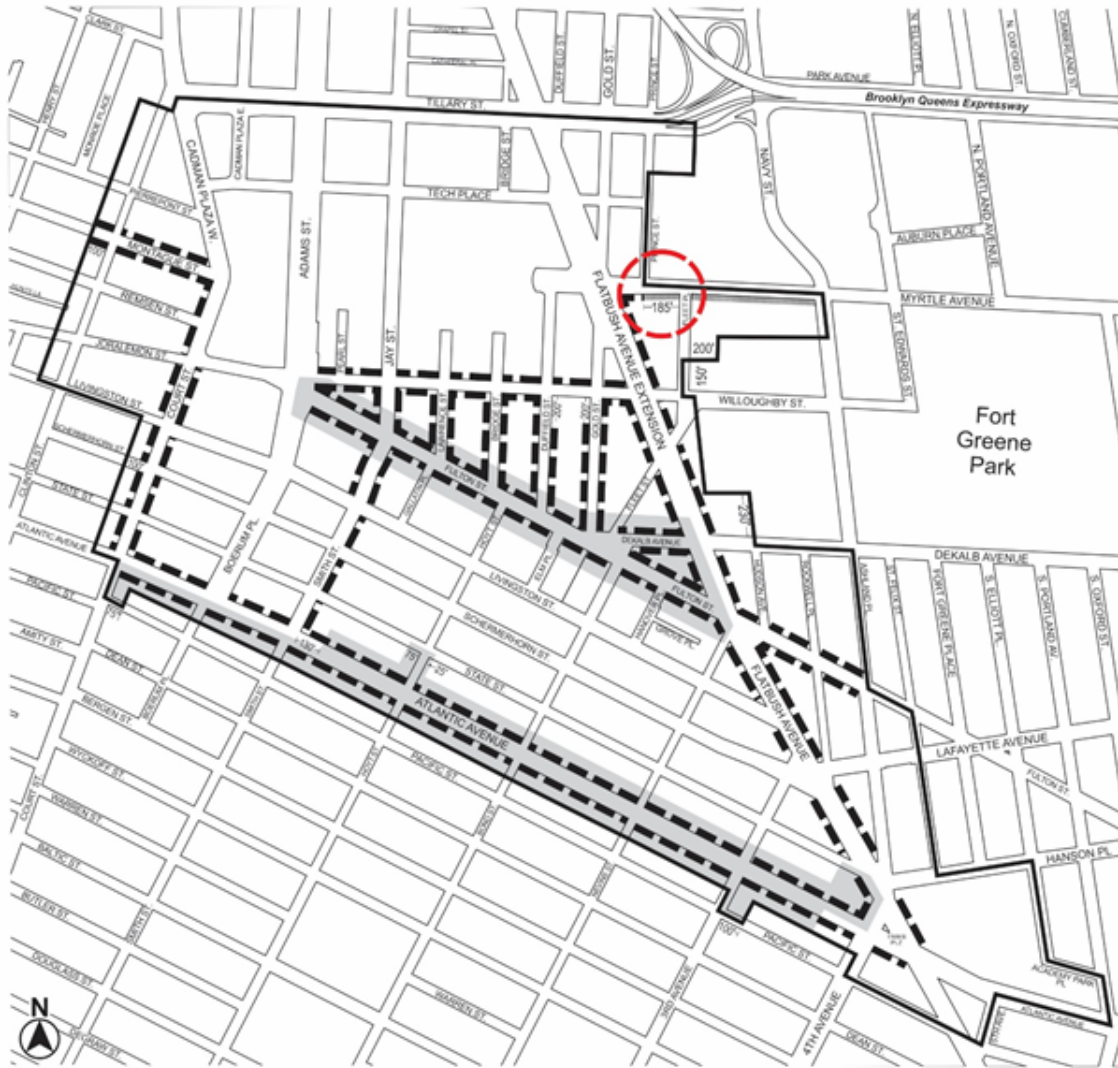
Map 2 — Ground Floor Retail Frontage

[EXISTING MAP]



- Special Downtown Brooklyn District
- - - Retail Continuity Required
- ..... Non-Residential Requirement
- Subdistricts

[PROPOSED MAP]



\* \* \*

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

\_\_\_\_\_

**BOROUGH OF MANHATTAN**

**No. 11**

***23-25 CLEVELAND PLACE***

**CD 2**

**N 140439 ZRM**

**IN THE MATTER OF** an application submitted by Kenmare Square LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article X, Chapter 9 (Special Little Italy District).

