

# CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:  
WEDNESDAY, OCTOBER 20, 2021  
10:00 A.M. VIA THE NYC ENGAGE PORTAL**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 210166 ZMK	1	79 QUAY STREET REZONING	Scheduled to be Heard 11/3/21
2	N 210167 ZRK	1	" "	" "
3	C 210272 ZSK	1	1 WYHTE AVENUE	" "
4	N 210273 ZRK	1	" "	" "
5	C 210200 ZMQ	1	31 <sup>ST</sup> STREET AND HOYT AVENUE REZONING	" "
6	N 210201ZRQ	1	" "	" "
7	C 210041 ZMQ	4	45-20 83 <sup>RD</sup> STREET REZONING	" "
8	N 210042 ZRQ	4	" "	" "
9	N 210406 ZRY	CW	CITYWIDE HOTELS TEXT AMENDMENT	Fav. Report Adopted as Modified
10	N 210382 ZRY	CW	HEALTH AND FITNESS CITYWIDE TEXT AMENDMENT	" "
11	N 210380 ZRY	CW	FRESH II ZONING TEXT AMENDMENT	" "
12	C 210398 ZSX	1	WIN POWERS	Favorable Report Adopted
13	C 210399 HAX	1	" "	" "
14	C 210119 ZMK	6	506 THIRD AVENUE	" "
15	N 210120 ZRK	6	" "	" "
16	C 210462 ZMK	2	SPECIAL BROOKLYN NAVY YARD DISTRICT	" "
17	N 210463 ZRK	2	" "	Withdrawn

**COMMISSION ATTENDANCE:** Present (P)  
Absent (A)

**Calendar Numbers:**

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

		9	10	11	12	13	14	15	16	17	18	19	20	21	22
Anita Laremont, Esq., Chair	P	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
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	W	Y	Y	Y	W	N
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	I	Y	Y	Y	I	Y
Alfred C. Cerullo, III	P	Y	N	Y	Y	Y	Y	Y	Y	T	Y	Y	Y	T	Y
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	H	Y	Y	Y	H	Y
Richard W. Eaddy	P	N	Y	Y	Y	Y	Y	Y	Y	D	Y	Y	Y	D	Y
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	R	Y
Anna Hayes Levin	P	N	Y	Y	Y	Y	Y	Y	Y	A	Y	Y	Y	A	Y
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	W	Y	Y	Y	W	Y
Larisa Ortiz	A									N				N	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y		Y

MEETING ADJOURNED AT: 12:16 P.M.

# DISPOSITION SHEET

**REMOTE PUBLIC MEETING:**  
**WEDNESDAY, OCTOBER 20, 2021**  
**10:00 A.M. VIA THE NYC ENGAGE PORTAL**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 210463(A) ZRK	2	SPECIAL BROOKLYN NAVY YARD DISTRICT	Favorable Report Adopted
19	C 210422 ZMM	2	SoHo/NoHo NEIGHBORHOOD PLAN	" "
20	N 210423 ZRM	2	" "	" "
21	C 210438 ZSM	1	250 WATER STREET	Withdrawn
22	C 210438(A) ZSM	1	" "	Favorable Report Adopted
23	N 210439 ZRM	1	" "	" "
24	N 210445 ZAM	1	" "	Authorization Approved
25	N 210441 ZAM	1	" "	" "
26	M 130053(B) ZSM	1	" "	" "
27	N 220010 RCR	3	450 ROBINSON AVENUE	Certification Approved
28	C 200299 ZMQ	14	BEACH 79 SELF STORAGE REZONING	Hearing Closed
29	N 210232 ZRQ	12	160-05 ARCHER AVENUE	" "
30	C 210164 ZMQ	10	103-16 VAN WYCK EXPRESSWAY	" "
31	N 210165 ZRQ	10	" "	" "
32	C 210453 ZSM	5	415 MADISON AVENUE	" "
33	C 210454 ZSM	5	" "	" "
34	C 210444 PPM	1	DISPOSITION OF SEAPORT PROPERTIES	" "

**COMMISSION ATTENDANCE:** Present (P)  
Absent (A)

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

**Calendar Numbers:**

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

MEETING ADJOURNED AT: 12:16 P.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, OCTOBER 20, 2021**

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**MEETING AT 10:00 A.M.**

**VIA NYC ENGAGE PORTAL**



**Bill de Blasio, Mayor**

**City of New York**

**[No. 19]**

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

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

**CITY PLANNING COMMISSION**

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**GENERAL INFORMATION****HOW TO PARTICIPATE:**

In support of the City's efforts to contain the spread of COVID-19, the City Planning Commission will hold this public meeting remotely. To join the meeting and comment, please visit NYC Engage at <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/290346/1> or dial 877-853-5247 (US Toll-free), 888-788-0099 (US Toll-free), (253) 215-8782 (Toll number) or (213) 338-8477 (Toll number). If calling into the meeting, please use the following Meeting ID 618 237 7396, and when prompted for a participation code, please enter “#” followed by the password “1” when prompted. Instructions on how to participate, as well as materials relating to the meeting, will be posted on NYC Engage in advance of the meeting. To help the meeting host effectively manage the meeting, those who do not intend to actively participate are invited to watch the meeting through the livestream/LINK provided on NYC Engage or the recording that will be posted after the meeting on DCP's website.

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

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

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

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

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

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

**CITY PLANNING COMMISSION  
Calendar Information Office – 31<sup>st</sup> Floor  
120 Broadway, New York, N.Y. 10271**

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position: Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

**B**

**CITY PLANNING COMMISSION**

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

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public 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).

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

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

**City Planning Commission**  
Calendar Information Office  
120 Broadway – 31<sup>st</sup> Floor  
New York, New York 10271

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

**CITY PLANNING COMMISSION**

**120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271**

- 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 20, 2021**

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

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

The Next Regular Public Meeting of the City Planning Commission is scheduled for November 3, 2021 will be held remotely via Zoom Webinar.

**OCTOBER 20, 2021**

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**APPROVAL OF THE MINUTES OF the Public Meeting of October 6, 2021 and Special Meeting October 18, 2021**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, NOVEMBER 3, 2021 STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

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**BOROUGH OF BROOKLYN**

**Nos. 1 & 2**

***79 QUAY STREET REZONING***

**No. 1**

**CD 1**

**C 210166 ZMK**

**IN THE MATTER OF** an application submitted by Quay Plaza LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c, by changing from an M1-2/R6A District to an M1-4/R7D District property bounded by a line 100 feet northerly of Quay Street, a line 100 feet westerly of Franklin Street, Quay Street, and West Street, as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-622.

**Resolution for adoption scheduling November 3, 2021 for a public hearing.**

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**No. 2**

**CD 1**

**N 210167 ZRK**

**IN THE MATTER OF** an application submitted by Quay Plaza 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 XII, Chapter 3 (Special Mixed Use 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 XII – Special Purpose Districts  
 SPECIAL MIXED USE DISTRICT REGULATIONS**

\* \* \*

**Chapter 3 - Special Mixed Use District (MX-1), (MX-2), (MX-4), (MX-5), (MX-6), (MX-7), (MX-8), (MX-9), (MX-10), (MX-11), (MX-12), (MX-13), (MX-14), (MX-15), (MX-16), (MX-17), (MX-18), (MX-19), (MX-20)**

\* \* \*

**123-63**

**Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

\* \* \*

#Special Mixed Use District#	Designated #Residence District#
MX-1 – Community District 1, The Bronx	R6A R7D
MX 2 - Community District 2, Brooklyn	R7A R8A R8X
MX 4 – Community District 3, Brooklyn	R6A
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A <u>R7D</u>
MX 11 - Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 - Community District 6, The Bronx	R7A R7X
MX 16 - Community Districts 5 and 16, Brooklyn	R6A R7A R7D R8A
MX 18 - Community District 1, The Bronx	R7X
MX 20 - Community District 8, Brooklyn	R7A

\* \* \*

**123-90**

**Special Mixed Use Districts Specified**

\* \* \*

#Special Mixed Use District# - 8: (5/11/05)  
Greenpoint-Williamsburg, Brooklyn

The #Special Mixed Use District#- 8 is established in Greenpoint-Williamsburg in Brooklyn as indicated on the #zoning maps#.

