

# CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:  
WEDNESDAY, MARCH 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 190118 ZMX	9	909 CASTLE HILL AVENUE REZONING	Scheduled to be Heard 3/17/21
2	N 210096 ZRX	9	" "	" "
3	C 210195 HAX	4	97 WEST 169 <sup>TH</sup> STREET	" "
4	C 200282 ZMQ	1	30-02 NEWTOWN AVENUE REZONING	" "
5	N 200283 ZRQ	1	" "	" "
6	C 210033 ZMK	13	606 NEPTUNE AVENUE REZONING	" "
7	C 200276 HAM	10	HARLEM OPEN DOOR CLUSTE	Favorable Report Adopted
8	C 200277 HAM	11	HARLEM NCP CB 11	" "
9	C 200278 HAM	10	CENTRAL HARLEM INFILL NCP	" "
10	C 200279 HAM	10	HARLEM NCP WESTERN SITE	" "
11	C 200243 ZMQ	2	50-25 BARNETT AVENUE REZONING	" "
12	N 200244 ZRQ	2	" "	" "
13	C 200356 PPK	2	69 ADAMS STREET	" "
14	C 210103 ZMX	4	1099 WEBSTER AVENUE	" "
15	N 210104 ZRX	4	" "	" "
16	N 210217 ZAR	1	279 STANLEY AVENUE	Authorization Approved
17	N 210218 ZAR	1	" "	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:														
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 12:03 P.M.

# DISPOSITION SHEET

**REMOTE PUBLIC MEETING:  
WEDNESDAY, MARCH 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
18	N 210211 ZAR	1	285 STANLEY AVENUE	Authorization Approved
19	N 210212 ZAR	1	" "	" "
20	N 200341 RAR	3	WEST CASTOR PLACE	" "
21	N 200340 RAR	3	" "	" "
22	N 210163 RCR	3	448, 452 & 454 ROBINSON AVENUE	Certification Approved
23	N 210079 ZAR	2	AULTMAN AVENUE & ST. ANDREWS ROAD	Authorization Approved
24	C 210027 ZMX	6	ARTHUR AVENUE HOTEL REZONING	Hearing Closed
25	N 210028 ZRX	6	" "	" "
26	C 200286 ZMX	1	261 WALTON AVENUE	" "
27	N 200287 ZRX	1	" "	" "
28	C 200272 ZMQ	6	68-19 WOODHAVEN BOULEVARD REZONING	" "
29	N 200273 ZRQ	6	" "	" "
30	C 210049 ZMK	6	300 HUNTINGTON STREET	" "

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:																
			In Favor - Y Oppose - N Abstain - AB Recuse - R																
Calendar Numbers:			21	22	23														
Marisa Lago, Chair	P		Y	Y	Y														
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y														
David Burney	P		Y	Y	Y														
Allen P. Cappelli, Esq.	P		Y	Y	Y														
Alfred C. Cerullo, III	P		Y	Y	Y														
Joseph I. Douek	P		Y	Y	Y														
Richard W. Eaddy	P		Y	Y	Y														
Hope Knight	P		Y	Y	Y														
Anna Hayes Levin	P		Y	Y	Y														
Orlando Marin	P		Y	Y	Y														
Larisa Ortiz	P		Y	Y	Y														
Raj Rampershad, Commissioners	P		Y	Y	Y														

MEETING ADJOURNED AT: 12:03 P.M.

**CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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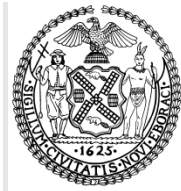
**WEDNESDAY, MARCH 3, 2021**

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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. 5]**

**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/287212/1> 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.

**TABLE OF CONTENTS**

**WEDNESDAY, MARCH 3, 2021**

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

I. Matters to Be Scheduled for Public Hearing on March 17, 2021.....1

II. Reports.....9

III. Public Hearings.....22

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

**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 March 17, 2021 and will be held via Zoom Webinar.

**MARCH 3, 2021**

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**APPROVAL OF THE MINUTES OF the Public Meeting of February 17, 2021**

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

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**BOROUGH OF THE BRONX**

**Nos. 1 & 2**

***909 CASTLE HILL AVENUE REZONING***

**No. 1**

**CD 9**

**C 190118 ZMX**

**IN THE MATTER OF** an application submitted by 510 East Realty Inc., pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R3-2 District to an R6B property bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, a line 180 feet westerly of Castle Hill Avenue, a line midway between Quimby Avenue and Story Avenue, and a line 80 feet westerly of Castle Hill Avenue; and
2. establishing within the proposed R6B District a C1-3 District bounded by Quimby Avenue, Castle Hill Avenue, Story Avenue, and a line 80 feet westerly of Castle Hill Avenue;

as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-596.

