

CITY PLANNING COMMISSION DISPOSITION SHEET

REMOTE PUBLIC MEETING:
WEDNESDAY, APRIL 7, 2021
10:00 A.M. NYC CITY PLANNING COMMISSION
VIA THE NYC ENGAGE PORTAL

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 210063 ZMX	6	ST JOSEPH'S - 1949 BATHGATE AVENUE REZONING	Scheduled to be Heard 4/21/21
2	N 210062 ZRX	6	" "	" "
3	C 200251 ZSM	1	42 WALKER STREET	" "
4	C 210221 PCR	3	CRESCENT BEACH PARK ADDITIONS	" "
5	C 210106 PCK	18	1427 RALPH AVENUE - DOHMH PEST/VECTOR CONTROL SITE	" "
6	C 200274 ZMX	1	431 CONCORD AVENUE REZONING	Favorable Report Adopted
7	N 200275 ZRX	1	" "	" "
8	C 210027 ZMX	6	ARTHUR AVENUE HOTEL REZONING	" "
9	N 210028 ZRX	6	" "	" "
10	C 210195 HAX	4	97 WEST 169 TH STREET	" "
11	C 210138 ZMK	1	ACME SMOKED FISH/GEM STREET REZONING	" "
12	C 210139 ZSK	1	" "	" "
13	N 210061 ZRK	2	86 FLEET PLACE TEXT	" "
14	N 210282 HIK	2	HARRIET AND THOMAS TRUESDELL HOUSE	Forward Report to City Council
15	C 200272 ZMQ	6	68-19 WOODHAVEN BOULEVARD REZONING	Favorable Report Adopted
16	N 200273 ZRQ	6	" "	" "
17	N 200267 ZCR	2	569 TODT HILL ROAD	Certification Approved

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:														
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17	18		
Marisa Lago, Chair	P	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		
David Burney	P	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		
Alfred C. Cerullo, III	P	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		
Richard W. Eaddy	P	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		
Anna Hayes Levin	P	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		
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Raj Rampershad, Commissioners	P	R	R	Y	Y	Y	Y	Y	Y	Y	R	R	Y	Y		

MEETING ADJOURNED AT: 11:14 A.M.

CITY PLANNING CALENDAR

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 7, 2021

REMOTE PUBLIC MEETING AT 10:00 A.M.

NYC CITY PLANNING COMMISSION

VIA THE NYC ENGAGE PORTAL



Bill de Blasio, Mayor

City of New York

[No. 7]

Prepared by Yvette V. Gruel, Calendar Officer

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

nyc.gov/planning

CITY PLANNING COMMISSION

GENERAL INFORMATION**HOW TO PARTICIPATE:**

In support of the City's efforts to contain the spread of COVID-19, the City Planning Commission will hold this public meeting remotely. To join the meeting and comment, please visit NYC Engage at <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287249/1> or dial 877-853-5247 (US Toll-free), 888-788-0099 (US Toll-free), (253) 215-8782 (Toll number) or (213) 338-8477 (Toll number). If calling into the meeting, please use the following Meeting ID 618 237 7396, and when prompted for a participation code, please enter “#” followed by the password “1” when prompted. Instructions on how to participate, as well as materials relating to the meeting, will be posted on NYC Engage in advance of the meeting. To help the meeting host effectively manage the meeting, those who do not intend to actively participate are invited to watch the meeting through the livestream/LINK provided on NYC Engage or the recording that will be posted after the meeting on DCP's website.

Please inform DCP if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least five business days before the meeting.

Signing up to speak: Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar should follow the instructions on NYC Engage Portal. Public officials will be given speaking priority. The first five speakers in favor will be heard and given the opportunity to conclude their testimony before the next five speakers in opposition are heard. The hearing will proceed in this manner until all speakers present have had an opportunity to be heard.

