

CITY PLANNING COMMISSION DISPOSITION SHEET

REMOTE PUBLIC MEETING:
WEDNESDAY, OCTOBER 6, 2021
10:00 A.M. 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 200299 ZMQ	14	BEACH 79 SELF STORAGE REZONING	Scheduled to be Heard 10/20/21
2	N 210232 ZRQ	12	160-05 ARCHER AVENUE	" "
3	C 210164 ZMQ	10	103-16 VAN WYCK EXPRESSWAY REZONING	" "
4	N 210165 ZRQ	10	" "	" "
5	C 210453 ZSM	5	415 MADISON AVENUE	" "
6	C 210454 ZSM	5	" "	" "
7	C 210444 PPM	1	DISPOSITION OF SEAPORT PROPERTIES	" "
8	N 220033 PXX	8	COMMUNITY BOARD 8 OFFICE SPACE	Favorable Report Adopted
9	C 210339 ZMX	1	624 MORRIS AVENUE REZONING	" "
10	M 030150(A) HOX	9	STEVENSON COMMONS	" "
11	M 040047(A) ZSX	9	" "	" "
12	N 220009 ZAX	8	RIVERDALE PARK/233 RD STREET DEP PUMP STATION-SNAD	Authorization Approved
13	C 210192 ZMQ	8	185-17 HILLSIDE AVENUE REZONING	Favorable Report Adopted
14	N 210193 ZRQ	8	" "	" "
15	C 180039 MMK	6	GOWANUS CANAL CSO FACILITY	" "
16	C 200319 PCK	6	" "	" "
17	C 200320 MMK	6	" "	" "

COMMISSION ATTENDANCE: Present (P)
Absent (A)

COMMISSION VOTING RECORD:
In Favor - Y Oppose - N Abstain - AB Recuse - R

Calendar Numbers:

		8	9	10	11	12	13	14	15	16	17	18	19	20	21
Anita Laremont, Esq., Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Allen P. Cappelli, Esq.	A														
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Joseph I. Douek	P	Y	Y	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Orlando Marin	P	Y	Y	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R	R	Y

MEETING ADJOURNED AT: 7:35 P.M.

DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, OCTOBER 6, 2021
10:00 A.M. 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
18	C 200321 PSK	6	GOWANUS CANAL CSO FACILITY	Favorable Report Adopted
19	C 200314 ZMK	1	824 METROPOLITAN AVENUE	" "
20	N 200315 ZRK	1	" "	" "
21	C 210480 ZMK	1	COOPER PARK COMMONS	" "
22	C 210481 ZSK	1	" "	" "
23	N 210482 ZRK	1	" "	" "
24	C 210483 HAK	1	" "	" "
25	C 210484 PPK	1	" "	" "
26	C 210428 PPM	11	LAS RAICES	" "
27	N 220006 RCR	3	184 CHELSEA STREET	Certification Approved
28	N 220014 RCR	3	344 GREAT KILLS ROAD PROJECT	" "
29	N 210342 RCR	3	96 LENEVAR AVENUE	" "
30	N 220101 BDY	9, 10	CASTLE HILL BUSINESS IMPROVEMENT DISTRICT	Hearing Closed
31	C 220062 ZMK	1	RIVER RING	" "
32	N 220063 ZRK	1	" "	" "
33	C 220064 ZSK	1	" "	" "
34	C 220070 ZSK	1	" "	" "

COMMISSION ATTENDANCE: Present (P)
Absent (A)

COMMISSION VOTING RECORD:
In Favor - Y Oppose - N Abstain - AB Recuse - R

Calendar Numbers:

		22	23	24	25	26	27	28	29						
Anita Laremont, Esq., Chair	P	Y	Y	Y	Y	Y	Y	Y	Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y						
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y						
Allen P. Cappelli, Esq.	A														
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y						
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y						
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y						
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y						
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y						
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y						
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y						
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y						

MEETING ADJOURNED AT: 7:35 P.M.

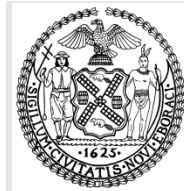
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 6, 2021

MEETING AT 10:00 A.M.

VIA NYC ENGAGE PORTAL



Bill de Blasio, Mayor

City of New York

[No. 18]

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/290345/1> 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

- ANITA LAREMONT, *Esq.*, *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 remotely via Zoom Webinar unless otherwise ordered.

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WEDNESDAY, OCTOBER 6, 2021

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I. Matters to Be Scheduled for Public Hearing on October 20, 2021.....1

II. Reports.....8

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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 October 20, 2021 will be held remotely via Zoom Webinar.

OCTOBER 6, 2021

APPROVAL OF THE MINUTES OF the Public Meeting of September 22, 2021

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, OCTOBER 20, 2021
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF QUEENS

No. 1

BEACH 79 SELF STORAGE REZONING

CD 14

C 200299 ZMQ

IN THE MATTER OF an application submitted by 79 Arverne Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 80 feet westerly of Beach 77th Street, Rockaway Freeway, and a line 200 feet easterly of Beach 80th Street, as shown on a diagram (for illustrative purposes only) dated June 7, 2021, and subject to the conditions of CEQR Declaration E-624.

Resolution for adoption scheduling October 20, 2021 for public hearing.

No. 2

160-05 ARCHER AVENUE

CD 12

N 210232 ZRQ

IN THE MATTER OF an application submitted by Archer 1 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 Article XI, Chapter 5 (Special Downtown Jamaica District).

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 XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 5
Special Downtown Jamaica District (DJ)**

* * *

**115-50
SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

* * *

**115-53
Authorization for Curb Cut**

The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts that are prohibited by Section 115-52 (Location of Access to the Street), provided the Commission finds that a curb cut at such location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**115-60
SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS**

* * *

Resolution for adoption scheduling October 20, 2021 for public hearing.

Nos. 3 & 4

103-16 VAN WYCK EXPRESSWAY REZONING

No. 3

CD 10

C 210164 ZMQ

IN THE MATTER OF an application submitted by 10316 Van Wyck Exp LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18c:

1. changing from an R3A District to an R6B District property bounded by a line 100 feet southeasterly of Liberty Avenue, the northeasterly service road of Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue and its northeasterly prolongation, and a line midway between 135th Street and Van Wyck Expressway; and
2. establishing within a proposed R6B District a C2-3 District bounded by a line 100 feet southeasterly of Liberty Avenue, Van Wyck Expressway, a line 195 feet northwesterly of 105th Avenue, and a line midway between 135th Street and Van Wyck Expressway;

as shown on a diagram (for illustrative purposes only) dated July 26, 2021.

Resolution for adoption scheduling October 20, 2021 for public hearing.

No. 4

CD 10

N 210165 ZRQ

IN THE MATTER OF an application submitted by 10316 Van Wyck Exp 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

* * *

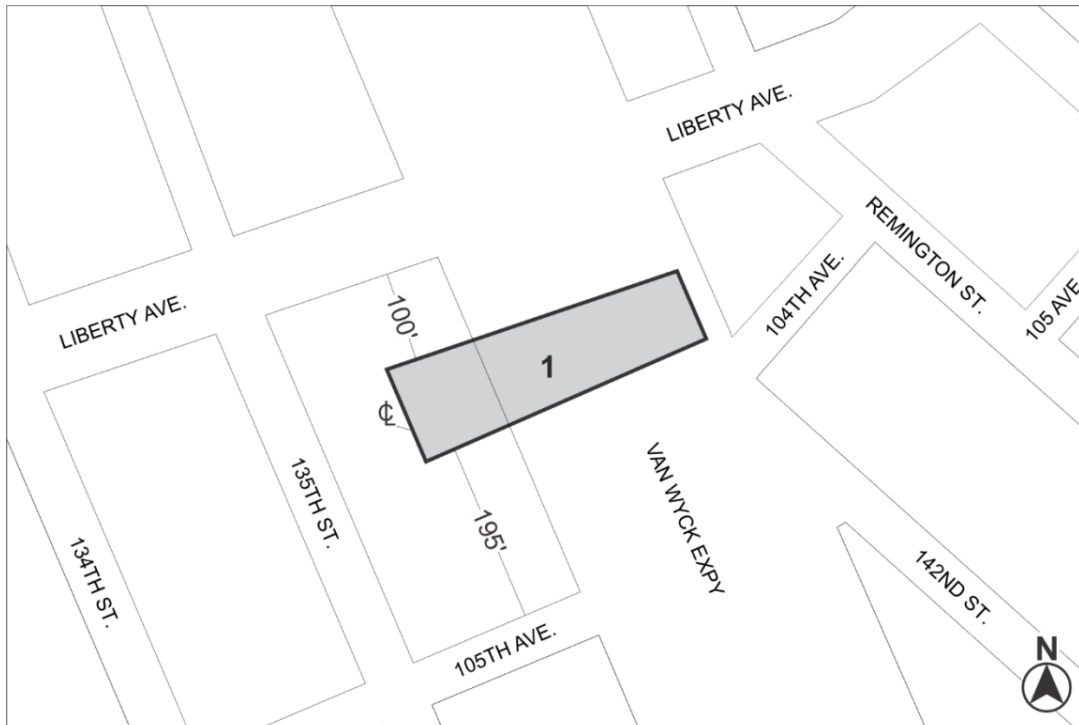
QUEENS

* * *

Queens Community District 10

* * *

Map 1– [date of adoption]



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

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

Portion of Community District 10, Queens

* * *

Resolution for adoption scheduling October 20, 2021 for public hearing.

BOROUGH OF MANHATTAN**Nos. 5 & 6*****415 MADISON AVENUE*****No. 5****CD 5****C 210453 ZSM**

IN THE MATTER OF an application submitted by 415 Madison Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area ratio permitted on a qualifying site where an above-grade public concourse, in the form of an open publicly accessible space is provided, in connection with a proposed commercial building, on property located at 415 Madison Avenue (Block 1284, Lot 21), in a C5-3 District, within the Special Midtown District (Southern Subarea).

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

Resolution for adoption scheduling October 20, 2021 for public hearing.

No. 6
CD 5**C 210454 ZSM**

IN THE MATTER OF an application submitted by 415 Madison Avenue LLC pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the related special permit pursuant to Section 81-645, the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, to modify:

1. the height and setback requirements of Section 81-27 (Alternate Height and Setback Regulations – Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements);
2. the mandatory district plan elements of Section 81-42 (Retail Continuity Along Designated Streets); and
3. the mandatory street wall requirements of Sections 81-43 (Street Wall Continuity Along Designated Streets) and 81-671 (Special Street Wall Requirements);

in connection with a proposed commercial building, on property located at 415 Madison Avenue (Block 1284, Lot 21), in a C5-3 District, within the Special Midtown District (Southern Subarea).

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

Resolution for adoption scheduling October 20, 2021 for public hearing.

No. 7

DISPOSITION OF SEAPORT PROPERTIES

CD 1

C 210444 PPM

IN THE MATTER OF an application submitted by the Department of Small Business Services pursuant to Section 197-c of the New York City Charter for the disposition of city owned property located at the South Street Seaport area (Block 73, p/o Lots 8 and 10, and Lot 11; Block 74, p/o Lots 1 and 20; Block 95, Lot 101; Block 96, Lot 1, and p/o Lots 5, 8, 12, 13; p/o Marginal Street; and the demapped portions of Fulton Street between South Street and Water Street, Front Street between John Street and Beekman Street, and Water Street between Fulton Street and Beekman Street.

