

# CITY PLANNING COMMISSION DISPOSITION SHEET

REMOTE/IN PERSON SPECIAL PUBLIC MEETING:  
**WEDNESDAY, JULY 29, 2021**  
 10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,  
 LOWER CONCOURSE, 120 BROADWAY, NEW YORK, NY 10271  
 AND 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 200184 ZMK	9	960 FRANKLIN AVENUE REZONING	Hearing Closed
2	N 200185 ZRK	9	" "	" "
3	C 200186 ZSK	9	" "	" "
4	C 200187 ZSK	9	" "	" "
5	C 210351 ZMM	8	NEW YORK BLOOD CENTER	" "
6	N 210352 ZRM	8	" "	" "
7	C 210353 ZSM	8	" "	" "

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

MEETING ADJOURNED AT: 4:40 P.M.

+

**COMPREHENSIVE  
CITY PLANNING CALENDAR  
of  
The City of New York**

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**CITY PLANNING COMMISSION**

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**THURSDAY, JULY 29, 2021  
SPECIAL MEETING AT 10:00 AM**

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**IN PERSON:**

**NYC CITY PLANNING COMMISSION HEARING ROOM  
LOWER CONCOURSE  
120 BROADWAY  
NEW YORK, NEW YORK**

**REMOTE:**

**VIA THE NYC ENGAGE PORTAL**



**Bill de Blasio, Mayor  
City of New York**

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

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at:  
**[nyc.gov/planning](http://nyc.gov/planning)**

## A

### 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-special-public-meeting/295196/1> 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 hearing 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). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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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)). The availability of these documents on-line will occur earlier than the current printed documents.

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.

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

**Note to Subscribers:** Notify us of change of address including E-mail by writing to:

**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.

C

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., and will be accessible both remotely via Zoom Webinar and in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120Broadway, Manhattan, unless otherwise ordered.

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THURSDAY, JULY 29, 2021

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

The Next Regular Public Meeting of the City Planning Commission is scheduled for August 18, 2021 will be held both remotely via Zoom Webinar and in person.

**JULY 29, 2021**

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**I. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**Nos. 1-4**

***960 FRANKLIN AVENUE REZONING***

**No. 1**

**CD 9**

**C 200184 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Franklin Ave. Acquisition LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. changing from an R6A District to an R9D District property bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue; and
2. establishing within the proposed R9D District a C2-4 District bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, and a line 100 feet northwesterly of Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated February 1, 2021, and subject to the conditions of CEQR Declaration E-586.

(On July 14, 2021, Cal. No. 20, the Commission scheduled July 29, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 2**

**CD 9**

**N 200185 ZRK**

**PUBLIC HEARING:**

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

Matter underlined is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**BROOKLYN**