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

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**No. 2**

**CD 9**

**N 210096 ZRX**

**IN THE MATTER OF** an application submitted by 510 East Realty Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying 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 9**

\* \* \*

Map 6 – [date of adoption]



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

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

Portion of Community District 9, The Bronx

\* \* \*

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

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**No. 3**

***97 WEST 169<sup>TH</sup> STREET***

**CD 4**

**C 210195 HAX**

**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 97 West 169th Street (Block 2519, Lots 27 and 32) 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 a nine-story building containing approximately 104 affordable housing units and community facility space.

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

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**BOROUGH OF QUEENS**

**Nos. 4 & 5**

***30-02 NEWTOWN AVENUE REZONING***

**No. 4**

**CD 1**

**C 200282 ZMQ**

**IN THE MATTER OF** an application submitted by M E D R E P Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by changing an existing C4-4A District to a C4-4D District property bounded by 30<sup>th</sup> Street, Newtown Avenue, 31<sup>st</sup> Street, a line 210 feet northeasterly of 30<sup>th</sup> Avenue, a line 100 feet westerly of 31<sup>st</sup> Street, a line 285 feet northeasterly of 30<sup>th</sup> Avenue, as shown on a diagram (for

illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-593.

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

---

**No. 5**

**CD 1**

**N 200283 ZRQ**

**IN THE MATTER OF** an application submitted by M E D R E P Associates, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

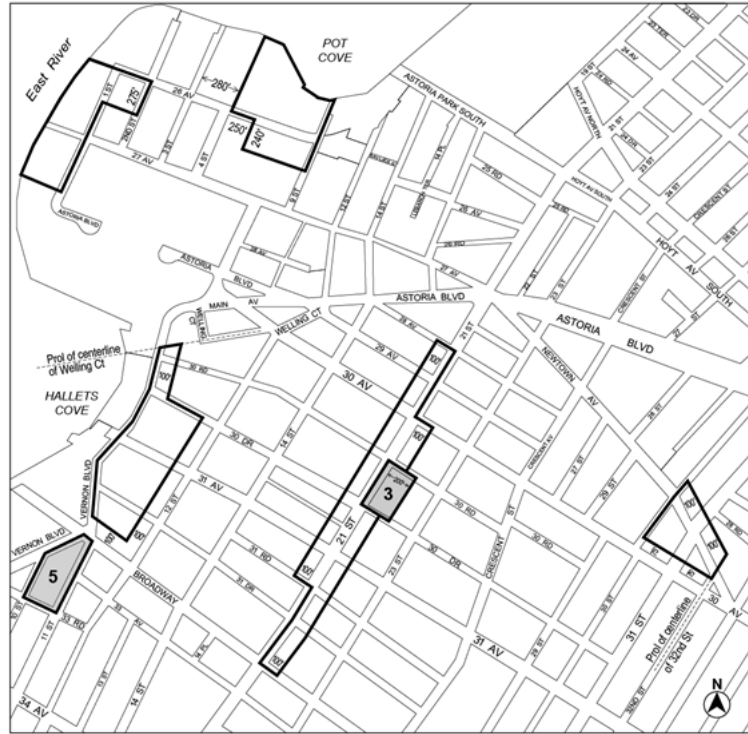
\* \* \*



**QUEENS**

**Queens Community District 1**

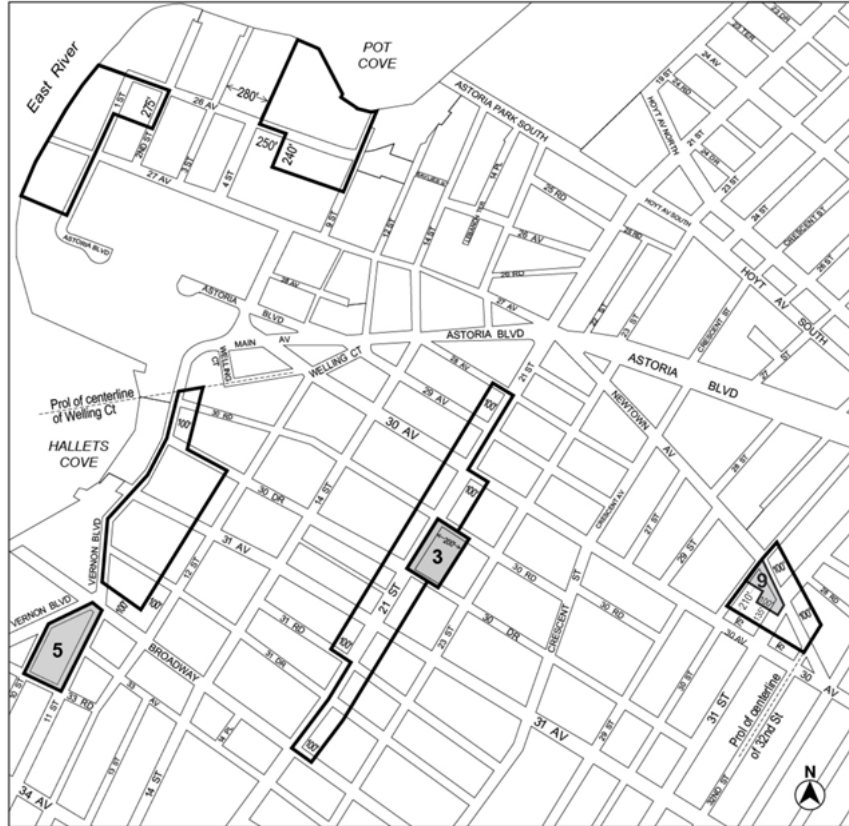
Map 1- (10/17/19) [date of adoption]

