

CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, NOVEMBER 3, 2021
10:00 A.M. VIA 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 220082 PCX	8	NYPD BRONX SPECIAL VICTIMS SERVICES	Scheduled to be Heard 11/17/21
2	C 210285 ZMK	5	749 VAN SINDEREN AVENUE REZONING	" "
3	N 210286 ZRK	5	" "	" "
4	C 210408 ZMM	4	STARRETT-LEHIGH + TERMINAL WAREHOUSE REZONING	Favorable Report Adopted
5	N 210409 ZRM	4	" "	" "
6	N 220101 BDX	9, 10	CASTLE HILL BUSINESS IMPROVEMENT DISTRICT	Forward Report to City Council
7	N 210501 ZAX	8	5051 ISELIN AVENUE UPDATE - SNAD	Authorization Approved
8	N 210510 ZAX	8	" "	" "
9	C 210164 ZMQ	10	103-16 VAN WYCK EXPRESSWAY REZONING	Favorable Report Adopted
10	N 210165 ZRQ	10	" "	" "
11	M 010073(A) ZAR	2	2720 HYLAN BOULEVARD	Authorization Approved
12	N 210397 ZAR	2	" "	" "
13	N 220017 RCR	3	SD BUBLITZ PROPERTY	Certification Approved
14	N 210473 RCR	3	104 CANTON AVENUE	" "
15	N 210447 ZAR	2	66 & 68 DALEMERE ROAD	Authorization Approved
16	N 210448 ZAR	2	" "	" "
17	N 210216 RAR	3	4295 ARTHUR KILL ROAD	Laid Over

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R															
	Calendar Numbers:															
	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
Anita Laremont, Esq., Chair	P	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		
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	L	
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	D	
Richard W. Eaddy	P	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	O	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	V	
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	E	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	R	R	Y	Y	Y	Y	Y	Y	R	

MEETING ADJOURNED AT: 11:42 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:
WEDNESDAY, NOVEMBER 3, 2021
10:00 A.M. VIA 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	N 210245 RAR	3	4295 ARTHUR KILL ROAD	Laid Over
19	N 210241 RAR	3	" "	" "
20	C 210166 ZMK	1	79 QUAY STREET REZONING	Hearing Closed
21	N 210167 ZRK	1	" "	" "
22	C 210272 ZSK	1	1 WYTHE AVENUE	" "
23	N 210273 ZRK	1	" "	" "
24	C 210200 ZMQ	1	31 ST STREET AND HOYT AVENUE REZONING	" "
25	N 210201 ZRQ	1	" "	" "
26	C 210041 ZMQ	4	45-20 83 RD STREET REZONING	" "
27	N 210042 ZRQ	4	" "	" "
	Supplemental Cal.			
1	C 210444 PPM	1	SEAPORT PROPERTIES	Favorable Report Adopted

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:																
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R																
Calendar Numbers:		18	19	S1														
Anita Laremont, Esq., Chair	P			Y														
Kenneth J. Knuckles, Esq., Vice Chairman	P			Y														
David Burney	P	L	L	Y														
Allen P. Cappelli, Esq.	P	A	A	Y														
Alfred C. Cerullo, III	P	I	I	Y														
Joseph I. Douek	P	D	D	Y														
Richard W. Eaddy	P			Y														
Anna Hayes Levin	P	O	O	Y														
Orlando Marin	P	V	V	Y														
Larisa Ortiz	P	E	E	Y														
Raj Rampershad, Commissioners	P	R	R	Y														

MEETING ADJOURNED AT: 11:42 A.M.

CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 3, 2021

MEETING AT 10:00 A.M.

VIA NYC ENGAGE PORTAL



Bill de Blasio, Mayor

City of New York

[No. 20]

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/290347/1> 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.

TABLE OF CONTENTS

WEDNESDAY, NOVEMBER 3, 2021

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

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

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 November 17, 2021 will be held remotely via Zoom Webinar.

NOVEMBER 3, 2021

APPROVAL OF THE MINUTES OF the Public Meeting of October 20, 2021

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 17, 2021
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF THE BRONX

No. 1

NYPD BRONX SPECIAL VICTIMS SERVICES

CD 8

C 220082 PCX

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 188 West 230th Street, aka 2992 Exterior Street (Block 3264, Lot 104) for use as a new NYPD Bronx Special Victim Services Squad facility.

