

# CITY PLANNING COMMISSION DISPOSITION SHEET

**REMOTE PUBLIC MEETING:**  
**WEDNESDAY, DECEMBER 1, 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 220059 ZSM	11	CASTLE III 107-111 EAST 123 <sup>RD</sup> STREET	Scheduled to be Heard 12/15/21
2	C 220060 HAM	11	" "	" "
3	C 210189 ZMQ	3	99-07 ASTORIA BOULEVARD COMMERCIAL OVERLAY	" "
4	C 210213 ZMQ	12	97-04 SUTPHIN BOULEVARD REZONING	" "
5	N 210214 ZRQ	12	" "	" "
6	C 150355 MMX	6	EAST 178 <sup>TH</sup> STREET DEMAPPING	" "
7	C 210166 ZMK	1	79 QUAY STREET REZONING	Favorable Report Adopted
8	N 210167 ZRK	1	" "	" "
9	C 210272 ZSK	1	1 WYTHE AVENUE	" "
10	N 210273 ZRK	1	" "	" "
11	M 090107(D) MMK	13	CONY ISLAND EAST PARKLAND MAP SPLIT NO. 4	Laid Over
12	C 210200 ZMQ	1	31 <sup>ST</sup> STREET AND HOYT AVENUE REZONING	Favorable Report Adopted
13	N 210201 ZRQ	1	" "	" "
14	C 210041 ZMQ	4	45-20 83 <sup>RD</sup> STREET REZONING	" "
15	N 210042 ZMQ	4	" "	" "
16	N 220041 PXQ	12	LAW DEPARTMENT OFFICE SPACE	" "
17	C 210453 ZSM	5	415 MADISON AVENUE	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:															
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		7	8	9	10	11	12	13	14	15	16	17	18	19	20		
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	L	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alfred C. Cerullo, III	P	Y	Y	Y	Y	I	Y	Y	Y	Y	Y	R	R	Y	Y		
Joseph I. Douek	P	Y	Y	Y	Y	D	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		
Anna Hayes Levin	P	Y	Y	Y	Y	O	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Orlando Marin	P	Y	Y	Y	Y	V	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Larisa Ortiz	P	Y	Y	Y	Y	E	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	R	R	R	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 12:17 P.M.

# DISPOSITION SHEET

**REMOTE PUBLIC MEETING:**  
**WEDNESDAY, DECEMBER 1, 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	C 210454 ZSM	5	415 MADISON AVENUE	Favorable Report Adopted
19	N 220052 RCR	3	BELFIELD AVENUE DEVELOPMENT	Certification Approved
20	N 220048 RCR	3	263 EDGE GROVE AVENUE	" "
21	N 220084 RCR	3	66 GIBSON AVENUE	" "
22	N 220130 RCR	3	322 WINCHESTER AVENUE	" "
23	N 210372 RCR	3	81 HALPIN AVENUE	" "
24	N 210309 ZAR	2	77 & 85 CIRCLE ROAD	Authorization Approved
25	N 210310 ZAR	2	" "	" "
26	C 200329 ZMK	15	2892 NOSTRAND AVENUE REZONING	Hearing Closed
27	N 200328 ZRK	15	" "	" "
28	C 210239 ZMK	15	2134 COYLE STREET REZONING	" "
29	N 210240 ZRK	15	" "	" "
Supp. Cal. 1	N 210121 ZAM	5	SEDESCO - 41 WEST 57TH STREET	Authorization Approved

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:															
			In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:			21	22	23	24	25	SC1										
Anita Laremont, Esq., Chair	P		Y	Y	Y	Y	Y	Y										
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y	Y	Y	Y										
David Burney	P		Y	Y	Y	Y	Y	Y										
Allen P. Cappelli, Esq.	P		Y	Y	Y	Y	Y	Y										
Alfred C. Cerullo, III	P		Y	Y	Y	Y	Y	Y										
Joseph I. Douek	P		Y	Y	Y	Y	Y	Y										
Richard W. Eaddy	P		Y	Y	Y	Y	Y	Y										
Anna Hayes Levin	P		Y	Y	Y	Y	Y	Y										
Orlando Marin	P		Y	Y	Y	Y	Y	Y										
Larisa Ortiz	P		Y	Y	Y	Y	Y	Y										
Raj Rampershad, Commissioners	P		Y	Y	Y	Y	Y	Y										

MEETING ADJOURNED AT: 12:17 P.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, DECEMBER 1, 2021**

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

**VIA NYC ENGAGE PORTAL**



**Bill de Blasio, Mayor**

**City of New York**

**[No. 22]**

**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/290349/1> 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.

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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 December 15, 2021 will be held remotely via Zoom Webinar.

**DECEMBER 1, 2021**

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**APPROVAL OF THE MINUTES OF the Special Public Meeting of November 15, 2021  
and Public Meeting of November 17, 2021**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, DECEMBER 15, 2021  
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

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**BOROUGH OF MANHATTAN**

**Nos. 1 & 2**

***CASTLE III 107-111 EAST 123<sup>RD</sup> STREET***

**No. 1**

**CD 11**

**C 220059 ZSM**

**IN THE MATTER OF** an application submitted by the 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 Section 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 Ration and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations, in connection with a proposed 15-story building on property located at 107-111 East 123<sup>rd</sup> Street (Block 1772, Lots 4, 7 and 8), in an R7-2 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.

**Resolution for adoption scheduling December 15, 2021 for a public hearing.**

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**No. 2**

**CD 11**

**C 220060 HAM**

**IN THE MATTER OF** an application submitted by the 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 107-111 East 123<sup>rd</sup> Street (Block 1772, Lots 4, 7 and 8) 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 a 15-story building containing approximately 81 supportive and affordable housing units.