Matter underlined is new, to be added;

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

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

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

**ARTICLE X  
SPECIAL PURPOSE DISTRICTS**

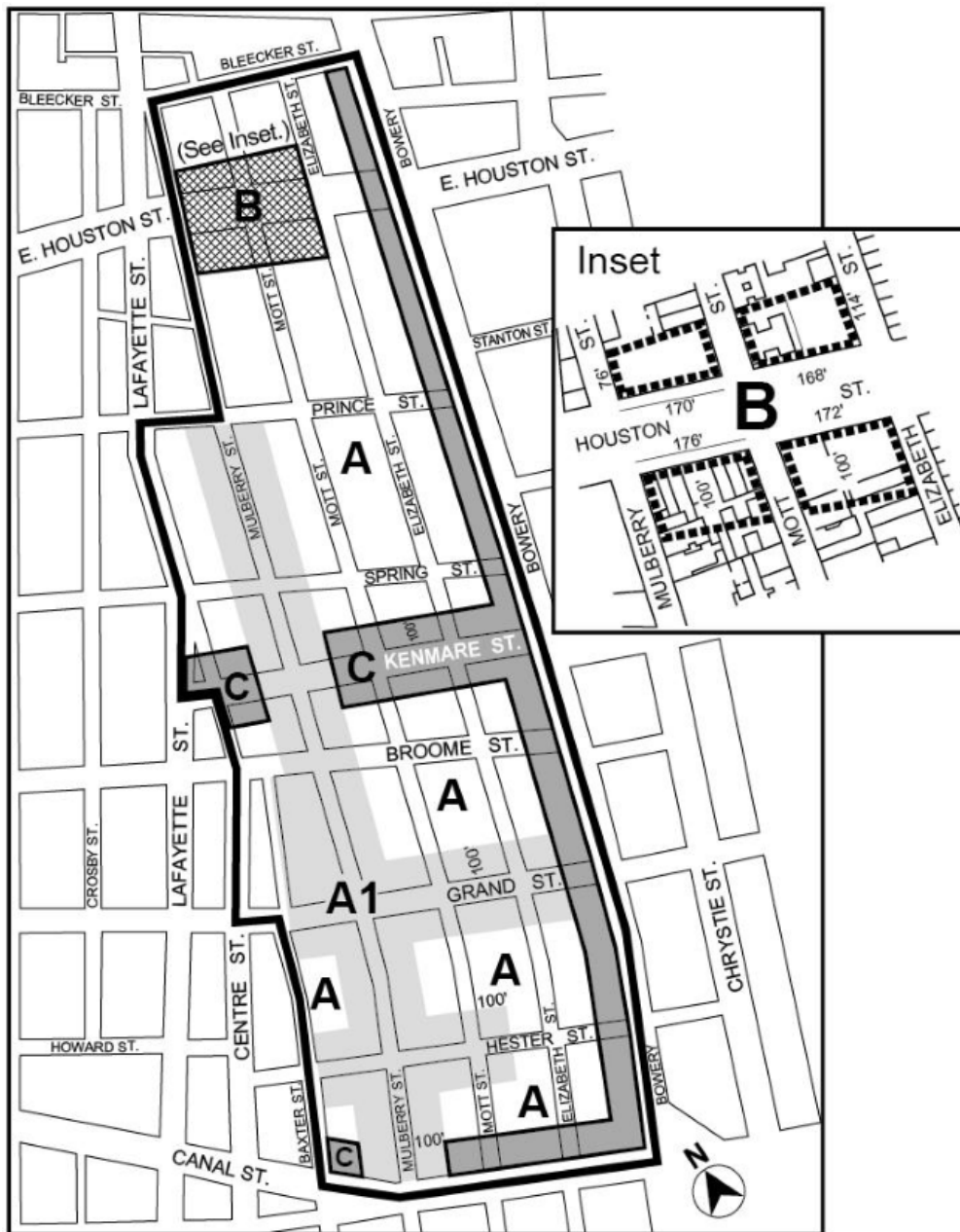
**Chapter 9  
Special Little Italy District**

