

# CITY PLANNING COMMISSION DISPOSITION SHEET

Remote Public Meeting:  
Wednesday, April 13, 2022  
10:00 AM NYC City Planning Commission  
Via the NYC Engage Portal

Sara Avila, Calendar Officer  
120 Broadway, 30<sup>th</sup> Floor  
New York, New York 10271  
(212) 720-3366

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 220220 ZMM	4	THE LIRIO – 806 9th AVENUE	Scheduled to be Heard on 4/27/2022
2	N 220219 ZRM	4	" "	" "
3	C 220221 ZSM	4	" "	" "
4	C 220221A ZSM	4	" "	" "
5	C 220223 PQM	4	" "	" "
6	C 220222 PPM	4	" "	" "
7	C 210375 ZMQ	6	WETHEROLE STREET AND 67TH AVENUE REZONING	" "
8	N 210376 ZRQ	6	" "	" "
9	N 220168 PXX	4	HRA OFFICE SPACE - 810 RIVER AVENUE	Favorable Report Adopted
10	C 210299 ZMK	1	840 LORIMER STREET REZONING	" "
11	N 210300 ZRK	1	" "	" "
12	C 220209 HAK	1	BROADWAY TRIANGLE – BARTLETT CROSSING	" "
13	C 200358 ZMK	11	2300 CROPSY AVENUE	" "
14	C 220050 ZMQ	1	35-01 VERNON BOULEVARD REZONING	" "
15	N 220051 ZRQ	1	" "	" "
16	N 220278 RCR	3	28 McKEE AVENUE	Certification Approved
17	N 220245 ZAR	2	71 ANNFIELD COURT	Authorization Approved

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:														
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Daniel R. Garodnick, 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	
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	
Leah Goodridge	P	Y	N	N	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	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 12:30 PM

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Sara Avila, Calendar Officer  
120 Broadway, 30<sup>th</sup> Floor  
New York, New York 10271  
(212) 720-3366

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 220246 ZAR	2	71 ANNFIELD COURT	Authorization Approved
19	N 220247 ZAR	2	" "	" "
20	N 220248 ZCR	2	" "	Certification Approved
21	N 220309 ZCR	2	71 PORTSMOUTH AVENUE	" "
22	N 220190 ZCR	1	34 CEDARCLIFF ROAD	" "
23	N 220191 ZAR	1	" "	Authorization Approved
24	N 220192 ZAR	1	" "	" "
25	C 200335 ZMK	2	98 THIRD AVENUE	Hearing Closed
26	N 200336 ZRK	2	" "	" "
27	C 220174 ZSM	8	3 EAST 89TH STREET	" "
28	C 200228 ZMX	12	4541 FURMAN AVENUE REZONING	" "
29	N 200229 ZRX	12	" "	" "

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

MEETING ADJOURNED AT: 12:30 PM

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

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**CITY PLANNING COMMISSION**

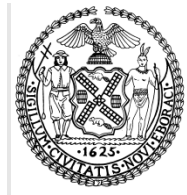
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**WEDNESDAY, APRIL 13, 2022**

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

**VIA NYC ENGAGE PORTAL**



**Eric Adams, Mayor**  
**City of New York**

**[No. 7]**

**Prepared by Sara Avila, 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/351860/1> 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) 720-3366.

**CITY PLANNING COMMISSION**

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

**DANIEL R. GARODNICK, *Esq.*, *Chair***

**KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman***

**DAVID BURNEY**

**ALFRED C. CERULLO, III**

**JOSEPH I. DOUEK**

**RICHARD W. EADDY**

**LEAH GOODRIDGE**

**ANNA HAYES LEVIN**

**ORLANDO MARÍN**

**LARISA ORTIZ**

**RAJ RAMPERSHAD, *Commissioners***

**SARA AVILA, *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, APRIL 13, 2022**

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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 April 27, 2022 and will be held remotely via Zoom Webinar. In the event that the suspension of in-person meeting requirement of the Open Meetings Law lapses, this meeting will be held in person at 120 Broadway, with the remote participation available to the public. Please check our website or NYC.gov/Engage for updates.

