CITY PLANNING COMMISSION DISPOSITION SHEET

Yvette V. Gruel, Calendar Officer 120 Broadway, 30th Floor

PUBLIC MEETING:

WEDNESDAY, MAY 19, 2021

New York, New York 10271 **10:00 A.M. NYC CITY PLANNING COMMISSION** (212) 720-3370 VIA THE ENGAGE PORTAL CAL CD NO. ULURP NO. NO. **PROJECT NAME** C.P.C. ACTION 1 C 200230 ZMQ 14 **BEACH 67TH STREET REZONING** Scheduled to be Heard 6/9/21 ... 2 N 200231 ZRQ 14 ... н ... 3 C 210063 ZMX 6 ST JOSEPH'S-1949 BATHGATE AVENUE REZONING **Favorable Report Adopted** н 4 N 210062 ZRX 6 5 C 200251 ZSM **42 WALKER STREET** 1 6 C 210106 PCK 18 1427 RALPH AVENUE-DOHMH PEST/VECTOR CONTROL SITE Withdrawn 7 3 C 210221 PCR **CRESCENT BEACH PARK EXPANSION Favorable Report Adopted** 8 N 210206 ZAR 2 SHIELDS ESTATES **Authorization Approved** ... н 9 N 210207 ZAR 2 10 N 210209 ZAR 2 11 N 210208 ZCR 2 **Certification Approved** ... N 210205 RCR 3 ... 12 7558 AMBOY ROAD N 210269 ZCR 2 STATEN ISLAND ACADEMY 13 ... н 14 N 210331 RCR 3 **239 VERNON AVENUE** COMMISSION ATTENDANCE: Present (P) COMMISSION VOTING RECORD: Absent (A) In Favor - Y Oppose - N Abstain - AB Recuse - R 5 6 7 3 4 8 9 10 11 12 13 14 **Calendar Numbers:** Marisa Lago, Chair Ρ Y Y Y Y Y Y Υ Y Y γ γ Kenneth J. Knuckles, Esq., Vice Chairman Ρ Υ Υ γ Υ γ γ Υ Υ Υ Υ Υ **David Burney** Р Υ Υ Υ w Υ γ γ Υ γ Υ Υ Y Allen P. Cappelli, Esq. Ρ Υ γ Υ γ Υ γ Υ Υ L Υ Υ γ Alfred C. Cerullo, III Р Υ т Υ Y γ Υ γ Υ Υ γ Υ Υ Joseph I. Douek Р γ Υ Υ н Υ Υ Υ γ Y Y Υ Υ Richard W. Eaddy Р Y Y Y v γ D Y γ Y Y Y Y **Hope Knight** Р γ Y γ R γ Υ Y Y Y Y Y Y Anna Hayes Levin Р Υ Υ Υ Α Υ Υ Υ Υ Υ Υ Υ Υ **Orlando Marin** Р Υ Υ Υ w Υ Υ Υ Υ γ Υ Υ Υ Larisa Ortiz Y Р γ γ Ν γ Υ γ γ Υ Y Υ Y **Raj Rampershad, Commissioners** Р γ Y γ Y Y γ Y γ Y Y Y

MEETING ADJOURNED AT: 10:11 A.M.

CITY PLANNING CALENDAR

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MAY 19, 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. 10]

Prepared by Yvette V. Gruel, Calendar Officer

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

A CITY PLANNING COMMISSION

ii

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 <u>https://www1.nvc.gov/site/nvcengage/events/city-planning-commissionpublic-meeting/287253/1</u> 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 <u>CPC Comments Form</u> 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:		

CITY PLANNING COMMISSION

B

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 (<u>www.nyc.gov/planning</u>).

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.

iv

v C

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.