**\*\*\***

**Appendix A  
Special Little Italy District Map**

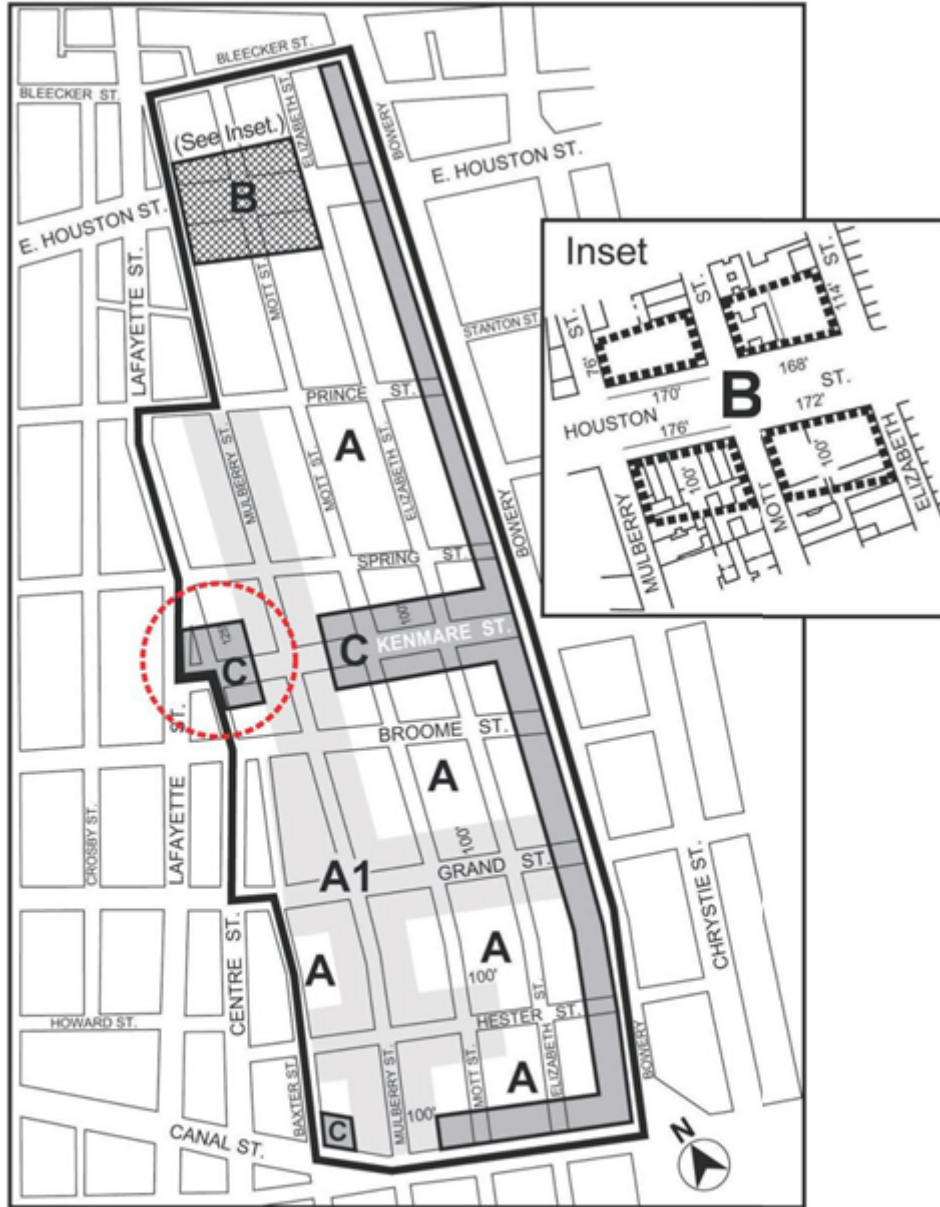
[EXISTING MAP]





