

# CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:  
WEDNESDAY, NOVEMBER 17, 2021  
10:00 A.M. NYC CITY PLANNING COMMISSION  
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 200329 ZMK	15	2892 NOSTRAND AVENUE REZONING	Scheduled to be Heard 12/1/21
2	N 200328 ZRK	15	" "	" "
3	C 210239 ZMK	15	2134 COYLE STREET REZONING	" "
4	N 210240 ZRK	15	" "	" "
5	C 200299 ZMQ	14	BEACH 79 STREET SELF STORAGE REZONING	Favorable Report Adopted
6	N 210232 ZRQ	12	160-05 ARCHER AVENUE	" "
7	N 210233 ZAQ	12	" "	Authorization Approved
8	C 220062 ZMK	1	RIVER RING	Favorable Report Adopted
9	N 220063 ZRK	1	" "	Fav. Report Adopted as Modified
10	C 220064 ZSK	1	" "	" "
11	C 220070 ZSK	1	" "	Favorable Report Adopted
12	C 220061 MLK	1	" "	" "
13	C 210425 MMK	1	" "	" "
14	N 220065 ZAK	1	" "	Authorization Approved
15	N 2200680 ZAK	1	" "	" "
16	N 220069 ZAK	1	" "	" "
17	N 220018 ZAR	1	10 CHARTER OAK ROAD	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:														
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Anita Laremont, Esq., Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Larisa Ortiz	A															
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 11:24 A.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:  
WEDNESDAY, NOVEMBER 17, 2021  
10:00 A.M. NYC CITY PLANNING COMMISSION  
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 220019 ZAR	1	10 CHARTER OAK ROAD	Authorization Approved
19	N 210216 RAR	3	4295 ARTHUR KILL ROAD	" "
20	N 210245 RAR	3	" "	" "
21	N 210241 RAR	3	" "	" "
22	N 220041 PXQ	12	LAW DEPARTMENT OFFICE SPACE	Hearing Closed
23	C 220082 PCX	8	NYPD BRONX SPECIAL VICTIMS SERVICES	" "
24	C 210285 ZMK	5	749 VAN SINDEREN AVENUE REZONING	" "
25	N 210286 ZRK	5	" "	" "

COMMISSION ATTENDANCE:	Present (P)		Absent (A)		COMMISSION VOTING RECORD:														
Calendar Numbers:	19	20	21																
Anita Laremont, Esq., Chair	P	Y	Y	Y															
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y															
David Burney	P	Y	Y	Y															
Allen P. Cappelli, Esq.	P	Y	Y	Y															
Alfred C. Cerullo, III	P	Y	Y	Y															
Joseph I. Douek	P	Y	Y	Y															
Richard W. Eaddy	P	Y	Y	Y															
Anna Hayes Levin	P	Y	Y	Y															
Orlando Marin	P	Y	Y	Y															
Larisa Ortiz	A																		
Raj Rampershad, Commissioners	P	Y	Y	Y															

MEETING ADJOURNED AT: 11:24 A.M.

**CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, NOVEMBER 17, 2021**

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

**VIA NYC ENGAGE PORTAL**



**Bill de Blasio, Mayor**

**City of New York**

**[No. 21]**

**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/290348/1> 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**
- 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 17, 2021**

- Roll Call; Approval of Minutes.....1
- I. Matters to Be Scheduled for Public Hearing on December 1, 2021.....1
- II. Reports.....7
- III. Public Hearings.....20
- IV. Schedule of Meetings: January 1, 2021 – December 31, 2021.....24
- V. Schedule of Meetings: January 1, 2022 – December 31, 2022.....25

**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 December 1, 2021 will be held remotely via Zoom Webinar.

**NOVEMBER 17, 2021**

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**APPROVAL OF THE MINUTES OF the Public Meeting of November 3, 2021**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, DECEMBER 1, 2021  
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