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

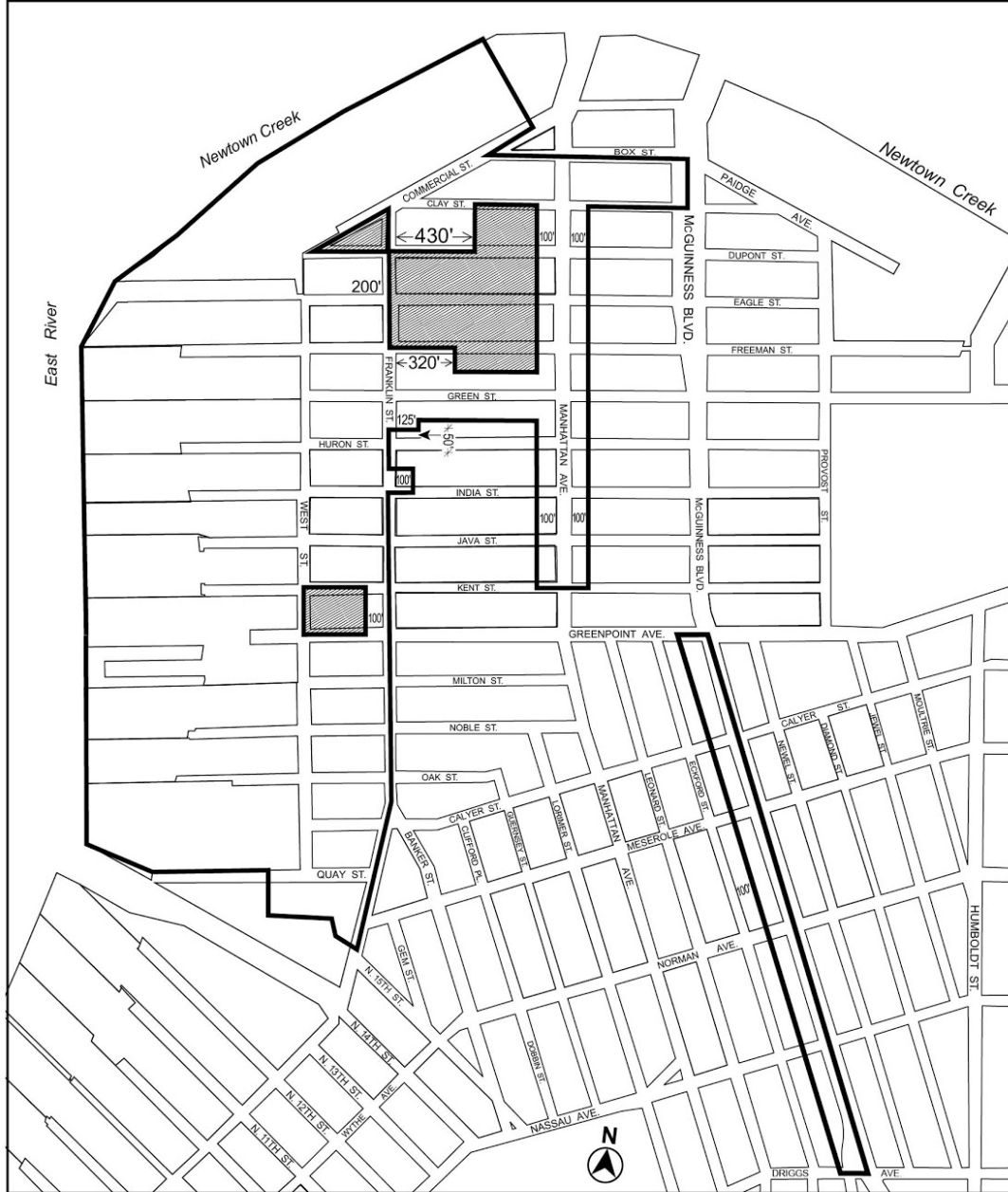
**BROOKLYN**

**Brooklyn Community District 1**

\* \* \*

[EXISTING MAP]

Map 1 – (12/10/12)-[date of adoption]



 Inclusionary Housing designated area

 Excluded Area

[PROPOSED MAP]



Portion of Community District 1, Brooklyn

\* \* \*

**Resolution for adoption scheduling November 3, 2021 for a public hearing.**

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**Nos. 3 & 4**

***1 WYTHE AVENUE***

**No. 3**

**CD 1**

**C 210272 ZSK**

**IN THE MATTER OF** an application submitted by One Wythe LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-96\* of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio in accordance with Section 74-963 (Permitted floor area increase) and, in conjunction therewith, to waive the off-street parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES), and to modify the quantity and size of the loading berth requirements of Section 44-50 (GENERAL PURPOSES), in connection with a proposed 8-story commercial and industrial building, within an Industrial Business Incentive Area specified on the Maps in Section 74-968 (Maps of Industrial Business Incentive Areas), on property located at 1 Wythe Avenue (Block 2641, Lots 1, 3 and 4), in a M1-2 District.

\*Note: Section 74-96 is proposed to be changed under a concurrent related application (N 210273 ZRK) for a zoning text change.

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

**Resolution for adoption scheduling November 3, 2021 for a public hearing.**

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**No. 4**

**CD 1**

**N 210273 ZRK**

**IN THE MATTER OF** an application submitted by One Wythe LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission).

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**

\* \* \*

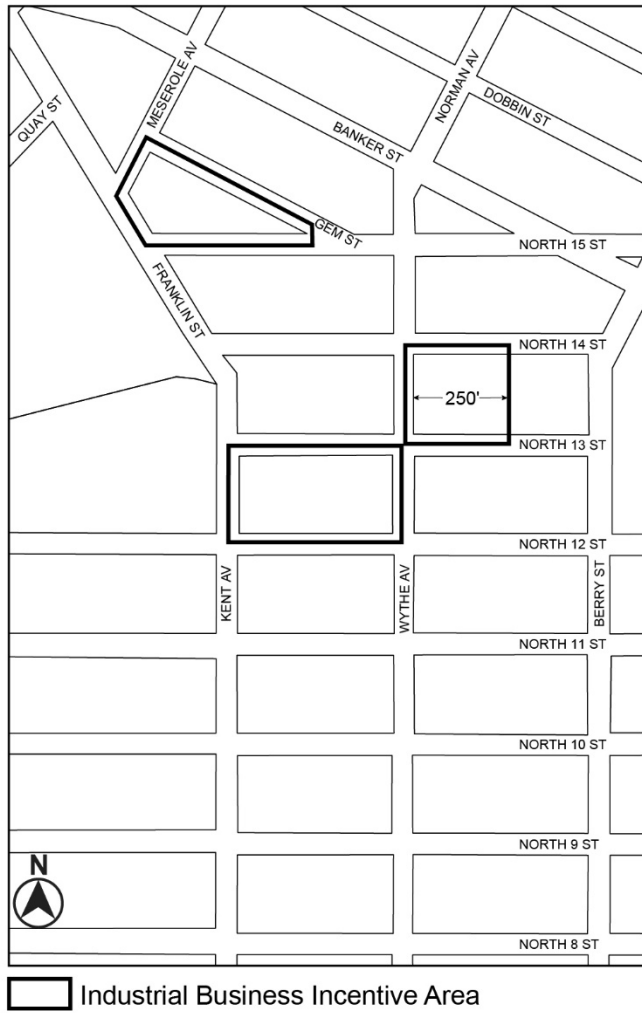
**74-96  
Industrial Business Incentive Areas**