-  District Boundary
-  Preservation Area
-  Mulberry Street Regional Spine
-  Houston Street Corridor
-  Bowery, Canal, Kenmare Street Corridor

[PROPOSED MAP]



-  District Boundary
-  **A** Preservation Area
-  **A1** Mulberry Street Regional Spine
-  **B** Houston Street Corridor
-  **C** Bowery, Canal, Kenmare Street Corridor

\* \* \*

**Resolution for adoption scheduling February 17, 2021 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**Nos. 12 & 13**

***737 FOURTH AVENUE REZONING***

**No. 12**

**CD 7**

**C 200029 ZMK**

**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 24<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> Avenue;
2. establishing within the proposed R8A District a C2-4 District bounded by 24<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> Avenue;
3. establishing a Special Enhanced Commercial District (EC-1) bounded by 24<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 25<sup>th</sup> Street, and 4<sup>th</sup> 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. On January 6, 2021, Calendar No. 21, the hearing was closed.)

**For consideration.**

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No. 13

CD 7

N 200030 ZRK

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 On January 6, 2021, Calendar No. 22, the hearing was closed.)

**For consideration.**

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**Nos. 14 & 15**

***9114 5<sup>TH</sup> AVENUE REZONING***

**No. 14**

**CD 10**

**C 190447 ZMK**

**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 91<sup>st</sup> Street, 5<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 185 feet northwesterly of 5<sup>th</sup> Avenue, a line 75 feet northeasterly of 92<sup>nd</sup> Street, and a line 125 feet northwesterly of 5<sup>th</sup> Avenue; and
2. establishing within a proposed R7A District a C2-4 District bounded by a line 85 feet southwesterly of 91<sup>st</sup> Street, 5<sup>th</sup> Avenue, 92<sup>nd</sup> Street, a line 185 feet northwesterly of 5<sup>th</sup> Avenue, a line 75 feet northeasterly of 92<sup>nd</sup> Street, and a line 125 feet northwesterly of 5<sup>th</sup> 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. On January 6, 2021, Calendar No. 23, the hearing was closed.)

**For consideration.**

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**No. 15**

**CD 10**

**N 190448 ZRK**

**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. On January 6, 2021, Calendar No. 24, the hearing was closed.)

**For consideration.**



**BOROUGH OF MANHATTAN**

**No. 16**

***EAST HARLEM URP EXTENSION***

**CDs 10 & 11**

**C 210067 HUM**

**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. On January 6, 2021, Calendar No. 25, the hearing was closed.)

**For consideration.**

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**No. 17**

***65 SPRING STREET***

**CD 2**

**C 200169 ZSM**

**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. On January 6, 2021, Calendar No. 26, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 18**

***214-32 HILLSIDE AVENUE REZONING***

**CD 13**

**C 200190 ZMQ**

**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, 215<sup>th</sup> 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. On January 6, 2021, Calendar No. 27, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**Nos. 19 & 20**

***1099 WEBSTER AVENUE***

**No. 19**

**CD 4**

**C 210103 ZMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Webster 1099 Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, by:

1. eliminating from within an existing R7-1 District a C1-4 District bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and a line 100 feet southwesterly of East 167th Street;
2. changing from an R7-1 District to an R7X District property bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and East 166th Street;
3. changing from an M1-1 District to an R7X District property bounded by a line midway between Clay Avenue and Webster Avenue, East 167th Street, Webster Avenue, and East 166th Street; and
4. establishing within the proposed R7X District a C2-4 District bounded by a line 100 feet northwesterly of Webster Avenue, East 167<sup>th</sup> Street, Webster Avenue and East 166<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020, and subject to the conditions of CEQR Declaration E-576

(On January 20, 2021, Cal. No. 6, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 20**

**CD 4**

**N 210104 ZRX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Webster 1099 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**

\* \* \*

**THE BRONX**

\* \* \*

## The Bronx Community District 4

\* \* \*

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 4, The Bronx



\* \* \*

(On January 20, 2021, Cal. No. 7, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 21 & 22**