Resolution for adoption scheduling November 17, 2021 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 2 & 3

749 VAN SINDEREN AVENUE REZONING

No. 2

CD 5

C 210285 ZMK

IN THE MATTER OF an application submitted by ENY Community Residences LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d, by changing from an M1-1 District to a C4-4L District property bounded by a

line 430 feet northerly of Linden Boulevard, a line midway between Van Sinderen Avenue and Snediker Avenue, a line 90 feet northerly of Linden Boulevard, and Van Sinderen Avenue, as shown on a diagram (for illustrative purposes only) dated July 12, 2021, and subject to the conditions of CEQR Declaration E-632.

Resolution for adoption scheduling November 17, 2021 for a public hearing.

No. 3

CD 5

N 210286 ZRK

IN THE MATTER OF an application submitted by ENY Community Residences 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

* * *

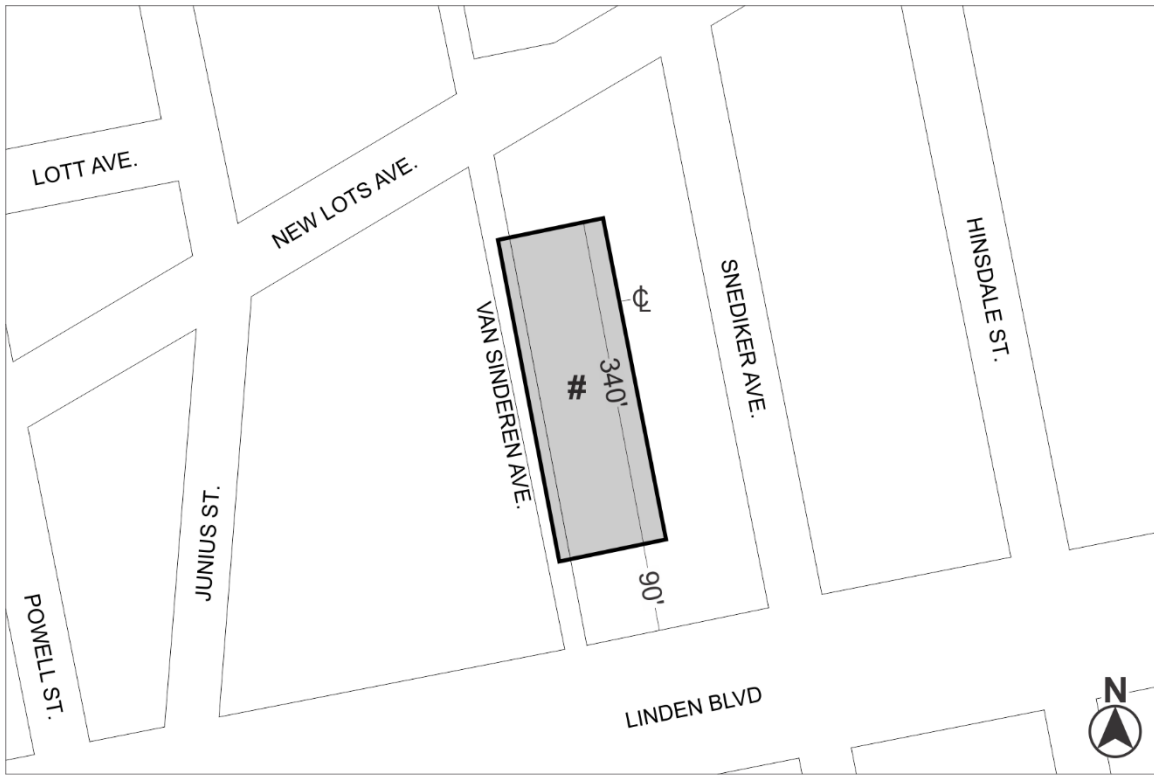
BROOKLYN

* * *

Brooklyn Community District 5

* * *

Map 4 – [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 5, Brooklyn

* * *

Resolution for adoption scheduling November 17, 2021 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

Nos. 4 & 5

STARRETT-LEHIGH + TERMINAL WAREHOUSE REZONING

No. 4

CD 4

C 210408 ZMM

IN THE MATTER OF an application submitted by Terminal Fee Owner LP and RXR SL Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b:

1. changing from an M2-3 District to an M2-4 District property bounded by West 28th Street, Eleventh Avenue, West 26th Street, and Twelfth Avenue; and
2. establishing a Special West Chelsea District (WCh) bounded by West 28th Street, Eleventh Avenue, West 26th Street, and Twelfth Avenue;

as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the conditions of CEQR Declaration E-625.