\* \* \*

**74-968  
Maps of Industrial Business Incentive Areas**

Map 1: Brooklyn

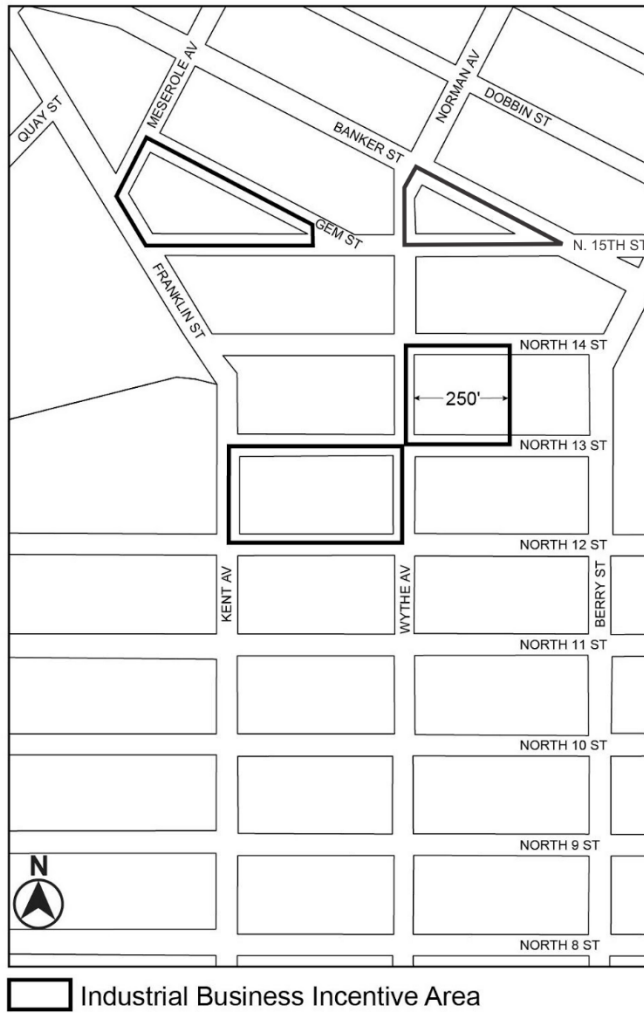
[EXISTING]



Portion of Community District 1,  
Borough of Brooklyn



[PROPOSED]



Portion of Community District 1,

Borough of Brooklyn

\* \* \*

**Resolution for adoption scheduling November 3, 2021 for a public hearing.**

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**BOROUGH OF QUEENS**

**Nos. 5 & 6**

***31<sup>st</sup> STREET AND HOYT AVENUE REZONING***

**No. 5**

**CD 1**

**C 210200 ZMQ**

**IN THE MATTER OF** an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. changing from an R5B District to a C4-4 District property bounded by a line 130 feet southwesterly of 24<sup>th</sup> Avenue, a line 90 feet southeasterly of 31<sup>st</sup> Street, a line 200 feet northeasterly of 24<sup>th</sup> Road, and a line 80 feet southeasterly of 31<sup>st</sup> Street;
2. changing from a C4-3 District to a C4-4 District property bounded by a line 200 feet northeasterly of 24<sup>th</sup> Avenue, a line 90 feet southeasterly of 31<sup>st</sup> Street, a line 130 feet southwesterly of 24<sup>th</sup> Avenue, a line 80 feet southeasterly of 31<sup>st</sup> Street, a line 200 feet northeasterly of 24<sup>th</sup> Road, and 31<sup>st</sup> Street;
3. changing from an R5B District to a C4-5X District property bounded by a line 200 feet northeasterly of 24<sup>th</sup> Road, a line 90 feet southeasterly of 31<sup>st</sup> Street, 24<sup>th</sup> Road, 32<sup>nd</sup> Street, Astoria Boulevard North, and a line 80 feet southeasterly of 31<sup>st</sup> Street; and
4. changing from a C4-3 District to a C4-5X District property bounded by a line 200 feet northeasterly of 24<sup>th</sup> Road, a line 80 feet southeasterly of 31<sup>st</sup> Street, Astoria Boulevard North, and 31<sup>st</sup> Street.

as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-623.

**Resolution for adoption scheduling November 3, 2021 for a public hearing.**

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**No. 6**

**CD 1**

**N 210201 ZRQ**

**IN THE MATTER OF** an application submitted by MDM Development Group LLC, 2441 Astoria Associates, LLC, and 31 Neptune 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**