Resolution for adoption scheduling October 20, 2021 for public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 8

COMMUNITY BOARD 8 OFFICE SPACE

CD 8

N 220033 PXX

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 185 West 231st Street (Block 3267, Lot 76) (Bronx Community Board 8 Office), Borough of the Bronx, Community District 8.

(On September 8, 2021, the Commission advertised September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 33, the hearing was closed.)

For consideration.

No. 9

624 MORRIS AVENUE REZONING

CD 1

C 210339 ZMX

IN THE MATTER OF an application submitted by 624 Morris B, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a by establishing within an existing R7-1 District a C1-4 District bounded by Morris Avenue, a line 175 feet northerly of East 151st Street, a line 70 feet easterly of Morris Avenue, and East 151st Street as shown on a diagram (for illustrative purposes only) dated May 3, 2021.

(On July 28, 2021, Cal. No. 2, the Commission scheduled August 18, 2021 for a public hearing. On August 18, 2021, Cal. No. 49, the hearing was closed.)

For consideration.

Nos. 10 & 11

STEVENSON COMMONS

No. 10

CD 9

M 030150(A) HOX

IN THE MATTER OF an application submitted by the Camber Property Group LLC for a modification to the previously approved Stevenson Commons City-aided limited-profit housing project and plan pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381) to reflect the land actually occupied by the existing buildings located at 755 White Plains Road and 1850 Lafayette Avenue (Block 3600, Lot 4).

(On July 28, 2021, Cal. No. 3, the Commission scheduled August 18, 2021 for a public hearing. On August 18, 2021, Cal. No. 47, the hearing was closed.)

For consideration.



No. 11

CD 9

M 040047(A) ZSX

IN THE MATTER OF an application submitted by Camber Property Group LLC for a modification to the previously approved application (CP-22380) to update the previously approved plans and zoning calculations to reflect the proposed as-of-right development of 6 new mixed residential and community facility buildings, within an existing large-scale residential development bounded by Lafayette Avenue, White Plains Road, Seward Avenue, and Thieriot Avenue (Block 3600, Lot 4), in an R6 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 July 28, 2021, Cal. No. 4, the Commission scheduled August 18, 2021 for a public hearing. On August 18, 2021, Cal. No. 48, the hearing was closed.)

For consideration.



No. 12

RIVERDALE PARK/233RD STREET DEP PUMP STATION – SNAD

CD 8

N 220009 ZAX

IN THE MATTER OF an application submitted by New York City Department of Environmental Protection (DEP) for grant of an authorization for special district designation on public parks pursuant to 105-91 of the Zoning Resolution to facilitate the replacement of an existing DEP pump station in Riverdale Park is being sought at 3869 Palisade Avenue (Block 5929, Lot 1) within the Special Natural Area District (NA-2).

For consideration.

BOROUGH OF QUEENS

Nos. 13 & 14

185-17 HILLSIDE AVENUE REZONING

No. 13

CD 8

C 210192 ZMQ

IN THE MATTER OF an application submitted by 18517 Hillside LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15b:

1. changing from an R3X District to an R7A District property bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road;
2. changing from an R6A District to an R7A District property bounded by a line 100 feet northerly of Hillside Avenue, Chelsea Street, Hillside Avenue, and Dalny Road;

3. establishing within a proposed R7A District a C2-4 District bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road; and
4. establishing a Special Downtown Jamaica District (DJ) bounded by a line 140 feet northerly of Hillside Avenue, a line 100 feet westerly of Chelsea Street, a line 100 feet northerly of Hillside Avenue, and Dalny Road;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-591.

(On July 28, 2021, Cal. No. 23, the Commission scheduled August 18, 2021 for a public hearing. On August 18, 2021, Cal. No. 50, the hearing was closed.)

For consideration.

No. 14

CD 8

N 210193 ZRQ

IN THE MATTER OF an application submitted by 18517 Hillside 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 Article XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, 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 XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 5
Special Downtown Jamaica District**

* * *

**115-20
SPECIAL BULK REGULATIONS**

**115-21
Floor Area Ratio, Open Space and Lot Coverage**

* * *

(b) Maximum #floor area ratio# for #zoning lots# containing #residential uses#

The maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the #floor area ratio# set forth in Section 115-211 (Special regulations for Inclusionary Housing designated areas regulations) or Section 115-212 (Special regulations for Mandatory Inclusionary Housing areas), as applicable, for the applicable district.

* * *

**115-211
Special ~~Inclusionary Housing~~ regulations for Inclusionary Housing designated areas**

(a) Applicability

Locations in R7A, R7X, C4-4A, C4-5X, C6-2, C6-3 and C6-4 Districts designated in APPENDIX F of this Resolution within the #Special Downtown Jamaica District# shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified, within the Special District.

* * *

**115-212
Special regulations for Mandatory Inclusionary Housing areas**

(a) Applicability

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within

the #Special Downtown Jamaica District# are shown on the maps in APPENDIX F of this Resolution.

(b) Height and setback

The height and setback regulations of Sections 23-952 (Height and setback in Mandatory Inclusionary Housing areas) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall be modified by the special height and setback regulations of Section 115-23, inclusive.

* * *

**115-50
SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

**115-51
Parking and Loading Regulations**

Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:

(a) #Commercial# and #manufacturing uses#

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

* * *

(4) Modification of Waiver of Parking Requirements

* * *

- (iii) The provisions of Sections 36-342 (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and 36-344 (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

(b) #Residential uses#

* * *

- (2) The required #accessory# off-street parking space regulations of the underlying districts in the #Special Downtown Jamaica District# shall be modified as follows: The regulations set forth for an R6A District in Section 25-20 shall apply. The regulations set forth for an R6 District in Sections 25-50 (RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES), inclusive, and 25-60 (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES), inclusive, shall apply except as modified in paragraphs (b)(3) and (b)(4) of this Section.
- (3) In all #Residence Districts#, the provisions of Section 25-26 (Waiver of Requirements for Small Number of Spaces) are modified, as follows:
 - (i) The provisions of Section 25-26 shall only apply to #zoning lots# existing both on September 10, 2007, and on the date of application for a building permit.
 - (ii) For all #developments# or #enlargements# containing #residences#, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.

* * *

(c) #MIH sites#

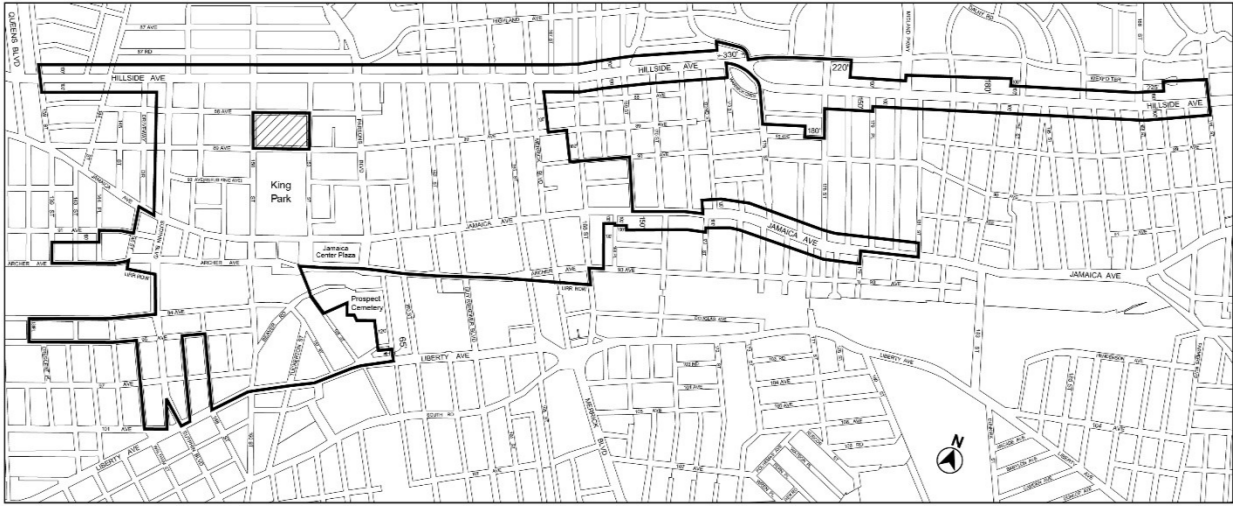
For #residential uses# on #MIH sites#, the provisions of paragraphs (a)(4), (b)(2) and (b)(3) of this Section shall not apply. In lieu thereof, the underlying off-street parking provisions shall apply.

* * *

APPENDIX A
Special Downtown Jamaica District Maps

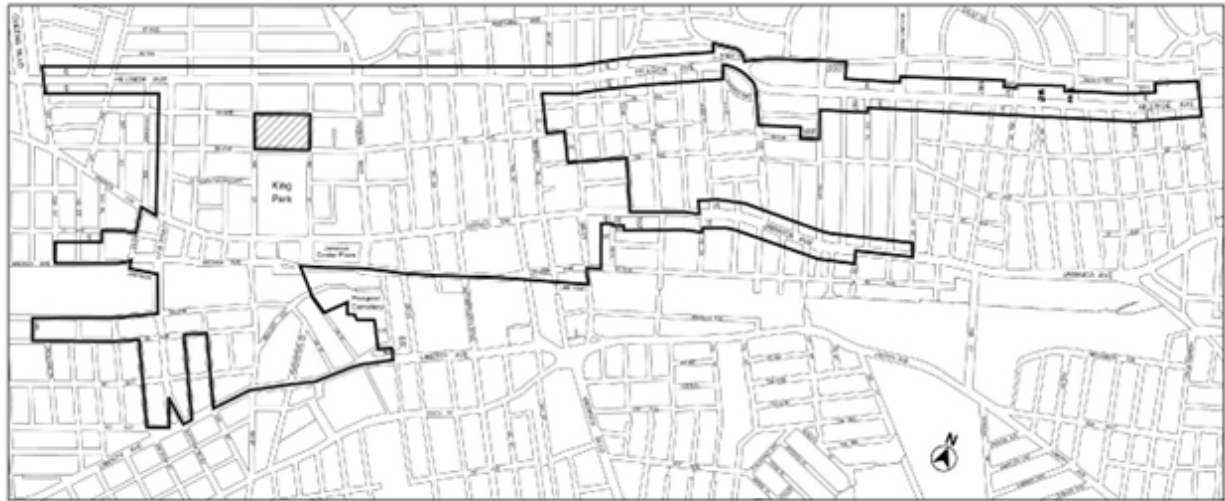
Map 1 – Special Downtown Jamaica District

[EXISTING MAP]



— Special Downtown Jamaica District
▨ Excluded area

[PROPOSED MAP]



— Special Downtown Jamaica District
▨ Excluded area

* * *

APPENDIX F Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

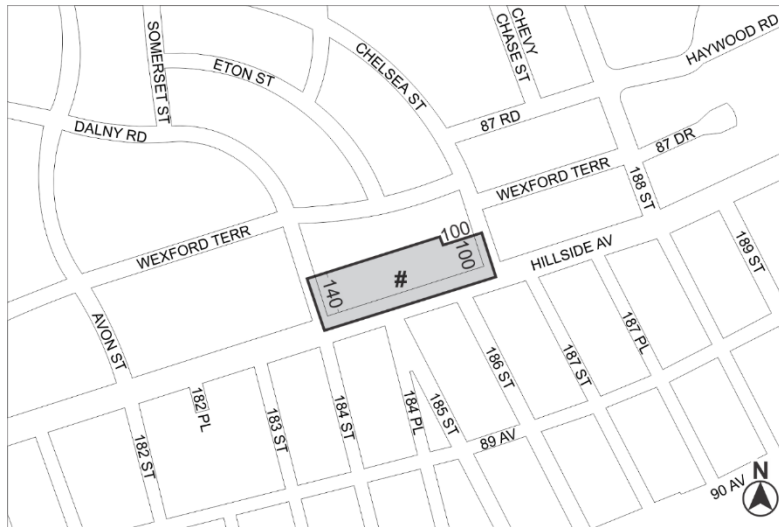
QUEENS

* * *

Queens Community District 8

* * *

Map 2— [date of adoption]



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

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

Portion of Community District 8, Queens

* * *

(On July 28, 2021, Cal. No. 24, the Commission scheduled August 18, 2021 for a public hearing. On August 18, 2021, Cal. No. 51, the hearing was closed.)