TABLE OF CONTENTS

WEDNESDAY, MAY 19, 2021

Office, 31 st Floor, 120 Broadway, New York, N.Y. 10271	
Community Board Public Hearing Notices are available in the Calendar Information	
III. Schedule of Meetings: January 1, 2021 – December 31, 20211.	3
II. Reports	4
I. Matters to Be Scheduled for Public Hearing on June 9, 2021	1
Roll Call; Approval of Minutes	

The Next Regular Public Meeting of the City Planning Commission is scheduled for June 9, 2021 and will be held via Zoom Webinar.

MAY 19, 2021

APPROVAL OF THE MINUTES OF the Public Meeting of May 5, 2021

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, JUNE 9, 2021 STARTING AT 10:00 A. M. VIA ZOOM WEBINAR

BOROUGH OF QUEENS

Nos. 1 & 2

BEACH 67TH REZONING

No. 1

C 200230 ZMQ

IN THE MATTER OF an application submitted by Brisa Builders Development LLC and God's Battalion of Prayer Properties, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 30c, by changing from an R4A District to an R6 District property bounded by a line 540 feet northerly of Beach Channel Drive, a line midway between Beach 66th Street and Beach 67th Street, a line 230 feet northerly of Beach Channel Drive, Beach 67th Street, a line 100 feet northerly of Beach Channel Drive, Beach 68th Street, a line 380 feet northerly of Beach Channel Drive, and Beach 67th Street, as shown on a diagram (for illustrative purposes only) dated March 1, 2021, and subject to the conditions of CEQR Declaration E-605.

Resolution for adoption scheduling June 9, 2021 for a public hearing.

No. 2

CD 14

CD 14

IN THE MATTER OF an application submitted by Brisa Builders Development LLC and God's Battalion of Prayer Properties, Inc. pursuant to Section 201 of the New York City Charter, for an

N 200231 ZRQ

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 <u>underlined</u> 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 14

* * *

Map 3– [date of adoption]



Portion of Community District 14, Queens

* * *

Resolution for adoption scheduling June 9, 2021 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 3 & 4

ST JOSEPH'S – 1949 BATHGATE AVENUE REZONING

No. 3

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.

(On April 7, 2021, Cal. No. 1, the Commission scheduled April 21, 2021 for a public hearing. On April 21, 2021, Cal. No. 20, the hearing was closed.)

For consideration.

5

No. 4

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 <u>underlined</u> 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

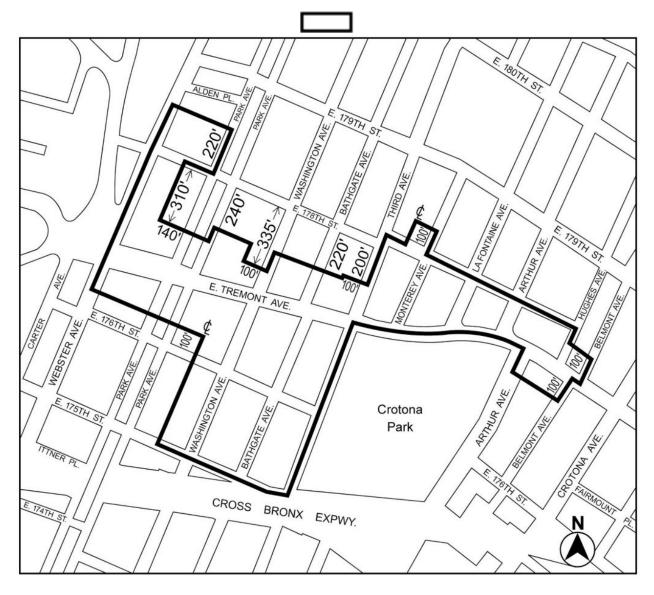
* * *

* *

The Bronx Community District 6

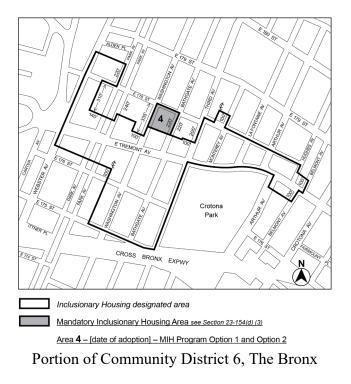
Map 3 – [date of adoption]

[EXISTING MAP]



Inclusionary Housing designated area

[PROPOSED MAP]



* * *

(On April 7, 2021, Cal. No. 2, the Commission scheduled April 21, 2021 for a public hearing. On April 21, 2021, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 5

42 WALKER STREET

CD 1

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

C 200251 ZSM

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.