Length of Testimony: To give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar but who cannot or does not wish to speak at the public hearing, may submit comments electronically using the [CPC Comments Form](#) on the public meeting page of the Department of City Planning website:

<http://www1.nyc.gov/site/planning/about/commission-meetings.page>

Written comments may also be submitted by filling out the form below and mailing to:

CITY PLANNING COMMISSION
Calendar Information Office – 31st Floor
120 Broadway, New York, N.Y. 10271

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

B

CITY PLANNING COMMISSION

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

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

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

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

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

City Planning Commission
Calendar Information Office
120 Broadway – 31st Floor
New York, New York 10271

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

CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, N.Y. 10271

MARISA LAGO, *Chair*

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

DAVID BURNEY

ALLEN P. CAPPELLI, *Esq.*

ALFRED C. CERULLO, III

JOSEPH I. DOUEK

RICHARD W. EADDY

HOPE KNIGHT

ANNA HAYES LEVIN

ORLANDO MARIN

LARISA ORTIZ

RAJ RAMPERSHAD, *Commissioners*

YVETTE V. GRUEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

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WEDNESDAY, APRIL 7, 2021

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

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IV. Schedule of Meetings: January 1, 2021 – December 31, 2021.....28

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

The Next Regular Public Meeting of the City Planning Commission is scheduled for April 21, 2021 and will be held via Zoom Webinar.

APRIL 7, 2021

APPROVAL OF THE MINUTES OF the Public Meeting of March 17, 2021

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, APRIL 21, 2021
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF THE BRONX

Nos. 1 & 2

ST JOSEPH'S – 1949 BATHGATE AVENUE REZONING

No. 1

CD 6

C 210063 ZMX

IN THE MATTER OF an application submitted by St. Joseph Apartments 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 changing from an R6A District to an R7D District property bounded by East 178th Street, Bathgate Avenue, a line 220 feet southerly of East 178th Street, and Washington Avenue, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-602.

Resolution for adoption scheduling April 21, 2021 for a public hearing.

No. 2

CD 6

N 210062 ZRX

IN THE MATTER OF an application submitted by St Joseph Apartments 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