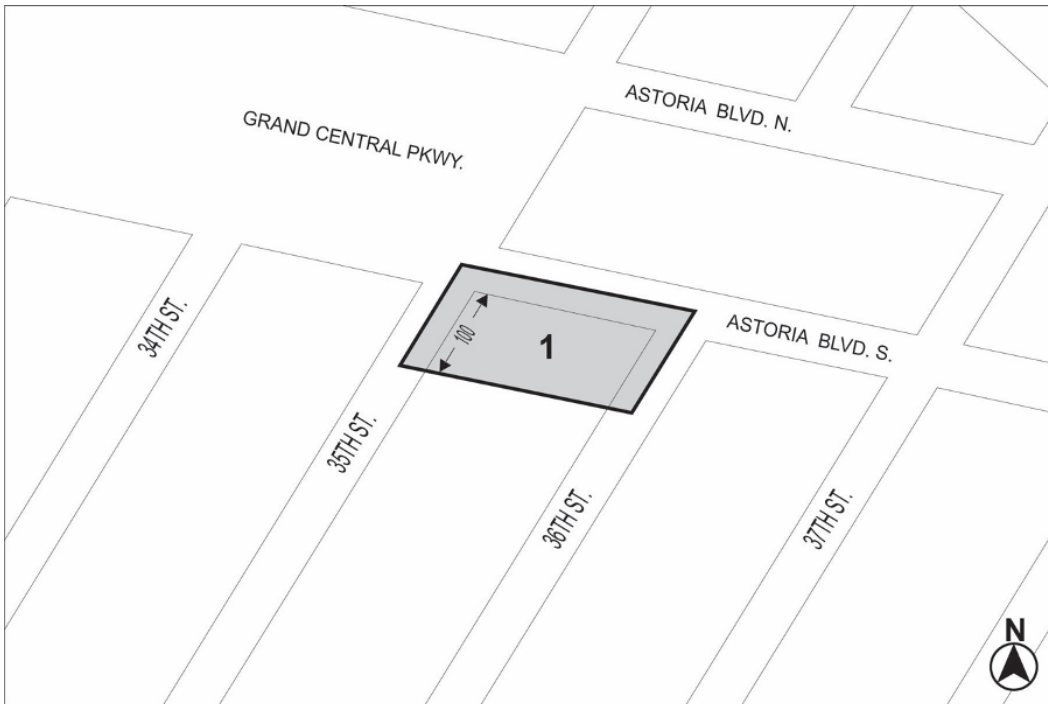
\* \* \*


**Queens Community District 1**

\* \* \*

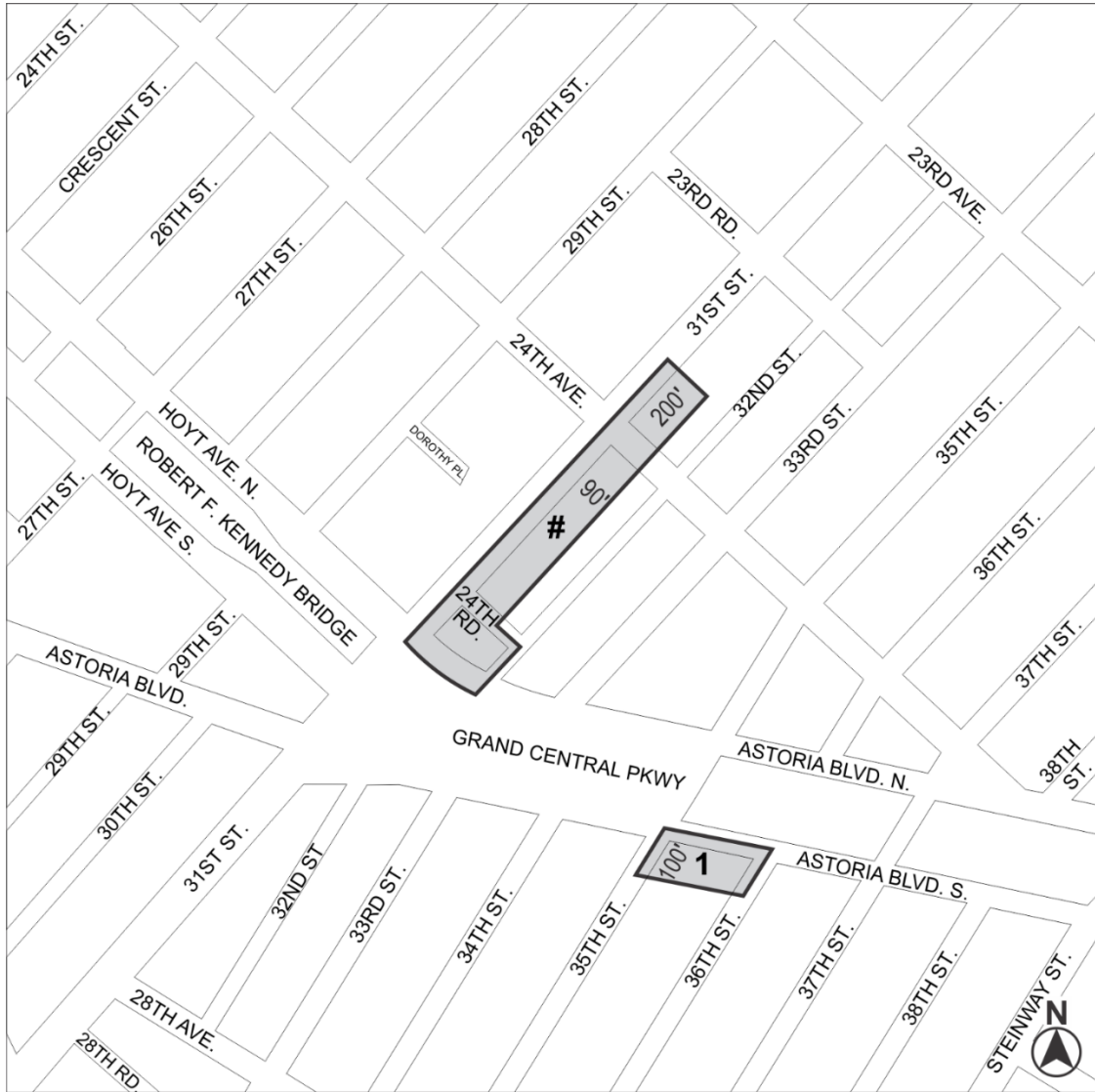
Map 3 – (3/22/18) [date of adoption]

[EXISTING MAP]



 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
Area 1 — 3/22/18 MIH Program Option 2

[PROPOSED MAP]



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

Area **1** — 3/22/18 — MIH Program Option 2

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

Portion of Community District 1, Queens

\* \* \*

**Resolution for adoption scheduling November 3, 2021 for a public hearing.**

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**Nos. 7 & 8**

***45-20 83<sup>RD</sup> STREET REZONING***

**No. 7**

**CD 4**

**C 210041 ZMQ**

**IN THE MATTER OF** an application submitted by Sunshine Elmhurst LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an M1-1 to an R7A District property bounded by the the southeasterly street line of 47<sup>th</sup> Avenue and its northeasterly prolongation, 83<sup>rd</sup> Street and its southeasterly prolongation, the northerly boundary line of the Long Island Railroad (Northside Division), and a line passing through a point along the southeasterly street line of 47<sup>th</sup> Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47<sup>th</sup> Avenue and the easterly street line of 82<sup>nd</sup> Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47<sup>th</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated July 26, 2021, and subject to the conditions of CEQR Declaration of E-630.

**Resolution for adoption scheduling November 3, 2021 for a public hearing.**

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**No. 8**

**CD 4**

**N 210042 ZRQ**

**IN THE MATTER OF** an application submitted by Sunshine Elmhurst 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 4**

\* \* \*

Map # – [date of adoption]



 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 4, Queens

\* \* \*

**Resolution for adoption scheduling November 3, 2021 for a public hearing.**

\_\_\_\_\_



**II. REPORTS**

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**CITYWIDE**

**No. 9**

***CITYWIDE HOTELS TEXT AMENDMENT***

**CITYWIDE**

**N 210406 ZRY**

**IN THE MATTER OF** an application submitted by the 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, to modify Article III, Chapter 2 (Use Regulations), Article IV, Chapter 2 (Use Regulations) and related Sections, to create a special permit for new hotels, motels, tourist cabins and boatels in Commercial Districts and in M1 Districts paired with Residence Districts.

The proposed text amendment may be seen in the City Planning Calendar of July 14, 2021 (Cal. No. 50) and the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On June 23, 2021, Cal. No. 1, the Commission scheduled July 14, 2021 for a public hearing. On July 14, 2021, Cal. No. 50, the hearing was closed.)

**For consideration.**

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**No. 10**

***HEALTH AND FITNESS CITYWIDE TEXT AMENDMENT***

**CITYWIDE**

**N 210382 ZRY**

**IN THE MATTER OF** an application submitted by 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, to allow gymnasiums, spas, and other health- and fitness-related uses as-of-right.

The proposed text amendment may be seen in the City Planning Calendar of September 22, 2021 (Cal. No. 40) and the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On September 1, 2021, Cal. No. 1, the Commission scheduled September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 40 the hearing was closed.)

**For consideration.**

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**No. 11**

***FRESH II ZONING TEXT AMENDMENT***

**CITYWIDE**

**N 210380 ZRY**

**IN THE MATTER OF** an application submitted by the 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, to modify Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) and related Sections, to expand areas in which the program is applicable and to update various requirements.

The proposed text amendment may be seen in the City Planning Calendar of September 22, 2021 (Cal. No. 41) and the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On September 1, 2021, Cal. No. 2, the Commission scheduled September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 41 the hearing was closed.)

**For consideration.**

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**BOROUGH OF THE BRONX**

**Nos. 12 & 13**

***WIN POWERS***

**No. 12**

**CD 1**

**C 210398 ZSX**

**IN THE MATTER OF** an application submitted by the NYC 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 74-903 of the Zoning Resolution to modify

the requirements of ZR 24-111 (Maximum Floor Area Ratio for Certain Community Facility Uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with the development of two community facility buildings, on property located at 346 Powers Avenue (Block 2572, Lot 6) in an R6 District.