**Resolution for adoption scheduling December 15, 2021 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 3**

***99-07 ASTORIA BOULEVARD COMMERCIAL OVERLAY***

**CD 3**

**C 210189 ZMQ**

**IN THE MATTER OF** an application submitted by 99-20 Realty Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9c, establishing within the existing R3-2 District a C2-3 District bounded by 27<sup>th</sup> Avenue, 100<sup>th</sup> Street Astoria Boulevard, and 99<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated August 30, 2021, and subject to the conditions of CEQR Declaration E-640.

**Resolution for adoption scheduling December 15, 2021 for a public hearing.**

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**Nos. 4 & 5**

***97-04 SUTPHIN BOULEVARD REZONING***

**No. 4**

**CD 12**

**C 210213 ZMQ**

**IN THE MATTER OF** an application submitted by BG Sutphin LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d, by changing from a C4-5X District to a C6-3 District property bounded by 97<sup>th</sup> Avenue, 146<sup>th</sup> Street, a line 100 feet southeasterly of 97<sup>th</sup> Avenue and Waltham Street, as shown on a diagram (for illustrative purposes only) dated August 30, 2021, and subject to the conditions of CEQR Declaration E-639.

**Resolution for adoption scheduling December 15, 2021 for a public hearing.**

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**No. 5**

**CD 12**

**N 210214 ZRQ**

**IN THE MATTER OF** an application submitted by BG Sutphin LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XI, Chapter 5 (Special Downtown Jamaica District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