* * *

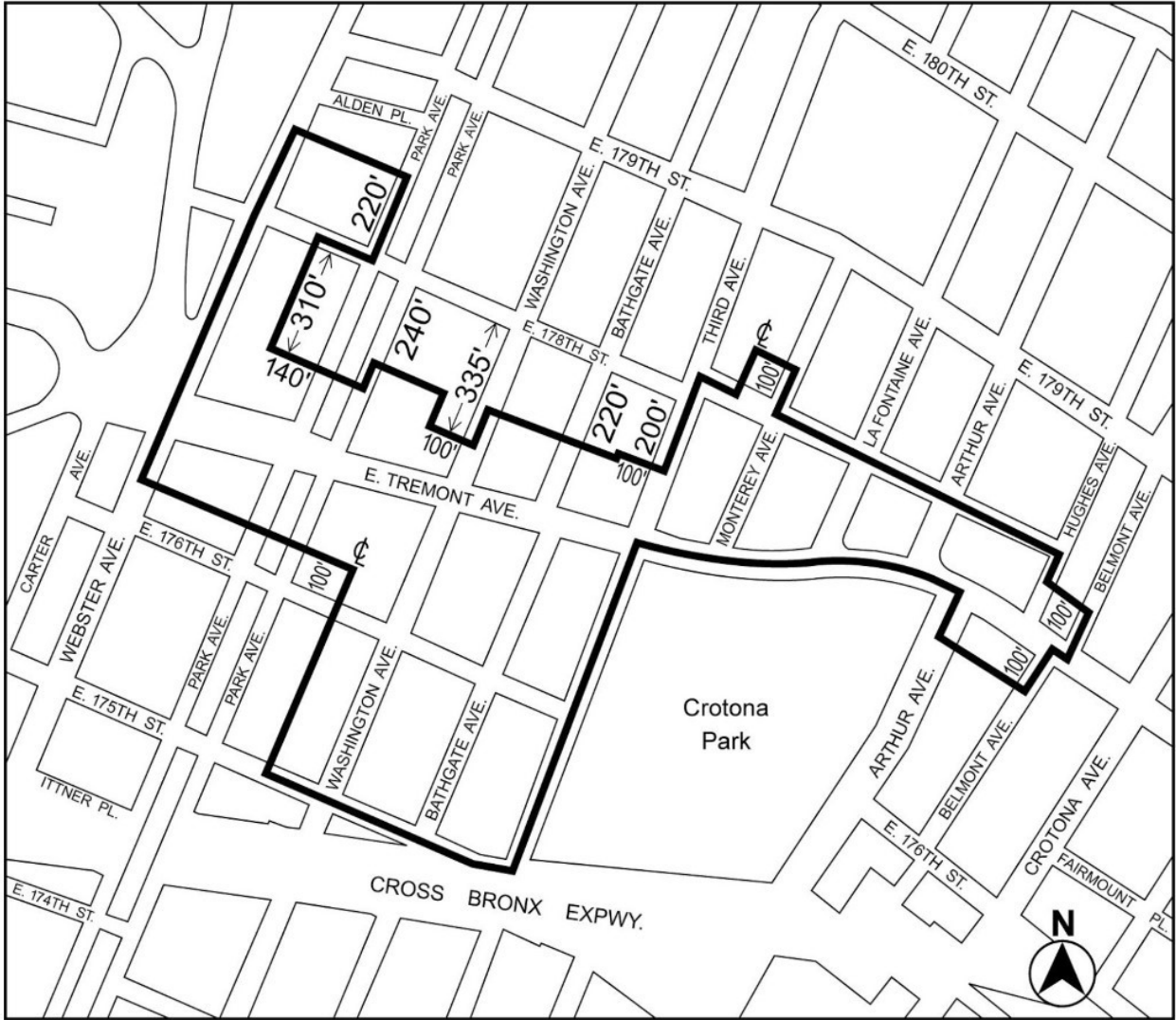
THE BRONX

* * *

The Bronx Community District 6

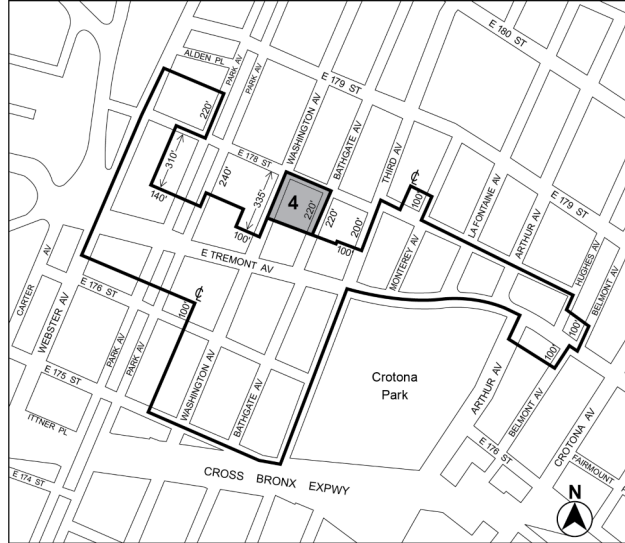
Map 3 – [date of adoption]



[EXISTING MAP]



Inclusionary Housing designated area

[PROPOSED MAP]



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

Area 4 – [date of adoption] – MIH Program Option 1 and Option 2

Portion of Community District 6, The Bronx

* * *

Resolution for adoption scheduling April 21, 2021 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

42 WALKER STREET

CD 1

C 200251 ZSM

IN THE MATTER OF an application submitted by AMK Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), and the minimum distance between legally required windows and

walls or lot lines of Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines), in connection with the construction of a one-story enlargement of an existing 5-story mixed-use building, on property located at 42 Walker Street (Block 194, Lot 11), in a C6-2A District, within the Special Tribeca Mixed Use District, within the Tribeca East Historic District.

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

Resolution for adoption scheduling April 21, 2021 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 4

CRESCENT BEACH PARK ADDITIONS

CD 3

C 210221 PCR

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of properties located at 13/14 Crescent Beach (Block 5308, Lot 1), 131/133 Goodall Street (Block 5308, Lot 10), 131/133 Goodall Street (Block 5308, Lot 45), 11 Crescent Beach (Block 5308, 50), Glover Street: adjacent to Crescent Beach Park and between Block 5309 and 5313; Heinz Avenue adjacent to Crescent Beach Park through Block 5313; Point Street adjacent to Crescent Beach Park between Block 5313 and 5314; an unnamed alley adjacent to Crescent Beach Park - Block 5314, Lots 30 and 50; an unnamed alley adjacent to Crescent Beach Park - Block 5313, Lots 1 and 6, for the expansion of Crescent Beach Park.

Resolution for adoption scheduling April 21, 2021 for a public hearing.