(On September 1, 2021, Cal. No. 8, the Commission scheduled September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 36, the hearing was closed.)

For consideration.

No. 5

CD 4

N 210409 ZRM

IN THE MATTER OF an application submitted by Terminal Fee Owner LP and RXR SL 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 establishing Subarea K within the Special West Chelsea District (Article IX, Chapter 8), and modifying other related Sections.

The proposed text amendment may be seen in the City Planning Calendar of September 22, 2021 (Cal. No. 37, and the Department of City Planning web site: (www.nyc.gov/planning)).

(On September 1, 2021, Cal. No. 9, the Commission scheduled September 22, 2021 for a public hearing. On September 22, 2021, Cal. No. 37, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 6

CASTLE HILL BUSINESS IMPROVEMENT DISTRICT

CDs 9 & 10

N 220101 BDX

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. On October 6, 2021, Cal. No. 30, the hearing was closed.)

For consideration.

Nos. 7 & 8

5051 ISELIN AVENUE UPDATE – SNAD

No. 7

CD 8

N 210501 ZAX

IN THE MATTER OF an application submitted by Jonathan Wiener for grant of an authorization for a modification of topographic features on Tier I sites pursuant to 105-421 of the Zoning Resolution to permit site alterations to an existing in-ground pool and patio and an enlargement to build a new pool house on a site located at 5051 Iselin Avenue (Block 5832, Lot 4328) within the Special Natural Area District (NA-2).

For consideration.

No. 8

CD 8

N 210510 ZAX

IN THE MATTER OF an application submitted by Jonathan Wiener for grant of an authorization of an enlargement on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer pursuant to 105-422 of the Zoning Resolution to permit site alterations to an existing in-ground pool and patio and an enlargement to build a new pool house on a site located at 5051 Iselin Avenue (Block 5832, Lot 4328) within the Special Natural Area District (NA-2),.

For consideration.

BOROUGH OF QUEENS

Nos. 9 & 10

103-16 VAN WYCK EXPRESSWAY REZONING

No. 9

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.

(On October 6, 2021, Cal. No. 3, the Commission scheduled October 20, 2021 for a public hearing. On October 20, 2021, Cal. No. 30, the hearing was closed.)

For consideration.