For consideration.



BOROUGH OF BROOKLYN

Nos. 15-18

GOWANUS CANAL CSO FACILITY

No. 15

CD 6

C 180039 MMK

IN THE MATTER OF an application submitted by the New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the elimination of Douglass Street between Nevins Street and the Gowanus Canal;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. N-2752 dated July 2, 2019 and signed by the Borough President

(On July 28, 2021, Cal. No. 13, the Commission scheduled August 18, 2021 for a public hearing. On August 18, 2021, Cal. No. 57, the hearing was closed.)

For consideration.

No. 16

CD 6

C 200319 PCK

IN THE MATTER OF an application submitted by the New York City Department of Sanitation, the New York City Department of Environmental Protection 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 110 5th Street (Block 990, Lot 21), 122 5th Street (Block 990, Lot 16), 22 2nd Avenue (Block 990, Lot 1), 5th Street (Block 977, p/o Lot 1) and 2 2nd Avenue (Block 977, p/o Lot 3) for Department of Sanitation salt and equipment storage, environmental education activities and additional space as needed for the combined sewer overflow (CSO) control facility.

(On July 28, 2021, Cal. No. 14, the Commission scheduled August 18, 2021 for a for a public hearing. On August 18, 2021, Cal. No. 58, the hearing was closed.)

For consideration.

No. 17

CD 6

C 200320 MMK

IN THE MATTER OF an application submitted by the New York City Department of Environmental Protection pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the elimination of 5th Street between 2nd Avenue and the Gowanus Canal;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2758 dated May 3, 2021 and signed by the Borough President.

(On July 28, 2021, Cal. No. 15, the Commission scheduled August 18, 2021 for a for a public hearing. On August 18, 2021, Cal. No. 59, the hearing was closed.)

For consideration.

No. 18

CD 6

C 200321 PSK

IN THE MATTER OF an application submitted by the New York City Department of Environmental Protection, the New York City Department of Sanitation and the New York City Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2 2nd Avenue (Block 977, Lot 3) for use as a combined sewer overflow (CSO) control facility.

(On July 28, 2021, Cal. No. 16, the Commission scheduled August 18, 2021 for a for a public hearing. On August 18, 2021, Cal. No. 60, the hearing was closed.)

For consideration.

Nos. 19 & 20

824 METROPOLITAN AVENUE

No. 19

CD 1

C 200314 ZMK

IN THE MATTER OF an application submitted by 824 Metropolitan Avenue Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an R6B District to an R7A District property bounded by Metropolitan Avenue, a line perpendicular to the southerly street line of Metropolitan Avenue of distant 215 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Metropolitan Avenue and the northeasterly street line of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and a line 150 feet northeasterly of Bushwick Avenue;
2. changing from a C8-2 District to an R7A District property bounded by Metropolitan Avenue, a line 150 feet northeasterly of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and Bushwick Avenue; and
3. establishing within the proposed R7A District a C2-4 District bounded by Metropolitan Avenue, a line 150 feet northeasterly of Bushwick Avenue, a line midway between Metropolitan Avenue and Devoe Street, and Bushwick Avenue;

as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject to the conditions of CEQR Declaration of E-618.

(On July 28, 2021, Cal. No. 17, the Commission scheduled August 18, 2021 for a for a public hearing. On August 18, 2021, Cal. No. 64, the hearing was closed.)

For consideration.

No. 20

CD 1

N 200315 ZRK

IN THE MATTER OF an application submitted by 824 Metropolitan Avenue Owner 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 1

* * *

Map 2 – (date of adoption)

[EXISTING]






 Inclusionary Housing designated area

 Excluded Area

[PROPOSED]



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

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

Portion of Community District 1, Brooklyn

* * *

(On July 28, 2021, Cal. No. 18, the Commission scheduled August 18, 2021 for a for a public hearing. On August 18, 2021, Cal. No. 65, the hearing was closed.)

For consideration.



Nos. 21-25***COOPER PARK COMMONS*****No. 21****CD 1****C 210480 ZMK**

IN THE MATTER OF an application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 13a and 13b:

1. changing from an R6 District to an R7-2 District property bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 150 feet northerly of Maspeth Avenue, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue.

as shown on a diagram (for illustrative purposes only) dated June 21, 2021 and subject to the terms of CEQR Declaration E-629.

(On August 18, 2021, Cal. No. 3, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 45, the hearing was closed.)

For consideration.

No. 22**CD 1****C 210481 ZSK**

IN THE MATTER OF an application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-711 (Standard minimum distance between buildings), in connection the development of two new buildings and the enlargement and conversion of two existing buildings, within a large-scale general development generally bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue/Grandparents Avenue (Block 2885, Lots 1, 20, 23, 28, and 32), in R7-2* and R7-2/C2-4* Districts.

* Note: The development site is proposed to be rezoned by changing an existing R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 210480 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.

(On August 18, 2021, Cal. No. 4, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 46, the hearing was closed.)

For consideration.

No. 23

CD 1

N 210482 ZRK

IN THE MATTER OF an application submitted by Maspeth Manager, LLC and the New York City Department of Housing Preservation and Development, 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

* * *

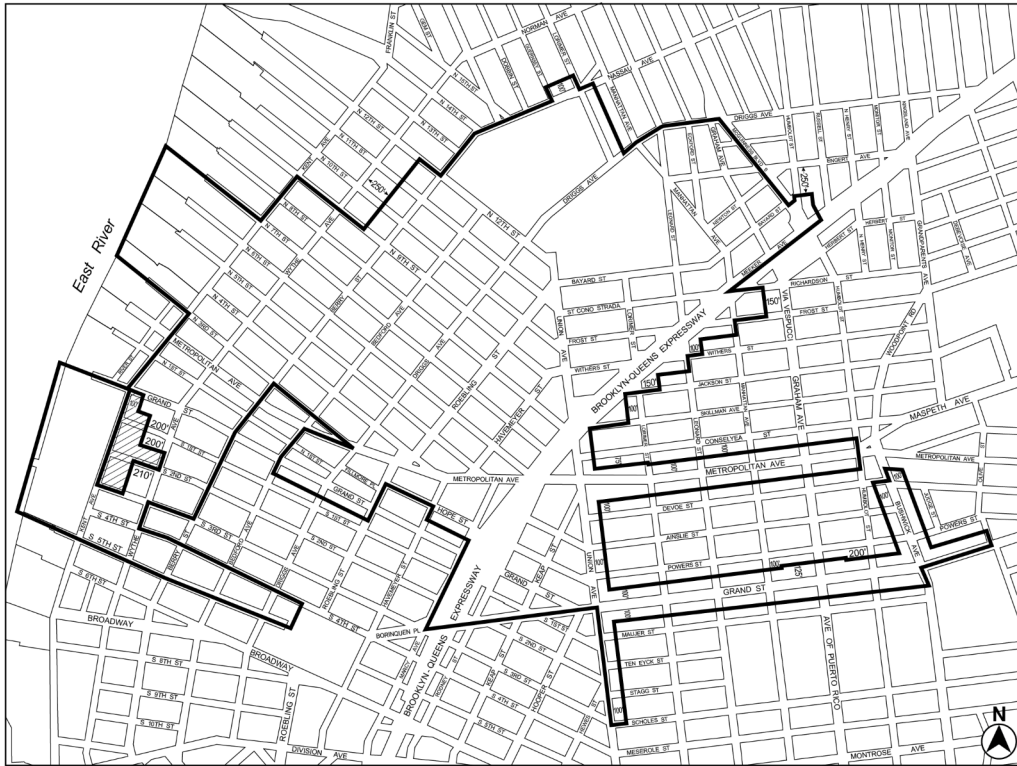
BROOKLYN



Brooklyn Community District 1

* * *

Map 2 – [date of adoption]




[EXISTING MAP]



-  Inclusionary Housing designated area
-  Excluded Area

[PROPOSED MAP]



-  Inclusionary Housing designated area
 -  Excluded Area
 -  Mandatory Inclusionary Housing Area see Section 23-154(d)(3)
- Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, Brooklyn

* * *

(On August 18, 2021, Cal. No. 5, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 47, the hearing was closed.)

For consideration.

No. 24**CD 1****C 210483 HAK**

IN THE MATTER OF an application submitted by the New York City 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 288 Jackson Avenue (Block 2885, Lot 1) 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 enlargement of two existing buildings and the construction of two new buildings containing approximately 556 affordable and senior housing units, a 200-bed homeless shelter and community facility and commercial space.

(On August 18, 2021, Cal. No. 6, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 48, the hearing was closed.)

For consideration.

No. 25**CD 1****C 210484 PPK**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c of the New York City Charter, to modify the restriction limiting use of property located at 20 Kingsland Avenue (Block 2885, Lot 10) from a health care facility use to general community facility uses.

(On August 18, 2021, Cal. No. 7, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 49, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN**No. 26*****LAS RAICES*****CD 11****C 210428 PPM**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the disposition of a city owned property located at 303 East 102nd Street (Block 1674, Lot 104), 338 East 117th Street (Block 1688, Lot 34), 505-507 East 118th Street (Block 1815, Lots 5 and 6), 1761-1763 Park Avenue (Block 1771, Lots 1 and 2) for four new buildings containing approximately 81 affordable dwelling units and community facility space.

(On August 18, 2021, Cal. No. 11, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 53, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND**No. 27*****184 CHELSEA STREET*****CD 3****N 220006 RCR**

IN THE MATTER OF an application submitted by Lera Property Holdings LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 184 Chelsea Street (Block 7911, Existing Lot 28, Tentative Lots 27 & 28) 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.

No. 28

344 GREAT KILLS ROAD PROJECT

CD 3

N 220014 RCR

IN THE MATTER OF an application submitted by Kevin Daunt 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 four new zoning lots located at Block 5200, Existing Lot 17, Tentative Lots 16, 17, 19 and 21 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.