BOROUGH OF BROOKLYN

No. 5

1427 RALPH AVENUE – DOHMH PEST/VECTOR CONTROL SITE

CD 18

C 210106 PCK

IN THE MATTER OF an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 1427 Ralph Avenue for use as a pest and vector control program facility (Block 7918, Lot 86, p/o Lot 93, and Lot 141).

Resolution for adoption scheduling April 21, 2021 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 6 & 7

431 CONCORD AVENUE REZONING

No. 6

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 145th Street, Concord Avenue, a line 150 feet southerly of East 145th 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.

(On February 3, 2021, Cal. No. 1, the Commission scheduled February 17, 2021 for a public hearing. On February 17, 2021, Cal. No. 22, the hearing was closed.)

For consideration.

No. 7

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

* * *

(On February 3, 2021, Cal. No. 2, the Commission scheduled February 17, 2021 for a public hearing. On February 17, 2021, Cal. No. 23, the hearing was closed.)

For consideration.

Nos. 8 & 9

ARTHUR AVENUE HOTEL REZONING

No. 8

CD 6

C 210027 ZMX

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 188th Street, a line midway between Arthur Avenue and Hughes Avenue, East 188th 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 188th Street, Hughes Avenue, East 188th 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 188th 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. On March 3, 2021, Cal. No. 24, the hearing was closed.)

For consideration.