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**BOROUGH OF BROOKLYN**

**Nos. 1 & 2**

***2892 NOSTRAND AVENUE REZONING***

**No. 1**

**CD 15**

**C 200329 ZMK**

**IN THE MATTER OF** an application submitted by Mikerose Realty, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b:

1. changing from an R3-2 District to an R6B District property bounded by a line 800 feet northerly of Avenue P, Nostrand Avenue, a line 700 feet northerly of Avenue P, and a line 110 feet westerly of Nostrand Avenue;
2. changing from an R3-2 District to an R7A District property bounded by a line 700 feet northerly of Avenue P, Nostrand Avenue, a line 300 feet northerly of Avenue P, and a line 110 feet westerly of Nostrand Avenue;
3. establishing within the proposed R6B District a C2-4 District bounded by a line 800 feet northerly of Avenue P, Nostrand Avenue, a line 700 feet northerly of Avenue P, and a line 110 feet westerly of Nostrand Avenue;
4. establishing within the proposed R7A District a C2-4 District bounded by a line 700 feet northerly of Avenue P, Nostrand Avenue, a line 540 feet northerly of Avenue P, and a line 110 feet westerly of Nostrand Avenue;



as shown on a diagram (for illustrative purposes only) dated August 16, 2021, and subject to the conditions of CEQR Declaration E-579.

**Resolution for adoption scheduling December 1, 2021 for a public hearing.**

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**No. 2**

**CD 15**

**N 200328 ZRK**

**IN THE MATTER OF** an application submitted by Mikerose Realty, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying 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 15**

\* \* \*

Map 2 – [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 15, Brooklyn

\* \* \*

**Resolution for adoption scheduling December 1, 2021 for a public hearing.**

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**Nos. 3 & 4****2134 COYLE STREET REZONING****No. 3****CD 15****C 210239 ZMK**

**IN THE MATTER OF** an application submitted by Coyle Properties LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a:

1. eliminating from within an existing R4 District a C1-2 District bounded by a line 100 feet southerly of Avenue U, Coyle Street, a line 100 feet northerly of Avenue V, and a line midway between Ford Street and Coyle Street;
2. changing from an R4 District to an R6A District property bounded by a line 100 feet southerly of Avenue U, Coyle Street, a line 100 feet northerly of Avenue V, and a line midway between Ford Street and Coyle Street; and
3. establishing within the proposed R6A District a C2-4 District bounded by a line 100 feet southerly of Avenue U, Coyle Street, a line 100 feet northerly of Avenue V, and a line midway between Ford Street and Coyle Street;

as shown on a diagram (for illustrative purposes only) dated August 30, 2021, and subject to the conditions of CEQR Declaration E-620.

**Resolution for adoption scheduling December 1, 2021 for a public hearing.**

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**No. 4**
**CD 15****N 210240 ZRK**

**IN THE MATTER OF** an application submitted by Coyle Properties 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**

\* \* \*

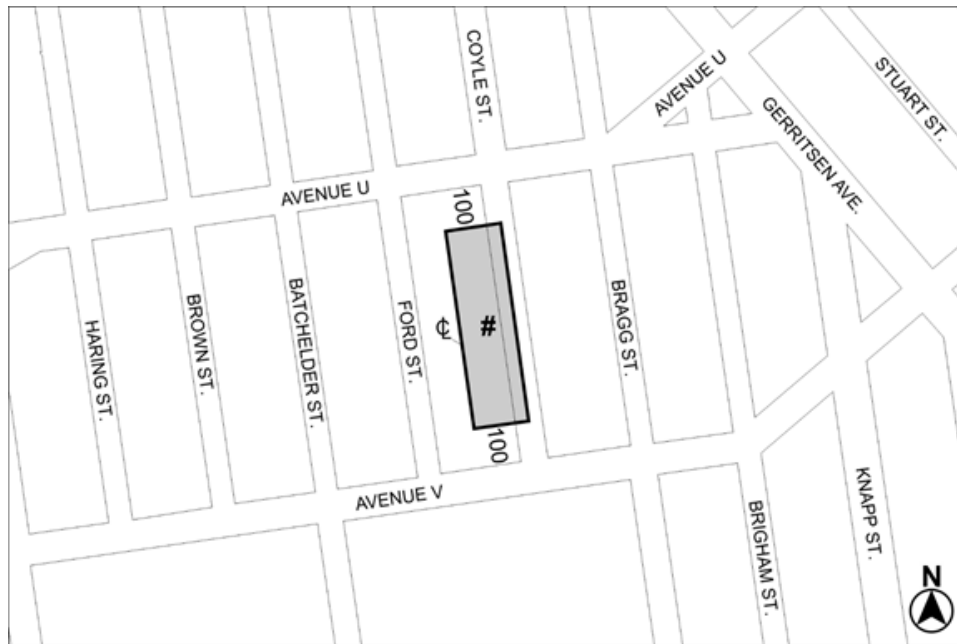
**BROOKLYN**

\* \* \*

**Brooklyn Community District 15**

\* \* \*

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 15, Brooklyn

\* \* \*

**Resolution for adoption scheduling December 1, 2021 for a public hearing.**

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## II. REPORTS

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### BOROUGH OF QUEENS

#### No. 5

#### *BEACH 79 SELF STORAGE REZONING*

CD 14

C 200299 ZMQ

**IN THE MATTER OF** an application submitted by 79 Arverne Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30c, by changing from an M1-1 District to an M1-2 District property bounded by the U.S. Pierhead and Bulkhead Line, a line 80 feet westerly of Beach 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. On October 20, 2021, Cal. No. 28, the hearing was closed.)