No. 10

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

* * *

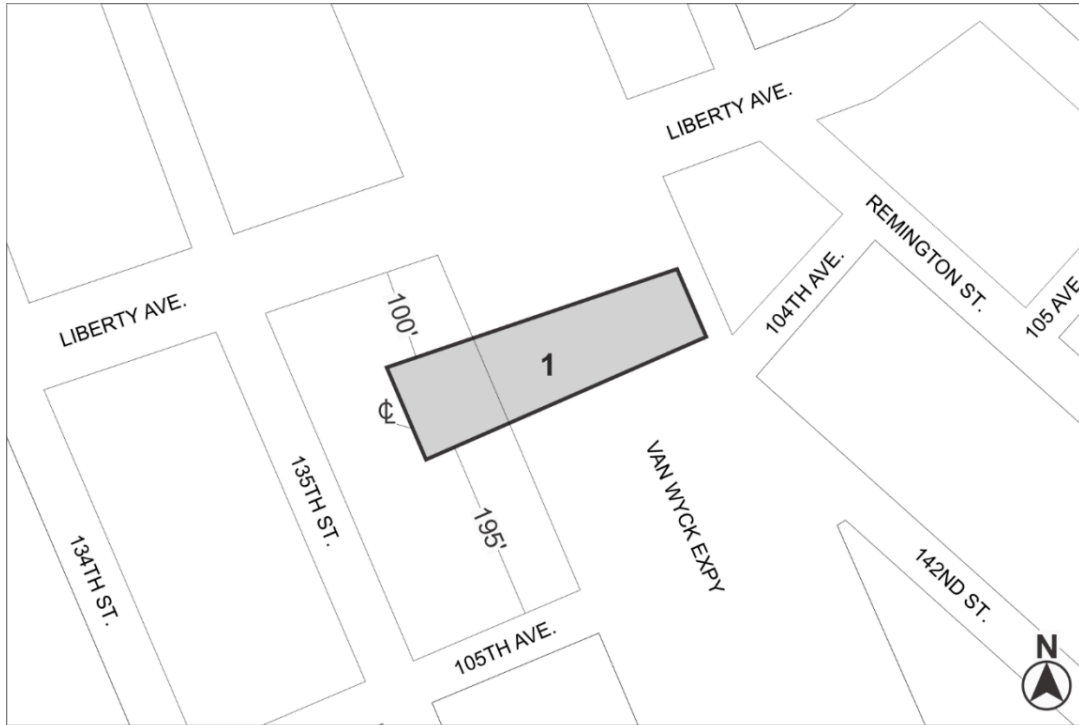
QUEENS

* * *

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

* * *

(On October 6, 2021, Cal. No. 4, the Commission scheduled October 20, 2021 for a public hearing
On October 20, 2021, Cal. No. 31, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos 11 & 12

2720 HYLAN BOULEVARD

No. 11

CD 2

M 010073 (A) ZAR

IN THE MATTER OF an application submitted by Park Tysen Associates, LLC for the modification of a previously approved authorization (N 010073 ZAR) to update the approved site plans to reflect the reconfiguration of the parking and circulation areas necessitated by the redesign of Building C, for an existing group parking facility accessory to a commercial development, on property located at 2720 Hylan Boulevard (Block 3983, Lots 13 and 130), in a C4-1 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.

For consideration.



No. 12

CD 2

N 210397 ZAR

IN THE MATTER OF an application submitted by Park Tysen Associates, LLC for the grant of an authorization pursuant to Section 36-023 of the Zoning Resolution to waive the parking lot landscaping requirements of Section 37-92, in conjunction with a proposed interim site plan with 54 new accessory parking spaces, for an existing group parking facility accessory to a commercial development, on property located at 2720 Hylan Boulevard (Block 3983, Lots 13 and 130) in a C4-1 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.

For consideration.



No. 13

SD BUBLITZ PROPERTY

CD 3

N 220017 RCR

IN THE MATTER OF an application submitted by Marianne Bublitz for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at Block 6261, Existing Lot 54, Tentative Zoning Lots 54, and 56, 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. 14

104 CANTON AVENUE

CD 3

N 210473 RCR

IN THE MATTER OF an application submitted by JCI Development, 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 two new zoning lots located at Block 6014, Existing Lot 56, Tentative Zoning Lots 54, and 56, 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.

Nos. 15 & 16

66 & 68 DALEMERE ROAD

No. 15

CD 2

N 210447 ZAR

IN THE MATTER OF an application submitted by Vladimir Vykhodets for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for the modification of topography on a Tier I site to facilitate the construction of pool and patio areas in the rear yard of two existing homes at 66 & 68 Dalemere Road (Block 869, Lots 75 & 76) within the Special Natural Area District (NA-1) of Staten Island.

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. 16

CD 2

N 210448 ZAR

IN THE MATTER OF an application submitted by Vladimir Vykhodets for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution for a development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to facilitate the construction of pool and patio areas in the rear yard of one home at 66 & 68 Dalemere Road (Block 869, Lots 75 & 76) within the Special Natural Area District (NA-1).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

For consideration.

Nos. 17-19

4295 ARTHUR KILL ROAD

Nos. 17

CD 3

N 210216 RAR

IN THE MATTER OF an application submitted by EMBA Holdings LLC for the grant of an authorization pursuant to Section 107-64 of the Zoning Resolution for the removal of trees to facilitate the development of two new two-story office and warehouse buildings at 4295 Arthur Kill Road 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. 18

CD 3

N 210245 RAR

IN THE MATTER OF an application submitted by EMBA Holdings LLC for the grant of an authorization pursuant to Section 107-65 of the Zoning Resolution for modification of topography to facilitate the development of two new two-story office and warehouse buildings at 4295 Arthur Kill Road 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. 19

CD 3

N 210241 RAR

IN THE MATTER OF an application submitted by EMBA Holdings LLC for the grant of an authorization pursuant to Section 107-68 of the Zoning Resolution for the modification of group parking facilities to facilitate the development of two new two-story office and warehouse buildings at 4295 Arthur Kill Road 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 BROOKLYN

Nos. 20 & 21

79 QUAY STREET REZONING

No. 20

CD 1

C 210166 ZMK

PUBLIC HEARING:

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.