No. 29

96 LENEVAR AVENUE

CD 3

N 210342 RCR

IN THE MATTER OF an application submitted by Block 6970 LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate future subdivision of one existing zoning lot into four new zoning lots (Block 6970, Tentative Lots 84, 85, 86, and 87) at 96 Lenevar 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

No. 30

CASTLE HILL BUSINESS IMPROVEMENT DISTRICT

CDs 9 & 10

N 220101 BDX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York City Department of Small Business Services on behalf of the Castle Hill Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the Castle Hill Business Improvement District.

(On September 22, 2021, Cal. No. 2, the Commission scheduled October 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 31 - 36

RIVER RING

No. 31

CD 1

C 220062 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by River Street Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c:

1. changing from an M3-1 District to a C6-2 District property bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, a northeasterly boundary line of Grand Ferry Park, and the U.S. Pierhead Line; and
2. changing from an M3-1 District to an M1-4 District property bounded by North 3rd Street, Kent Avenue, North 1st Street, and River Street;

as shown on a diagram (for illustrative purposes only) dated August 16, 2021, and subject to the conditions of CEQR Declaration E-636.

(On September 22, 2021, Supplemental Cal. No. 1, the Commission scheduled October 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CD 1

N 220063 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by River Street Partners 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 Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying Large-scale General Development provisions, 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 VII
ADMINISTRATION**

Chapter 4 Special Permits by the City Planning Commission

74-74 Large-scale General Development

* * *

74-742 Ownership

* * *

A special permit may be applied for and granted under the provisions of Section 74-74, even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section, when the site of such #large-scale general development# is:

* * *

- (d) partially under State or City ownership, or may include a tract of land under private ownership that is located within the bed of 26th Avenue between 1st Street and the bulkhead line within the Halletts Point Peninsula, in the area bounded by 8th Street and Vernon Boulevard on the east, the East River on the west and south, and the north side of 26th Avenue on the north, in Community District 1 in the Borough of Queens, provided that the exception to the ownership requirements set forth herein shall apply only to:
 - (1) tracts of land in State or City ownership; or
 - (2) a tract of land in private ownership located within the bed of 26th Avenue, between 1st Street and the bulkhead line; ~~or~~
- (e) within Manhattan Community District 2, where the City Planning Commission has approved a special permit under Section 74-74 for a #large-scale general development# located partially within a C2-7 District, and a portion of such #large-scale general development# is subsequently mapped as a park and transferred to City ownership, then the consent or authorization of any owner or party in interest to:

* * *

- (2) property other than the #public park# shall not be required for any application for a modification to the special permit or associated restrictive declaration relating

only to the #public park#; or

- (f) partially under State or City ownership, and is located within the boundaries of Community District 1 in the Borough of Brooklyn, on a #waterfront zoning lot# located within a C6-2 District that is mapped within a #Mandatory Inclusionary Housing area#, provided that the exception to the ownership requirements set forth herein shall apply only to tracts of land in State or City ownership.

* * *

74-743

Special provisions for bulk modification

- (a) For a #large-scale general development#, the City Planning Commission may permit:

* * *

- (11) wholly within a C1-9 District entirely within the boundaries of Community District 8 in Manhattan, for a predominantly #community facility development#, a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by the underlying district regulations where, in connection with such #development#, an improvement to a #public park# located within the same Community District and within a one mile radius of the proposed #development# is provided in accordance with the provisions of this Section.

* * *

- (ii) Prior to a determination as to whether to grant the special permit, the City Planning Commission shall have received from the Commissioner of Parks and Recreation:

* * *

- (b) a letter that shall include:

* * *

- (ii) a statement that the funding to be provided by the applicant, in combination with any other available funding, is adequate for completion of the necessary infrastructure, landscape and other work necessary to complete the

#public park# improvement; or

- (12) within the boundaries of Community District 1 in the Borough of Queens, in the area generally north of 30th Road and west of 8th Street, within the Halletts Point Peninsula, the #floor area# distribution from a #zoning lot# containing existing public housing #buildings#, provided that upon approval of a #large-scale general development# there exists unused #floor area# on a separate parcel of land with existing light industrial #buildings# in an amount equivalent to, or in excess of, the #floor area# approved for distribution and further provided:

* * *

- (ii) the existing light industrial #buildings# on the separate parcel of land are demolished; or

- (13) within the boundaries of Community District 1 in the Borough of Brooklyn, on a #waterfront zoning lot# located within a C6-2 District that is mapped within a #Mandatory Inclusionary Housing area#, portions of the land, #piers# or #platforms# projecting seaward of the bulkhead line and existing on [date of adoption] may be replaced or reconstructed with #new piers# or #new platforms#, as follows:

- (i) any such existing land projecting seaward of the bulkhead line may be replaced or reconstructed with #new platforms# and such #new platforms# may be included as part of the #upland lot#. In no event shall the #lot area# generated by such #new platforms# exceed the #lot area# of the land projecting seaward of the bulkhead line, as it existed on [date of adoption];
- (ii) any other such #new piers# or #new platforms# may be considered #lot area# for the purposes of determining allowable #floor area# or number of #dwelling units#, or to satisfy any other #bulk# regulations, in accordance with the provisions of paragraphs (b) and (c) of Section 62-31 (Bulk Computations on Waterfront Zoning Lots). In no event shall the #floor area# generated by such #new piers# or #new platforms# exceed the #floor area# generated by #piers# or #platforms# projecting seaward of the bulkhead line, as they existed on [date of adoption]; and
- (iii) such #new piers# or #new platforms# that are subject to the provisions of paragraph (a)(13)(ii) of this Section need not meet the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers) or 62-63 (Design Requirements for Public Access on Piers and Floating Structures), inclusive.

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

* * *

(12) where #new piers# or #new platforms# are constructed, replaced or reconstructed in accordance with the provisions of paragraph (a)(13) of this Section, such #new piers# and #new platforms# are an integral part of such #large-scale general development#, result in a superior site plan and appropriate relationship with adjacent #waterfront public access areas# and #shorelines#, and provide significant public access to or within the #seaward lot# portion of the #waterfront zoning lot#.

Within Manhattan Community District 2, within the former Washington Square Southeast Urban Renewal Area, where the Commission has approved a #large-scale general development# and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *



Brooklyn Community District 1

* * *

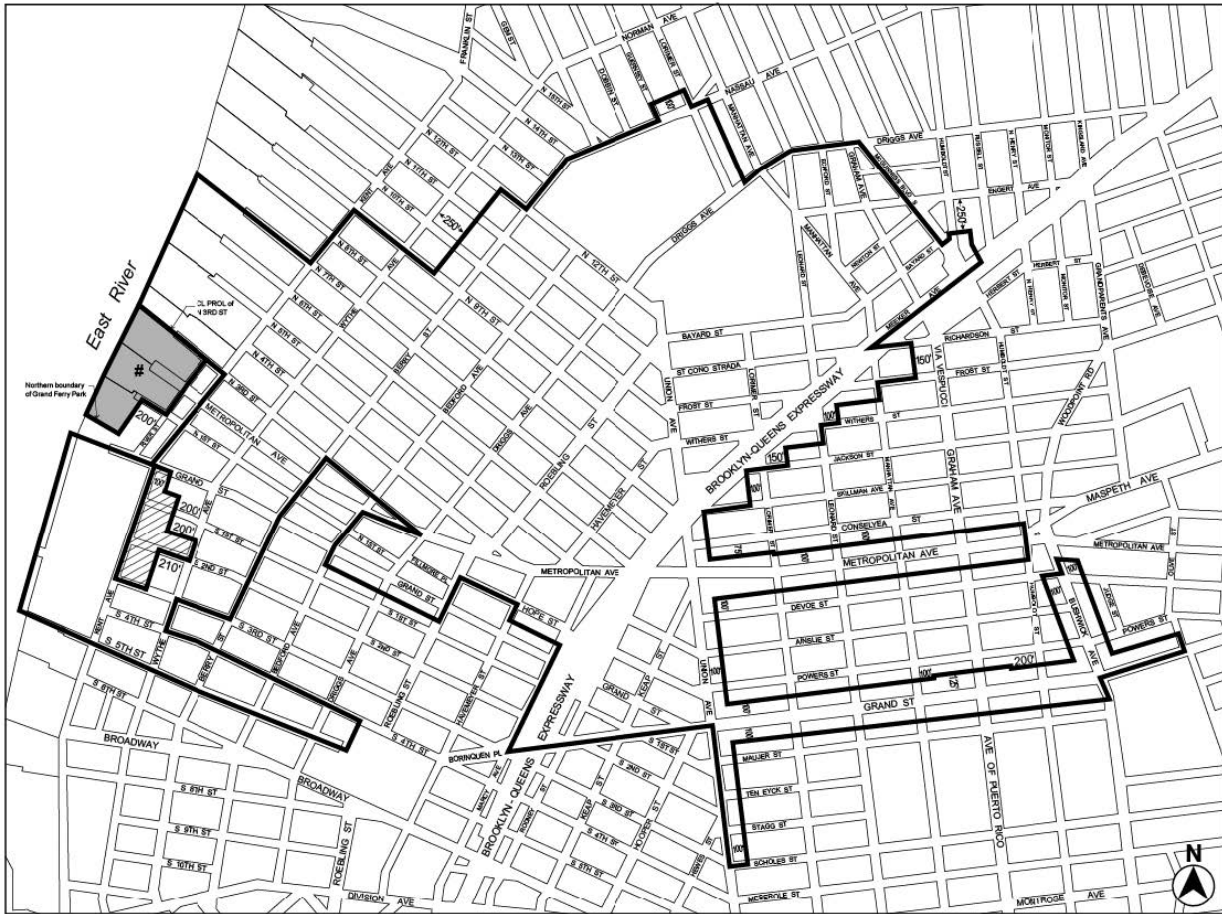
Map 2 - [date of adoption]





[EXISTING MAP]



-  Inclusionary Housing designated area
-  Excluded Area

[PROPOSED MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
-  Area # - [date of adoption] MIH Program Option 1
-  Excluded Area

Portion of Community District 1, Brooklyn

* * *

(On September 22, 2021, Supplemental Cal. No. 2, the Commission scheduled October 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.



No. 33**CD 1****C 220064 ZSK****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by River Street Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for, for the grant of special permits pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the height and setback, floor area distribution, maximum residential tower size, and maximum width of building walls facing a shoreline requirements of Section 62-341 (Developments on land and platforms); and
2. Section 74-743(a)(13)*:
 - a. to allow existing land projecting seaward of the bulkhead line to be replaced or reconstructed with new platforms and such platform be included as part of the upland lot;
 - b. to allow such new piers and platforms to be considered lot area for the purposes of determining allowable floor area, dwelling units, and other bulk regulations of Section 62-31(b) & (c) (Bulk Computations on Waterfront Zoning Lots); and
 - c. to waive the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers, and Section 62-63 (Design Requirements for Public Access on Piers and Floating Structures);

in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue** and North 1st Street**), in a C6-2 District***.

* Note: Section 74-743 is proposed to be changed under a concurrent related application for a Zoning Text Change (N 220063 ZRK).