April 13, 2022

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**APPROVAL OF THE MINUTES OF the Public Meeting of March 30, 2022**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, APRIL 27, 2022  
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

**In the event that the suspension of in-person meeting requirement of the Open Meetings Law lapses, this meeting will be held in person at 120 Broadway, with the remote participation available to the public. Please check our website or NYC.gov/Engage for updates.**

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**BOROUGH OF MANHATTAN**

**Nos. 1 - 6**

***THE LIRIO – 806 9<sup>th</sup> AVENUE***

**No. 1**

**CD 4**

**C 220220 ZMM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. eliminating from within an existing R8 District a C1-5 District bounded by West 54th Street, a line 150 feet easterly of Ninth Avenue, a line midway between West 54th Street and West 53rd Street, a line 150 feet westerly of Eighth Avenue, West 53rd Street, a line 250 feet easterly of Ninth Avenue, a line 55 feet northerly of West 53rd Street, and Ninth Avenue; and
2. changing from an R8 District to a C6-2 District property bounded by West 54th Street, a line 150 feet westerly of Eighth Avenue, West 53rd Street, a line 250 feet easterly of Ninth Avenue, a line 55 feet northerly of West 53rd Street, and Ninth Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2022.

**Resolution for adoption scheduling April 27, 2022 for a public hearing.**

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**No. 2**

**CD 4**

**N 220219 ZRM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation & Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying a special permit provision of Article IX, Chapter 6 (Special Clinton District).

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

**Chapter 6  
Special Clinton District**

\* \* \*

**96-10  
PRESERVATION AREA**

\* \* \*

**96-104  
Height and setback regulations**

The underlying height and setback regulations shall not apply, except as set forth in Sections 23-62 or 33-42 (Permitted Obstructions), as applicable. In lieu thereof, the height and setback provisions of this Section shall apply. All height shall be measured from #curb level#.

\* \* \*

~~However, the City Planning Commission, by special permit, may modify the special height and setback regulations set forth in this Section. In order to grant such special permit, the Commission shall find that the distribution of #bulk# permits adequate access of light and air to surrounding #streets# and properties and that the maximum height does not exceed 99 feet beyond 100 feet of a #wide street#, and 115 feet within 100 feet of a #wide street#.~~

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

\* \* \*

## **96-112** **Special permits**

For #developments# or #enlargements# within the Preservation Area, or subject to the regulations of paragraph (a) of Section 96-31 (Special Regulations in R8 Districts), the City Planning Commission may allow, by special permit, the modifications set forth in paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

(a) The Commission may allow modifications to:

- (1) the special height and setback regulations set forth in Section 96-104 (Height and setback regulations), provided that the height of the #building# shall not exceed 115 feet within 100 feet of a #wide street#, and 99 feet beyond 100 feet of a #wide street#; and
- (2) the other applicable #bulk# regulations of this Resolution, except #floor area ratio#, for #buildings# that are located on a #zoning lot# that has an area of at least 40,000 square feet, occupies the frontage of a #wide street#, and contains existing public infrastructure.

(b) In order to grant such special permit, the Commission shall find that:

- (1) for height modifications to paragraph (a)(1) of this Section, the distribution of #bulk# permits adequate access to light and air to surrounding #streets# and properties;
- (2) for other #bulk# modifications:
  - (i) there are physical conditions, including the presence of existing #buildings or other structures#, public infrastructure, or topographical features, that create practical difficulties in complying with the #bulk# regulations that would adversely affect the #building# configuration or site plan;

- (ii) the proposed modifications will not unduly obstruct access to light and air to adjoining properties or #streets#;
- (iii) the proposed scale and placement of the #development# or #enlargement# relates harmoniously with the surrounding area; and
- (iv) the requested modification is reasonable in relation to the practical difficulties on the site or the public benefit derived from the #development# or #enlargement#.

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

**96-20  
PERIMETER AREA**

\* \* \*

**Resolution for adoption scheduling April 27, 2022 for a public hearing.**

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**No. 3**

**CD 4**

**C 220221 ZSM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2\* District, within the Special Clinton District (Preservation Area).

\*Note: The site is proposed to be rezoned by changing existing R8 and R8/C1-5 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 220220 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020M0112>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

**Resolution for adoption scheduling April 27, 2022 for a public hearing.**

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**No. 4**

**CD 4**

**C 220221A ZSM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation & Development to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2\* District, within the Special Clinton District (Preservation Area).