No. 9

CD 6

N 210028 ZRX

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

* * *

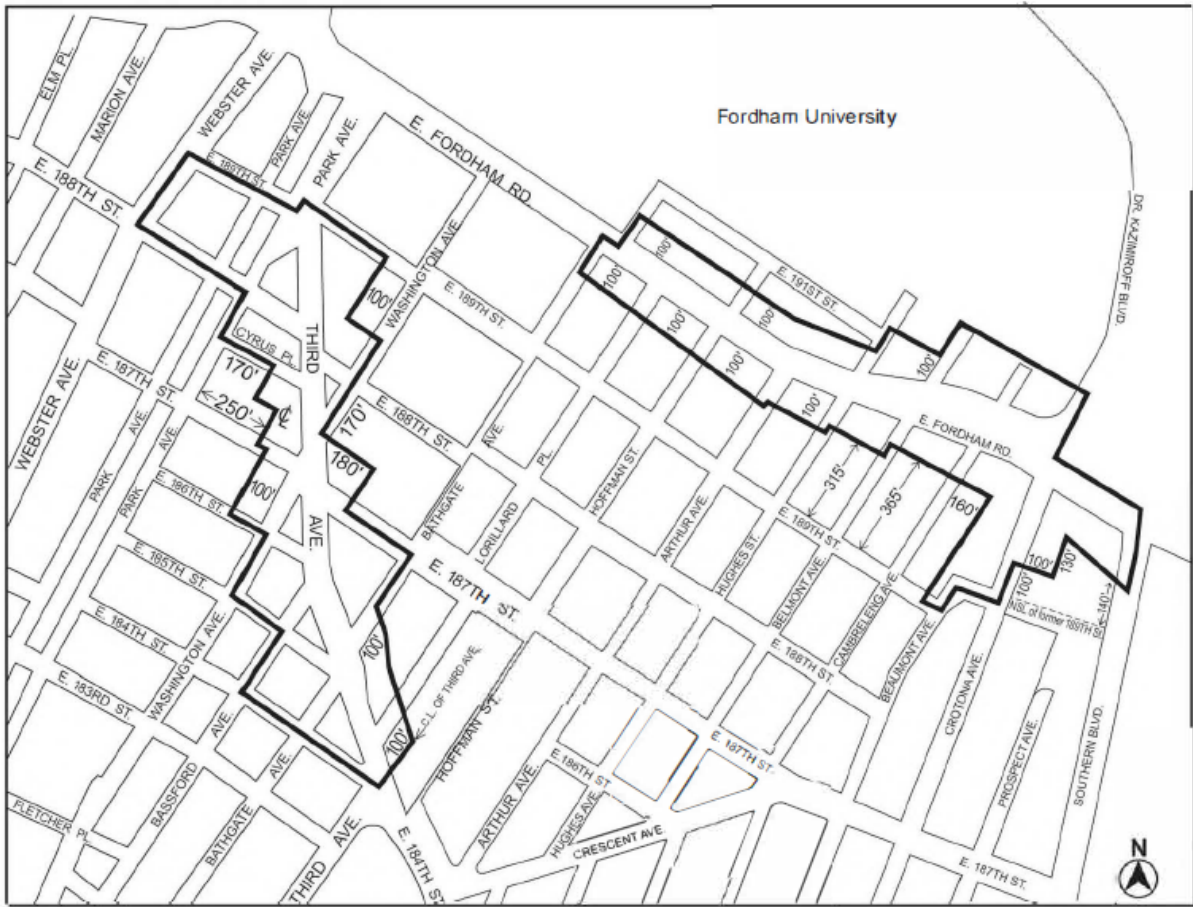
THE BRONX


* * *

The Bronx Community District 6

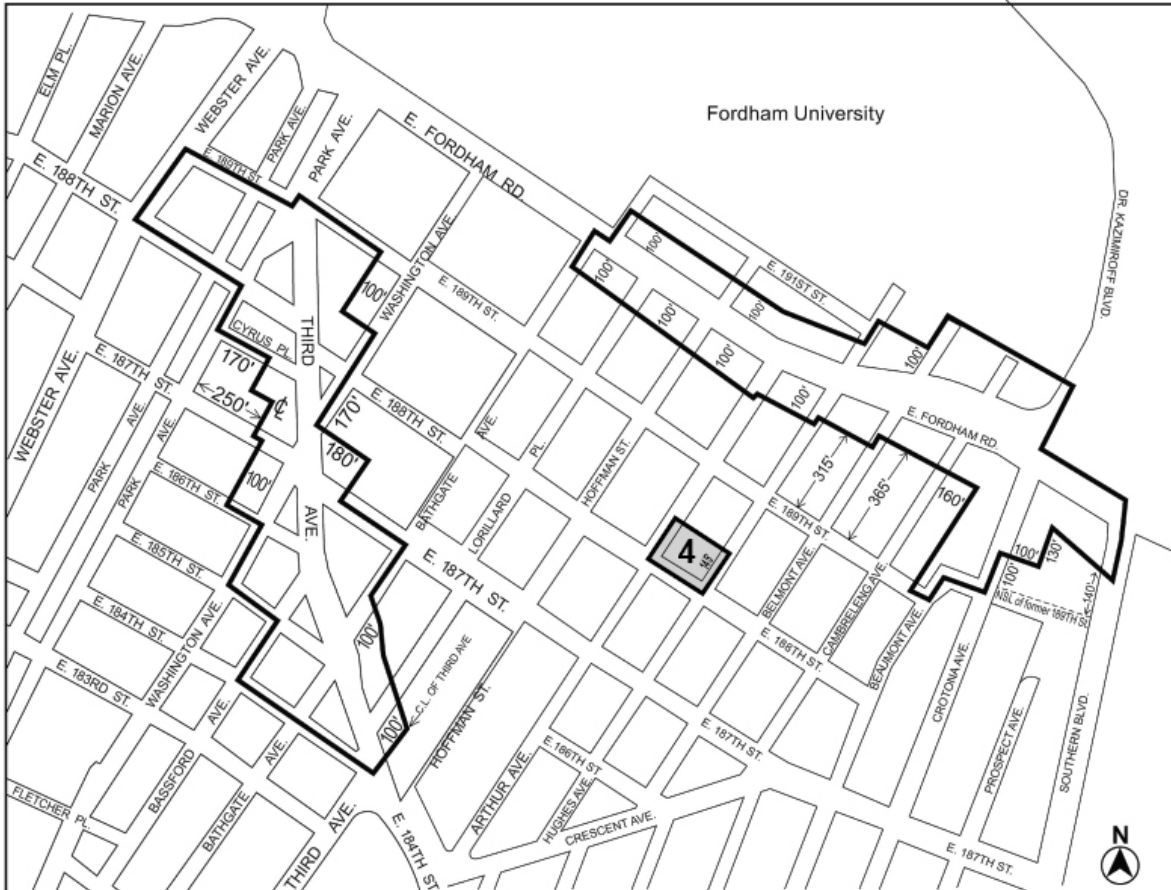
Map 1 – ~~(10/9/13)~~ [date of adoption]



[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. On March 3, 2021, Cal. No. 25, the hearing was closed.)

For consideration.