\* \* \*

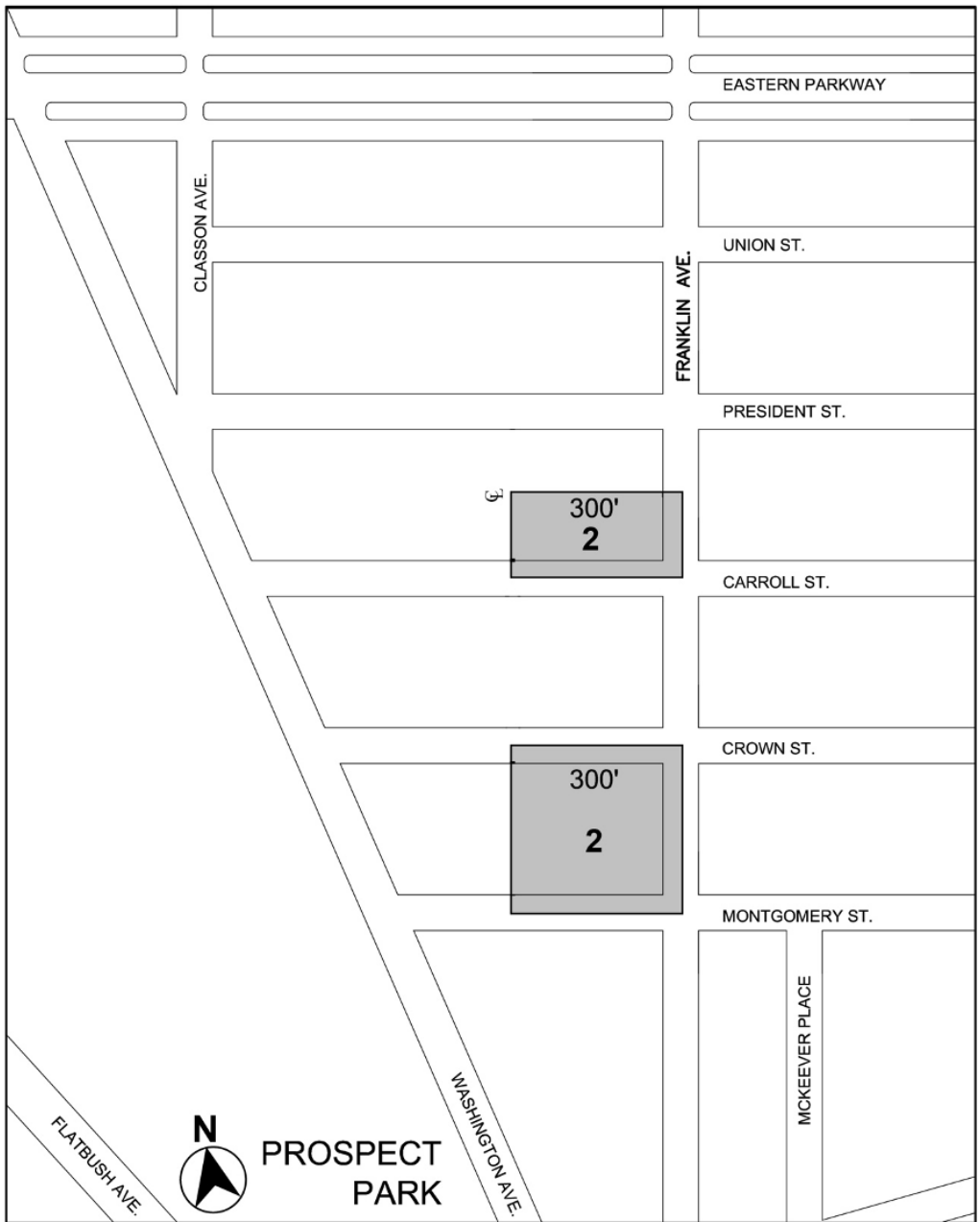
**Brooklyn Community District 9**


\* \* \*

Map 2 - [date of adoption]

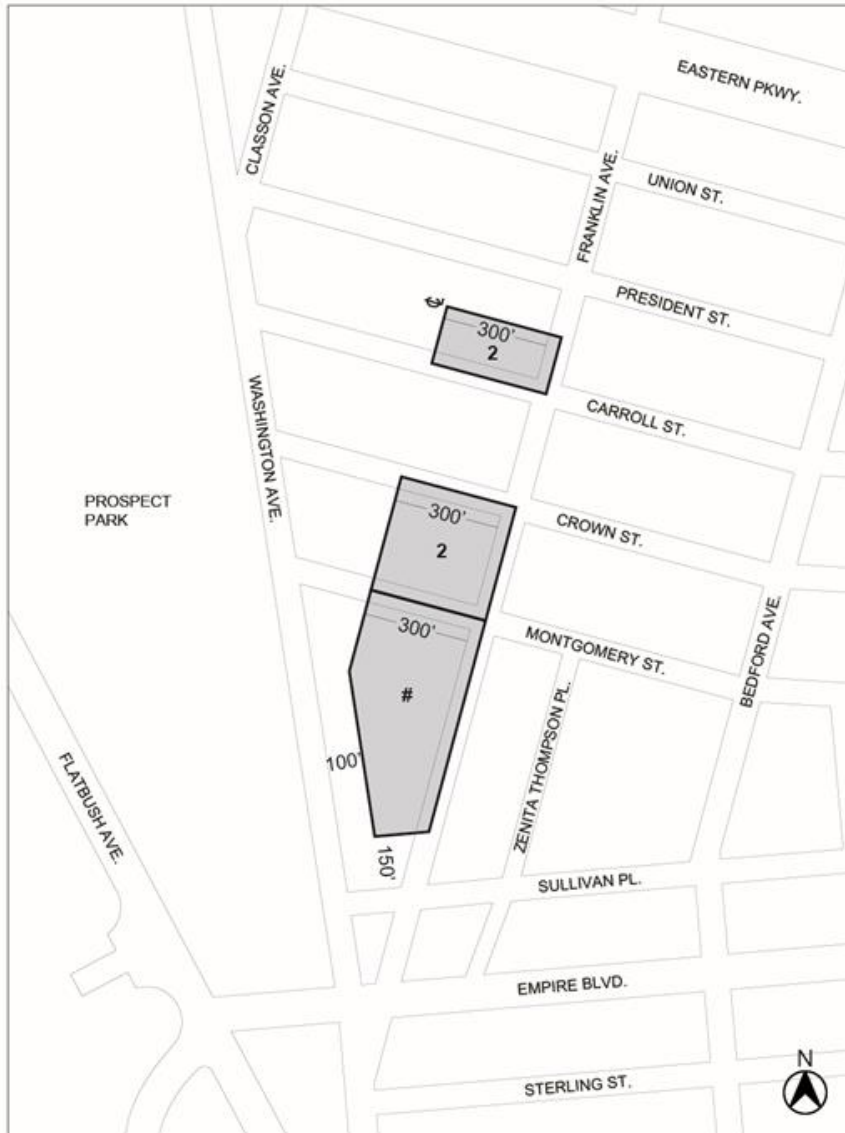
[EXISTING MAP]





 Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*  
Area 2 12/20/18 — MIH Program Option 1

[PROPOSED MAP]



- Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
- Area 2 — 12/20/2018 — MIH Program Option 1
- Area # — [date of adoption] — MIH Program Option 1 and Option 2

### Portion of Community District 9, Brooklyn

\* \* \*

(On July 14, 2021, Cal. No. 21, the Commission scheduled July 29, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 3**

**CD 9**

**C 200186 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Franklin Ave. Acquisition 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 23-662 (Maximum Height of Buildings and Setback Regulations) and the tower coverage requirements of Section 23-663 (Tower Regulations in R9D and R10X Districts), in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan

Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D\* and R9D/C2-4\* Districts.

\* Note: This site is proposed to be rezoned by changing an existing R6A District to R9D and R9D/C2-4 Districts under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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

(On July 14, 2021, Cal. No. 22, the Commission scheduled July 29, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 4****CD 9****C 200187 ZSK****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Franklin Ave. Acquisition LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 74-533 of the Zoning Resolution to reduce from 40 percent to 16 percent, the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D\* and R9D/C2-4\* Districts.

\* Note: This site is proposed to be rezoned by changing an existing R6A District to an R9 and R9/C2-4 District under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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

(On July 14, 2021, Cal. No. 23, the Commission scheduled July 29, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**On Thursday, July 29, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by Franklin Ave. Acquisition LLC (the Applicant). The Applicant is requesting several discretionary actions that would facilitate the development of two mixed-use buildings comprising approximately 1,369,314 gross square feet (gsf) (1,151,671 (zsf)) mixed-use commercial/residential development on the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue, on the eastern side of the Franklin Avenue subway shuttle right-of-way, in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The site is comprised of Brooklyn Block 1192, Lots 41, 46, 63 and 66 (the "Development Site"), while the Affected Area also includes Lot 40 and parts of Lot 1 (a portion of the MTA's Franklin Avenue subway shuttle right-of-way), Lot 77 and Lot 85 (the "Affected Area"). To facilitate the Proposed**

**Project, the Applicant is requesting several actions from the CPC including: a zoning map amendment to rezone the Affected Area from R6A to R9D and R9D/C2-4 (within 100 feet of Franklin Avenue), a text amendment to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area, as well as a Large Scale General Development (LSGD) special permit, and special permit to waive parking.**

**Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.**

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

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP095K.**

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**BOROUGH OF MANHATTAN**

**Nos. 5, 6 & 7**

***NEW YORK BLOOD CENTER***

**No. 5**

**CD 8**

**C 210351 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. changing from an R8B District to a C2-7 District property bounded by East 67<sup>th</sup> Street, a line 325 feet easterly of Second Avenue, East 66<sup>th</sup> Street and a line 100 feet easterly of Second Avenue; and
2. changing from a C1-9 District to a C2-8 District property bounded by East 67<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 66<sup>th</sup> Street, Second Avenue, East 66<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-612.

(On July 14, 2021, Cal. No. 17, the Commission scheduled July 29, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 6**

**CD 8**

**N 210352 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York Blood Center, 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 Article VII, Chapter 4, for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

**ARTICLE III  
COMMERCIAL DISTRICT REGULATIONS**

**Chapter 2**

**Use Regulations**

\* \* \*

**32-30  
USES PERMITTED BY SPECIAL PERMIT**

**32-32  
By the City Planning Commission**

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4, or as otherwise indicated in this Section.