\*Note: The site is proposed to be rezoned by changing existing R8 and R8/C1-5 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 220220 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020M0112>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

**Resolution for adoption scheduling April 27, 2022 for a public hearing.**

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**No. 5**

**CD 4**

**C 220223 PQM**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 806 9<sup>th</sup> Avenue (Block 1044, Lot 3) to facilitate the expansion of Metropolitan Transportation Authority's New York City Transit operations.

**Resolution for adoption scheduling April 27, 2022 for a public hearing.**

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**No. 6**

**CD 4**

**C 220222 PPM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation & Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city owned property located at 806 9<sup>th</sup> Avenue (Block 1044, Lot 3), to facilitate a building containing approximately 111 affordable and supportive housing units, and community facility and retail space.

**Resolution for adoption scheduling April 27, 2022 for a public hearing.**

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**BOROUGH OF QUEENS**

**Nos. 7 & 8**

***WETHEROLE STREET AND 67<sup>TH</sup> AVENUE REZONING***

**No. 7**

**CD 6**

**C 210375 ZMQ**

**IN THE MATTER OF** an application submitted by Novel Medicine, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14a, changing from an R4B District to an R6A District property bounded by a line 100 feet northeasterly of Wetherole Street, 67<sup>th</sup> Avenue, Wetherole Street, and a line 175 feet northwesterly of 67<sup>th</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated January 31, 2022, and subject to the conditions of CEQR Declaration E-649.

**Resolution for adoption scheduling April 27, 2022 for a public hearing.**

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**No. 8**

**CD 6**

**N 210376 ZRQ**

**IN THE MATTER OF** an application submitted by Novel Medicine, P.C. 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 6**

\* \* \*

Map 5– [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 6, Queens

\* \* \*

**Resolution for adoption scheduling April 27, 2022 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX****No. 9*****HRA OFFICE SPACE - 810 RIVER AVENUE*****CD 4****N 220168 PXX**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Human Resources Administration, pursuant to Section 195 of the New York City Charter for use of property located at 810 River Avenue (Block 2483, Lot 7501) (Human Resources Administration office).

(On March 16, 2022, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 11, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN****Nos. 10 & 11*****840 LORIMER STREET REZONING*****No. 10****CD 1****C 210299 ZMK**

**IN THE MATTER OF** an application submitted by Zucker Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 13a:

1. eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs



Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;

2. eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;
3. changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and
4. changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

(On March 2, 2022, Cal. No. 1, the Commission scheduled March 16, 2022 for a public hearing. On March 16, 2022, Cal. No. 30, the hearing was closed.)

**For consideration.**

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**No. 11**

**CD 1**

**N 210300 ZRK**

**IN THE MATTER OF** an application submitted by Zucker Enterprises, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