**For consideraion.**

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#### Nos. 6 & 7

#### *160-05 ARCHER AVENUE*

#### No. 6

CD 12

N 210232 ZRQ

**IN THE MATTER OF** an application submitted by Archer 1 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XI, Chapter 5 (Special Downtown Jamaica District).

Matter underlined is new, to be added;

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

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

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

\* \* \*

**ARTICLE XI  
SPECIAL PURPOSE DISTRICTS**

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

\* \* \*

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

\* \* \*

**115-53  
Authorization for Curb Cut**

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

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

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

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

\* \* \*

(On October 6, 2021, Cal. No. 2, the Commission scheduled October 20, 2021 for a public hearing. On October 20, 2021, Cal. No. 29, the hearing was closed.)

**For consideraion.**

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**No. 7**

**CD 12**

**N 210233 ZAQ**

**IN THE MATTER OF** an application submitted by Archer 1 LLC for the grant of an authorization pursuant to Section 115-53\* of the Zoning Resolution to modify the requirements of Section 115-52 (Location of Access to the Street) to allow a 14 foot-wide curb cut (including splays) on Archer Avenue to facilitate access to a loading berth on a portion of the ground floor of a mixed-use development on property located at 165-05 Archer Avenue (Block 10101, Lots 3 and 150), in a C6-3 District, within the Special Downtown Jamaica District.

\* Note: A zoning text amendment is proposed to create a new Section 115-53 of the Zoning Resolution under a concurrent related application N 210232 ZRQ.

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

**For consideraion.**

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**BOROUGH OF BROOKLYN**

**Nos. 8 - 16**

***RIVER RING***

**No. 8**

**CD 1**

**C 220062 ZMK**

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

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

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

(On September 22, 2021, Supplemental Cal. No. 1, the Commission scheduled October 6, 2021 for a public hearing. On October 6, 2021, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 9**

**CD 1**

**N 220063 ZRK**

**IN THE MATTER OF** an application submitted by River Street Partners LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) for the purpose of modifying Large-scale General Development provisions, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the City Planning Calendar of October 6, 2021 (Cal. No. 32) and the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On September 22, 2021, Supplemental Cal. No. 2, the Commission scheduled October 6, 2021 for a public hearing. On October 6, 2021, Cal. No. 32, the hearing was closed.)

**For consideration.**

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**No. 10**

**CD 1**

**C 220064 ZSK**

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

1. Section 74-743(a)(2) - to modify the height and setback, floor area distribution, maximum residential tower size, and maximum width of building walls facing a shoreline requirements of Section 62-341 (Developments on land and platforms); and
2. Section 74-743(a)(13)\*:

- a. to allow existing land projecting seaward of the bulkhead line to be replaced or reconstructed with new platforms and such platform be included as part of the upland lot;
- b. to allow such new piers and platforms to be considered lot area for the purposes of determining allowable floor area, dwelling units, and other bulk regulations of Section 62-31(b) & (c) (Bulk Computations on Waterfront Zoning Lots); and
- c. to waive the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers, and Section 62-63 (Design Requirements for Public Access on Piers and Floating Structures);

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

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

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

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

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

(On September 22, 2021, Supplemental Cal. No. 3, the Commission scheduled October 6, 2021 for a public hearing. On October 6, 2021, Cal. No. 33, the hearing was closed.)

**For consideration.**

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**No. 11****CD 1****C 220070 ZSK**

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

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

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

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

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

(On September 22, 2021, Supplemental Cal. No. 4, the Commission scheduled October 6, 2021 for a public hearing. On October 6, 2021, Cal. No. 34, the hearing was closed.)