No. 10

97 WEST 169TH 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.

(On March 3, 2021, Cal. No. 3, the Commission scheduled March 17, 2021 for a public hearing. On March 17, 2021, Cal. No. 28, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 11 & 12

ACME SMOKED FISH/GEM STREET REZONING

No. 11

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 15th 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.

(On February 3, 2021, Cal. No. 3, the Commission scheduled February 17, 2021 for a public hearing. On February 17, 2021, Cal. No. 24, the hearing was closed.)

For consideration.

No. 12

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 15th 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, 31st Floor, New York, N.Y. 10271-0001.

(On February 3, 2021, Cal. No. 4, the Commission scheduled February 17, 2021 for a public hearing. On February 17, 2021, Cal. No. 25, the hearing was closed.)

For consideration.

No. 13

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.

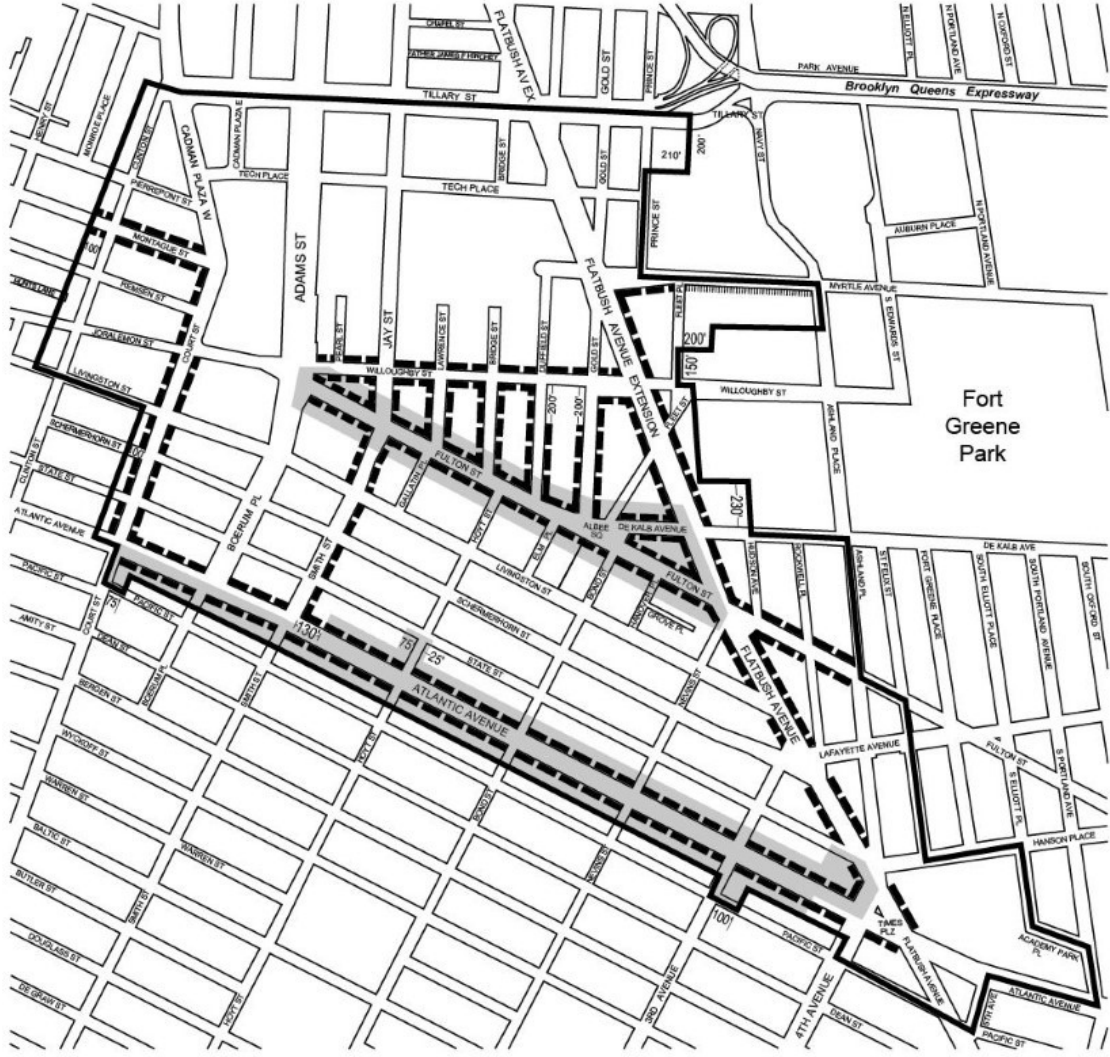
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

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]



* * *

(On February 3, 2021, Cal. No. 10, the Commission scheduled February 17, 2021 for a public hearing. On February 17, 2021, Cal. No. 31, the hearing was closed.)