** Note: Portions of Metropolitan Avenue and North 1st Street are proposed to be demapped under a concurrent related application for a City Map change (C 210425 MMK).

*** Note: This site is proposed to be rezoned by changing an existing M3-1 District to a C6-2 District under a concurrent related application for a Zoning Map change (C 220062 ZMK).

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

(On September 22, 2021, Supplemental Cal. No. 3, the Commission scheduled October 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 1

C 220070 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by River Street Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the number of required accessory off-street parking spaces from 40 percent to 20 percent, 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, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue** and North 1st Street**), in C6-2 District***.

* Note: Section 74-743 is proposed to be changed under a concurrent related application for a Zoning Text Change (N 220063 ZRK).

** Note: Portions of Metropolitan Avenue and North 1st Street are proposed to be demapped under a concurrent related application for a City Map change (C 210425 MMK).

*** Note: This site is proposed to be rezoned by changing an existing M3-1 District to a C6-2 District under a concurrent related application for a Zoning Map change (C 220062 ZMK).

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

(On September 22, 2021, Supplemental Cal. No. 4, the Commission scheduled October 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CD 1

C 220061 MLK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by River Street Partners LLC pursuant to Section 197-c of the New York City Charter for a landfill of approximately 6,230 square feet located in the East River, in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue** and North 1st Street**), in C6-2 District***.

* Note: Section 74-743 is proposed to be changed under a concurrent related application for a Zoning Text Change (N 220063 ZRK).

** Note: Portions of Metropolitan Avenue and North 1st Street are proposed to be demapped under a concurrent related application for a City Map change (C 210425 MMK).

*** Note: This site is proposed to be rezoned by changing an existing M3-1 District to a C6-2 District under a concurrent related application for a Zoning Map change (C 220062 ZMK).

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

(On September 22, 2021, Supplemental Cal. No. 5, the Commission scheduled October 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 1

C 210425 MMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by River Street Partners LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- 1) the elimination, discontinuance and closing of Metropolitan Avenue between River Street and the United States Pierhead Line;
- 2) the elimination, discontinuance and closing of a portion of North 1st Street from a point 200 feet west of River Street and the United States Pierhead Line;
- 3) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. Y-2760 dated August 16, 2021 and signed by the Borough President.

(On September 22, 2021, Supplemental Cal. No. 6, the Commission scheduled October 6, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, October 6, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by River Street Partners, LLC (the Applicant). The Applicant is seeking a series of land use applications including a city map change, a landfill application, zoning map amendment, zoning text amendments, zoning authorizations and special permits (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the development of two mixed-use towers with mixed income residential, commercial, and community facility uses, and waterfront public spaces (the “Proposed Development”) on the proposed development site comprised of Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21; Block 2376, Lot 50; and portions of Metropolitan Avenue and North 1st Street (collectively known as the “Proposed Development Site”) in the Williamsburg neighborhood of Brooklyn, Community District 1. The Project Area also includes two non-Applicant owned blocks to the east of the Proposed Development Site (Blocks 2356 and 2362).

The Proposed Development would contain approximately 1.336 million gsf, comprised of approximately 1.12 million gsf of residential space (approximately 1,250 dwelling units, of which 313 units (25%) would be affordable pursuant to the MIH program), 50,000 gsf of community facility space, 83,000 gsf of commercial space (including 60,000 gsf of office and 23,000 gsf of local retail), and approximately 83,000 gsf of below-grade parking (up to 250 accessory attended parking spaces).

The Applicant is also requesting an extension of term of special permit and authorization approvals to a period of ten years during which substantial construction of the phased project would be completed. In addition, a Joint Permit Application from the NYS Department of Environmental Conservation (NYSDEC) and the US Army Corps of Engineers (USACE) is being sought in conjunction with the publicly accessible open space proposed along the waterfront.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, October 18, 2021 by 5 pm.

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. 21DCP157K.

CITY WIDE

No. 37

OPEN RESTAURANTS TEXT AMENDMENT

CITY WIDE

N 210434 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Transportation and the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, removing Article I, Chapter 4 (Sidewalk Cafe Regulations) and modifying related Sections.

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 I
GENERAL PROVISIONS**

**Chapter 2
Construction of Language and Definitions**

* * *

**12-10
DEFINITIONS**

* * *

Dwelling unit

A “dwelling unit” contains at least one #room# in a #residential building#, #residential# portion of a #building#, or #non-profit hospital staff dwelling#, and is arranged, designed, used or intended for use by one or more persons living together and maintaining a common household, and which #dwelling unit# includes lawful cooking space and lawful sanitary facilities reserved for the occupants thereof.

~~Enclosed sidewalk cafe~~ — see Sidewalk cafe, enclosed

Enlargement, or to enlarge

* * *

Side yard — see Yard, side

~~Sidewalk cafe~~

~~A “sidewalk cafe” is a portion of an eating or drinking place that is located on a public sidewalk and is either an #enclosed#, #unenclosed# or #small sidewalk cafe#. #Sidewalk cafes# are further defined in Section 20-223, subdivision (a), of the Administrative Code.~~

Sidewalk cafe, enclosed

An “enclosed sidewalk cafe” is a #sidewalk cafe# that is contained within a structure constructed predominantly of light materials such as glass, slow-burning plastic or lightweight metal.

Sidewalk cafe, small

A “small sidewalk cafe” is an #unenclosed sidewalk cafe# containing no more than a single row of tables and chairs adjacent to the #street line# where such tables and chairs occupy a space on the sidewalk no greater than 4 feet, 6 inches from the #street line#.

Sidewalk cafe, unenclosed

An “unenclosed sidewalk cafe” is a space on the sidewalk that contains readily removable tables, chairs or railings with no overhead coverage other than umbrellas or a retractable awning that is affixed to the #building# wall and does not extend further than the width of the #unenclosed sidewalk cafe#.

Sign

* * *

Two-family residence

A “two-family residence” is a #building# containing not more than two #dwelling units#, and occupied by only two #families#.

Unenclosed sidewalk cafe — see Sidewalk cafe, unenclosed

Urban plaza — see Plaza, urban

* * *

Chapter 4 Sidewalk Cafe Regulations

14-00**GENERAL PURPOSES**

The sidewalk cafe regulations as established in this Resolution are citywide regulations, designed to encourage sidewalk cafes in locations where they are appropriate, discourage them in locations where they are inappropriate, and promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) — To ensure adequate space for pedestrians on the sidewalk adjacent to sidewalk cafes.
- (b) — To promote sidewalk cafes as visual amenities that better relate to the streetscape.
- (c) — To preserve and enhance the character of neighborhoods throughout the City.
- (d) — To simplify administrative regulations and strengthen enforcement procedures for sidewalk cafes and ensure that such requirements are effective, efficient and enforceable.
- (e) — To promote the most desirable use of land and thus to conserve the value of land and buildings and thereby protect the City's tax revenues.

14-01**General Provisions**

In harmony with the general purpose and intent of this Resolution, and the general purposes of the #sidewalk cafe# regulations, certain specified regulations concerning area eligibility, sidewalk locational criteria and physical criteria for #sidewalk cafes#, in general, and specifically for #enclosed sidewalk cafes#, are herein established.

The three types of #sidewalk cafes# that are permitted by the regulations of this Chapter and defined in Section 12-10 (DEFINITIONS) are #enclosed sidewalk cafes#, #unenclosed sidewalk cafes# and #small sidewalk cafes#.

The amendments to Article I, Chapter 4, adopted by the City Council on January 29, 2003, shall become effective March 27, 2003.

Physical criteria, including structural and operational requirements for #sidewalk cafes#, and #unenclosed sidewalk cafes# in particular, shall be regulated by the Department of Consumer Affairs and found in Title 6, Chapter 2, Subchapter F., of the Rules of the City of New York.

Licenses for all ~~#sidewalk cafes#~~ must be obtained from the Department of Consumer Affairs, or its successor.

14-011

Sidewalk cafe locations

~~#Sidewalk cafes# may be located in all R10H Districts, in all #Commercial Districts# other than C3 Districts and in all #Manufacturing Districts# only where eating or drinking establishments are permitted, as modified by special eligibility regulations set forth in Sections 14-40 through 14-45, inclusive. These sections identify #streets#, areas, special districts and malls or portions of #streets# for which special area eligibility regulations apply:~~

~~Section 14-40 — (AREA ELIGIBILITY FOR SIDEWALK CAFES)~~

~~Section 14-41 — (Locations Where Certain Sidewalk Cafes Are Not Permitted)~~

~~Section 14-42 — (Locations Where Enclosed Sidewalk Cafes Are Not Permitted)~~

~~Section 14-43 — (Locations Where Only Small Sidewalk Cafes Are Permitted)~~

~~Section 14-44 — (Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted)~~

~~Section 14-45 — (Street Malls Where Certain Sidewalk Cafes Are Permitted):~~

~~#Sidewalk cafes# shall be permitted in Historic Districts or in designated landmark #buildings# only if such #sidewalk cafe# is approved by the Landmarks Preservation Commission.~~

14-10

ENCLOSED SIDEWALK CAFES

14-11

Locational Criteria for Enclosed Sidewalk Cafes

~~The regulations of this Section, governing clear path, clearance at intersection of #streets#, clearance from large obstructions and minimum distance between two cafes shall apply to all #enclosed sidewalk cafes#.~~

(a) — Clear path

~~There shall be a minimum of 8 feet, 0 inches clear distance or 50 percent of the sidewalk~~

width, whichever is greater, free of all obstructions, in order to allow adequate pedestrian movement.

The minimum distance shall be measured from the portion of the #enclosed sidewalk cafe# frontage that is nearest either the curb line or the nearest obstruction. In no event may recesses in the #enclosed sidewalk cafe# frontage be used to satisfy this unobstructed width requirement, except that the corners of the #enclosed sidewalk cafe# may be rounded or mitered. A clearance of 8 feet, 0 inches shall be maintained around the corners of #enclosed sidewalk cafes#, measured in radius.

For the purpose of the minimum clear path, but not the clearance from corners of #enclosed sidewalk cafes#, parking meters, traffic signs, and trees that have gratings flush to grade, without fences or guards, shall not count as obstructions

In the case of a #street# for which a mall plan or other special plan has been adopted, the clear path requirements pursuant to this Section shall be deemed satisfied if there is not less than an 8 feet, 0 inches clear path.

(b) — Clearance at intersections of street line

There shall be a minimum of 9 feet, 0 inches clearance, free of all obstructions with no exception, measured from the outer edge of the #enclosed sidewalk cafe# to the curbside obstacle. The corner of the #enclosed sidewalk cafe# wall may be rounded or mitered. Such distance shall be measured from the outer edge of the #enclosed sidewalk cafe# to either the curb line or the nearest obstruction.

(c) — Clearance from large obstructions

All #enclosed sidewalk cafes# shall be a minimum of 15 feet from large obstructions. For the purposes of this Section, large obstructions shall be bus stop shelters, newsstands, subway entrances or any other object greater than 15 square feet in area. The closed end of a subway entrance located along the #front lot line# may #abut# an #enclosed sidewalk cafe#.

(d) — Minimum distance between enclosed sidewalk cafes

There shall be a minimum distance of 40 feet between the near end walls of two #enclosed sidewalk cafes# if an entrance to a ground floor #commercial use#, other than an entrance to the eating or drinking place associated with either #enclosed sidewalk cafe#, is located between them.