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

(On September 1, 2021, Cal. No. 4, the Commission scheduled September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 34 the hearing was closed.).

**For consideration.**

---

**No. 13**

**CD 1**

**C 210399 HAX**

**IN THE MATTER OF** an application submitted by the NYC 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 346 Powers Avenue (Block 2572, Lot 6), as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of two new buildings containing approximately 221 supportive housing units, 95 shelter units, and community facility space.

(On September 1, 2021, Cal. No. 5, the Commission scheduled September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 35 the hearing was closed.).

**For consideration.**

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**BOROUGH OF BROOKLYN**

**Nos. 14 & 15**

**506 THIRD AVENUE**

**No. 14**

**CD 6**

**C 210119 ZMK**

**IN THE MATTER OF** an application submitted by PAB 3<sup>rd</sup> Avenue Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d, by changing from an existing M2-1 District to a C4-4A District property bounded by 11<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 13<sup>th</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject to the conditions of CEQR Declaration E-617.

(On September 1, 2021, Cal. No. 6, the Commission scheduled September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 38 the hearing was closed.)

**For consideration.**



**No. 15**

**CD 6**

**N 210120 ZRK**

**IN THE MATTER OF** an application submitted by PAB 3<sup>rd</sup> Avenue Holdings 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 6**

\* \* \*

Map 3– [date of adoption]



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

Portion of Community District 6, Brooklyn

\* \* \*

(On September 1, 2021, Cal. No. 7, the Commission scheduled September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 39 the hearing was closed.)

**For consideration.**

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**Nos. 16, 17 & 18**

***SPECIAL BROOKLYN NAVY YARD DISTRICT***

**No. 16**

**CD 2**

**C 210462 ZMK**

**IN THE MATTER OF** an application submitted by Building 77 QALICB, Inc. and the NYC Small Business Services pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an R6B District to an M2-1 District property bounded by the following courses:

- (i) a line 400 feet northeasterly of Navy Street;
- (ii) a line perpendicular to the last named course at a point 400 feet southeasterly (as measured on such named course) from the point of intersection of the southerly street line of Evans Street and the easterly street line of Little Street;
- (iii) a line passing through a point along the northeasterly street line of Navy Street, 95 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Navy Street and the easterly prolongation of a line 100 feet northerly of York Street and proceeding northerly at an angle 138 degrees to the northeasterly street line of Navy Street;
- (iv) a line passing through a point along the last named course, 170 feet northerly of the northeasterly street line of Navy Street (as measured along the last named course), proceeding easterly at an angle 92 degrees to the last named course; and
- (v) a line passing through a point along the last named course, 131 feet easterly of the intersection of the last named course and Course 1(iii) above (as measured along the last named course), proceeding northeasterly at an angle 117 degrees to the last named course;

2. changing from an M1-2 District to an M2-1 District property bounded by:

- a. a line 400 feet northeasterly and easterly of Navy Street, the easterly centerline prolongation of Sands Street, Navy Street, and Course 1(ii); and

b. a line 400 feet northerly of Flushing Avenue, the northerly centerline prolongation of North Oxford Street, Flushing Avenue, and a line 680 feet easterly of Navy Street;

3. changing from an M3-1 District to an M2-1 District property bounded by:

a. a line 400 feet northerly of Flushing Avenue, a line 3,515 feet easterly of Navy Street, Flushing Avenue, and the northerly centerline prolongation of North Oxford Street; and

b. the following courses:

- (i) Kent Avenue;
- (ii) the southwesterly prolongation of the northwesterly street line of Clymer Street;
- (iii) a line passing through the intersection of the southwesterly prolongation of the northwesterly street line of Clymer Street and the southwesterly street line of Kent Avenue and proceeding southerly at an angle 46 degrees from the southwesterly street line of Kent Avenue;
- (iv) the southwesterly centerline prolongation of Taylor Street;
- (v) a line passing through a point along the last named course 311 feet southwesterly (as measured along the last named course) of the intersection of the last named course and Course 3b(iii), proceeding northwesterly at an angle 100 degrees to the last named course;
- (vi) the U.S. Pierhead and Bulkhead Line;
- (vii) a line passing through a point along Course 3b(v) distant 919 feet northwesterly (as measured along Course 3b(v)) from the intersection of Course 3b(v) and Course 3b(iv), proceeding northeasterly at an angle 90 degrees to Course 3b(v);
- (viii) a line passing through two points, the first being a point along the last named course 350 feet northeasterly of the intersection of the last named course and **Course 3b(vi)** and the second being a point on the U.S. Pierhead and Bulkhead Line distant 149 feet southerly (as measured along the US Pierhead and Bulkhead Line) from the point of intersection of the U.S. Pierhead and Bulkhead Line and a southerly boundary line of the NYC Pierhead Line;
- (ix) the U.S. Pierhead and Bulkhead Line; and
- (x) the easterly prolongation of the NYC Pierhead Line; and

c. the following courses:

- (i) a line 400 feet northeasterly and easterly of Navy Street;



- (ii) a line passing through the point of intersection of the last named course and Course 1(v) proceeding easterly at an angle 115 degrees to Course 1(v);
- (iii) a line passing through a point along the last named course 540 feet easterly (as measured along the last named course) from the intersection of the last named course and Course 1(v) proceeding southerly at an angle 90 degrees to the last named course; and
- (iv) a line passing through a point along the last named course 294 feet southerly (as measured along the last named course) from the intersection of the last named course and Course 3c(ii) proceeding southwesterly at an angle 141 degrees to the last named course;

4. establishing a Special Brooklyn Navy Yard District (BNY) bounded by the following courses:

- (i) the U.S. Pierhead and Bulkhead Line;
- (ii) the NYC Pierhead Line and its easterly prolongation;
- (iii) Kent Avenue;
- (iv) the northerly centerline prolongation of Classon Avenue;
- (v) Williamsburg Street West;
- (vi) Flushing Avenue;
- (vii) a line 680 feet easterly of Navy Street;
- (viii) a line 350 feet northerly of Flushing Avenue;
- (ix) a line passing through a point on the last named course 272 feet westerly of the intersection of the last named course and Course 4(vii) proceeding northwesterly at an angle 135 degrees to the last named course;
- (x) a line 34 feet southerly of the easterly centerline prolongation of Sands Street;
- (xi) a line 132 feet easterly of Navy Street;
- (xii) a line 50 feet southerly of the easterly centerline prolongation of Sands Street;
- (xiii) Navy Street;
- (xiv) Course 1(iii)
- (xv) Course 1(iv)
- (xvi) Course 1(v)
- (xvii) Course 3c(ii)
- (xviii) the northerly prolongation of Course 3c(iii)

as shown on a diagram (for illustrative purposes only) dated June 7, 2021.

(On August 18, 2021, Cal. No. 8, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 42, the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 2**

**N 210463 ZRK**

**IN THE MATTER OF** an application submitted by Building 77 QALICB, Inc. and NYC Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections.

The proposed text amendment may be seen in the City Planning Calendar of September 1, 2021 (Cal. No. 43) and the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On August 18, 2021, Cal. No. 9, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 43, the hearing was closed.)

**For consideration.**

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**No. 18**

**CD 2**

**N 210463(A) ZRK**

**IN THE MATTER OF** an application submitted by Building 77 QALICB, Inc. and NYC Small Business Services, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Brooklyn Navy Yard District (Article XIV, Chapter 4) and modifying other related Sections.