(On October 20, 2021, Cal. No. 1, the Commission scheduled November 3, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 1

N 210167 ZRK

PUBLIC HEARING:

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

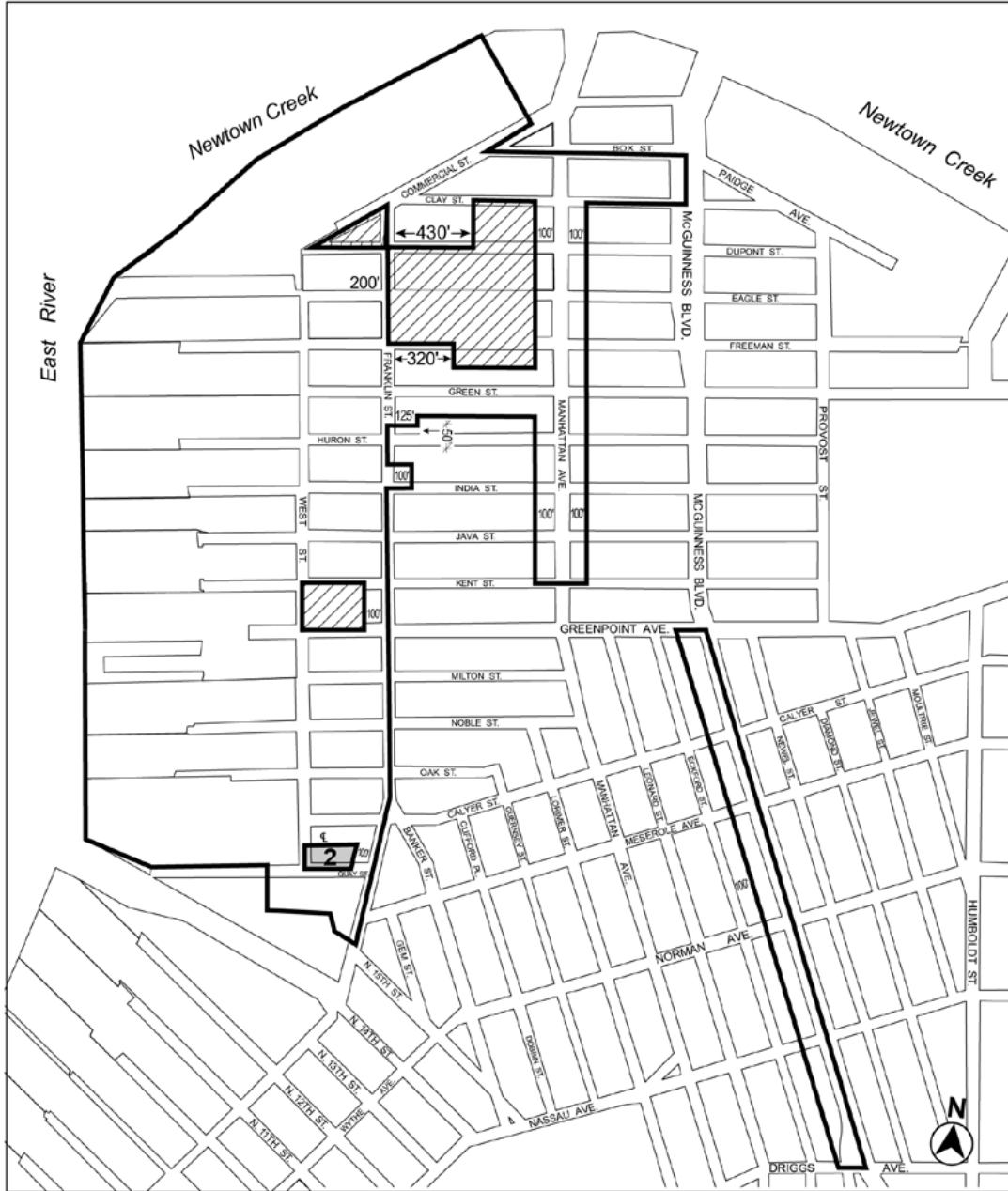
Brooklyn Community District 1




* * *

[EXISTING MAP]

Map 1 – (12/10/12)-[date of adoption]

[PROPOSED MAP]



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

Portion of Community District 1, Brooklyn

* * *

(On October 20, 2021, Cal. No. 2, the Commission scheduled November 3, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 22 & 23

1 WYTHE AVENUE

No. 22

CD 1

C 210272 ZSK

PUBLIC HEARING:

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, 31st Floor, New York, N.Y. 10271-0001.