There shall be a minimum distance of 15 feet between the near end walls of two #enclosed sidewalk cafes# if an entrance to a ground floor non #commercial use#, or a

~~#use# located above or below the ground floor, other than an entrance to the eating or drinking place associated with either #enclosed sidewalk cafe#, is located between them.~~

14-12

Physical Criteria for Enclosed Sidewalk Cafes

14-121

Structural requirements for enclosed sidewalk cafes

~~The regulations of this Section governing certain structural and operational requirements shall apply to all #enclosed sidewalk cafes#.~~

~~(a) — Ceiling~~

~~The ceiling of an #enclosed sidewalk cafe# shall be of incombustible materials, including colored or colorless safety glass or fabric which has been treated to be fire resistant as approved by the Department of Buildings.~~

~~At no point shall the height of the ceiling of an #enclosed sidewalk cafe# be lower than 7 feet, 0 inches above the floor of the #sidewalk cafe#.~~

~~(b) — Transparency — exterior walls~~

~~An #enclosed sidewalk cafe# may provide a base wall of opaque material up to a maximum height of 12 inches from the finished floor level. The base wall shall include any horizontal structural members that support transparent materials above.~~

~~All enclosing walls, doors and windows, except for the structural members, above finished floor level or base wall as provided in this Section, up to a height of 7 feet, 0 inches above finished floor level, must be of colorless, untinted, non-reflective, transparent material, as approved by the Department of Buildings. In order to maximize transparency, the horizontal as well as vertical structural members shall not be sized more than 10 inches wide.~~

~~At least 50 percent of the walls, up to a height of 7 feet, 0 inches above finished floor level, shall consist of operable transparent windows.~~

~~(c) — Elevation~~

~~The #enclosed sidewalk cafe# floor shall not be more than seven inches above the level of the adjoining sidewalk.~~

In the event of a major grade change, however, the City Planning Commission may, by certification, permit the floor level to be more than seven inches above the level of the adjoining sidewalk.

(d) — Designated boundaries

No portion of ~~#enclosed sidewalk cafes#~~, such as doors, windows, walls or any objects placed within an ~~#enclosed sidewalk cafe#~~, shall swing or project beyond the designated exterior perimeter of the ~~#enclosed sidewalk cafe#~~. However, fire exit doors that are used exclusively as emergency fire exit doors shall be exempt from this provision.

(e) — Fixtures

The furnishings of the interior of an ~~#enclosed sidewalk cafe#~~ shall consist solely of moveable tables, chairs and decorative accessories. No objects, except lighting fixtures and HVAC installations, may be permanently affixed onto any portion of the wall of the ~~#enclosed sidewalk cafe#~~. In no event shall such objects penetrate the exterior perimeter of the wall or the roof of the ~~#enclosed sidewalk cafe#~~ or impede the transparency as required by this Chapter. The exhaust for such HVAC installations on the adjacent walls shall not be less than 10 feet above ~~#curb level#~~.

(f) — Refuse storage area

No structure or enclosure to accommodate the storage of garbage may be erected or placed adjacent to or separate from the ~~#enclosed sidewalk cafe#~~ on the public right-of-way.

14-122

Access for persons with physical disabilities

An ~~#enclosed sidewalk cafe#~~ or its restaurant shall be directly accessible to persons with physical disabilities. In the event the main restaurant has provided such access, the ~~#enclosed sidewalk cafe#~~ shall be accessible to persons with disabilities from the interior of the restaurant.

In order to ensure access for persons with physical disabilities:

- (a) — at least one door leading into the ~~#enclosed sidewalk cafe#~~ or restaurant from the adjoining sidewalk shall be not less than three feet wide, clear; and
- (b) — a ramp with non-skid surface, if there is change of grade, having a minimum width of three feet and a slope of not greater than 1 in 12, shall be provided. Such ramp may be of

portable type for ~~#enclosed sidewalk cafes#~~ that are six feet wide or less, except if such ~~#sidewalk cafe#~~ is at least 180 square feet in area.

14-123

Signage

No ~~#signs#~~ are permitted on an ~~#enclosed sidewalk cafe#~~, except that the name and type of establishment may be placed upon the glass wall but shall not obscure the required transparency.

14-124

Music and noise amplification

Musical instruments or sound reproduction devices shall not be operated or used within an ~~#enclosed sidewalk cafe#~~ for any purpose.

14-13

Special Permit Modifications of Locational or Physical Criteria for Enclosed Sidewalk Cafes

In all ~~#Commercial#~~ or ~~#Manufacturing Districts#~~, where ~~#enclosed sidewalk cafes#~~ are permitted in accordance with the provisions of this Chapter, the City Planning Commission may permit, upon application, modifications to the locational or physical criteria regulations for ~~#enclosed sidewalk cafes#~~, except that there shall be no modification of Sections 14-41 (Locations Where Certain Sidewalk Cafes Are Not Permitted), 14-42 (Locations Where Enclosed Sidewalk Cafes Are Not Permitted), 14-44 (Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted) and 14-45 (Street Malls Where Certain Sidewalk Cafes Are Permitted), provided the Commission finds that:

- (a) — the ~~#enclosed sidewalk cafe#~~ is developed consistent with the general purposes and objectives of this Chapter;
- (b) — any proposed modification to the requirements of this Chapter will result in good overall design and enhance the general character of the ~~#street#~~ and the neighborhood;
- (c) — any proposed modifications to the requirements of this Chapter will not cause a serious adverse effect on pedestrian traffic;
- (d) — the restaurant or ~~#enclosed sidewalk cafe#~~ provides access for persons with disabilities;
- (e) — where a proposed ~~#enclosed sidewalk cafe#~~ is located between two existing stoops, it will

not project beyond the stoops; and

- (f) ~~modifications to the provisions of paragraph (a) of Section 14-11 (Locational Criteria for Enclosed Sidewalk Cafes) shall be limited to the minimum clear path for a proposed #enclosed sidewalk cafe# that would be located on a #street# with a special pedestrian plan.~~

14-20

UNENCLOSED SIDEWALK CAFES

Physical criteria for ~~#unenclosed sidewalk cafes#~~, including structural and operational requirements, shall be regulated by the Department of Consumer Affairs pursuant to the Rules of the City of New York as described in Section 14-01 (General Provisions). ~~#Small sidewalk cafes#~~, however, shall also conform to the requirements of Section 14-30.

14-30

SMALL SIDEWALK CAFES

~~#Small sidewalk cafes# shall be subject to the regulations of Section 14-01 (General Provisions) and, in addition, shall comply with the requirements for the definition of #small sidewalk cafes# in Section 12-10 as well as the following physical criteria:~~

- (a) ~~no form of serving station or any other type of furniture, other than the single row of tables and chairs set adjacent to the #street line#, may be placed within that space occupied by a #small sidewalk cafe#;~~
- (b) ~~there shall be no railing, structure or other form of barrier between a #small sidewalk cafe# and the remaining area of the sidewalk; and~~
- (c) ~~there shall be no overhead coverage other than a retractable awning that is affixed to the #building# wall and does not extend further than 4 feet, 6 inches.~~

~~#Small sidewalk cafes# are permitted wherever #sidewalk cafes# may be located pursuant to the requirements of Section 14-011. Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted) lists specific #streets# and areas where no #sidewalk cafes# other than #small sidewalk cafes# may be located.~~

14-40

AREA ELIGIBILITY FOR SIDEWALK CAFES

Sections 14-40 through 14-45 identify those locations where specific area eligibility regulations apply.

For the purposes of Sections 14-40 through 14-45, the length of a #street# shall run the full #block# to the nearest intersections with cross #streets#, unless otherwise stated.

Areas bounded by #streets# shall include both sides of such #streets# and shall be subject to the regulations of this Chapter pertaining to such areas. When a #street# forms the boundary of a special district, however, only that side of the #street# located within the special district shall be subject to the regulations pertaining to the special district.

#Sidewalk cafes# shall only be allowed to locate along the length of a #street# or within the area bounded by #streets#, as set forth in Sections 14-40 through 14-45, where the applicable #use# regulations of the district allow eating and drinking establishments, either as of right, by certification or by authorization or special permit.

14-41

Locations Where Certain Sidewalk Cafes Are Not Permitted

No #enclosed# or #unenclosed sidewalk cafes# shall be permitted on any of the following #streets#, portions of #streets# and areas, except that #small sidewalk cafes# may be permitted pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Citywide:

All #streets# with elevated rail transit lines, unless specifically permitted in Section 14-43.

Manhattan:

All #streets# bounded by 38th Street on the south, 59th Street on the north, Third Avenue on the east and Eighth Avenue on the west

All #streets# within the M1-5A and M1-5B Districts south of Houston Street

Bowery — from East Broadway to Canal Street

Elizabeth Street — from Bayard Street to Canal Street

Pell Street — the entire length

Mott Street — from Park Row to Canal Street

Mulberry Street — from Worth Street to Canal Street

Bayard Street — the entire length

Doyers Street — the entire length

All streets facing Chatham Square

Canal Street — the entire length

Orchard Street — from Canal Street to Houston Street

Delancey Street — from Norfolk Street to the Bowery

Eighth Street — from Avenue A to Sixth Avenue

14th Street — from Second Avenue to Eighth Avenue

23rd Street — from the East River to Eighth Avenue

31st Street — from Fifth Avenue to Eighth Avenue

32nd Street — from Fifth Avenue to Eighth Avenue

33rd Street — from Fifth Avenue to Eighth Avenue

34th Street — from the East River to Eighth Avenue

42nd Street — from the East River to Eighth Avenue

All #streets# or portions of #streets# bounded by 43rd Street on the south, 45th Street on the north, Eighth Avenue on the east and, on the west, a line 150 feet west of Eighth Avenue

57th Street — from the East River to Eighth Avenue

58th Street — from the East River to Eighth Avenue

59th Street — from the East River to Fifth Avenue

59th Street — from Sixth Avenue to Columbus Circle

All #streets# bounded by 59th Street on the south, 61st Street on the north, Fifth Avenue on the west and, on the east, a line 125 feet east of Fifth Avenue

60th Street — from Third Avenue to Fifth Avenue

61st Street — from Third Avenue to Fifth Avenue

62nd Street — from Second Avenue to Fifth Avenue

63rd Street — from Second Avenue to Fifth Avenue

68th Street — from First Avenue to Fifth Avenue

72nd Street — from the East River to Fifth Avenue

77th Street — from First Avenue to Fifth Avenue

79th Street — from the East River to Fifth Avenue

86th Street — from the East River to Fifth Avenue, south side only

86th Street — from the East River to 125 feet east of York Avenue, north side only, and from York Avenue to Fifth Avenue, north side only

116th Street — from Malcolm X Boulevard to Frederick Douglass Boulevard

First Avenue — from 48th Street to 59th Street

Third Avenue — from 59th Street to 62nd Street

Lexington Avenue — the entire length

Park Avenue — the entire length from 38th Street, northward

Madison Avenue — the entire length

Fifth Avenue — from Washington Square North to 61st Street

Sixth Avenue — from 31st Street to 38th Street

Broadway — from 31st Street to 38th Street

Seventh Avenue — from 31st Street to 38th Street

Eighth Avenue — from 31st Street to 38th Street

Herald Square.