The proposed text amendment may be seen in the City Planning Calendar of September 1, 2021 (Cal. No. 44) and the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On August 18, 2021, Cal. No. 10, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 44, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**Nos. 19 & 20**

***SoHo/NoHo NEIGHBORHOOD PLAN***

**No. 19**

**CD 2**

**C 210422 ZMM**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos.12a & 12c:

1. changing from an M1-5A District to an M1-5/R7X District property bounded by West Houston Street, Mercer Street, Broome Street, a line midway between West Broadway and Wooster Street, a line perpendicular to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, West Broadway, Broome Street, and a line midway between Thompson Street and West Broadway;
2. changing from an M1-5B District to an M1-5/R7X District property bounded by:
  - a. Great Jones Street, a line 100 westerly of Bowery, Bleecker Street, Lafayette Street, a line 122 feet southerly of Bond Street, and a line 140 feet easterly of Broadway,
  - b. a line passing through two points: one on the easterly street line of Lafayette Street distant 120 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the easterly street line of Lafayette Street and the other on the westerly street line of Mulberry Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the westerly street line of Mulberry Street, Mulberry Street, Prince Street, and Lafayette Street;
  - c. Prince Street, Lafayette Street, Broome Street, Centre Street, Grand Street, a line 100 feet easterly of Crosby Street, Howard Street, and Crosby Street; and

- d. Broome Street, Mercer Street, the westerly centerline prolongation of Howard Street, Greene Street, a line perpendicular to the easterly street line of Wooster Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Wooster Street and the northerly street line of Canal Street, Wooster Street, a line perpendicular to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, and a line midway between West Broadway and Wooster Street;
3. changing from an M1-5A District to an M1-5/R9X District property bounded by a line perpendicular to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, a line midway between West Broadway and Wooster Street, Canal Street, and West Broadway;
4. changing from an M1-5B District to an M1-5/R9X District property bounded by Astor Place, Lafayette Street, a line 100 feet southerly of Astor Place, a line 100 feet westerly of Fourth Avenue, a line 100 feet westerly of Bowery, Great Jones Street, a line 140 feet easterly of Broadway, a line 122 feet southerly of Bond Street, Lafayette Street, Bleecker Street, Mulberry Street, East Houston Street, Lafayette Street, Prince Street, Crosby Street, Howard Street, the southerly prolongation of a line 100 feet easterly of Crosby Street, a line perpendicular to the northerly street line of Canal Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Canal Street and the westerly street line of Lafayette Street, Canal Street, a line midway between West Broadway and Wooster Street, a line perpendicular to the easterly street line of West Broadway distant 70 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of West Broadway and the northerly street line of Canal Street, Wooster Street, a line perpendicular to the easterly street line of Wooster Street distant 150 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Wooster Street and the northerly street line of Canal Street, Greene Street, the westerly centerline prolongation of Howard Street, Mercer Street, West Houston Street, and Broadway;
5. changing from an M1-5A District to an M1-6/R10 District property bounded by Broome Street, West Broadway, Canal Street, and a line midway between West Broadway and Thompson Street;
6. changing from an M1-5B District to an M1-6/R10 District property bounded by:

- a. a line 100 feet southerly of Astor Place, Fourth Avenue, Bowery, Great Jones Street, 100 feet westerly of Bowery, and a line 100 feet westerly of Fourth Avenue;
  - b. a line 200 feet northerly of Broome Street, a line midway between Thompson Street and West Broadway, Canal Street, Avenue of the Americas, Watt Street, and Thompson Street; and
  - c. Grand Street, Baxter Street, Canal Street, a line perpendicular to the northerly street line of Canal Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Canal Street and the westerly street line of Lafayette Street, and a line 100 feet easterly of Crosby Street and its southerly prolongation; and
7. establishing a Special SoHo-NoHo Mixed Use District (SNX) bounded by Astor Place, Lafayette Street, a line 100 feet southerly of Astor Place, Fourth Avenue, Bowery, Great Jones Street, a line 100 feet westerly of Bowery, Bleecker Street, Mulberry Street, East Houston Street, Lafayette Street, a line passing through two points: one on the easterly street line of Lafayette Street distant 120 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the easterly street line of Lafayette Street and the other on the westerly street line of Mulberry Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the southerly street line of Jersey Street and the westerly street line of Mulberry Street, Mulberry Street, Prince Street, Lafayette Street, Broome Street, Centre Street, Grand Street, Baxter Street, Canal Street, Avenue of the Americas, Watts Street, Thompson Street, a line 200 northerly of Broome Street, a line midway between Thompson Street and West Broadway, West Houston Street, and Broadway;

as shown on a diagram (for illustrative purposes only) dated May 17, 2021, and subject to the conditions of CEQR Declaration of E-619.

(On August 18, 2021, Cal. No. 21, the Commission scheduled September 2, 2021 for a public hearing. On September 2, 2021, Special Meeting Calz. No. 1 the hearing was closed.).

**For consideration.**

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**No. 20****CD 2****N 210423 ZRM**

**IN THE MATTER OF** an application submitted by 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 establishing the Special SoHo-NoHo Mixed Use District (Article XIV, Chapter 3), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area and other related Sections.

The proposed text amendment may be seen in the City Planning Calendar of September 2, 2021 (Cal. No. 2) and the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On August 18, 2021, Cal. No. 22, the Commission scheduled September 2, 2021 for a public hearing. On September 2, 2021, Supplemental Cal. No. 2 the hearing was closed.)

**For consideration.**

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**Nos. 21 - 26*****250 WATER STREET*****No. 21****CD 1****C 210438 ZSM**

**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area without regard for zoning lot lines; and
2. Section 74-743(a)(2) – to modify the height and setback requirements of Section 62-341 (Development on land and platforms), Section 35-652 (Maximum height of buildings and setback regulations), and Sections 23-662 (Maximum height of buildings and setback regulations), and the street wall location requirements of Section 35-651 (Street wall location);

in connection with a proposed mixed use development on property located at 250 Water Street (Block 98, Lot 1), in a C6-2A District, within a Large-Scale General Development generally bounded by Pearl Street, Peck Slip, Water Street, Beekman Street and its easterly prolongation, the U.S. Pierhead line and John Street and its easterly prolongation (Block 73, p/o Lot 10, p/o Lot 8, Lot 11 & a portion of Marginal Street, Wharf or Place, Block 98, Lot 1, Block 74, p/o Lot 20, and the de-mapped portions of Fulton Street, Water Street & Front Street), in C4-6, C5-3, and C6-2A Districts, within the Special Lower Manhattan District.

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

(On August 18, 2021, Cal. No. 12, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 54, the hearing was closed.)

**For consideration.**

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**No. 22**

**CD 1**

**C 210438(A) ZSM**

**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area without regard for zoning lot lines; and
2. Section 74-743(a)(2) – to modify the height and setback requirements of Section 62-341 (Development on land and platforms), Section 35-652 (Maximum height of buildings and setback regulations), and Section 23-662 (Maximum height of buildings and setback regulations), and the street wall location requirements of Section 35-651 (Street wall location);

in connection with a proposed mixed use development on property located at 250 Water Street (Block 98, Lot 1), in a C6-2A District, within a Large-Scale General Development generally bounded by Pearl Street, Peck Slip, Water Street, Beekman Street and its easterly prolongation, the U.S. Pierhead line and John Street and its easterly prolongation (Block 73, p/o Lot 10, p/o Lot 8, Lot 11 & a portion of Marginal Street, Wharf or Place, Block 98, Lot 1, Block 74, p/o Lot 20,

and the de-mapped portions of Fulton Street, Water Street & Front Street), in C4-6, C5-3, and C6-2A Districts, within the Special Lower Manhattan District.