[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 3— 10/31/18 MIH Program Option 1 and Option 2
- Area 5— 10/17/19 MIH Program Option 1

[PROPOSED MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
  - Area 3— 10/31/18 MIH Program Option 1 and Option 2
  - Area 5— 10/17/19 MIH Program Option 1
  - Area 9 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

\* \* \*

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



**BOROUGH OF BROOKLYN**

**No. 6**

***606 NEPTUNE AVENUE REZONING***

**CD 13**

**C 210033 ZMK**

**IN THE MATTER OF** an application submitted by McDonald's Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28d:

1. eliminating from within an existing R6 District to a C1-2 District bounded by Neptune Avenue, West 6<sup>th</sup> Street, Sheepshead Bay Road, and a line 150 feet westerly of West 6th Street; and
2. establishing within an existing R6 District a C2-4 District bounded by Neptune Avenue, West 6<sup>th</sup> Street, Sheepshead Bay Road, and a line 150 feet westerly of West 6th Street;

as shown on a diagram (for illustrative purposes only) dated November 30, 2020.

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

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**II. REPORTS**

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**BOROUGH OF MANHATTAN**

**No. 7**

***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 133<sup>rd</sup> Street (Block 1918, Lot 16), 130 West 134<sup>th</sup> 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.

(On January 6, 2021, Cal. No. 2, the Commission scheduled January 20, 2021 for a public hearing. On January 20, 2021, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**No. 8**

***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 130<sup>th</sup> 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.

(On January 6, 2021, Cal. No. 3, the Commission scheduled January 20, 2021 for a public hearing. On January 20, 2021, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 9**

***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.

(On January 6, 2021, Cal. No. 4, the Commission scheduled January 20, 2021 for a public hearing. On January 20, 2021, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 10**

***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 112<sup>th</sup> 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.

(On January 6, 2021, Cal. No. 5, the Commission scheduled January 20, 2021 for a public hearing. On January 20, 2021, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

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

(On January 6, 2021, Cal. No. 11, the Commission scheduled January 20, 2021 for a for a public hearing. On January 20, 2021, Cal. No. 34, the hearing was closed.)

**For consideration.**

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**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**

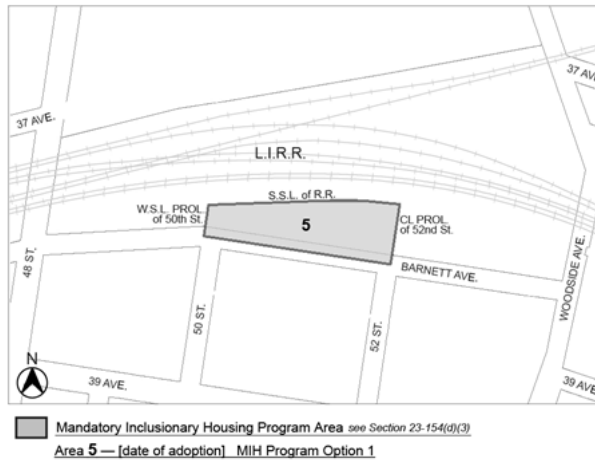
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**Queens Community District 2**

\* \* \*

Map 4 – [date of adoption]

[PROPOSED MAP]



Portion of Community District 2, Queens

\* \* \*

(On January 6, 2021, Cal. No. 12, the Commission scheduled January 20, 2021 for a for a public hearing. On January 20, 2021, Cal. No. 35, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 13**

***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.

(On January 6, 2021, Cal. No. 1, the Commission scheduled January 20, 2021 for a public hearing. On January 20, 2021, Cal. No. 24, the hearing was closed.)