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

Close the hearing.



No. 23

CD 1

N 210273 ZRK

PUBLIC HEARING:

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

* * *

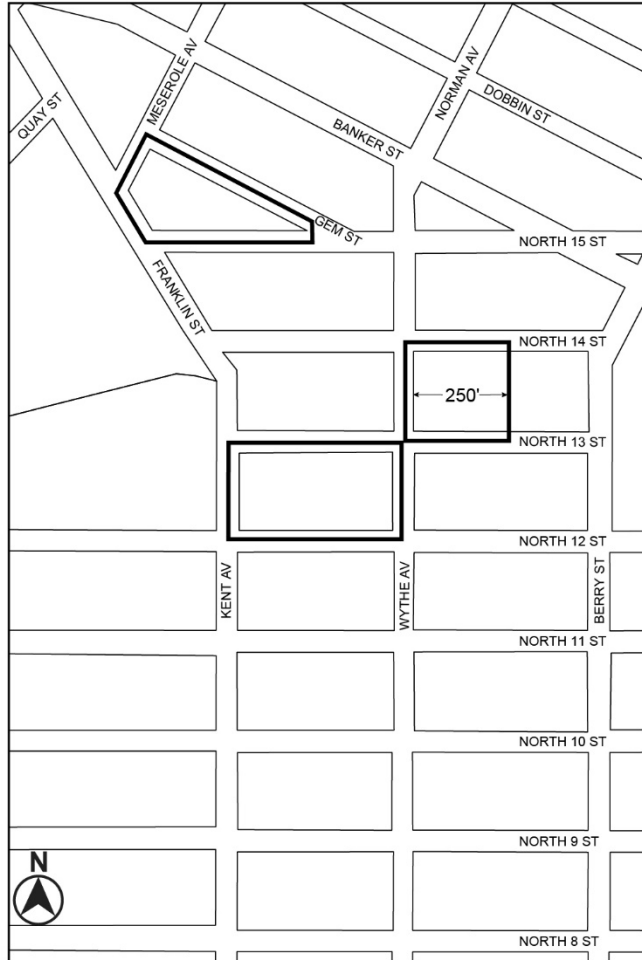
**74-96
Industrial Business Incentive Areas**


* * *

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

Map 1: Brooklyn

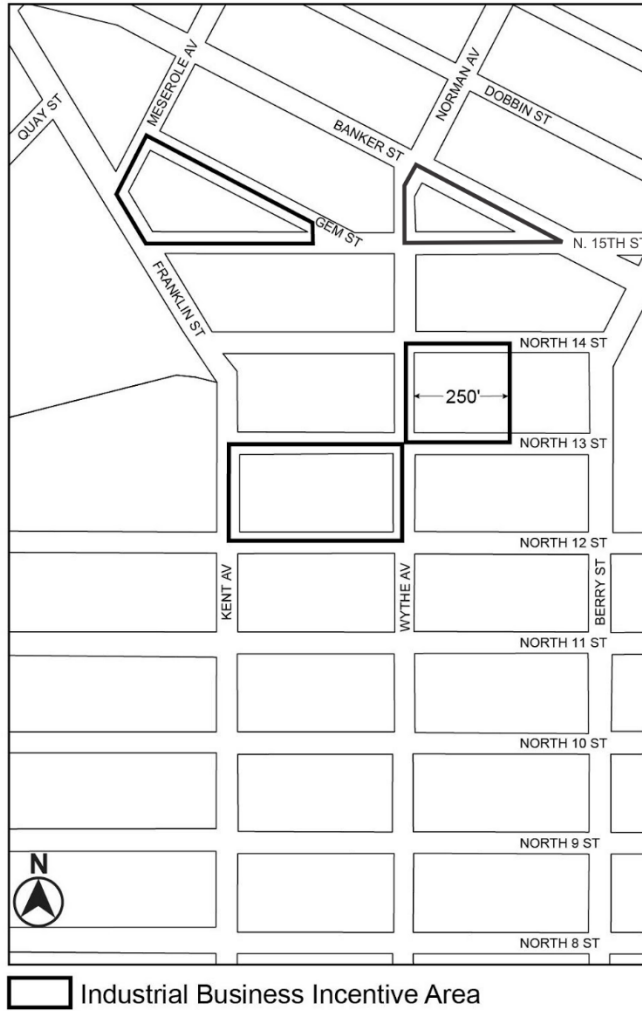
[EXISTING]