Brooklyn:

13th Avenue — from 39th Street to New Utrecht Avenue
 86th Street — from Third Avenue to Gowanus Expressway
 Court Street — from Schermerhorn Street to Montague Street.

Queens:

82nd Street — from 34th Avenue to 41st Avenue
 Austin Street — from Yellowstone Boulevard to Ascan Avenue
 Junction Boulevard — from Northern Boulevard to 41st Avenue
 Roosevelt Avenue — from Union Street to Prince Street
 Skillman Avenue — from 43rd Street to 56th Street.

14-42

~~Locations Where Enclosed Sidewalk Cafes Are Not Permitted~~

No ~~enclosed sidewalk cafe~~ shall be permitted on any of the following ~~streets~~.

Manhattan:

Bleecker Street — from Bank Street to Mercer Street
 Central Park South — from Fifth Avenue to Sixth Avenue
 Park Avenue South and Park Avenue — from 31st Street to 38th Street
 86th Street — from the East River to Fifth Avenue.

14-43

~~Locations Where Only Small Sidewalk Cafes Are Permitted~~

~~Small sidewalk cafes~~ may be located wherever ~~sidewalk cafes~~ are permitted. In addition, only ~~small sidewalk cafes~~ shall be allowed on the following ~~streets~~, notwithstanding any regulations set forth in Sections 14-41 or 14-42 prohibiting certain ~~sidewalk cafes~~ on such ~~streets~~.

Manhattan:

Orchard Street — from Canal Street to Houston Street
 Delancey Street — from Norfolk Street to the Bowery
 Centre Street — from Canal Street to Spring Street
 Lafayette Street — from Canal Street to Houston Street
 Sixth Avenue — from Canal Street to a line 100 feet south of Spring Street
 Special Union Square District[†]
 14th Street — from Second Avenue to Irving Place
 14th Street — from a line 100 feet west of University Place to Eighth Avenue
 23rd Street — from the East River to Eighth Avenue
 31st Street — from Fifth Avenue to a line 200 feet east of Broadway
 34th Street — from the East River to Fifth Avenue
 35th Street — from a line 150 feet east of Fifth Avenue to a line 150 feet east of Sixth Avenue
 36th Street — from a line 150 feet east of Fifth Avenue to a line 150 feet west of Fifth Avenue
 37th Street — from a line 150 feet east of Fifth Avenue to a line 150 feet west of Fifth Avenue
 37th Street — from a line 150 feet east of Sixth Avenue to Broadway
 38th Street — from Third Avenue to Seventh Avenue
 39th Street — from Exit Street to Seventh Avenue
 40th Street — from a line 100 feet east of Exit Street to Broadway
 41st Street — from a line 100 feet east of Exit Street to Third Avenue
 42nd Street — from First Avenue to Third Avenue
 42nd Street — from Fifth Avenue to a line 275 feet east of Sixth Avenue
 All #streets# bounded by 43rd Street on the south, 46th Street on the north, a line 200 feet east of
 Third Avenue on the east and Third Avenue on the west
 43rd Street — from Fifth Avenue to Sixth Avenue
 44th Street — from Fifth Avenue to Sixth Avenue
 45th Street — from Fifth Avenue to Sixth Avenue
 46th Street — from Fifth Avenue to Sixth Avenue
 47th Street — from a line 200 feet east of Third Avenue to Third Avenue
 48th Street — from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the
 west
 49th Street — from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the
 west
 50th Street — from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the
 west
 51st Street — from a line 150 feet east of Third Avenue to Eighth Avenue
 52nd Street — from a line 160 feet east of Third Avenue to Eighth Avenue
 53rd Street — from a line 160 feet east of Third Avenue to Eighth Avenue
 54th Street — from a line 150 feet east of Third Avenue to Eighth Avenue
 55th Street — from a line 100 feet west of Second Avenue to Eighth Avenue
 56th Street — from a line 100 feet west of Second Avenue to Eighth Avenue
 57th Street — from the East River to Eighth Avenue
 58th Street — from the East River to Eighth Avenue
 59th Street — from the East River to Second Avenue

59th Street (Central Park South) — from Sixth Avenue to Columbus Circle
 60th Street — from Lexington Avenue to Fifth Avenue
 61st Street — from Third Avenue to Fifth Avenue
 62nd Street — from Second Avenue to Fifth Avenue
 63rd Street — from Second Avenue to Fifth Avenue
 86th Street — from First Avenue to a line 125 feet east of Second Avenue, south side only
 116th Street — from Malcolm X Boulevard to Frederick Douglass Boulevard
 Special 125th Street District — only as set forth in Section 97-13 (Permitted Small Sidewalk Cafe Locations)
 First Avenue — from 48th Street to 56th Street
 Third Avenue — from 38th Street to 62nd Street
 Lexington Avenue — from a line 100 feet south of 23rd Street to a line 100 feet north of 34th Street
 Lexington Avenue — the entire length from a line 100 feet north of 96th Street, northward
 Park Avenue — from 38th Street to 40th Street
 Park Avenue — from 48th Street to 60th Street
 Park Avenue — the entire length from a line 100 feet north of 96th Street, northward
 Madison Avenue — from 23rd Street to 38th Street
 Madison Avenue — from 59th Street to 61st Street
 Special Madison Avenue Preservation District²
 Madison Avenue — the entire length from a line 100 feet north of 96th Street, northward
 Fifth Avenue — from 12th Street to 33rd Street
 Fifth Avenue — from 59th Street to 61st Street
 Sixth Avenue — from 36th Street to 42nd Street
 Sixth Avenue — from a line 150 feet north of 42nd Street to 48th Street
 Sixth Avenue — from 50th Street to Central Park South
 Seventh Avenue — from 50th Street to Central Park South
 Broadway — from 36th Street to 40th Street
 Broadway — from 50th Street to Columbus Circle
 Columbus Circle — from Eighth Avenue, westward, to Broadway.

⁺ — #Small sidewalk cafes# are not allowed on 14th Street

² — #Small sidewalk cafes# are not allowed on 86th Street within the #Special Madison Avenue District#

Queens:

Jackson Avenue, north side — from 44th Drive to the prolongation of Dutch Kills Street
 Queens Boulevard — from a line 100 feet west of 39th Place to 48th Street
 Queens Plaza North — from 23rd Street to Northern Boulevard

Queens Plaza South — from 23rd Street to Jackson Avenue
Skillman Avenue, north side — from 45th Street to a line 100 feet east of 51st Street, including that portion within the #Special Planned Community Preservation District#
Skillman Avenue, south side — from 45th Street to 51st Street, excluding that portion within the #Special Planned Community Preservation District#.

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
125th Street District	No	No ⁴
Battery Park City District	Yes	Yes
Clinton District	No	Yes
East Harlem Corridors District	No	Yes
Enhanced Commercial District 2 (Columbus and Amsterdam Avenues)	Yes	Yes
Enhanced Commercial District 3 (Broadway/Upper West Side)	Yes	Yes
Hudson Square District	Yes	Yes
Inwood District	No	Yes
Limited Commercial District	No	No ¹
Lincoln Square District	No	Yes
Little Italy District	No	Yes
Lower Manhattan District	No	Yes ²
Manhattanville Mixed Use District	No ³	Yes
Transit Land Use District	Yes	Yes
Tribeca Mixed Use District	Yes	Yes
United Nations Development District	No	Yes

West Chelsea District	No	Yes ⁵
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¹ ~~Unenclosed sidewalk cafes# are allowed on Greenwich Avenue~~

² ~~Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway~~

³ ~~Enclosed sidewalk cafes# are allowed in Subdistrict B~~

⁴ ~~Unenclosed sidewalk cafes# are allowed on the east side of Malcolm X Boulevard between West 125th and West 126th Streets, on the west side of Malcolm X Boulevard between West 124th and West 125th Streets and on the east side of Fifth Avenue between East 125th and East 126th Streets~~

⁵ ~~Unenclosed sidewalk cafes# are allowed only on #wide streets# except they are not allowed on the west side of Ninth Avenue between West 15th Street and West 16th Street~~

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Enhanced Commercial District 1 (Fourth Avenue)	No	Yes
Enhanced Commercial District 4 (Broadway, Bedford-Stuyvesant)	No	Yes
Mixed Use District 8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District [†]	Yes	Yes
Sheepshead Bay District	No	Yes

[†] ~~Sidewalk cafes# are not allowed on Ocean Parkway~~

The Bronx	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
City Island District	No	Yes
Harlem River Waterfront	No	Yes

District		
Jerome Corridor District	No	Yes

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Downtown Far Rockaway District	No	Yes
Downtown Jamaica District	No	Yes
Flushing Waterfront District	No	Yes
Forest Hills District ¹	No	Yes
Long Island City Mixed Use District ²	No	Yes
Southern Hunters Point District	No	Yes
Willeys Point District	No	Yes

¹—#Sidewalk cafes# are not allowed on Austin Street

²—See Appendix A in Article XI, Chapter 7

Staten Island	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Bay Street Corridor District	Yes	Yes
South Richmond Development District	Yes	Yes
St. George District	Yes	Yes
Stapleton Waterfront District	Yes	Yes

14-45

Street Malls Where Certain Sidewalk Cafes Are Permitted

#Sidewalk cafes# are permitted as indicated in the following malls where allowed by the underlying zoning.

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Mulberry Street Mall	No	Yes
Nassau Street Mall	No	Yes

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Fulton Street Mall [†]	No	Yes

[†] ~~#Enclosed sidewalk cafes#~~ are allowed along DeKalb Avenue

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Far Rockaway Beach 20th Street	No	Yes

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 2 Use Regulations

22-00 GENERAL PROVISIONS

* * *

Use Group 6C, limited to docks for ferries and water taxis, as specified in Section 22-15, is permitted in R6 through R10 Districts in Community District 1 in the Borough of Brooklyn.

~~In R10H Districts, an eating or drinking establishment, permitted pursuant to Section 72-21 (Findings Required for Variances), that operates a #sidewalk cafe# pursuant to the provisions of Article I, Chapter 4, may be #enlarged# into any open area that may exist between the #street wall# and the #street line#.~~

For the purposes of this Chapter, any #residence# and any #accessory building abutting# such #residence# on the same #zoning lot# shall be considered a single #building#.

* * *

ARTICLE III

COMMERCIAL DISTRICT REGULATIONS

Chapter 2 Use Regulations

* * *

32-41 Enclosure Within Buildings

C1 C2 C3 C4 C5 C6 C8

In the districts indicated, except as otherwise specifically provided in the Use Groups permitted in such districts and in Sections 36-11 (General Provisions), 36-61 (Permitted Accessory Off-street Loading Berths) and 73-36 (Physical Culture or Health Establishments), all permitted #uses# which are created by #development#, or which are #enlarged# or #extended#, or which result from a change of #use# shall be subject to the provisions of this Section with respect to enclosure within #buildings#. With respect to the #enlargement# or #extension# of an existing #use#, such provisions shall apply to the #enlarged# or #extended# portion of such #use#.