**For consideration.**

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**BOROUGH OF THE BRONX**

**Nos. 14 & 15**

***1099 WEBSTER AVENUE***

**No. 14**

**CD 4**

**C 210103 ZMX**

**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
1. 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 for a public hearing. On February 3, 2021, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**No. 15**

**CD 4**

**N 210104 ZRX**

**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 p public hearing. On February 3, 2021, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 16 & 17**

***279 STANLEY AVENUE***

**No. 16**

**CD 1**

**N 210217 ZAR**

**IN THE MATTER OF** an application submitted by Stasia Krebushevski for the grant of authorization for development on steep slope or steep slope buffer pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a two-family detached home located at 279 Stanley Avenue (Block 123, Lot 9) within the Special Hillside Preservation District.

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

**For consideration.**

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**No. 17**

**CD 1**

**N 210218 ZAR**

**IN THE MATTER OF** an application submitted by Stasia Krebushevski for the grant of authorization for modification of grading controls pursuant to Section 119-316 of the Zoning Resolution to facilitate the development of a two-family detached home located at 279 Stanley Avenue (Block 123, Lot 9) within the Special Hillside Preservation District.

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

**For consideration.**

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**Nos. 18 & 19**

**285 STANLEY AVENUE**

**No. 18**

**CD 1**

**N 210211 ZAR**

**IN THE MATTER OF** an application submitted by Stasia Krebushevski for the grant of authorization for development on steep slope or steep slope buffer pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a two-family detached home located at 285 Stanley Avenue (Block 123, Lot 10) within the Special Hillside Preservation District.

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

**For consideration.**

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**No. 19**

**CD 1**

**N 210212 ZAR**

**IN THE MATTER OF** an application submitted by Stasia Krebushevski for the grant of authorization for modification of grading controls pursuant to Section 119-316 of the Zoning Resolution to facilitate the development of a two-family detached home located at 285 Stanley Avenue (Block 123, Lot 10) within the Special Hillside Preservation District.

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

**For consideration.**

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**Nos. 20 & 21**

***WEST CASTOR PLACE***

**No. 20**

**CD 3**

**N 200341 RAR**

**IN THE MATTER OF** an application submitted by the NYC Department of Environmental Protection and the NYC Department of Design and Construction for the grant of a authorization pursuant to Section 107-64 of the Zoning Resolution for removal of trees in order to facilitate the relocation of a Best Management Practice (BMP) and drainage improvements in the Lemon Creek watershed (unbuilt, mapped portions of Alverson Avenue and portions of McBaine Avenue within easements of private lots Block 6143, Lot 25 and Block 6142, Lots 30, 33, and 37 acquired by the City) within the Special South Richmond Development District

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

**For consideration.**

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**No. 21**

**CD 3**

**N 200340 RAR**

**IN THE MATTER OF** an application submitted by the NYC Department of Environmental Protection and the NYC Department of Design and Construction for the grant of a authorization pursuant to Section 107-65 of the Zoning Resolution for modification of existing topography in order to facilitate the relocation of a Best Management Practice (BMP) and drainage improvements in the Lemon Creek watershed (unbuilt, mapped portions of Alverson Avenue and portions of McBaine Avenue within easements of private lots Block 6143, Lot 25 and Block 6142, Lots 30, 33, and 37 acquired by the City) within the Special South Richmond Development District

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

**For consideration.**

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**No. 22**

***448, 452 & 454 ROBINSON AVENUE***

**CD 3**

**N 210163 RCR**

**IN THE MATTER OF** an application submitted by West Point Development, LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of an existing zoning lot into three new zoning lots located at 448, 452 and 454 Robinson Avenue (Block 5231, Existing Lot 42, Tentative Lots 42, 43, and 44) within the Special South Richmond Development District.

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

**For consideration.**

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**No. 23**

***AULTMAN AVENUE & ST. ANDREWS ROAD***

**CD 1**

**N 210079 ZAR**

**IN THE MATTER OF** an application submitted by Anthony Venditti for the grant of authorization for modification of topographic features on Tier I sites pursuant to Section 105-421 of the Zoning Resolution to facilitate the development of two single-family detached homes located at 40 and 46 Aultman Avenue (Block 2280, Lots 51 & 57) within the Special Natural Area District (NA-1).