**ARTICLE XI  
SPECIAL PURPOSE DISTRICTS**

**CHAPTER 5  
SPECIAL DOWNTOWN JAMAICA DISTRICT**

\* \* \*

**115-20  
SPECIAL BULK REGULATIONS**

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

\* \* \*

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

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

\* \* \*

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

(a) Applicability

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

\* \* \*

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

(a) Applicability

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

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

(b) Height and setback

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

\* \* \*

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

**115-51  
Parking and Loading Regulations**

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

(a) #Commercial# and #manufacturing uses

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

\* \* \*

(4) Modification of Waiver of Parking Requirements

\* \* \*

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

(b) #Residential uses#

\* \* \*

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

\* \* \*

(c) #MIH sites#

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

\* \* \*

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

\* \* \*

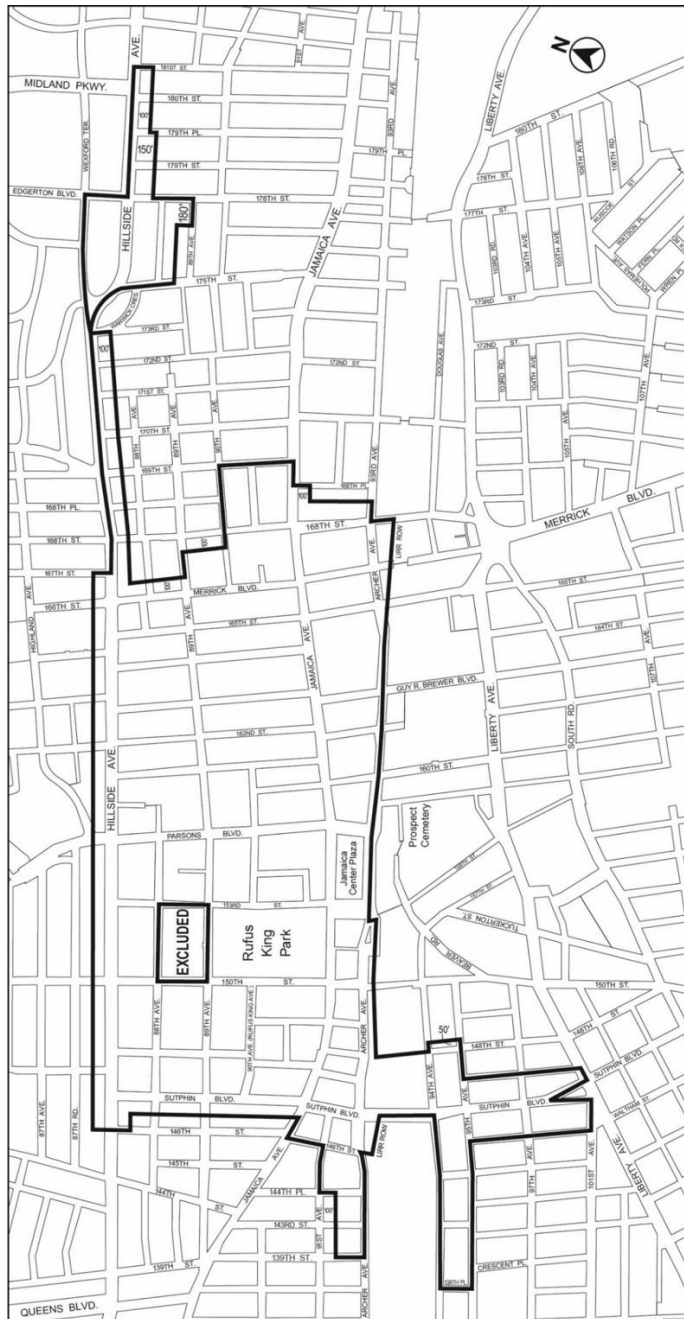
**Queens**

\* \* \*

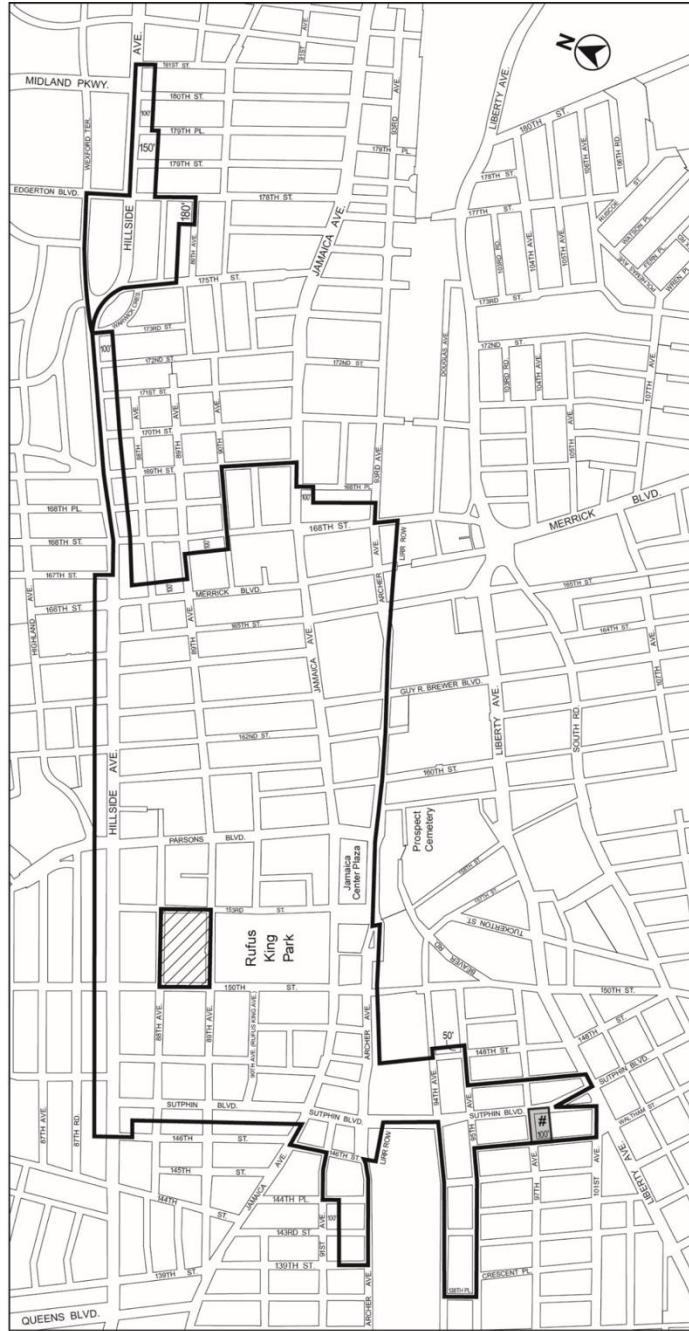
**Queens Community Districts 8 and 12**




Map 1 – [date of adoption]

[EXISTING MAP]



[Proposed Map]



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

Portion of Community Districts 8 and 12, Queens

\* \* \*

**Resolution for adoption scheduling December 15, 2021 for a public hearing.**

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**BOROUGH OF THE BRONX**

**No. 6**

***EAST 178<sup>th</sup> STREET DEMAPPING***

**CD 6**

**C 150355 MMX**

**IN THE MATTER OF** an application submitted by 420 Morris Park Avenue 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 East 178<sup>th</sup> Street east of Morris Park Avenue;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13136 dated June 11, 2018 and signed by the Borough President.

**Resolution for adoption scheduling December 15, 2021 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**Nos. 7 & 8**

***79 QUAY STREET REZONING***

**No. 7**

**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.

(On October 20, 2021, Cal. No. 1, the Commission scheduled November 3, 2021 for a public hearing. On November 3, 2021, Calendar No. 20, the hearing was closed.)