 Industrial Business Incentive Area

Portion of Community District 1,
Borough of Brooklyn

[PROPOSED]



Portion of Community District 1,
Borough of Brooklyn

* * *

(On October 20, 2021, Cal. No. 4, the Commission scheduled November 3, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 24 & 25

31st STREET AND HOYT AVENUE REZONING

No. 24

CD 1

C 210200 ZMQ

PUBLIC HEARING:

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

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

(On October 20, 2021, Cal. No. 5, the Commission scheduled November 3, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 1

N 210201 ZRQ

PUBLIC HEARING:

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

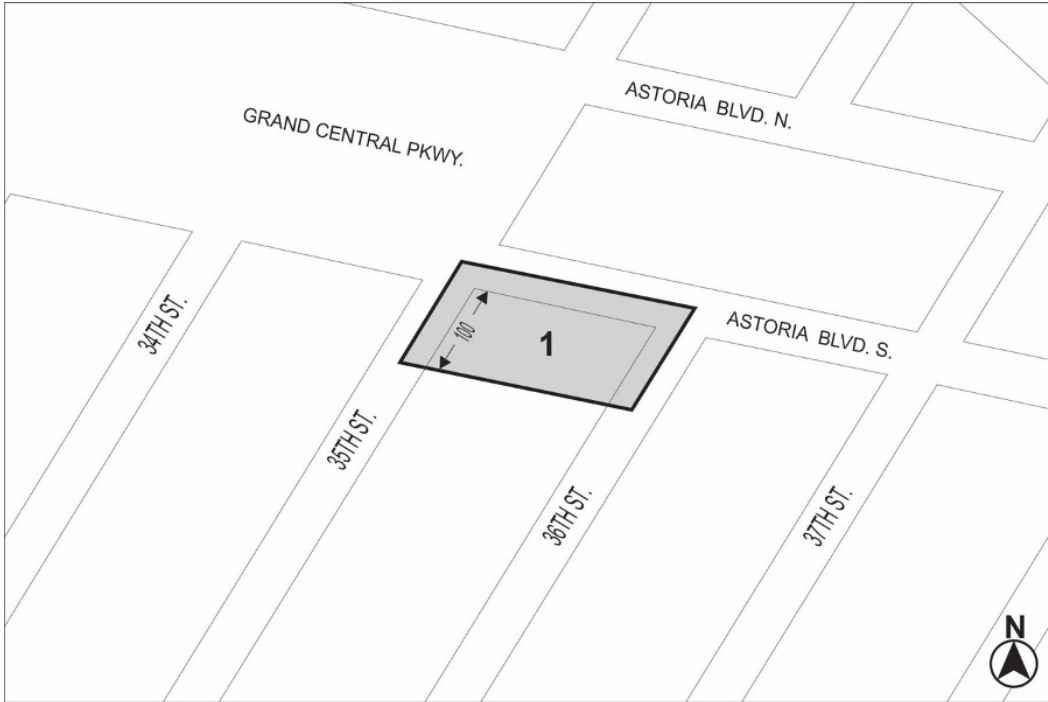
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
Queens Community District 1