32-411 In C1, C5, C6-5 or C6-7 Districts C1 C5 C6-5 C6-7

In the districts indicated, all such #uses# shall be located within #completely enclosed buildings# except for store fronts or store windows, associated with eating and drinking establishments, which may be opened to serve customers outside the #building#.

32-412 In other Commercial Districts C2 C3 C4 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9 C8

In the districts indicated, all such #uses# shall be located within #completely enclosed buildings# or within #buildings# which are #completely enclosed# except for store fronts or store windows which may be opened to serve customers outside the #building#.

* * *

Chapter 3 Bulk Regulations for Commercial or Community Facility Buildings in Commercial

Districts

33-00

APPLICABILITY, DEFINITIONS AND GENERAL PROVISIONS

* * *

33-05

Outdoor Table Service Areas

Notwithstanding any other provisions of this Resolution, outdoor table service areas, associated with eating and drinking establishments, meeting all requirements set forth by the Department of Transportation shall be permitted within any required sidewalk widening areas.

* * *

ARTICLE IV

MANUFACTURING DISTRICT REGULATIONS

Chapter 3

Bulk Regulations

43-00

APPLICABILITY AND GENERAL PROVISIONS

* * *

43-03

Outdoor Table Service Areas

Notwithstanding any other provisions of this Resolution, outdoor table service areas, associated with eating and drinking establishments, meeting all requirements set forth by the Department of Transportation shall be permitted within any required sidewalk widening areas.

* * *

ARTICLE V

NON-CONFORMING USES AND NON-COMPLYING BUILDINGS

Chapter 2

Non-Conforming Uses

* * *

**52-30
CHANGE OF NON-CONFORMING USE**

* * *

**52-34
Commercial Uses in Residence Districts**

In all #Residence Districts#, a #non-conforming use# listed in Use Group 6, 7, 8, 9, 10, 11B, 12, 13, 14 or 15 may be changed, initially or in any subsequent change, only to a conforming #use# or to a #use# listed in Use Group 6. In the case of any such change, the limitation on #floor area# set forth in Section 32-15 (Use Group 6) shall not apply. Eating or drinking ~~places,~~ establishments with musical entertainment, but not dancing, thus permitted as a change of #use#, shall be ~~limited exclusively to the sale of food or drink for on-premises consumption by seated patrons within a #completely enclosed building#~~ subject to the enclosure provisions of Section 32-411.

* * *

**ARTICLE VII
ADMINISTRATION**

**Chapter 3
Special Permits by the Board of Standards and Appeals**

* * *

**73-24
Eating or Drinking Places**

* * *

**73-243
In C1-1, C1-2 and C1-3 Districts**

In C1-1, C1-2 and C1-3 Districts, (except in Special Purpose Districts) the Board of Standards and Appeals may permit eating or drinking places (including those which provide musical entertainment but not dancing, with a capacity of 200 persons or less, and those which provide outdoor table service) with #accessory# drive-through facilities for a term not to exceed five

years, provided that the following findings are made:

* * *

- (d) that in C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C5, M1-5A and M1-5B Districts, such #use# shall ~~take place in a #completely enclosed building#~~ be subject to the enclosure provisions of Section 32-411; and

* * *

~~In connection therewith, the Board may modify the requirement of Section 32-411 (In C1, C5, C6-5 or C6-7 Districts) insofar as it relates to the #accessory# drive-through facility.~~ The Board may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

**ARTICLE VIII
SPECIAL PURPOSE DISTRICTS**

**Chapter 3
Special Limited Commercial District**

**83-00
GENERAL PURPOSES**

* * *

**83-05
Enclosure of Uses**

All permitted #uses# shall be ~~located within #completely enclosed buildings#~~ be subject to the enclosure provisions of Section 32-411.

* * *

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

Chapter 7

Special 125th Street District

97-00

GENERAL PURPOSES

* * *

97-03

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special 125th Street District# Plan. The District Plan, including Map 1 (Special 125th Street District and Subdistricts) ~~and Map 2 (Permitted Small Sidewalk Cafe Locations)~~, is set forth in Appendix A of this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

* * *

97-10

SPECIAL USE AND LOCATION REGULATIONS

* * *

97-13

~~Permitted Small Sidewalk Cafe Locations~~

~~#Small sidewalk cafes# shall be permitted in the #Special 125th Street District# as indicated on Map 2 (Permitted Small Sidewalk Cafe Locations) in Appendix A of this Chapter, subject to all applicable regulations of Article I, Chapter 4 (Sidewalk Cafe Regulations).~~

97-14

Transient Hotels Within the Park Avenue Hub Subdistrict

* * *

97-40

SPECIAL BULK REGULATIONS

* * *

97-41

Special Floor Area Regulations

* * *

97-412

Maximum floor area ratio in the Park Avenue Hub Subdistrict

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum #floor area ratio# for #zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain #zoning lots# in accordance with paragraph (b) of this Section.

(a) Maximum #floor area ratio#

The maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# contains #residential floor area#, such #zoning lot# shall satisfy the provisions of either:

- (1) a minimum non-#residential floor area ratio# of 2.0 shall be provided on such #zoning lot#. Such #floor area# shall not include any #floor area# containing a #transient hotel# pursuant to the provisions of Section 97-1413 (Transient Hotels Within the Park Avenue Hub Subdistrict); or

* * *

Appendix A Special 125th Street District Plan

* * *

Map 2: Permitted Small Sidewalk Cafe Locations (97A.2)

[TO BE DELETED]



— Special 125th Street District boundary
 - - - - - Locations where only small sidewalk cafes are permitted

* * *

**ARTICLE X
SPECIAL PURPOSE DISTRICTS**

**Chapter 9
Special Little Italy District**

**109-00
GENERAL PURPOSES**

* * *

**109-02
General Provisions**

* * *

~~The use of the public #streets# and sidewalks for the maintenance of #sidewalk cafes#, outdoor cafes or any other structures shall require the separate approval of the Board of Estimate, which may be granted upon such terms and conditions as the Board of Estimate may deem appropriate.~~

* * *

**ARTICLE XI
SPECIAL PURPOSE DISTRICTS**

**Chapter 7
Special Long Island City Mixed Use District**

**117-00
GENERAL PURPOSES**

* * *

**117-03
District Plan and Maps**

The regulations of this Chapter implement the ~~#Special Long Island City Mixed Use District#~~ Plan.

The District Plan includes the following maps in Appendices A, B and C:

Appendix A ~~Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations~~

* * *

117-05

~~Permitted Sidewalk Cafe Locations~~

~~#Unenclosed sidewalk cafes#, including #small sidewalk cafes#, shall be permitted in the #Special Long Island City Mixed Use District# only on the #streets# indicated on the map in Appendix A (Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations) of this Chapter, except that such #unenclosed sidewalk cafes# may also extend up to 100 feet along the non-designated #street# frontage of a #corner lot#, subject to all other applicable regulations of Article I, Chapter 4.~~

* * *

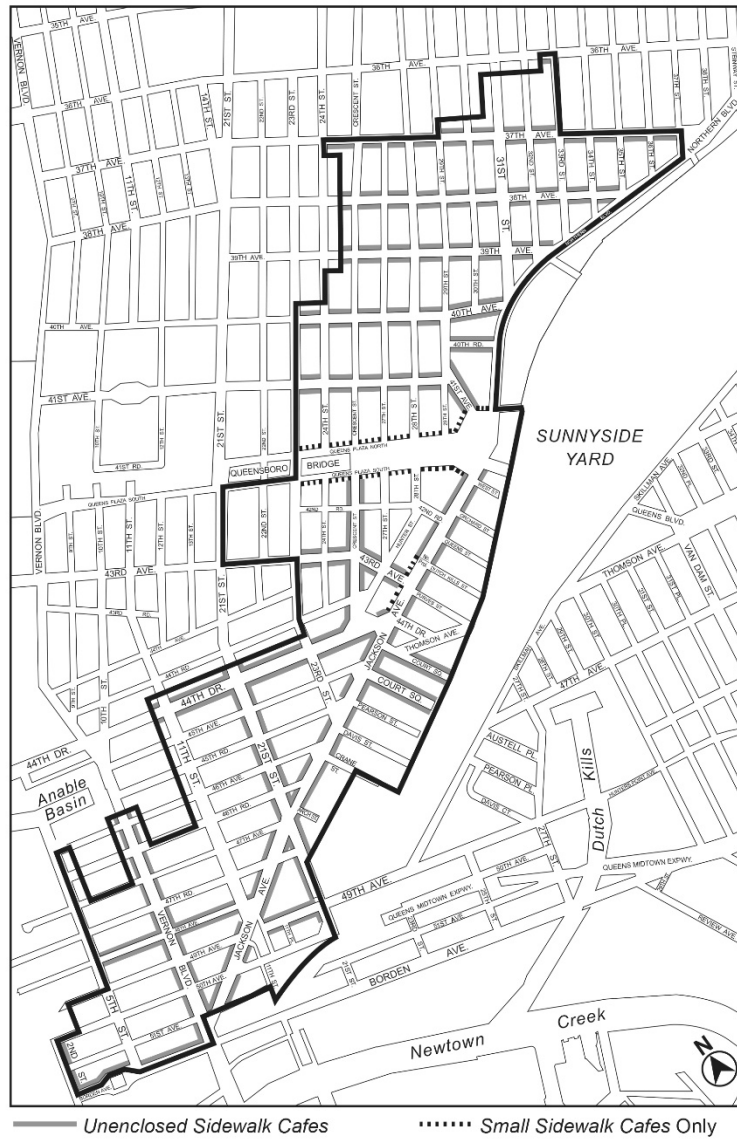
Appendix A

~~Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations~~

* * *

Permitted Sidewalk Cafe Locations

[TO BE DELETED]



* * *

(On September 22, 2021, Cal. No. 1, the Commission scheduled October 6, 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 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8	9
	10	11	12	13	14	15	16
	17 MARTIN LUTHER KING, JR. DAY	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							31
FEBRUARY		1 REVIEW SESSION	2 CPC PUBLIC MEETING	3	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 CPC PUBLIC MEETING	3	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16 CPC PUBLIC MEETING	17	18	19	20
	21	22	23	24	25	26	27
	28 PALM SUNDAY PASSOVER	29	30	31			
APRIL		4 EASTER	5 REVIEW SESSION	6 CPC PUBLIC MEETING	7	8	9
	11	12	13 RAMADAN BEGINS	14	15	16	17
	18	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21	22	23	24
	25	26	27	28	29	30	
					1 GOOD FRIDAY	2	3
MAY	2	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	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 CPC PUBLIC MEETING	9	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23	24	25	26
	27	28	29	30			
JULY		4 INDEPENDENCE DAY	5 INDEPENDENCE DAY OBSERVED	6	7	8	9
	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	29	30	31
AUGUST	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17 CPC PUBLIC MEETING	18	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
SEPTEMBER				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	23	24	25
	26	27	28	29	30		
OCTOBER						1	2
	3	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8	9
	10	11 COLUMBUS DAY OBSERVED	12	13	14	15	16
	17	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22	23
	24	25	26	27	28	29	30
31							
NOVEMBER		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	18	19	20
	21	22	23	24	25	26	27
	28	29 HANUKKAH	30				
DECEMBER				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	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