## **APPENDIX F**

### **Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

#### **BROOKLYN**

\* \* \*




##### **Brooklyn Community District 1**

\* \* \*

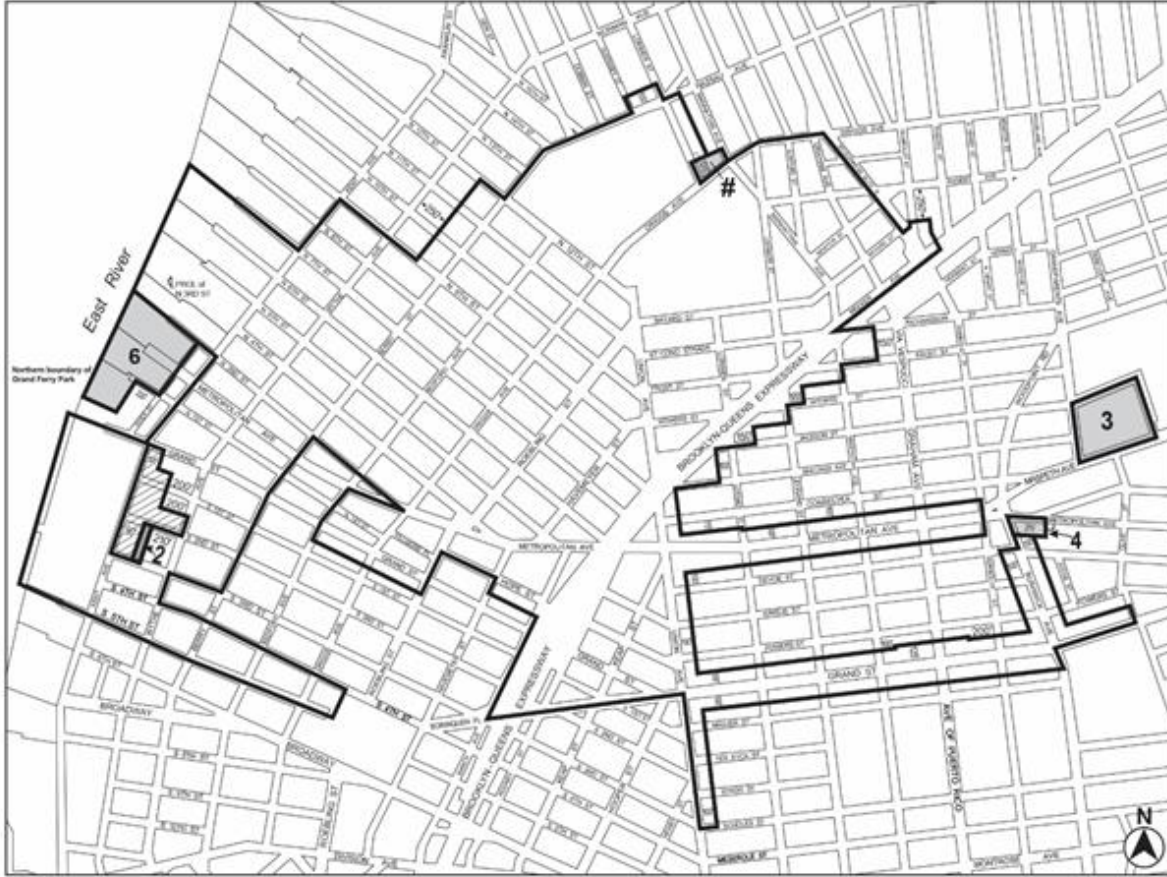
Map 2 – [date of adoption]




[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
  - Area 2—10/7/21 MIH Program Option 1 and Option 2
  - Area 3—11/23/21 MIH Program Option 1 and Deep Affordability Option
  - Area 4—11/23/21 MIH Program Option 1 and Deep Affordability Option
  - Area 6—12/15/21 MIH Program Option 1
-  Excluded Area

[PROPOSED MAP]



-  *Inclusionary Housing designated area*
-  **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
  - Area 2—10/7/21 MIH Program Option 1 and Option 2
  - Area 3—11/23/21 MIH Program Option 1 and Deep Affordability Option
  - Area 4—11/23/21 MIH Program Option 1 and Deep Affordability Option
  - Area 6—12/15/21 MIH Program Option 1
  - Area #—[date of adoption] MIH Program Option 1 and Option 2
-  **Excluded Area**

Portion of Community District 1, Brooklyn

\* \* \*

(On March 2, 2022, Cal. No. 2, the Commission scheduled March 16, 2022 for a public hearing. On March 16, 2022, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 12**

***BROADWAY TRIANGLE – BARTLETT CROSSING***

**CD 1**

**C 220209 HAK**

**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 31 Bartlett Street (Block 2269, Lot 52) 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 nine-story building containing approximately 29 affordable housing units.

(On March 2, 2022, Cal. No. 3, the Commission scheduled March 16, 2022 for a public hearing. On March 16, 2022, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**No. 13**

***2300 CROPSEY AVENUE***

**CD 11**

**C 200358 ZMK**

**IN THE MATTER OF** an application submitted by Cropsey Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28c, by establishing within an existing R6 District a C2-4 District bounded by Cropsey

Avenue, a line 380 feet northwesterly of 24<sup>th</sup> Avenue, Leif Ericson Drive and a line 620 feet northwesterly of 24<sup>th</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated December 13, 2021.