For consideration.



No. 14

HARRIET AND THOMAS TRUESDELL HOUSE

CD 2

N 210282 HIK

IN THE MATTER OF a communication dated February 11, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Harriet and Thomas Truesdell House, 227 Duffield Street (Block 146, Lot 15) by the Landmarks Preservation Commission on February 2, 2021 (List No. 522/LP No. 2645).

For consideration.

BOROUGH OF QUEENS

Nos. 15 & 16

68-19 WOODHAVEN BOULEVARD REZONING

No. 15

CD 6

C 200272 ZMQ

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 68th Avenue and 68th Road, Alderton Street, 68th 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 68th Avenue and 68th Road, a line 100 feet northeasterly of Woodhaven Boulevard, 68th Road, and Woodhaven Boulevard; and
3. establishing within the proposed R6A District a C2-3 District bounded by a line midway between 68th Avenue and 68th Road, a line 100 feet southwesterly of Alderton Street, 68th 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. On March 3, 2021, Cal. No. 28, the hearing was closed.)

For consideration.



No. 16

CD 6

N 200273 ZRQ

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

* * *

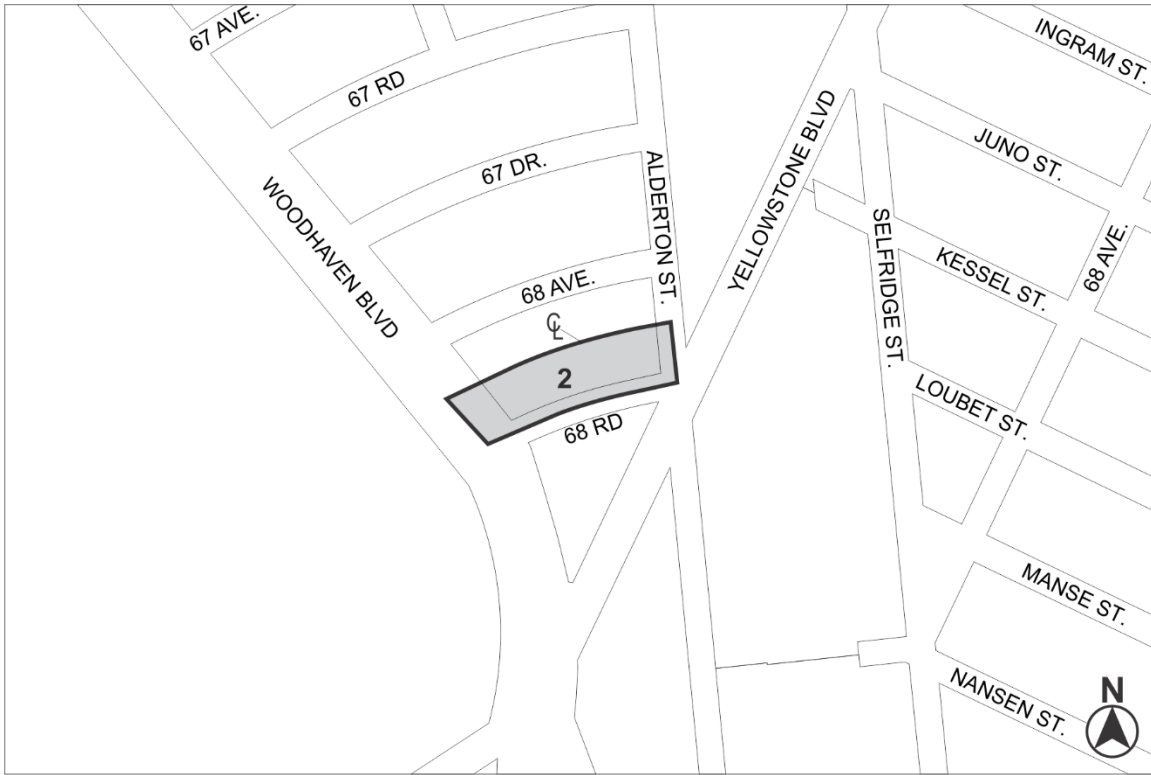
QUEENS

* * *

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. On March 3, 2021, Cal. No. 29, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 17