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

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**Nos. 24 & 25**

***ARTHUR AVENUE HOTEL REZONING***

**No. 24**

**CD 6**

**C 210027 ZMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 2461 Hughes Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

1. eliminating from within an existing R6 District a C2-4 District bounded by a line 145 feet northeasterly of East 188<sup>th</sup> Street, a line midway between Arthur Avenue and Hughes Avenue, East 188<sup>th</sup> Street, and Arthur Avenue;
2. changing from an R6 District to a C6-1 District property bounded by a line 145 feet northeasterly of East 188<sup>th</sup> Street, Hughes Avenue, East 188<sup>th</sup> Street, and Arthur Avenue; and
3. establishing within an existing R6 District a C1-4 District bounded by the southwesterly boundary line of Vincent Ciccarone Playground and its northwesterly and southeasterly prolongations, Hughes Avenue, a line 100 feet northeasterly of East 188<sup>th</sup> Street, and Arthur Avenue;

as shown on a diagram (for illustrative purposes only) dated January 4, 2021, and subject to the conditions of CEQR Declaration E-599.

(On February 17, 2021, Cal. No. 3, the Commission scheduled March 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25**

**CD 6**

**N 210028 ZRX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 2461 Hughes Associates LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

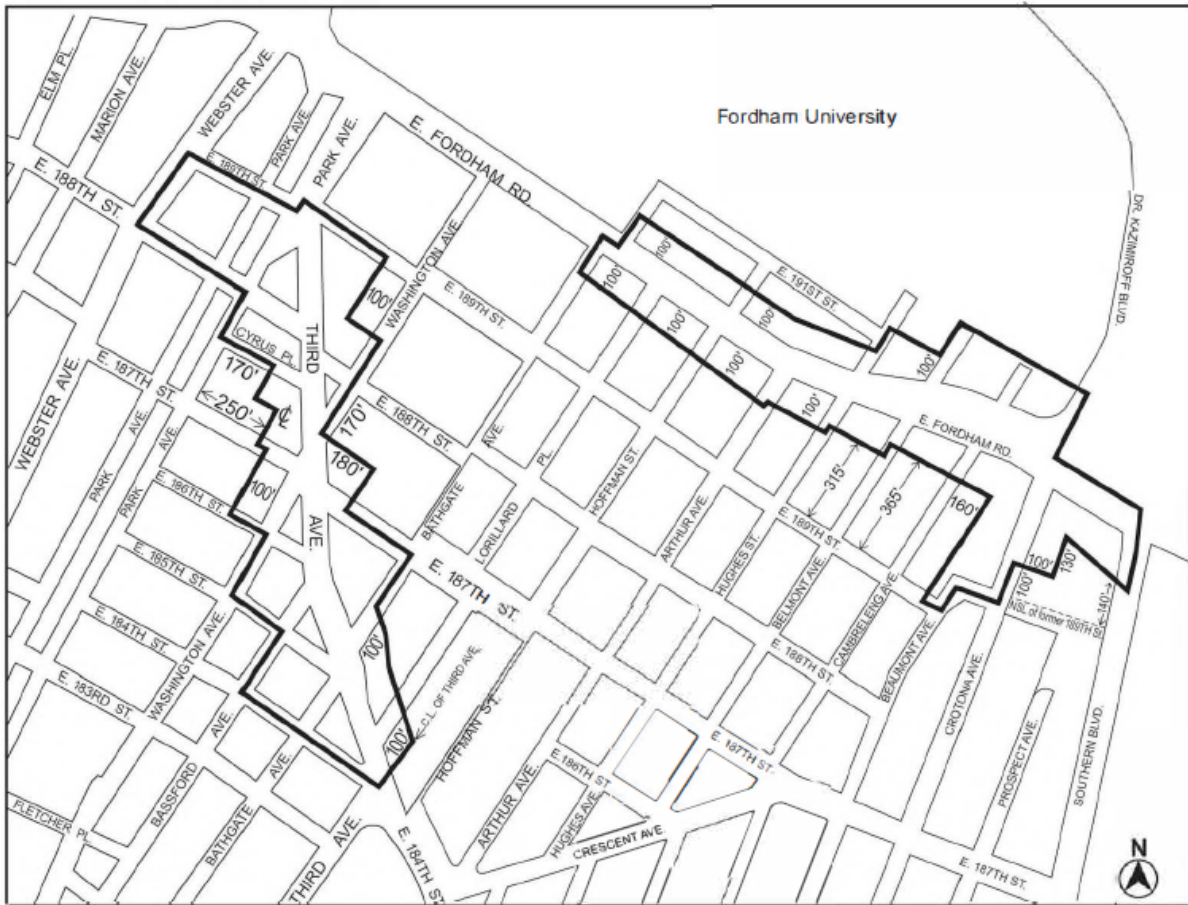
**THE BRONX**

\* \* \*