\* \* \*

C1 C2 C3 C4 C5 C6 C7 C8

Railroad passenger stations

C2-7 C6

Research and development facility, scientific, in C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts

C1 C2 C3 C4 C5 C6 C7 C8

Seaplane bases

\* \* \*

**ARTICLE VII**

**Administration**

\* \* \*

**Chapter 4**

**Special Permits by the City Planning Commission**

**74-40  
USE PERMITS**

\* \* \*

**74-48  
Scientific Research and Development Facility**

In C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts, the City Planning Commission may permit a scientific research and development facility containing as a #commercial use#, where such facility contains laboratories for medical, biotechnological, chemical or genetic research, including space for production, storage and distribution of scientific products generated through research and ~~may modify height and setback regulations for the facility~~. ~~Such facility shall conform to the performance standards applicable to M1 Districts and occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#~~. ~~No #residential use# is to be located anywhere on a #zoning lot# containing such a facility~~, in conjunction with such facility, may allow the modifications set forth in paragraph (a) of this Section. For a special permit to be granted, applications shall comply with conditions in paragraph (b) and the findings of paragraph (c) of this Section. Additional requirements are set forth in paragraph (d).

a. Additional modifications

For such scientific research and development facility, the Commission may modify the following:

1. height and setback regulations; and
2. where such facility is located within C2-7 Districts:
  - i. #sign# regulations;
  - ii. #floor area ratio# regulations, up to the maximum #floor area ratio# permitted

for #community facility uses# for the District; and

- iii. #yard# regulations.

b. Conditions

As a condition for granting a special permit, such facility shall:

1. conform to the performance standards applicable to M1 Districts;
2. occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#; and
3. occupy a #zoning lot# containing no #residential use#.



c. Findings

As a condition for granting a special permit, the Commission shall find that the scientific research and development facility:

- (a)(1) will not unduly affect the essential character or impair the future use and development of the surrounding area;
- (b)(2) will be located so as to draw a minimum of vehicular traffic to and through local #streets#;
- (c)(3) provides fully enclosed storage space for all raw materials, finished products, by-products and waste materials including debris, refuse and garbage; and
- (d)(4) that the modification ~~of such height and setback~~ to any applicable #bulk# regulations will not unduly obstruct the access of light and air to adjoining properties or public #streets#.

5. with regard to #sign# modifications:

- i. a signage plan has been submitted showing the location, size, height, and illumination of all #signs# on the #zoning lot#;
- ii. the modifications are consistent with the amount and location of commercial life sciences laboratories that the Commission finds appropriate on the #zoning lot#; and
- iii. #illuminated signs#, if provided:
  - a. utilize an illumination type, and are located and oriented in a manner so as to minimize any negative effects on nearby residences; and
  - b. do not alter the essential character of the adjacent area.

d. Additional requirements

- 1. To minimize traffic congestion in the area, the Commission shall require the provision of off-street loading berths conforming to the requirements set forth in Section 36-62 (Required Accessory Off-street Loading Berths) for #commercial uses#.

- 2. The Commission may also require the provision of #accessory# off-street parking

facilities to prevent the creation of traffic congestion caused by the curbside parking of vehicles generated by such #use#. The size and location of such parking, bicycle parking, and loading facilities shall comply with the applicable provisions of Section 36-00, inclusive.

- 3. All applications for the grant of a special permit pursuant to this Section shall be

referred to the Commissioner of Health of the City of New York or its successor for a report and recommendations on matters relating to health, safety and general welfare of the public with regard to the proposed facility. If the report is received within 45 days from the date of referral, the Commission shall, in its determination, give due consideration to the report and its recommendations. If such agency does not report within 45 days, the Commission may make a final determination without reference thereto.

In order to promote and protect the public health, safety and general welfare, the City Planning Commission may impose additional conditions and safeguards and more restrictive performance standards where necessary.

\* \* \*

(On July 14, 2021, Cal. No. 18, the Commission scheduled July 29, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 7**

**CD 8**

**C 210353 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York Blood Center, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-48\* of the Zoning Resolution as follows:

- 1. to allow a scientific research and development facility as a commercial use;

2. to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use;
3. to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents); and,
4. to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries);

to facilitate a proposed 16-story building on property located at 310 East 67<sup>th</sup> Street (Block 1441, Lot 40), in a C2-7\*\* District.