569 TODT HILL ROAD

CD 2

N 200267 ZCR

IN THE MATTER OF an application submitted by Nadeem Chaudry, for the grant of a certification pursuant to Section 105-45 of the Zoning Resolution, for Certification of a Restoration Plan at 569 Todt Hill Road (Block 881, Existing Lot 6) within the Special Natural Area District.

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

For consideration.



No. 18

957 IONIA AVENUE

CD 3

N 210182 RCR

IN THE MATTER OF an application submitted by Joseph Loccisano for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate the future subdivision of Existing Lot 63 into three proposed lots (Lots 62, 63, 64), located at 957 Ionia Avenue within the Special South Richmond Development District.

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

For consideration.



III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 19 & 20

MELROSE OPEN DOOR CD 1

No. 19

CD 1

C 210154 HAX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 672 St. Ann's Avenue and 675 Eagle Avenue (Block 2617, Lots 20 and 70), 667 Cauldwell Avenue (Block 2624, Lot 73) and 840-842 Tinton Avenue (Block 2667, Lots 1 and 2) 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 four buildings containing approximately 28 affordable housing units.

(On March 17, 2021, Cal. No. 1, the Commission scheduled April 7, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 1

C 210155 HUX

PUBLIC HEARING:

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

(On March 17, 2021, Cal. No. 2, the Commission scheduled April 7, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

MELROSE OPEN DOOR CD 3

CD 3

C 210156 HAX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 881 Brook Avenue (Block 2365, Lot 23), 901 Eagle Avenue (Block 2620, Lot 46), 959 Home Street (Block 2979, Lot 1) 1298 Hoe Avenue (Block 2987, Lot 14) and 1013 Home Street (Block 2993, Lot 33) 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 five buildings containing approximately 36 affordable housing units.

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

Close the hearing.



No. 22

CRAB SHANTY RESTAURANT - 361 CITY ISLAND AVENUE REZONING

CD 10

C 210149 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by SHAR-JO Rest. Inc. d/b/a/ Crab Shanty pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4d, by establishing within an existing R3A District a C1-2 District bounded by a line 100 feet northerly of Tier Street, City Island Avenue, Tier Street and a line 120 feet westerly of City Island Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2020, and subject to the conditions of CEQR Declaration E-594.

(On March 17, 2021, Cal. No. 4, the Commission scheduled April 7, 2021 for a public hearing which has been duly advertised.)

Close the hearing.



BOROUGH OF BROOKLYN

No. 23

WEST 16TH STREET SPECIAL PERMIT

CD 13

C 200298 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Bedford Carp Realty III, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 106-32(a) of the Zoning Resolution to allow a commercial use (Use Group 16 use) not permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use) to facilitate the development of a 2-story commercial warehouse building, on property located 2706 West 16th Street (Block 6995, Lot 74), in an M1-2 District, within the Special Coney Island Mixed Use District.

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

On March 17, 2021, Cal. No.5, the Commission scheduled April 7, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

BED-STUY CENTRAL AND NORTH NIHOP CLUSTER

CD 3

C 210173 HAK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:

- a. the designation of property located at 187 and 187R Chauncey Street (Block 1687, Lots 76 and 176), 772 Myrtle Avenue (Block 1754, Lot 16), 890 Myrtle Avenue (Block 1755, Lot 40), 119-125 Vernon Avenue (Block 1755, Lots 54, 55, 56, and 57) 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 the development of four buildings containing approximately 45 affordable housing units and commercial space.

(On March 17, 2021, Cal. No. 6, the Commission scheduled April 7, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2021 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY						1 NEW YEAR'S DAY	2
	3	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							
	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							
	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 DIWALI	19	20
	21	22	23	24	25 VETERANS' DAY	26	27
	28	29 REVIEW SESSION	30		THANKSGIVING		
DECEMBER							
	5	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26 KWANZAA BEGINS	27	28	29	30	31	CHRISTMAS

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