**The Bronx Community District 6**

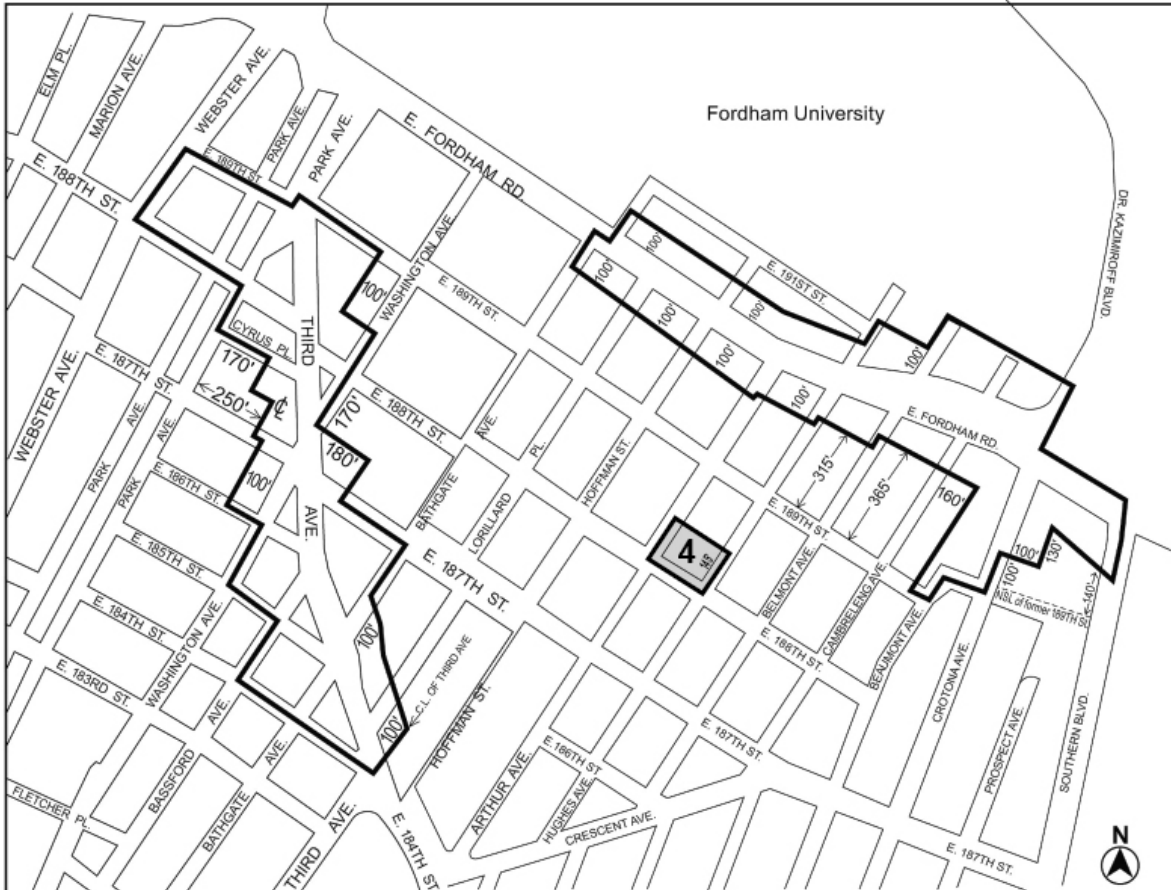
Map 1 – ~~(10/9/13)~~ [date of adoption]



[EXISTING MAP]



Inclusionary Housing designated area

[PROPOSED MAP]



-  **Inclusionary Housing designated area**
-  **Mandatory Inclusionary Housing Program Area** see Section 23-154(d)(3)  
**Area 4** — [date of adoption] — MIH Program Option 2 and Workforce Option

Portion of Community District 6, The Bronx

\* \* \*

(On February 17, 2021, Cal. No. 4, the Commission scheduled March 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 26 & 27**

***261 WALTON AVENUE***

**No. 26**

**CD 1**

**C 200286 ZMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Mott Haven Gateway LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating a Special Mixed Use District (MX-13) bounded by a line 200 feet southwesterly of East 140<sup>th</sup> Street, Walton Avenue, a line 100 feet northeasterly of East 138<sup>th</sup> Street, and Major Deegan Boulevard;
2. changing from an M1-4/R6A District to an R8A District property bounded by a line 200 feet southwesterly of East 140<sup>th</sup> Street, Walton Avenue, a line 100 feet northeasterly of East 138<sup>th</sup> Street, and Major Deegan Boulevard; and
3. establishing within the proposed R8A District a C2-4 District bounded by a line 200 feet southwesterly of East 140<sup>th</sup> Street, Walton Avenue, a line 100 feet northeasterly of East 138<sup>th</sup> Street, and Major Deegan Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-590.