\* Note: A zoning text amendment is proposed to Section 74-48 under a concurrent related application for a Zoning Text change (N 210352 ZRM).

\*\* Note: This site is proposed to be rezoned by changing an R8B District to a C2-7 District under a concurrent related application for a Zoning Map change (C 210351 ZMM).

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, NY 10271-0001.

(On July 14, 2021, Cal. No. 19, the Commission scheduled July 29, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## NOTICE

**On Thursday, July 29, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York Blood Center (the Applicant). The Applicant is requesting a rezoning and other discretionary actions from the CPC to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) state-of-the-art laboratory building with related offices on the site of the Applicant's existing building at 310 East 67th Street, Block 1441 Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues. The Development Site is part of a larger Rezoning Area, which also includes**

**Block 1441, Lots 1001–1202, and Block 1421, p/o Lot 21. To facilitate the Proposed Project the Applicant is requesting several actions from the New York CPC: a zoning map amendment to rezone the Development Site from R8B to C2-7; designation of the Development Site for Mandatory Inclusionary Housing (MIH); and to rezone the remainder of the Rezoning Area (Block 1441, Lots 1001–1202 and the eastern 100 feet of Block 1421, p/o Lot 21) from C1-9 to C2-8. The Applicant is also requesting a zoning text amendment to Section 74-48 of the Zoning Resolution; and a special permit pursuant to the amended Section 74-48 to modify various sections of the Zoning Resolution, as detailed below. In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation (DOT) to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.**

**Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.**

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

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP080M.**

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**II. CITY PLANNING COMMISSION 2021 SCHEDULE OF MEETINGS**

	SUN	MON	TUE	WED	THU	FRI	SAT
<b>JANUARY</b>						1 NEW YEAR'S DAY	2
	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5 CPC PUBLIC MEETING	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17 MARTIN LUTHER KING, JR. DAY	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							31
<b>FEBRUARY</b>		1 REVIEW SESSION	2 CPC PUBLIC MEETING	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12 CHINESE NEW YEAR LINCOLN'S BIRTHDAY	13
	14 PRESIDENTS DAY	15 REVIEW SESSION	16 CPC PUBLIC MEETING	17 CPC PUBLIC MEETING	18	19	20
	21 WASHINGTON'S BIRTHDAY	22	23	24	25	26	27
	28						
<b>MARCH</b>		1 REVIEW SESSION	2 CPC PUBLIC MEETING	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16 CPC PUBLIC MEETING	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28 PALM SUNDAY PASSOVER	29	30	31			
<b>APRIL</b>					1	2 GOOD FRIDAY	3
	4 EASTER	5 REVIEW SESSION	6 CPC PUBLIC MEETING	7 CPC PUBLIC MEETING	8	9	10
	11	12	13 RAMADAN BEGINS	14	15	16	17
	18	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	
<b>MAY</b>	2	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7	1
	9	10	11	12	13	14	8
	16	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30	31 MEMORIAL DAY					
<b>JUNE</b>			1	2	3	4	5
	6	7 REVIEW SESSION	8 CPC PUBLIC MEETING	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
<b>JULY</b>						1	2
	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 CPC PUBLIC MEETING	28 CPC PUBLIC MEETING	29	30	31
<b>AUGUST</b>	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17 CPC PUBLIC MEETING	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
<b>SEPTEMBER</b>				1 CPC PUBLIC MEETING	2	3	4
	5	6 LABOR DAY	7 ROSH HASHANAH	8	9	10	11
	12	13	14	15	16 YOM KIPPUR	17	18
	19	20 REVIEW SESSION	21 CPC PUBLIC MEETING	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
<b>OCTOBER</b>						1	2
	3	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6 CPC PUBLIC MEETING	7	8	9
	10	11 COLUMBUS DAY OBSERVED	12	13	14	15	16
	17	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							
<b>NOVEMBER</b>		1 REVIEW SESSION	2 ELECTION DAY	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10 DIWALI	11 VETERANS' DAY	12	13
	14	15 REVIEW SESSION	16 CPC PUBLIC MEETING	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 HANUKKAH	30				
<b>DECEMBER</b>				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14 CPC PUBLIC MEETING	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