**For consideration.**

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**No. 12****CD 1****C 220061 MLK**

**IN THE MATTER OF** an application submitted by River Street Partners LLC pursuant to Section 197-c of the New York City Charter for a landfill of approximately 6,230 square feet located in the East River, in connection with a proposed mixed-use development, within a large-scale general

development, on property generally bounded by North 3<sup>rd</sup> Street, River Street, North 1<sup>st</sup> Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue\*\* and North 1<sup>st</sup> Street\*\*), in C6-2 District\*\*\*.

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

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

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

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

(On September 22, 2021, Supplemental Cal. No. 5, the Commission scheduled October 6, 2021 for a public hearing. On October 6, 2021, Cal. No. 35, the hearing was closed.)

**For consideration.**

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**No. 13**

**CD 1**

**C 210425 MMK**

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

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

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

(On September 22, 2021, Supplemental Cal. No. 6, the Commission scheduled October 6, 2021 for a public hearing. On October 6, 2021, Cal. No. 36, the hearing was closed.)

**For consideration.**

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**No. 14**

**CD 1**

**N 220065 ZAK**

**IN THE MATTER OF** an application submitted by River Street Partners LLC for the grant of an authorization pursuant to Sections 62-822(a) and 62-132 of the Zoning Resolution to modify the requirements of Section 62-332 (Rear yards and waterfront yards) and Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), in connection with a mixed-use development, within a large-scale general development, on property generally bounded by North 3<sup>rd</sup> Street, River Street, North 1<sup>st</sup> Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue\* and North 1<sup>st</sup> Street\*), in a C6-2 District\*\*.

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

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

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

**For consideration.**

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**No. 15****CD 1****N 220068 ZAK**

**IN THE MATTER OF** an application submitted by River Street Partners LLC for the grant of an authorization pursuant to Sections 62-822(b) and 62-132 of the Zoning Resolution to modify the requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), in connection with a mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue\* and North 1st Street\*), in a C6-2 District\*\*.

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

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

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

**For consideration.**

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**No. 16****CD 1****N 220069 ZAK**

**IN THE MATTER OF** an application submitted by River Street Partners LLC for the grant of an authorization pursuant to Section 62-822(c) of the Zoning Resolution to allow a phasing plan to implement waterfront public access area improvements on a zoning lot undergoing partial development, in connection with a proposed mixed-use development, within a large-scale general development, on property generally bounded by North 3rd Street, River Street, North 1st Street, a line 200 feet northwesterly of River Street, Grand Ferry Park, and the U.S. Pierhead Line (Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20 and 21; and Block 2376, Lot 50; and the demapped portions of Metropolitan Avenue\* and North 1st Street\*), in a C6-2 District\*\*.

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

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

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

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 17 & 18**

***10 CHARTER OAK ROAD***

**No. 17**

**CD 1**

**N 220018 ZAR**

**IN THE MATTER OF** an application submitted by Steven Bollaro for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution to facilitate the development of a single family home and an in-ground pool within the Special Natural Area District.

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

**For consideration.**

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**No. 18**

**CD 1**

**N 220019 ZAR**

**IN THE MATTER OF** an application submitted by Steven Bollaro for the grant of an authorization pursuant to Section 105-432 of the Zoning Resolution to facilitate the development of a single family home and an in-ground pool within the Special Natural Area District.



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

**For consideration.**

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**Nos. 19-21**

***4295 ARTHUR KILL ROAD***

**No. 19**

**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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**No. 20**

**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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**No. 21**

**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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF QUEENS**

**No. 22**

***LAW DEPARTMENT OFFICE SPACE***

**CD 12**

**N 220041 PXQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 162-10 Jamaica Avenue (Block 10102, Lot 4) (New York City Law Department offices).

(On November 5, 2021, the Commission scheduled November 17, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF THE BRONX**

**No. 23**

***NYPD BRONX SPECIAL VICTIMS SERVICES***

**CD 8**

**C 220082 PCX**

**PUBLIC HEARING:**

**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.

(On November 3, 2021, Cal. No. 1, the Commission scheduled November 17, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**Nos. 24 & 25**

***749 VAN SINDEREN AVENUE REZONING***

**No. 24**

**CD 5**

**C 210285 ZMK**

**PUBLIC HEARING:**

**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.

(On November 3, 2021, Cal. No. 2, the Commission scheduled November 17, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25**