(On March 2, 2022, Cal. No. 4, the Commission scheduled March 16, 2022 for a public hearing. On March 16, 2022, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**Nos. 14 & 15**

***35-01 VERNON BOULEVARD REZONING***

**No. 14**

**CD 1**

**C 220050 ZMQ**

**IN THE MATTER OF** an application submitted by Agayev Holding 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 R5 District to an M1-4/R7A District property bounded by Vernon Boulevard, 35<sup>th</sup> Avenue, 9<sup>th</sup> Street, and a line 175 feet southwesterly of 35<sup>th</sup> Avenue; and
2. establishing a Special Mixed Use District (MX-23) bounded by Vernon Boulevard, 35<sup>th</sup> Avenue, 9<sup>th</sup> Street, and a line 175 feet southwesterly of 35<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2022 and subject to the conditions of CEQR Declaration E-645.

(On March 2, 2022, Cal. No. 5, the Commission scheduled March 16, 2022 for a public hearing. On March 16, 2022, Cal. No. 26, the hearing was closed.)

**For consideration.**

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No. 15

CD 1

N 220051 ZRQ

**IN THE MATTER OF** an application submitted by Agayev Holding 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**

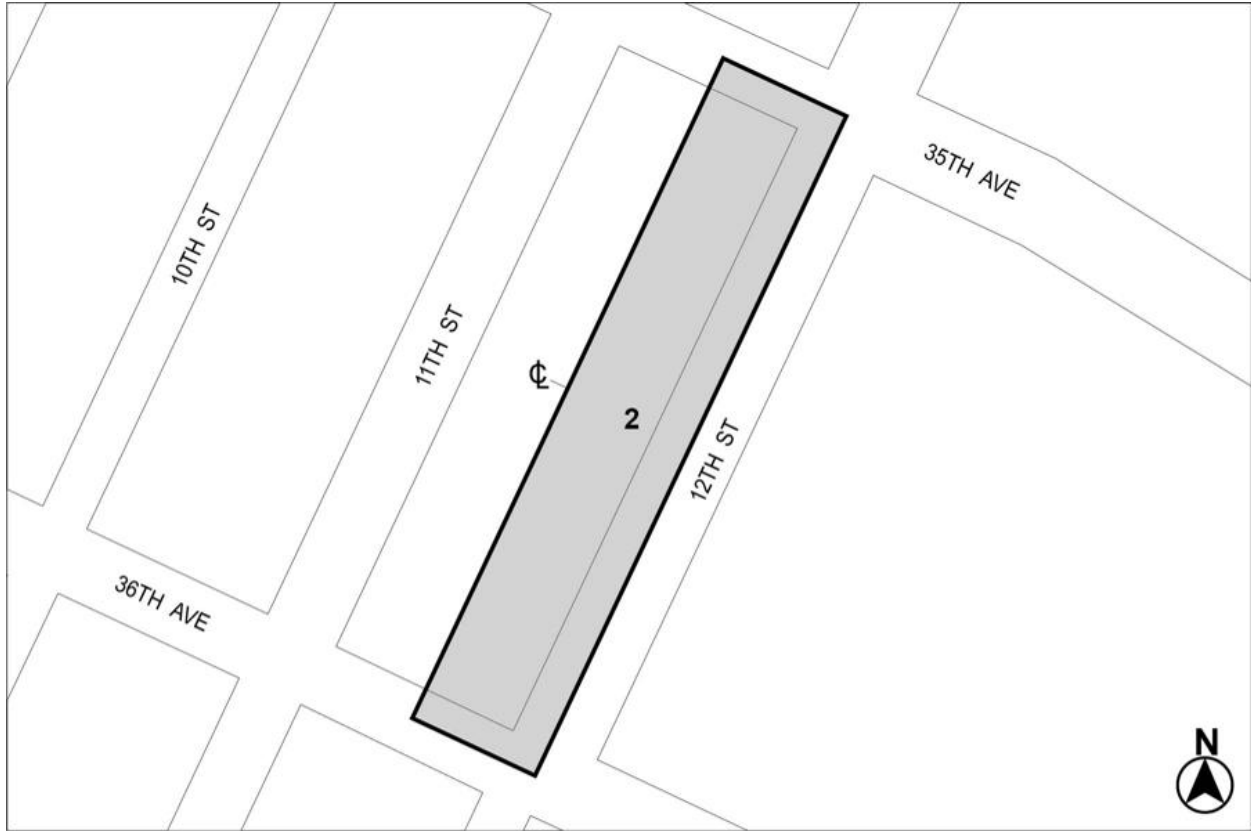
**Queens Community District 1**


\* \* \*

Map 4 – [date of adoption]