**For consideration.**

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**No. 8**

**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**

\* \* \*

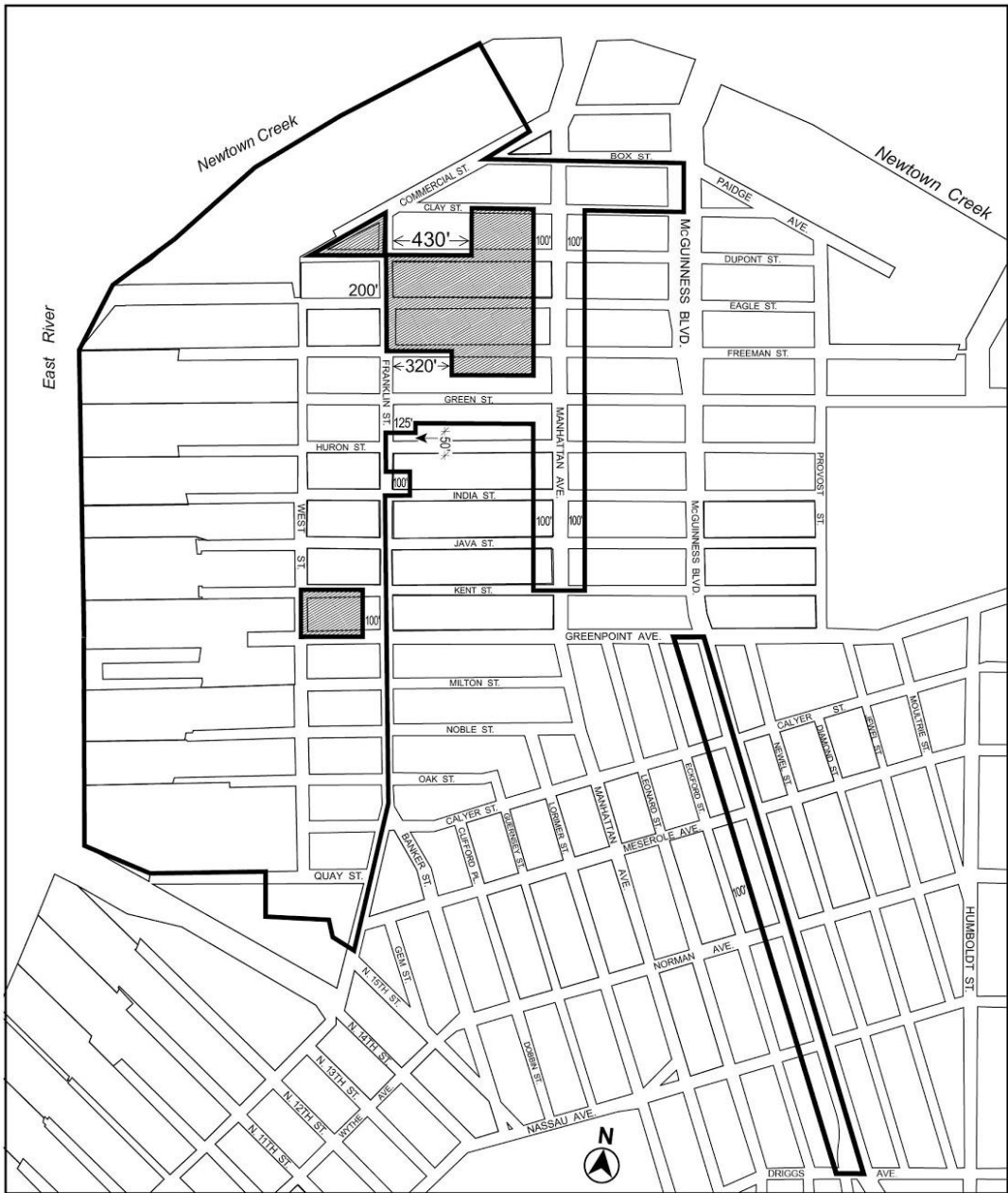
**BROOKLYN**



**Brooklyn Community District 1**

\* \* \*

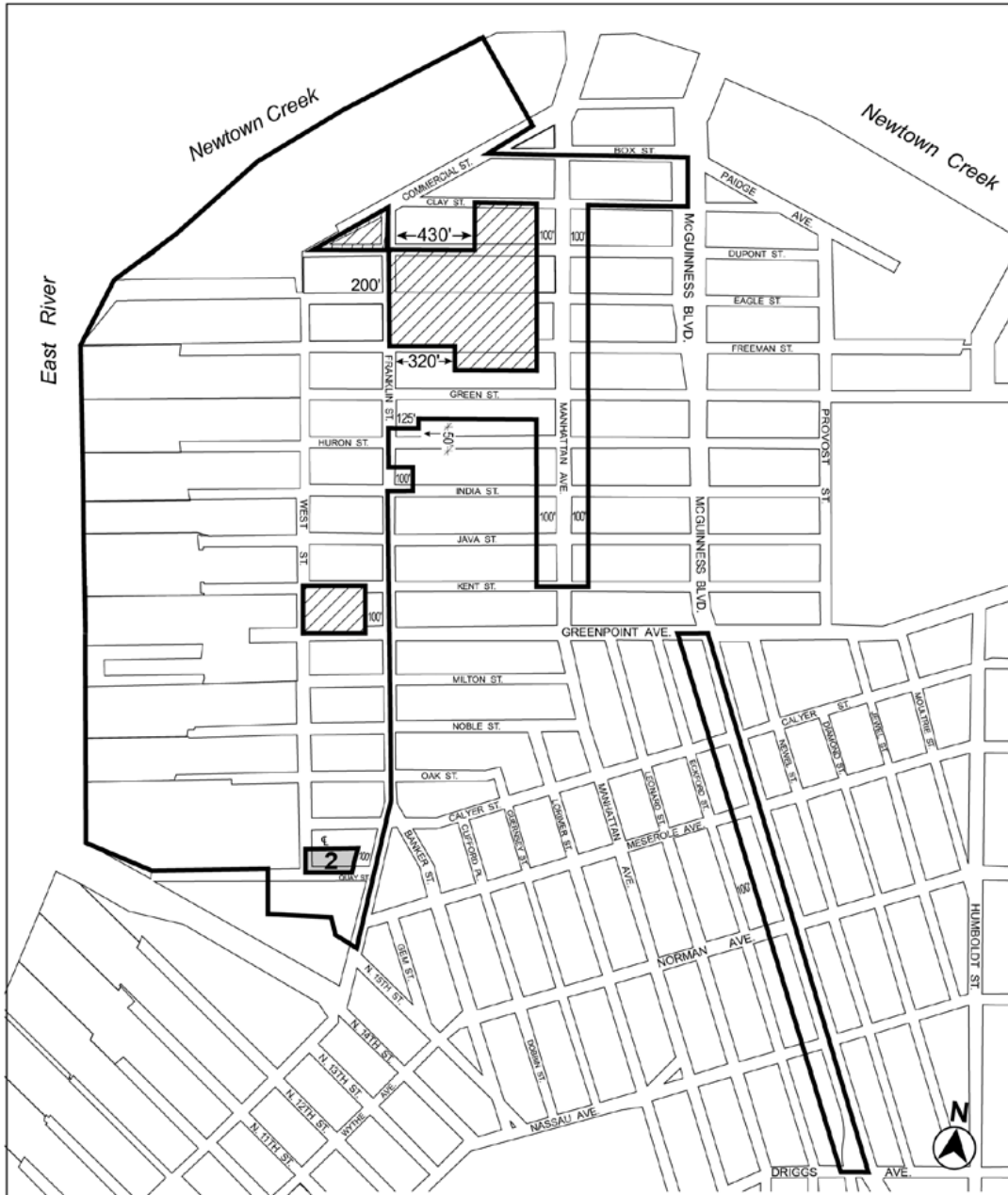
[EXISTING MAP]




Map 1 – (12/10/12)-[date of adoption]



-  *Inclusionary Housing designated area*
-  *Excluded Area*

[PROPOSED MAP]



-  **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. On November 3, 2021, Calendar No. 21, the hearing was closed.)