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

(On August 18, 2021, Cal. No. 13, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 55, the hearing was closed.)

**For consideration.**

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**No. 23**

**CD 1**

**N 210439 ZRM**

**IN THE MATTER OF** an application submitted by 250 Seaport District, 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 the provisions of the South Street Seaport Subdistrict in Article IX Chapter 1 (Special Lower Manhattan 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 IX**

**SPECIAL PURPOSE DISTRICTS**

**Chapter 1**

**Special Lower Manhattan District**

**91-60**

**REGULATIONS FOR THE SOUTH STREET SEAPORT SUBDISTRICT**

\* \* \*

**91-62**

**Definitions**



For purposes of this Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

\* \* \*

#### Receiving lot

Within the South Street Seaport Subdistrict, a “receiving lot” is a #zoning lot# identified on the map of transfer areas (Map 6 in Appendix A) to which #development rights# may be added. Such “receiving lots” are identified on the map as Parcels 1, 2, 8, 15, 16, 20, 21 and 22.

\* \* \*

### 91-68

#### Designated Pedestrian Ways

Within the South Street Seaport Subdistrict, the volume situated above the subsurface #streets# shown on the City Map, and listed in this Section are designated pedestrian ways and are governed by paragraph (b) of the definition of #street# as set forth in Section 91-62 (Definitions):

- (a) Fulton Street, between Water and South Streets
- (b) Water Street, between Fulton and Beekman Streets
- (c) Front Street, between Fulton and Beekman Streets, and between John and Fulton Streets
- (d) South Street (the 18-foot-wide strip located on the northwesterly side), between Beekman and John Streets.

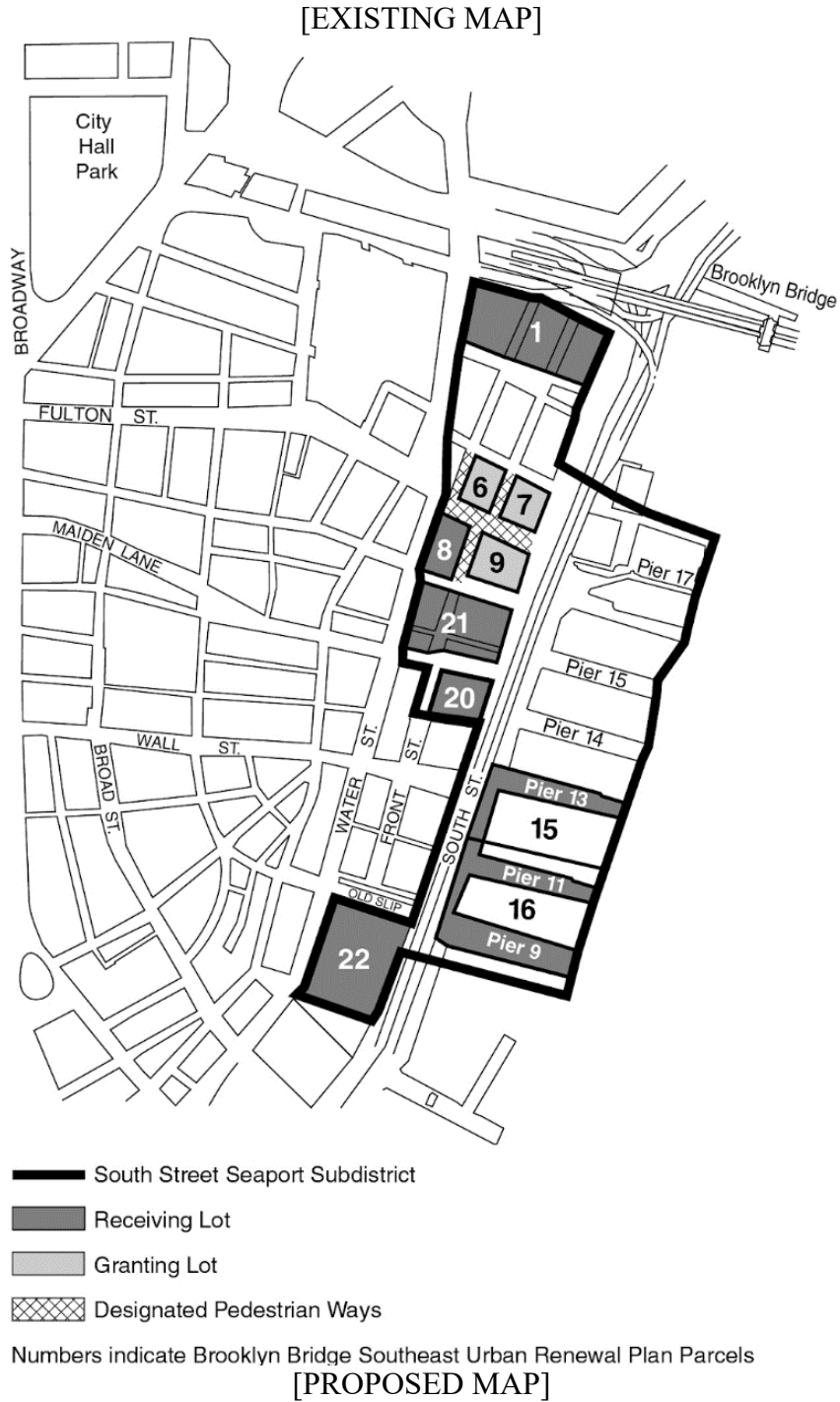
In addition, the designated pedestrian ways referenced in paragraphs (a), (b) and (c) of this Section may be considered a single #zoning lot# for purposes of the definition of #large-scale general development# in Section 12-10 (Definitions).

\* \* \*

#### Appendix A Lower Manhattan District Plan Maps

\* \* \*

Map 6 - South Street Seaport Subdistrict (91-A6)





— South Street Seaport Subdistrict  
■ Receiving Lot  
■ Granting Lot  
▨ Designated Pedestrian Ways  
Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

\* \* \*

(On August 18, 2021, Cal. No. 14, the Commission scheduled September 1, 2021 for a public hearing. On September 1, 2021, Cal. No. 56, the hearing was closed.)

**For consideration.**

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**No. 24****CD 1****N 210445 ZAM**

**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the requirements of Section 62-651 (Guardrails, gates and other protective barriers) to allow bollards as a permitted obstruction within an upland connection (including within the circulation path), on property located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 8, p/o Lot 10, Lot 11, p/o Marginal Street), within a Large-Scale General Development generally bounded by Pearl Street, Peck Slip, Water Street, Beekman Street and its easterly prolongation, the U.S. Pierhead line, and John Street and its easterly prolongation (Block 73, p/o Lot 10, p/o Lot 8, Lot 11 & a portion of Marginal Street, Wharf or Place, Block 98, Lot 1, Block 74, p/o Lot 20, and the de-mapped portions of Fulton Street, Water Street & Front Street), in C4-6, C5-3, and C6-2A Districts, within the Special Lower Manhattan District.

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

**For consideration.**

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**No. 25****CD 1****N 210441 ZAM**

**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC for the grant of an authorization pursuant to Section 13-441 of the Zoning Resolution to allow a 20-foot wide curb cut (including splays) on Pearl Street (a wide street) to facilitate access to an attended accessory parking garage on portions of the ground floor and cellar of a proposed mixed use development, on property located at 250 Water Street (Block 98, Lot 1), in C6-2A District, within the Special Lower Manhattan District.