* * *

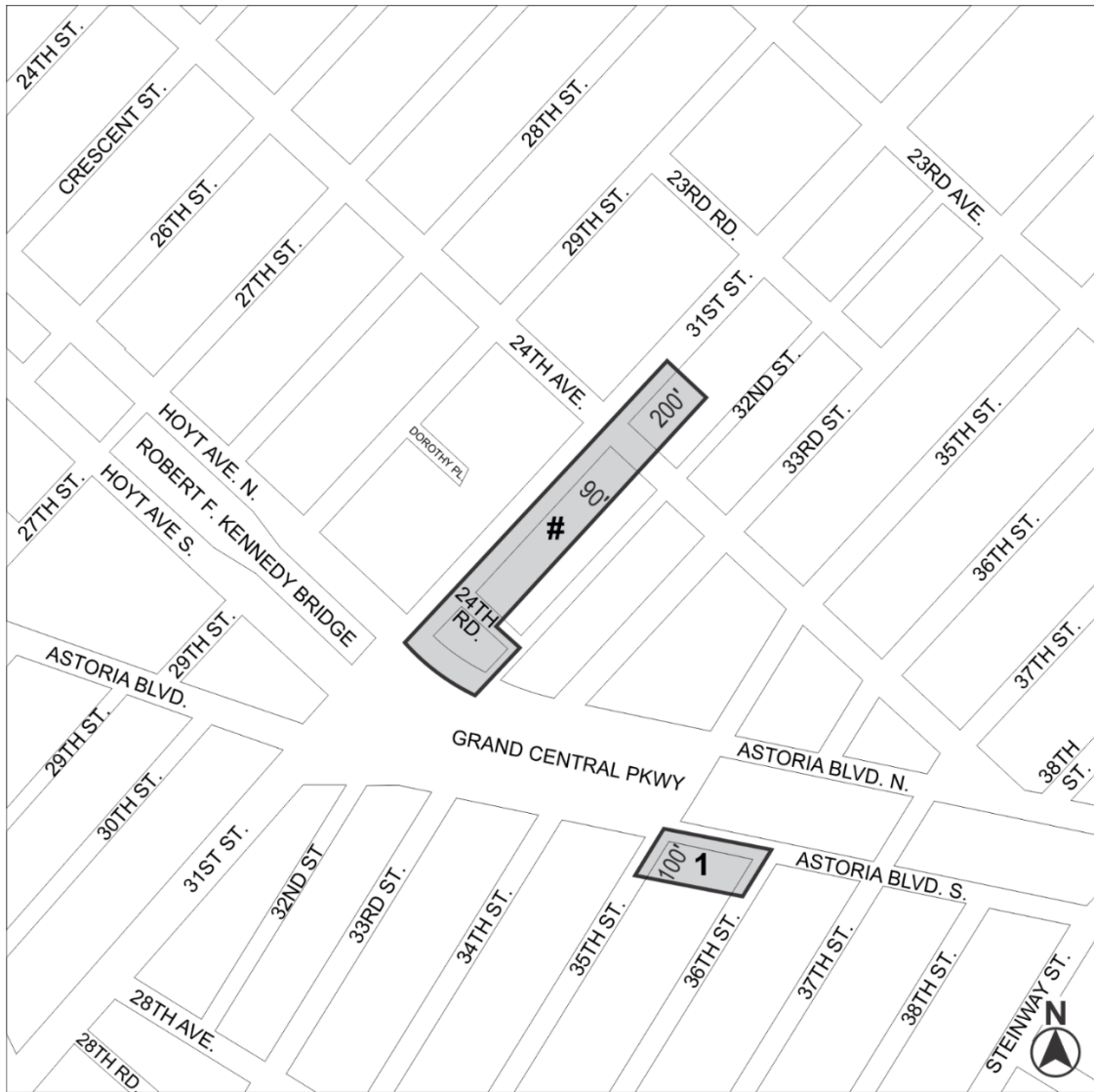
Map 3 – (3/22/18) [date of adoption]

[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

* * *

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

Close the hearing.

Nos. 26 & 27

45-20 83RD STREET REZONING

No. 26

CD 4

C 210041 ZMQ

PUBLIC HEARING:

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 47th Avenue and its northeasterly prolongation, 83rd 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 47th Avenue 149 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 47th Avenue and the easterly street line of 82nd Street and proceeding southeasterly at an angle 48 degrees to the southeasterly street line of 47th 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.

(On October 20, 2021, Cal. No. 7, the Commission scheduled November 3, 2021 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 4

N 210042 ZRQ

PUBLIC HEARING:

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 2 – [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

* * *

(On October 20, 2021, Cal. No. 8, the Commission scheduled November 3, 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	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	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
AUGUST	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
SEPTEMBER							
	5	6 LABOR DAY	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14 ROSH HASHANAH	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23 YOM KIPPUR	24	25
	26	27	28	29	30		
OCTOBER							
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11 COLUMBUS DAY OBSERVED	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							
NOVEMBER							
		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	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