**For consideration.**

---

**Nos. 9 & 10**

***1 WYTHE AVENUE***

**No. 9**

**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.

(On October 20, 2021, Cal. No. 3, the Commission scheduled November 3, 2021 for a public hearing. On November 3, 2021, Calendar No. 22, the hearing was closed.)

**For consideration.**



**No. 10**

**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**

\* \* \*

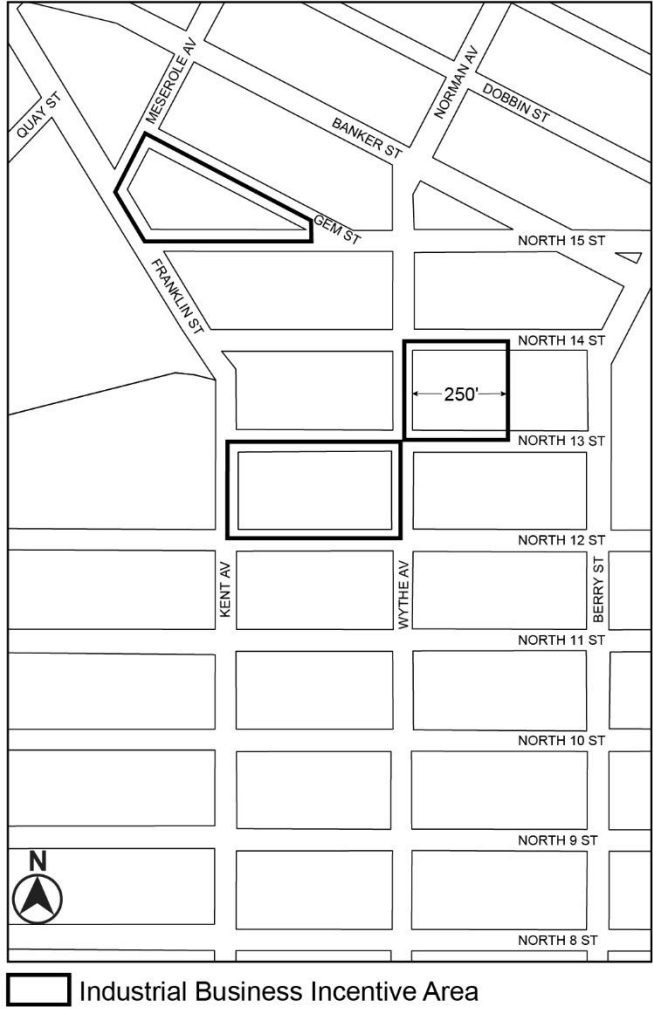
**74-96  
Industrial Business Incentive Areas**

\* \* \*

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

Map 1: Brooklyn

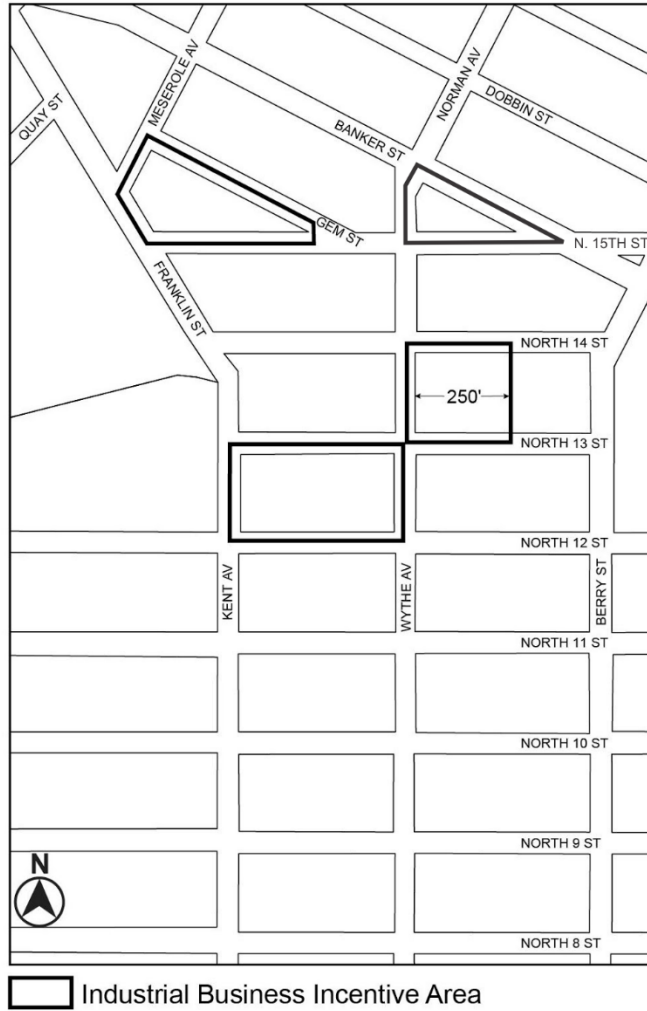
[EXISTING]



Portion of Community District 1,  
Borough of Brooklyn

[PROPOSED]





Portion of Community District 1,  
Borough of Brooklyn

\* \* \*

(On October 20, 2021, Cal. No. 4, the Commission scheduled November 3, 2021 for a public hearing. On November 3, 2021, Calendar No. 23, the hearing was closed.)