(On February 17, 2021, Cal. No. 1, the Commission scheduled March 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 27**

**CD 1**

**N 200287 ZRX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Mott Haven Gateway 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**

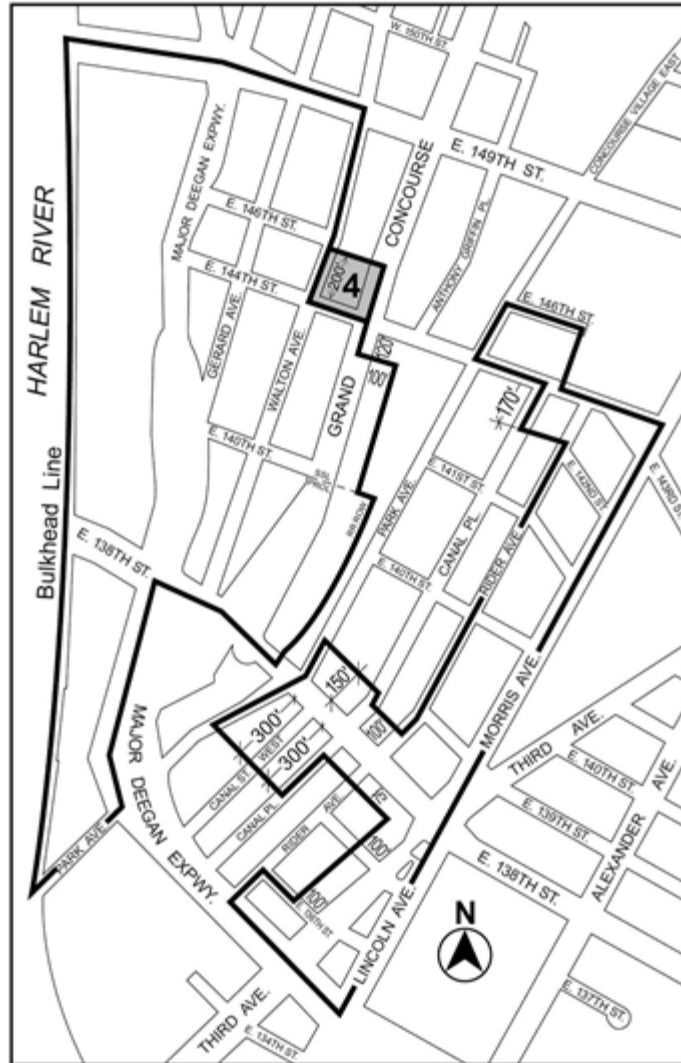
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**THE BRONX**

**The Bronx Community District 1**

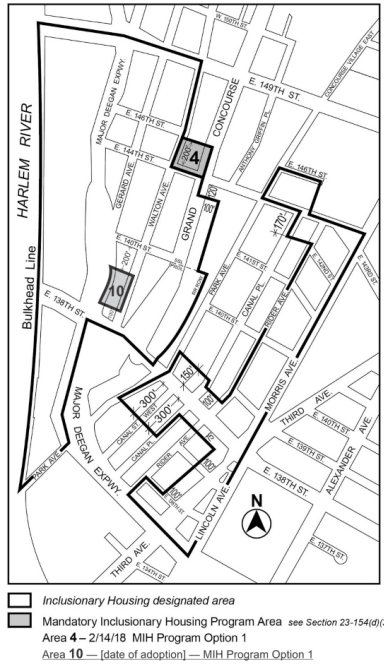
Map 1 – (2/14/18) [date of adoption]

[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
Area 4 – 2/14/18 MIH Program Option 1

[PROPOSED MAP]



Portion of Community District 1, The Bronx

\* \* \*

(On February 17, 2021, Cal. No. 2, the Commission scheduled March 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

\_\_\_\_\_

**BOROUGH OF QUEENS**

**Nos. 28 & 29**

***68-19 WOODHAVEN BOULEVARD REZONING***

**No. 28**

**CD 6**

**C 200272 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 68-19 Rego Park LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14b:

1. changing from an R4 District to an R6A District property bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, Alderton Street, 68<sup>th</sup> Road, and a line 100 feet northeasterly of Woodhaven Boulevard;
2. changing from a C8-1 District to an R6A District property bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68<sup>th</sup> Road, and Woodhaven Boulevard; and
3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68<sup>th</sup> Avenue and 68<sup>th</sup> Road, a line 100 feet southwesterly of Alderton Street, 68<sup>th</sup> Road, and Woodhaven Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration E-589.