(On April 7, 2021, Cal. No. 3, the Commission scheduled April 21, 2021 for a public hearing. On April 21, 2021, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 6

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).

(On April 7, 2021, Cal. No. 5, the Commission scheduled April 21, 2021 for a public hearing. On April 21, 2021, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 7

CRESCENT BEACH PARK EXPANSION

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.

(On April 7, 2021, Cal. No. 4, the Commission scheduled April 21, 2021 for a public hearing. On April 21, 2021, Cal. No. 18, the hearing was closed.)

For consideration.

Nos. 8-11

SHIELDS ESTATES

No. 8

CD 2

N 210206 ZAR

IN THE MATTER OF an application submitted by Inna Goldstein for grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for modification of topographic features on Tier I sites to facilitate the development of a new, two-story, detached, single-family residence with Fire Apparatus Access Road at Block 683, Lots 214 and 262 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.

No. 9

CD 2

IN THE MATTER OF an application submitted by Inna Goldstein for grant of an authorization pursuant to Section 105-425 of the Zoning Resolution for modification of botanic environments and tree preservation requirements to facilitate the development of a new, two-story, detached, single-family residence with Fire Apparatus Access Road at Block 683, Lots 214 and 262 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.

No. 10

CD 2

IN THE MATTER OF an application submitted by Inna Goldstein for grant of an authorization pursuant to Section 105-432 of the Zoning Resolution for modification of yards and, height and setback regulations to facilitate the development of a new, two-story, detached, single-family residence with Fire Apparatus Access Road at Block 683, Lots 214 and 262 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.

N 210209 ZAR

N 210207 ZAR

No. 11

CD 2

IN THE MATTER OF an application submitted by Inna Goldstein for grant of a certification pursuant to Section 105-45 of the Zoning Resolution for certification of restoration plans to facilitate the development of a new, two-story, detached, single-family residence with Fire Apparatus Access Road at Block 683, Lots 214 and 262 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.

No. 12

7558 AMBOY ROAD

CD 3

N 210205 RCR

IN THE MATTER OF an application submitted by Formative Realtors, LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of two existing zoning lots into three new zoning lots located at 7558 Amboy Road (Block 7915, Existing Lots 1 and 5, Tentative Lots 1, 3 and 5) 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.

N 210208 ZCR

No. 13

STATEN ISLAND ACADEMY

CD 2

IN THE MATTER OF an application submitted by Staten Island Academy for the grant of a certification pursuant to Section 105-41 of the Zoning Resolution to facilitate development of a two-story administrative office and classroom building at 715 Todt Hill Road (Block 873, Lot 27) 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. 14

239 VERNON AVENUE

CD 3

N 210331 RCR

IN THE MATTER OF an application submitted by Scott Lieberman for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate the subdivision of existing lot 24 into two proposed lots (lots 24, 27) 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.