**For consideration.**

\_\_\_\_\_

**No. 11**

***CONEY ISLAND EAST PARKLAND MAP SPLIT NO. 4***

**CD 13**

**M 090107(D) MMK**

**IN THE MATTER OF** a resolution adopted by the City Planning Commission on June 17, 2009 (Calendar No. 14) approving an application (C 090107 MMK) for an amendment to the City Map involving, inter alia, the elimination of streets and the establishment of streets and parks within an area bounded by Surf Avenue, West 16<sup>th</sup> Street, the Public Beach and West 8<sup>th</sup> Streets, in accordance with Map Nos. Y-2715 and Y-2718 dated June 17, 2009 revised July 29, 2009, revised October 29, 2010, revised August 1, 2016, Map Nos. X-2734 and X-2735 dated August 1, 2016 and Map No. Y-2761 dated November 8, 2021 and signed by the Borough President.

**For consideration.**

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**BOROUGH OF QUEENS**

**Nos. 12 & 13**

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

**No. 12**

**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.

(On October 20, 2021, Cal. No. 5, the Commission scheduled November 3, 2021 for a public hearing. On November 3, 2021, Calendar No. 24, the hearing was closed.)

**For consideration.**



**No. 13**

**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**

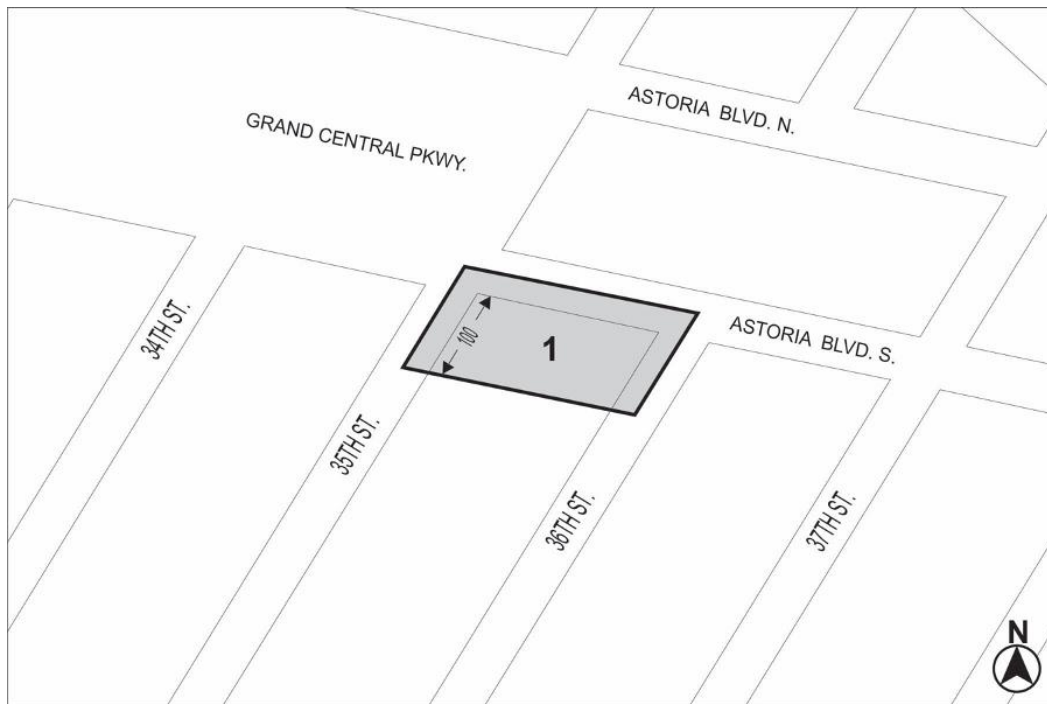
\* \* \*


### 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

\* \* \*

(On October 20, 2021, Cal. No. 6, the Commission scheduled November 3, 2021 for a public hearing. On November 3, 2021, Calendar No. 25, the hearing was closed.)

**For consideration.**

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**Nos. 14 & 15**

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

**No. 14**

**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.

(On October 20, 2021, Cal. No. 7, the Commission scheduled November 3, 2021 for a public hearing. On November 3, 2021, Calendar No. 26, the hearing was closed.)

**For consideration.**

**No. 15**

**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**

\* \* \*



 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. On November 3, 2021, Calendar No. 27, the hearing was closed.)

**For consideration.**

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**No. 16**

***LAW DEPARTMENT OFFICE SPACE***

**CD 12**

**N 220041 PXQ**

**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. On November 17, 2021, Cal. No. 22, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**Nos. 17 & 18**

***415 MADISON AVENUE***

**No. 17**

**CD 5**

**C 210453 ZSM**

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

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 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. On October 20, 2021, Cal. No. 32, the hearing was closed.)

**For consideration.**

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**No. 18**

**CD 5**

**C 210454 ZSM**

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

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

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

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 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. On October 20, 2021, Cal. No. 33, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 19**

***BELFIELD AVENUE DEVELOPMENT***

**CD 3**

**N 220052 RCR**

**IN THE MATTER OF** an application submitted by New Springville Development Corp. for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of an existing zoning lot into two new zoning lots located at 17 Everton Avenue (Block 6016, Existing Lot 13, Tentative Lots 13, 56 and 57) 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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**No. 20**

***263 EDGEGROVE AVENUE***

**CD 3**

**N 220048 RCR**

**IN THE MATTER OF** an application submitted by Maria Mruczynski for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 263 Edgegrove Avenue (Block 6261, Existing Lot 1, Tentative Lots 1 & 5) 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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**No. 21**

***66 GILSON AVENUE***

**CD 3**

**N 220084 RCR**

**IN THE MATTER OF** an application submitted by Timothy Smith for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of an existing zoning lot into two new zoning lots located at 66 Gibson Avenue (Block 4617, Existing Lot 29, Tentative Lots 28 and 29) 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. 22**

***322 WINCHESTER AVENUE***

**CD 3**

**N 220130 RCR**

**IN THE MATTER OF** an application submitted by Nicholas Iannacone for the grant of a certification pursuant to Section 107-22 of the Zoning Resolution for development on a zoning lot containing Designated Open Space to facilitate the enlargement of an existing single-family home (Block 5268, Lots 126, 128, and 250) at 322 Winchester Avenue within the Special South Richmond Development District.