(On February 17, 2021, Cal. No. 6, the Commission scheduled March 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 29**

**CD 6**

**N 200273 ZRQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 68-19 Rego Park 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**

\* \* \*

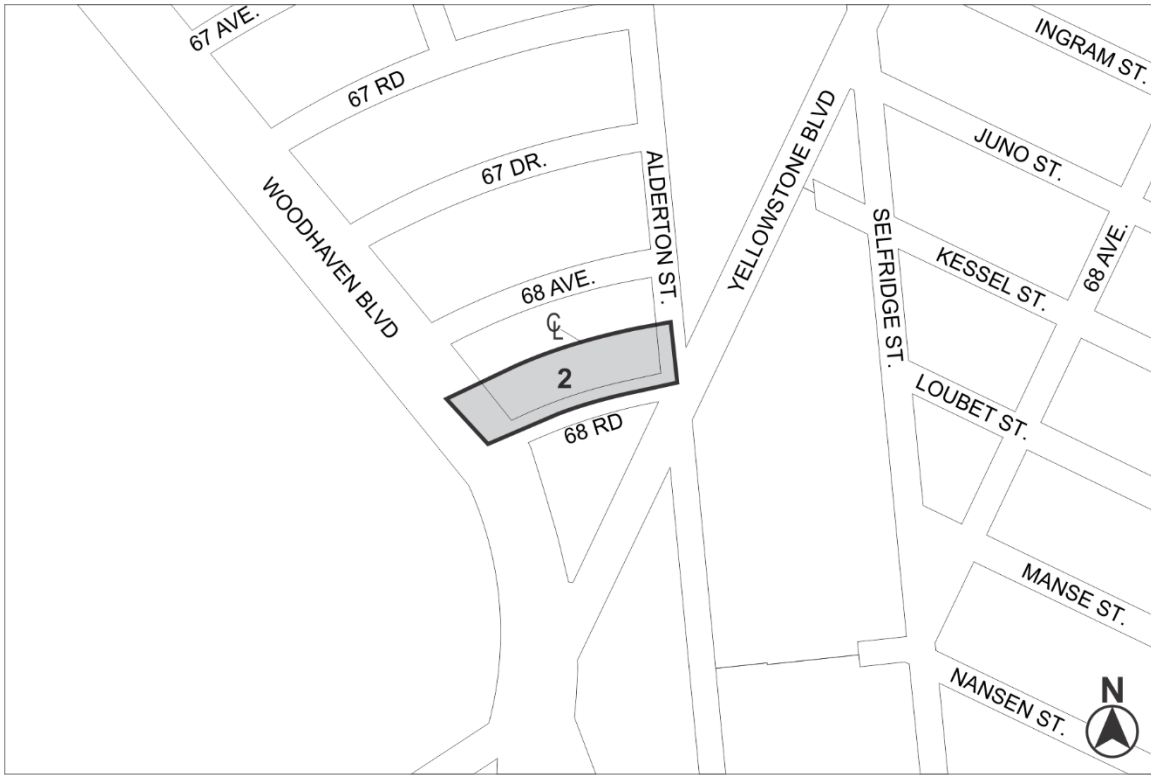
**QUEENS**

\* \* \*

**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

\* \* \*

(On February 17, 2021, Cal. No. 7, the Commission scheduled March 3, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**



**BOROUGH OF BROOKLYN**

**No. 30**

***300 HUNTINGTON STREET***

**CD 6**

**C 210049 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 300 Huntington Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, changing from an existing M2-1 District to an M2-3 District property bounded by Huntington Street, the centerline of the Gowanus Canal, West 9<sup>th</sup> Street, and Smith Street, as shown on a diagram (for illustrative purposes only) dated November 16, 2020, and subject to the conditions of CEQR Declaration of E-563.

(On February 17, 2021, Cal. No. 5, the Commission scheduled March 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	29	30	31			
APRIL					1	2 GOOD FRIDAY	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13 RAMADAN BEGINS	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	
MAY	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30	31 MEMORIAL DAY					
JUNE			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
JULY							
	4 INDEPENDENCE DAY	5 INDEPENDENCE DAY OBSERVED	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
AUGUST	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
SEPTEMBER							
	5	6 LABOR DAY	7 ROSH HASHANAH	8	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
OCTOBER							
	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							
	7	8 REVIEW SESSION	9	10 ELECTION DAY	11 CPC PUBLIC MEETING	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 HANUKKAH	30				
DECEMBER							
	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