**CD 5**

**N 210286 ZRK**

**PUBLIC HEARING:**

**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**

\* \* \*

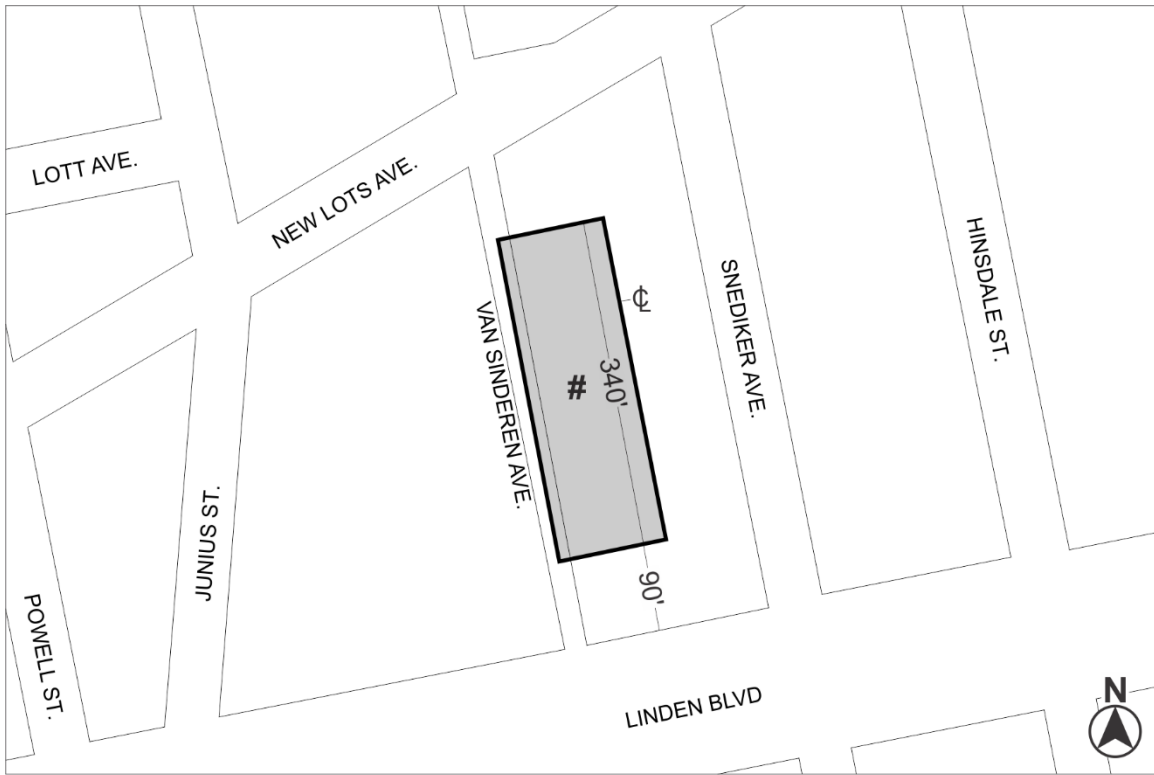
#### **BROOKLYN**

\* \* \*

##### **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

\* \* \*

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

V. CITY PLANNING COMMISSION 2022 SCHEDULE OF MEETINGS

# CITY PLANNING COMMISSION 2022 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							1 NEW YEAR'S DAY
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 MARTIN LUTHER KING, JR. DAY	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
30	31						
FEBRUARY			1 CHINESE NEW YEAR	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12 LINCOLN'S BIRTHDAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21 PRESIDENT'S DAY	22	23	24	25	26
	27	28 REVIEW SESSION					
MARCH			1 CPC PUBLIC MEETING	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17 SEAFARERS DAY	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3 RAMADAN	4	5	6	7	8	9
	10 PALM SUNDAY	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15 GOOD FRIDAY	16 PASSOVER
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2	3 EID - AL-FITR	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 MEMORIAL DAY	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 JUNETEENTH OBSERVED	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
JULY						1	2
	3	4 INDEPENDENCE DAY	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
31							
AUGUST		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
SEPTEMBER					1	2	3
	4 LABOR DAY	5	6 REVIEW SESSION	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26 ROSH HASHANAH	27	28	29	30	
OCTOBER							1
	2	3	4	5 YOAL KIPPUR	6	7	8
	9	10 COLUMBUS DAY	11 REVIEW SESSION	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30	31						
NOVEMBER			1	2	3	4	5
	6	7 REVIEW SESSION	8 ELECTION DAY	9 CPC PUBLIC MEETING	10	11 VETERANS DAY	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
DECEMBER					1	2	3
	4	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 WANZAAH CHRISTMAS OBSERVED	27	28	29	30	31

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