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

**For consideration.**



**No. 23**

***81 HALPIN AVENUE***

**CD 3**

**N 210372 RCR**

**IN THE MATTER OF** an application submitted by Zigmunt Szmigielski for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into three new zoning lots at 81 Halpin Avenue (Block 5773, Existing Lot 76, Tentative Lots 1, 2, & 3) 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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**Nos. 24 & 25**

***77 & 85 CIRCLE ROAD***

**No. 24**

**CD 2**

**N 210309 ZAR**

**IN THE MATTER OF** an application submitted by Abed Rashed for grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for modification of topographic features on Tier I sites for proposed site alterations to construction an accessory in-ground swimming pool area at 77 & 85 Circle Road (Block 866, Lots 400 and 501) 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.**

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**No. 25**

**CD 2**

**N 210310 ZAR**

**IN THE MATTER OF** an application submitted by Abed Rashed for grant of an authorization pursuant to Section 105-425 of the Zoning Resolution for modification of botanic environments and planting requirements to facilitate the construction of an accessory swimming pool area at 77 & 85 Circle Road (Block 866, Lots 400 and 501) 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.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**Nos. 26 & 27**

***2892 NOSTRAND AVENUE REZONING***

**No. 26**

**CD 15**

**C 200329 ZMK**

**PUBLIC HEARING:**

**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.

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

**Close the hearing.**

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No. 27

CD 15

N 200328 ZRK

**PUBLIC HEARING:**

**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**

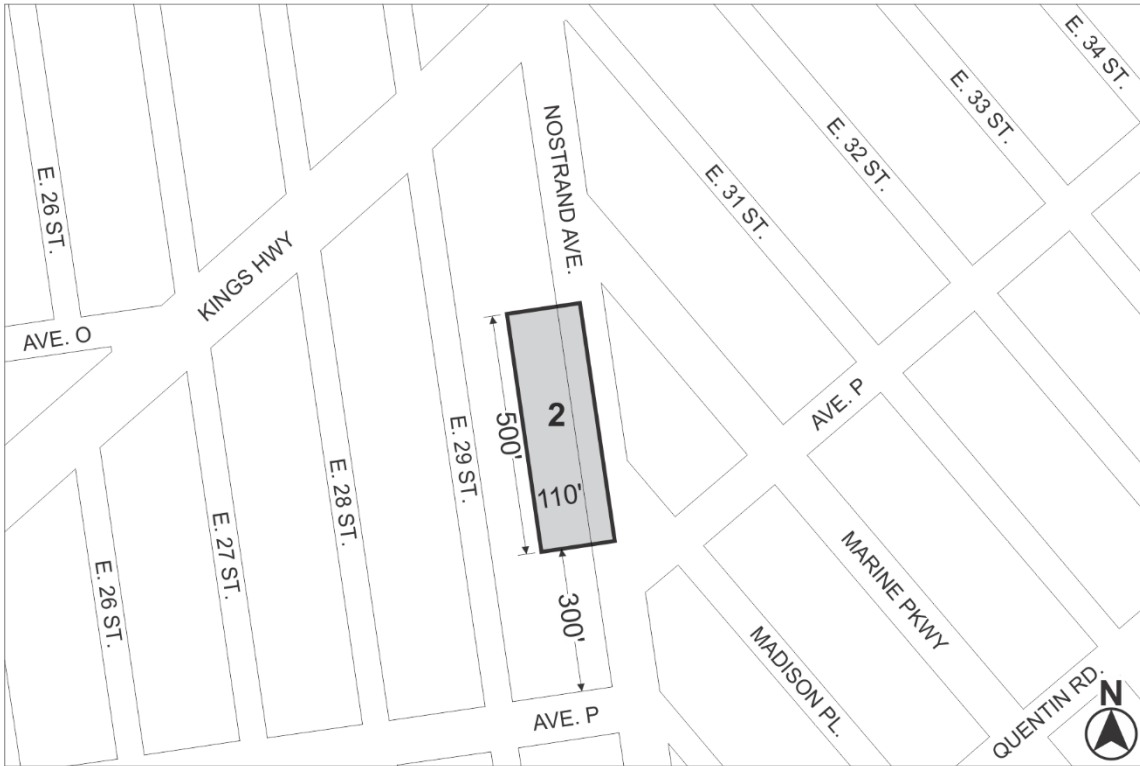
\* \* \*

**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

\* \* \*

(On November 17, 2021, Cal. No. 2, the Commission scheduled December 1, 2021 for a public hearing which has been duly advertised.)