***GOVERNORS ISLAND TEXT AMENDMENT***

**No. 21**

**CD 1**

**C 210127 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Governors Island Corporation d/b/a The Trust for Governors Island and NYC Small Business Services pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a:

1. changing from an R3-2 District to a C4-1 District property bounded by a line at angle 92.2 degrees and 2,691 feet northeasterly from the southwesterly point of Governors Island as measured along to said line and bisecting the angle formed by the southwesterly boundary lines of Governors Island, and the southeasterly, southwesterly, westerly, and northwesterly boundary lines of Governors Island; and
2. establishing a Special Governors Island District bounded by a line 2,675 feet northeasterly from the southwesterly point of Governors Island as measured along a line perpendicular to said line and bisecting the angle formed by the southwesterly boundary lines of Governors Island, and the southeasterly, southwesterly, westerly, and northwesterly boundary lines of Governors Island, and including the areas of existing Piers;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

(On January 20, 2021, Cal. No. 9, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22**

**CD 1**

**N 210126 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Governors Island Corporation d/b/a The Trust for Governors Island, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify Article XIII, Chapter 4, expanding the Special Governors Island District, and to amend related Sections.

The proposed text amendment may be seen in the City Planning Calendar of January 20, 2021, (Calendar No. 8) and at the City Planning web site: [www.nyc.gov/planning](http://www.nyc.gov/planning).

(On January 20, 2021, Cal. No. 8, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised).

**Close the hearing**

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**NOTICE**

**Governors Island Draft Second Supplemental Generic Environmental Impact Statement (DSSGEIS) Hearing Docket**

**On Wednesday, February 3, 2021, a remote public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Second Supplemental Generic Environmental Impact Statement (DSSGEIS) concerning an application by the Trust for Governors Island (the “Trust”) and the New York City Department of Small Business Services (collectively with the Trust, the “Applicant”) for land use actions to support and allow for the redevelopment of 33 acres within the southern**

section of Governors Island and to preserve over 46 acres of open space on the remainder of the South Island. Governors Island (Manhattan Block 1, Lot 10) (the “Project Area”) is zoned R3-2. The northern portion, the North Island, is mapped as the Special Governors Island District.

The Proposed Actions include a) a zoning map amendment to extend the Special Governors Island District to the southern section of Governors Island (the South Island) and to rezone the R3-2 district within the South Island to a C4-1 district (ULURP No. 210127ZMM, CEQR No. 11DME007M); and b) a zoning text amendment to modify Article XIII, Chapter 4 to establish the existing Special Governors Island District as the North Island Subdistrict of the Special Governors Island District, to establish a new South Island Subdistrict of the Special Governors Island District, comprised of an Eastern Subarea, Western Subarea, and Open Space Subarea, and to provide new provisions applicable to the South Island Subdistrict (ULURP No. 210126ZRM, CEQR No. 11DME007M).

The proposed actions would permit development in the Eastern and Western Subareas with up to 4,275,000 square feet of floor area and limit the remaining portions of the South Island to public open space, recreational, water-dependent and related uses. The proposed actions will promote economic activity and allow a density of active uses that will enliven the Island for year-round, full-time usage. As part of the future development, the Applicant envisions a cross-disciplinary academic center for climate innovation, a use that will leverage the resources of Governors Island and the competitive advantages of New York City to create a physical hub and living lab that can help lead global efforts to create climate solutions. The permitted development will also help support the maintenance of the Island open spaces, historic buildings and fund expanded public access.

Written comments on the DSSGEIS are requested and will be received and considered by the Lead Agency through Tuesday, February 16, 2021.

For instructions on how to submit comments and participate in the remote hearing, please refer to the instructions at the beginning of this agenda.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 11DME007M.

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**CITYWIDE****No. 23*****ZONING FOR COASTAL FLOOD RESILIENCY*****CITYWIDE****N 210095 ZRY****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify the flood resiliency provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), and related Sections.

The proposed text amendment may be seen in the City Planning Calendar of January 20, 2021, (Calendar No. 1 and at the City Planning web site: [www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On January 20, 2021, Cal. No. 1, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised.

