

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, MAY 5, 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 210154 HAX	1	MELROSE OPEN DOOR CD 1	Favorable Report Adopted
2	C 210155 HUX	1	" "	" "
3	C 210156 HAX	3	MELROSE OPEN DOOR CD 3	" "
4	C 210149 ZMX	10	CRAB SHANTY RESTAURANT-361 CITY ISLAND AVENUE REZONING	" "
5	C 190118 ZMX	9	909 CASTLE HILL AVENUE REZONING	" "
6	N 210096 ZRX	9	" "	" "
7	C 200298 ZSK	13	WEST 16 <sup>TH</sup> STREET SPECIAL PERMIT	" "
8	C 210173 HAK	3	BED-STUY CENTRAL AND NORTH NIHOP CLUSTER	" "
9	N 210211 RCR	3	325 WOODVALE AVENUE	Certification Approved
10	C 200352 ZSM	1	314 WEST 43 <sup>RD</sup> STREET	Hearing Closed

COMMISSION ATTENDANCE: Present (P) Absent (A)  Calendar Numbers:		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R												
		1	2	3	4	5	6	7	8	9				
Marisa Lago, Chair	P	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				
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Larisa Ortiz	A													
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	R				

MEETING ADJOURNED AT: 10:25 A.M.

**CITY PLANNING CALENDAR**

**of**

**The City of New York**

---

**CITY PLANNING COMMISSION**

---

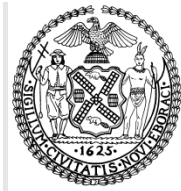
**WEDNESDAY, MAY 5, 2021**

---

**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. 9]**

**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**

---

**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/287252/1> 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**

---

**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](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, MAY 5, 2021**

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

I. Reports.....1

II. Public Hearing.....9

III. Schedule of Meetings: January 1, 2021 – December 31, 2021.....10

**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 May 19, 2021 and will be held via Zoom Webinar.

**MAY 5, 2021**

---

**APPROVAL OF THE MINUTES OF the Public Meeting of April 21, 2021**

---

**I. REPORTS**

---

**BOROUGH OF THE BRONX**

**Nos. 1 & 2**

***MELROSE OPEN DOOR CD 1***

**No. 1**

**CD 1**

**C 210154 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 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. On April 7, 2021, Cal. No. 19, the hearing was closed.)

**For consideration.**

---

**No. 2**

**CD 1**

**C 210155 HUX**

**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. On April 7, 2021, Cal. No. 20, the hearing was closed.)

**For consideration.**

---

**No. 3**

***MELROSE OPEN DOOR CD 3***

**CD 3**

**C 210156 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 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. On April 7, 2021, Cal. No. 21, the hearing was closed.)

**For consideration.**

---

**No. 4**

***CRAB SHANTY RESTAURANT - 361 CITY ISLAND AVENUE REZONING***

**CD 10**

**C 210149 ZMX**

**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. On April 7, 2021, Cal. No. 22, the hearing was closed.)

**For consideration.**

---

**Nos. 5 & 6**

***909 CASTLE HILL AVENUE REZONING***

**No. 5**

**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.

(On March 3, 2021, Cal. No. 1, the Commission scheduled March 17, 2021 for a public hearing. On March 17, 2021, Cal. No. 29, the hearing was closed.)

**For consideration.**

---

**No. 6**

**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

\* \* \*

(On March 3, 2021, Cal. No. 2, the Commission scheduled March 17, 2021 for a public hearing. On March 17, 2021, Cal. No. 30, the hearing was closed.)

**For consideration.**

**BOROUGH OF BROOKLYN**

**No. 7**

***WEST 16<sup>TH</sup> STREET SPECIAL PERMIT***

**CD 13**

**C 200298 ZSK**

**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 16<sup>th</sup> 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, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

On March 17, 2021, Cal. No.5, the Commission scheduled April 7, 2021 for a public hearing. On April 7, 2021, Cal. No. 23, the hearing was closed.)

**For consideration.**

---

**No. 8*****BED-STUY CENTRAL AND NORTH NIHOP CLUSTER*****CD 3****C 210173 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 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. On April 7, 2021, Cal. No. 24, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF STATEN ISLAND**

**No. 9*****325 WOODVALE AVENUE*****CD 3****N 210211 RCR**

**IN THE MATTER OF** an application submitted by Michael Anzalone for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two tentative zoning lots at 325 Woodvale Avenue (Block 6744,

Existing Lot 36, Tentative Lots 36 & 37) 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.**

---

**II. PUBLIC HEARING**

---

**BOROUGH OF MANHATTAN****No. 10*****314 WEST 43<sup>RD</sup> STREET*****CD 4****C 200352 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 311 West 42<sup>nd</sup> Street Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 96-104 of the Zoning Resolution to modify the height and setback requirements of Section 96-104 (Height and setback regulations) for a portion of a proposed mixed use building within the Preservation Area, on property located westerly of Eight Avenue between West 42<sup>nd</sup> Street and West 43<sup>rd</sup> Street (Block 1033, Lots 22, 25 & 41), in an C6-2 and C6-4 District, within the Special Clinton District and partially within the Special Midtown District.

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.

(On April 21, 2021, Cal. No. 1, the Commission scheduled May 5, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

### III. 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	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 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	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