**Close the hearing.**

\_\_\_\_\_

**Nos. 28 & 29**

**2134 COYLE STREET REZONING**

**No. 28**

**CD 15**

**C 210239 ZMK**

**PUBLIC HEARING:**

**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.

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

**Close the hearing.**



**No. 29**

**CD 15**

**N 210240 ZRK**

**PUBLIC HEARING:**

**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**

\* \* \*

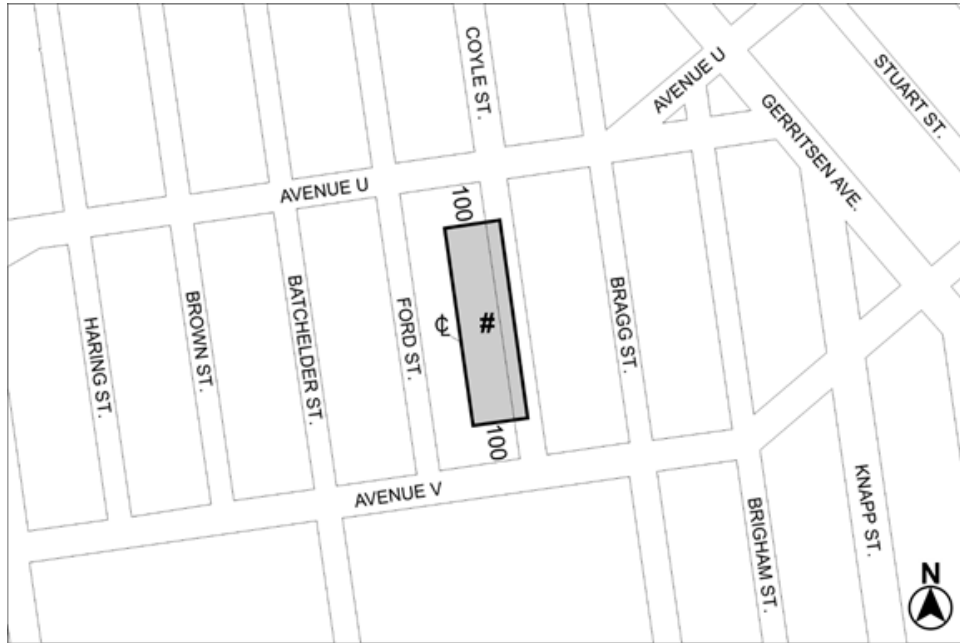
**BROOKLYN**

\* \* \*

**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

\* \* \*

(On November 17, 2021, Cal. No. 4, the Commission scheduled December 1, 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	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 MARTIN LUTHER KING, JR. DAY	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							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					1	2 GOOD FRIDAY	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	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	
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	5 INDEPENDENCE DAY OBSERVED	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	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 ROSH HASHANAH	8	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		
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	11 DIWALI	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

V. 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 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24 REVIEW SESSION	25	26	27	28	29
30							
FEBRUARY			1 CHINESE NEW YEAR	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12 SPRING EQUINOX
	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	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 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	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
MAY	1	2	3 MAY DAY	4	5	6	7
	8	9	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 REVIEW SESSION	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 REVIEW SESSION	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
JULY						1	2
	3	4	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	5 LABOR DAY	6	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 REVIEW SESSION	27	28	29	30	
OCTOBER							1
	2	3	4	5 YOM KIPPUR	6	7	8
	9	10 REVIEW SESSION	11	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	9 CPC PUBLIC MEETING	10	11	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 REVIEW SESSION	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

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, DECEMBER 1, 2021**

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

**VIA NYC ENGAGE PORTAL**



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

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

To view the Planning Commission Calendar and/or the Zoning Resolution on the 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 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.



**B**

**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.

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**WEDNESDAY, DECEMBER 1, 2021**

Roll Call .....1

I. Reports.....1

II. Schedule of Meetings: January 1, 2021 – December 31, 2021.....2

III. Schedule of Meetings: January 1, 2022 – December 31, 2022.....3

**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 15, 2021 and will be held remotely via Zoom Webinar

**DECEMBER 1, 2021**

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**II. REPORTS**

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**BOROUGH OF MANHATTAN**

**No. 1**

***SEDESCO -41 WEST 57<sup>TH</sup> STREET***

**CD 5**

**N 220121 ZAM**

**IN THE MATTER OF** an application submitted by BOB 57 LLC for the grant of an authorization pursuant to Section 66-511 of the Zoning Resolution to allow an increase in the maximum permitted floor area ratio on a qualifying transit improvement site, up to a maximum of 20 percent or 200,000 square feet, whichever is less, where a major improvement to a mass transit station is provided, in connection with a proposed mixed-use development, on property located at 41-45 West 57<sup>th</sup> Street (Block 1273, Lots 7, 9, 10 & 65), in C5-1, C5-2.5 & C5-3 Districts, within the Special Midtown 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.

**For consideration**

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## II. CITY PLANNING COMMISSION 2021 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY						1 NEW YEAR'S DAY	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 MARTIN LUTHER KING, JR. DAY	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21	22	23
	31	24	25	26	27	28	29
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	29	30	31			
APRIL					1	2 GOOD FRIDAY	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	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	
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						1	2
	4	5 INDEPENDENCE DAY OBSERVED	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	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	8	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		
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
NOVEMBER	31						
		1 REVIEW SESSION	2 ELECTION DAY	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11 DIWALI	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
DECEMBER	28	29 HANUKKAH	30				
				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 CHRISTMAS
26	27 KWANZAA BEGINS	28	29	30	31		

Review Sessions are held at 120 Broadway, lower level, starting at 1:00 PM  
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### III. 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 CPC PUBLIC MEETING	5	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	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 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 Palm Sunday	12	13 CPC PUBLIC MEETING	14	15 GOOD FRIDAY	16 PASSOVER
	17	18	19	20	21	22	23
	24	25 EASTER	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 JUNETENITH 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	5 LABOR DAY	6	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 YOM 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 NOVEMBER 23	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 HANDERKAH	20	21	22	23	24
	25	26 MINYAN OBSERVED	27	28	29	30	31

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