**Close the hearing.**

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**NOTICE**

**On Wednesday, February 3, 2021, a remote public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). The Proposed Action includes a zoning text amendment, “Zoning for Coastal Flood Resiliency” to update and make permanent the relevant provisions of the existing temporary zoning rules of the Special Regulations Applying in Flood Hazard Areas (Article VI, Chapter 4) of the New York City Zoning Resolution (ZR), which includes the “Flood Resilience Zoning Text” (ULURP No. N130331(A)ZRY, CEQR No. 13DCP135Y) and “Special Regulations for Neighborhood Recovery” (ULURP No. N150302ZRY, CEQR No. 15DCP133Y). In addition, the Proposed Action includes special provisions to help facilitate the city’s long-term recovery from the COVID-19 pandemic and its associated economic effects by providing more time for businesses to reopen and builders to complete construction projects. The Proposed Action also includes updates to other sections of the ZR, including the Special Regulations Applying**

**in the Waterfront Area (Article VI, Chapter 2) and provisions within various Special Purpose Districts. The Proposed Action would be applicable citywide affecting all five boroughs and the city's 59 Community Districts.**

**Written comments on the DEIS are requested and will be received and considered by the Lead Agency until Tuesday, February 16, 2021.**

**For instructions on how to submit comments and participate in the remote hearing, please refer to the instructions at the beginning of this agenda.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP192Y.**

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**BOROUGH OF BROOKLYN**

**Nos. 24 & 25**

***RESILIENT NEIGHBORHOODS: GERRITSEN BEACH***

**No. 24**

**CD 15**

**C 210130 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 29a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
  - a. Gerritsen Avenue, Bijou Avenue, Aster Court, and Allen Avenue;
  - b. Gerritsen Avenue, Devon Avenue, Aster Court, and Channel Avenue; and
  - c. Gerritsen Avenue, Bartlett Place, a line 100 feet southwesterly of Gerritsen Avenue, Florence Avenue, Aster Court, and Everett Avenue;
2. eliminating from within an existing R4 District a C2-2 District bounded by Gerritsen Avenue, Everett Avenue, Aster Court, and Devon Avenue;

3. changing from an R4 District to an R4-1 District property bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly prolongation, the centerline of Canal and its southwesterly prolongation, Knight Court and its southeasterly centerline prolongation, Everett Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Fane Court and Garland Court, a line midway between Channel Avenue and Devon Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Channel Avenue, Dictum Court, Bijou Avenue, Ebony Court, and Allen Avenue;
4. changing from a C3 District to an R4-1 District property bounded by:
  - a. Dictum Court, Channel Avenue, a line midway between Dictum Court and Ebony Court, and Bijou Avenue;
  - b. Channel Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ebony Court and Fane Court; and
  - c. Devon Avenue, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, and a line midway between Ira Court and Joval Court;
5. changing from an R4 District to a C3A District property bounded by:
  - a. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ebony Court and Fane Court, and a line midway between Channel Avenue and Devon Avenue;
  - b. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Fane Court and Garland Court, and Devon Avenue; and

- c. a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, a line midway between Ira Court and Joval Court, and Everett Avenue;
6. changing from a C3 District to an C3A District property bounded by Allen Avenue, Ebony Court, Bijou Avenue, a line midway between Dictum Court and Ebony Court, Channel Avenue, a line midway between Ebony Court and Fane Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Devon Avenue, a line midway between Ira Court and Joval Court, a line connecting two points - the first at the midpoint of the intersection of Everett Avenue and Knight Court and the second at the midpoint of the intersection of Ebony Court and Channel Avenue, Knight Court and its southeasterly centerline prolongation, the centerline of Canal and its southwesterly prolongation, the centerline of Shell Bank Creek and its northerly prolongation, , Avenue X, Knapp Street, and Allen Avenue;
  7. establishing within an existing R4 District a C2-3 District bounded by:
    - a. Gerritsen Avenue, Bijou Avenue, a line midway between Gerritsen Avenue and Aster Court, and Allen Avenue; and
    - b. Gerritsen Avenue, Bartlett Place, a line 50 feet southwesterly of Gerritsen Avenue, Florence Avenue, a line midway between Gerritsen Avenue and Aster Court, and Channel Avenue; and
  8. establishing a Special Coastal Risk District bounded by Aster Court, Florence Avenue, a line 100 feet southwesterly of Gerritsen Avenue, Bartlett Place, Abbey Court, Seba Avenue and its northeasterly centerline prolongation, a southwesterly and northerly boundary line of Brooklyn Marine Park, the centerline of Shell Bank Creek and its southeasterly and northerly prolongations, Avenue X, Knapp Street and Allen Avenue;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