12

N 210269 ZCR

	SUN	MON	TUE	WED	THU	FRI	SAT	1		SUN	MON	TUE	WED	THU	FRI	SAT
Η						1	2		H	50.11				1	2	3
Υ	3	REVIEW 4	5	CPC 6 PUBLIC MEETING	7	NEW YEAR'S DAY 8	9			4	INDEPENDENCE DAY OBSERVED	6	7	8	9	10
NUARY	10	SESSION 11	12	MEETING 13	14	15	16		JULY	DAY 11	CEREMIEW REVIEW SESSION	13	PUBLIC	15	16	17
AN	17	MARTIN LUTHER KING, JR. DAY	REVIEW	CPC 20 PUBLIC MEETING	21	22	23			18	19	20	MEETING	22	23	24
	24	25			28	29	30	31		25	26 REVIEW SESSION	27	CPC 28 PUBLIC MEETING	29	30	31
		1 REVIEW SESSION	2	CPC 3 PUBLIC MEETING	4	5	6			1	2	3	4	5	6	7
\RY	7	8	9	10	11	DENTER 12 NEWYEAR UNCOLN'S BIRTHDAY	13		۶	8	9	10	11	12	13	14
FEBRUARY	14	15 PRESIDENTS DAY	16 REVIEW SESSION	CPC 17 PUBLIC MEETING KIHWEDNEDR	18		20		B	15	16 REVIEW SESSION	17	CPC 18 PUBLIC MEETING	19	20	21
EB	21	22 WASHINGTON'S BIRTHDAY	23	24	25	26	27		P	22	23	24	25	26	27	28
_	28									29	30 REVIEW SESSION	31				
		1 REVIEW SESSION	2	CPC 3 PUBLIC MEETING	4	5	6		~				CPC 1 PUBLIC MEETING	2	3	4
Н	7	8	9	10	11	12	13		BER	5	6 LABOR DAY	7 ROSH HASHANAH	8	9	10	11
MARCH	14	15 REVIEW SESSION	16	CPC 17 PUBLIC MEETING	18	19	20		EPTEM	12	13	14		16 YOM KIPPUR	17	18
N	21	22	23	24	25	26	27			19	20 REVIEW SESSION	21	CPC 22 PUBLIC MEETING	23	24	25
	PALM 28 SUNDAY PASSOVER	29	30	31					s	26	27	28	29	30		
					1	GOOD FRIDAY	3								1	2
_	4 EASTER	5 REVIEW SESSION	6	CPC 7 PUBLIC MEETING	8	9	10		E	3	4 REVIEW SESSION	5	PUBLIC	7	8	
APRI	11	12	13 RAMADAN BEGINS	14	15	16	17		TOBI	10	COLLMBLS DAY COSTRATO	12	13	14	15	
A	18	REVIEW		CPC 21 PUBLIC MEETING	22	23	24		В	17	18 REVIEW SESSION		CPC 20 PUBLIC MEETING	21	22	
	25	26	27	28	29	30				31 24	25	26		28	29	30
	2	3 REVIEW SESSION	4	CPC 5 PUBLIC MEETING	6		8		~		REVIEW SESSION	2 ELECTION DAY	PUBLIC	4 DIWALI	5	6
×	9	10	11	12	13	14	15		ABE	7	8	9		11 VETERANS' DAY	12	13
MA	16	17 REVIEW SESSION	18	CPC 19 PUBLIC MEETING	20	21	22		OVEMBER	14	15 REVIEW SESSION		CPC 17 PUBLIC MEETING	18	19	20
	23	24	25	26	27	28	29		9	21	22	23		25 THANKSOMING	26	27
	30	31 MEMORIAL DAY				4	-			28 HANUKKAH	29 REVIEW SESSION	30				
	-		1	2	3		5		~	-			CPC 1 PUBLIC MEETING	2	3	4
щ	6 13	7 REVIEW SESSION 14	8	CPC 9 PUBLIC MEETING	10	11	12		EMBER	5	6	7		9	10	11
JUN	20	21	22		24				\odot	12	13 REVIEW SESSION		CPC 15 PUBLIC MEETING 22	16	17	18 25
	20	REVIEW SESSION 28		CPC 23 PUBLIC MEETING 30	24	- 25	26		E	19 26	20	21		23	24	CHRISTWAS
	21	20	29							KWANZAA BEGINS	2/	28	29	30	51	

III. CITY PLANNING COMMISSION 2021 SCHEDULE OF MEETINGS

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