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

**For consideration.**

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**No. 26**

**CD 1**

**M 130053(B) ZSM**

**IN THE MATTER OF** an application submitted by 250 Seaport District, LLC for the second modification to the previously approved special permit (C 130053 ZSM), as subsequently modified:

1. to update the approved large-scale general development site plan and zoning calculation to include two additional zoning lots – Block 98, Lot 1 (Zoning Lot A, and the de-mapped portions of Fulton Street, Water Street & Front Street (Zoning Lot B); and
2. to reflect changes to the Pier 17 zoning lot (Lot C) involving the addition of bollards, three guard booth, the realignment of the access drive, the addition of a skylight on the Pier 17 building, and a minor reduction in the amount of approved public access area,

Zoning Lot B (Block grant of an in connection with a proposed mixed use development on property located at 250 Water Street (Block 98, Lot 1), in a C6-2A District, within a Large-Scale General Development generally bounded by Pearl Street, Peck Slip, Water Street, Beekman Street and its easterly prolongation, the U.S. Pierhead line and John Street and its easterly prolongation (Block 73, p/o Lot 10, p/o Lot 8, Lot 11 & a portion of Marginal Street, Wharf or Place, Block 98, Lot 1, Block 74, p/o Lot 20, and the de-mapped portions of Fulton Street, Water Street & Front Street), in C4-6, C5-3, and C6-2A Districts, within the Special Lower Manhattan District.

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

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 27**

***450 ROBINSON AVENUE***

**CD 3**

**N 220010 RCR**

**IN THE MATTER OF** an application submitted by 5231 Robinson LLC 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 5231, Existing Lot 42, Tentative Zoning Lots 42, 43, 44, and 45, 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.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF QUEENS****No. 28*****BEACH 79 SELF STORAGE REZONING*****CD 14****C 200299 ZMQ****PUBLIC HEARING:**

**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 77<sup>th</sup> Street, Rockaway Freeway, and a line 200 feet easterly of Beach 80<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated June 7, 2021, and subject to the conditions of CEQR Declaration E-624.

(On October 6, 2021, Cal. No. 1, the Commission scheduled October 20, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 29*****160-05 ARCHER AVENUE*****CD 12****N 210232 ZRQ****PUBLIC HEARING:**

**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**

\* \* \*

(On October 6, 2021, Cal. No. 2, the Commission scheduled October 20, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 30 & 31**

***103-16 VAN WYCK EXPRESSWAY REZONING***

**No. 30**

**CD 10**

**C 210164 ZMQ**

**PUBLIC HEARING:**

**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 105<sup>th</sup> Avenue and its northeasterly prolongation, and a line midway between 135<sup>th</sup> 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 105<sup>th</sup> Avenue, and a line midway between 135<sup>th</sup> Street and Van Wyck Expressway;

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

(On October 6, 2021, Cal. No. 3, the Commission scheduled October 20, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 31**

**CD 10**

**N 210165 ZRQ**

**PUBLIC HEARING:**

**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**

\* \* \*

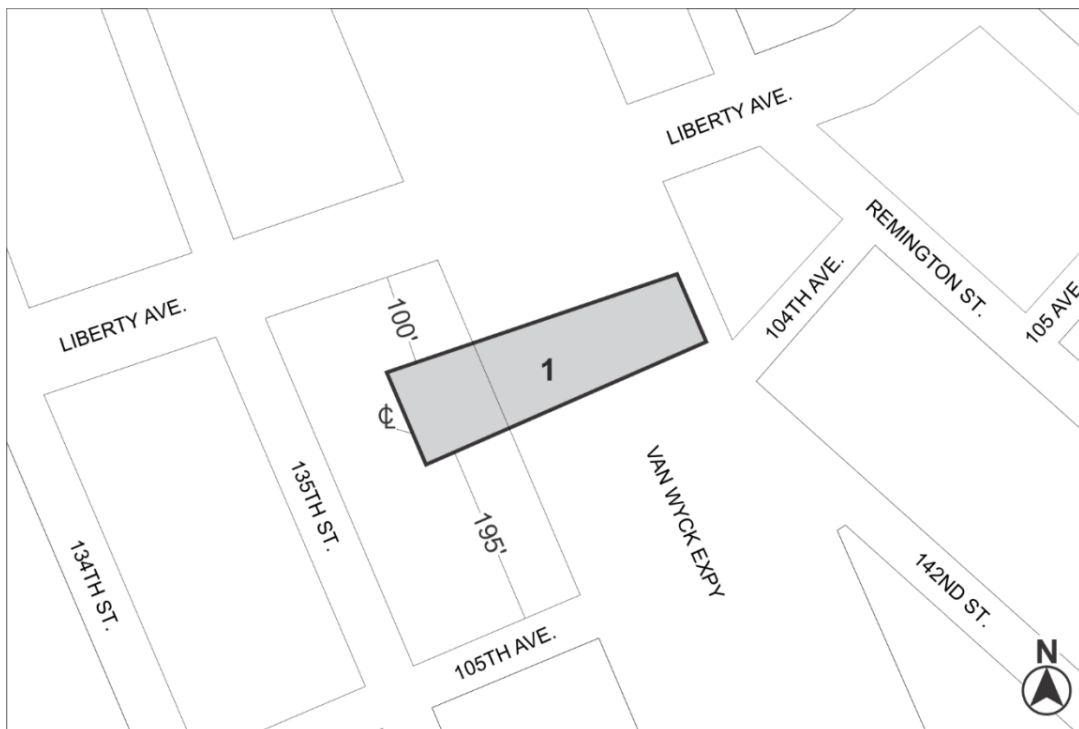
**QUEENS**

\* \* \*

**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

\* \* \*

(On October 6, 2021, Cal. No. 4, the Commission scheduled October 20, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 32 & 33**

***415 MADISON AVENUE***

**No. 32**

**CD 5**

**C 210453 ZSM**

**PUBLIC HEARING:**

**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, 31<sup>st</sup> Floor, New York, NY 10271-0001.

(On October 6, 2021, Cal. No. 5, the Commission scheduled October 20, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 33****CD 5****C 210454 ZSM****PUBLIC HEARING:**

**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, 31<sup>st</sup> Floor, New York, NY 10271-0001.

(On October 6, 2021, Cal. No. 6, the Commission scheduled October 20, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 34*****DISPOSITION OF SEAPORT PROPERTIES*****CD 1****C 210444 PPM****PUBLIC HEARING:**

**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.

(On October 6, 2021, Cal. No. 7, the Commission scheduled October 20, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**  
  

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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	6 CPC PUBLIC MEETING	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							
FEBRUARY		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12 CHINESE NEW YEAR LINCOLN'S BIRTHDAY	13
	14	15 PRESIDENTS DAY	16 REVIEW SESSION	17 CPC PUBLIC MEETING	18	19	20
	21	22 WASHINGTON'S BIRTHDAY	23	24	25	26	27
	28						
MARCH		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28 PALM SUNDAY PASSOVER	29	30	31			
APRIL		4 EASTER	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9
	11	12	13 RAMADAN BEGINS	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	
					1 GOOD FRIDAY	2	3
MAY	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30	31 MEMORIAL DAY					
JUNE			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
JULY		4 INDEPENDENCE DAY OBSERVED	5	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	28 CPC PUBLIC MEETING	29	30	31
AUGUST	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
SEPTEMBER				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	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
OCTOBER						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11 COLUMBUS DAY OBSERVED	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							
NOVEMBER		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	17 CPC PUBLIC MEETING	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	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26 KWANZAA BEGINS	27	28	29	30	31 CHRISTMAS	

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