(On January 20, 2021, Cal. No. 2, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25****CD 15****N 210131 ZRK****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning, 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 XIII, Chapter 7 (Special Coastal Risk District) to establish the Gerritsen Beach Special Coastal Risk District.

The proposed text amendment may be seen in the City Planning Calendar of January 20, 2021, (Calendar No. 3) and at the City Planning web site: [www.nyc.gov/planning](http://www.nyc.gov/planning).

(On January 20, 2021, Cal. No. 3, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 26*****RESILIENT NEIGHBORHOODS: SPECIAL SHEEPSHEAD BAY DISTRICT*****CD 15****N 210132 ZRK****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning, 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 IX, Chapter 4 (Special Sheepshead Bay District) to facilitate flood-resilient construction and open space design.

The proposed text amendment may be seen in the City Planning Calendar of January 20, 2021, (Calendar No. 4) and at the City Planning web site: [www.nyc.gov/planning](http://www.nyc.gov/planning).

(On January 20, 2021, Cal. No. 4, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 27**

***RESILIENT NEIGHBORHOODS: OLD HOWARD BEACH***

**CD 10**

**C 210133 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 18b:

1. changing from an R3-1 District to a R3X District property bounded by:
  - a. 157<sup>th</sup> Avenue, a southwesterly boundary line of the NYC Transit Authority Railroad Right-Of-Way (Rockaway Beach Division), 159<sup>th</sup> Avenue, 102<sup>nd</sup> Street, a line 370 feet northerly of 160<sup>th</sup> Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, 160<sup>th</sup> Avenue, 102<sup>nd</sup> Street, a line 100 feet southerly of 160<sup>th</sup> Avenue, the northerly prolongation of the U.S. Pierhead and Bulkhead Line of Hawtree Basin (westerly portion), 160<sup>th</sup> Avenue, 95<sup>th</sup> Street, 164<sup>th</sup> Avenue, the U.S. Pierhead and Bulkhead Line of Shellbank Basin (easterly and northerly portions), and the southerly prolongation of the westerly street line of 94<sup>th</sup> Street; and
  - b. 164<sup>th</sup> Avenue, the U.S. Pierhead and Bulkhead line of Hawtree Basin (westerly portion), the northerly boundary line of a park (F.M. Charles Memorial Park), the U.S. Pierhead and Bulkhead line of Shellbank Basin (easterly portion), 165<sup>th</sup> Avenue, and a line midway between 95<sup>th</sup> Street and 96<sup>th</sup> Street;
2. changing from an R3-2 District to an R3X District property bounded by 155<sup>th</sup> Avenue and its northwesterly centerline prolongation, a line midway between Lahn Street and Huron Street, 156<sup>th</sup> Avenue, a line midway between Huron Street and Bridgeton Street, 155<sup>th</sup> Avenue, a southwesterly boundary line of the NYC Transit Authority Railroad Right-of-Way (Rockaway Beach Division), 157<sup>th</sup> Avenue, 94<sup>th</sup> Street, 156<sup>th</sup> Avenue, and a line 100 feet northwesterly of Killarney Street; and
3. changing from an R3-2 District to an R3-1 District property bounded by 155<sup>th</sup> Avenue, a line midway between Huron Street and Bridgeton Street, 156<sup>th</sup> Avenue, and a line midway between Lahn Street and Huron Street;

as shown on a diagram (for illustrative purposes only) dated October 19, 2020.

(On January 20, 2021, Cal. No. 5, the Commission scheduled February 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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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							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 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	8 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							
	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 VETERANS' DAY	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