[EXISTING MAP]






 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
Area **2** — 10/31/18 MIH Program Option 1 and Option 2

[PROPOSED MAP]





-  Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*
- Area **2** — 10/31/18 MIH Program Option 1 and Option 2
- Area **#** — [date of adoption] — MIH Program Option 1

Portion of Community District 1, Queens

\* \* \*

(On March 2, 2022, Cal. No. 6, the Commission scheduled March 16, 2022 for a public hearing. On March 16, 2022, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 16**

***28 McKEE AVENUE***

**CD 3**

**N 220278 RCR**

**IN THE MATTER OF** an application submitted by Joseph Longobardi for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate future subdivision of one existing zoning lot into two tentative zoning lots (Block 5201, Tentative Lots 19 and 20) at 28 McKee 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.**

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**Nos. 17 – 20**

***71 ANNFIELD COURT***

**No. 17**

**CD 2**

**N 220245 ZAR**

**IN THE MATTER OF** an application submitted by Peter Hungerford for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution to facilitate the development of 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 2**

**N 220246 ZAR**

**IN THE MATTER OF** an application submitted by Peter Hungerford for the grant of an authorization pursuant to Section 105-425 of the Zoning Resolution to facilitate the development of 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. 19**

**CD 2**

**N 220247 ZAR**

**IN THE MATTER OF** an application submitted by Peter Hungerford for the grant of an authorization pursuant to Section 105-433 of the Zoning Resolution to facilitate the development of 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. 20**

**CD 2**

**N 220248 ZCR**

**IN THE MATTER OF** an application submitted by Peter Hungerford for the grant of a certification pursuant to Section 105-45 of the Zoning Resolution to facilitate the restoration of natural features 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.**

---

**No. 21**

***71 PORTSMOUTH AVENUE***

**CD 2**

**N 220309 ZCR**

**IN THE MATTER OF** an application submitted by Antonio Brusco for the grant of a certification pursuant to Section 105-45 of the Zoning Resolution for Certification of a Restoration Plan at 71 Portsmouth Avenue (Block 684, Lot 183) 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. 22 – 24**

***34 CEDARCLIFF ROAD***

**No. 22**

**CD 1**

**N 220190 ZCR**

**IN THE MATTER OF** an application submitted by Eteri Nemsadze for the grant of a certification pursuant to Section 119-04 of the Zoning Resolution to facilitate the subdivision of one zoning lot into three zoning lots within the Special Hillside Preservation 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. 23**

**CD 1**

**N 220191 ZAR**

**IN THE MATTER OF** an application submitted by Eteri Nemsadze for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of 2 single-family homes within the Special Hillside Preservation 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. 24**

**CD 1**

**N 220192 ZAR**

**IN THE MATTER OF** an application submitted by Eteri Nemsadze for the grant of an authorization pursuant to Section 119-314 of the Zoning Resolution to facilitate the development of 2 single-family homes within the Special Hillside Preservation 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 BROOKLYN**

**Nos. 25 & 26**

***98 THIRD AVENUE***

**No. 25**

**CD 2**

**C 200335 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 98 Third Avenue Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an M1-2 District to an R6B District property bounded by a line midway between Bergen Street and Wyckoff Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, Wyckoff Street, and a line 120 feet northwesterly of 3<sup>rd</sup> Avenue;
2. changing from an M1-2 District to an R7D District property bounded by Bergen Street, 3<sup>rd</sup> Avenue, Wyckoff Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue; and
3. establishing within the proposed R7D District a C2-4 District bounded by Bergen Street, 3<sup>rd</sup> Avenue, Wyckoff Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated December 13, 2021, and subject to the conditions of CEQR Declaration E-647.

(On March 30, 2022, Cal. No. 3, the Commission scheduled April 13, 2022 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

No. 26

CD 2

N 200336 ZRK

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 98 Third Avenue Realty 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**

\* \* \*

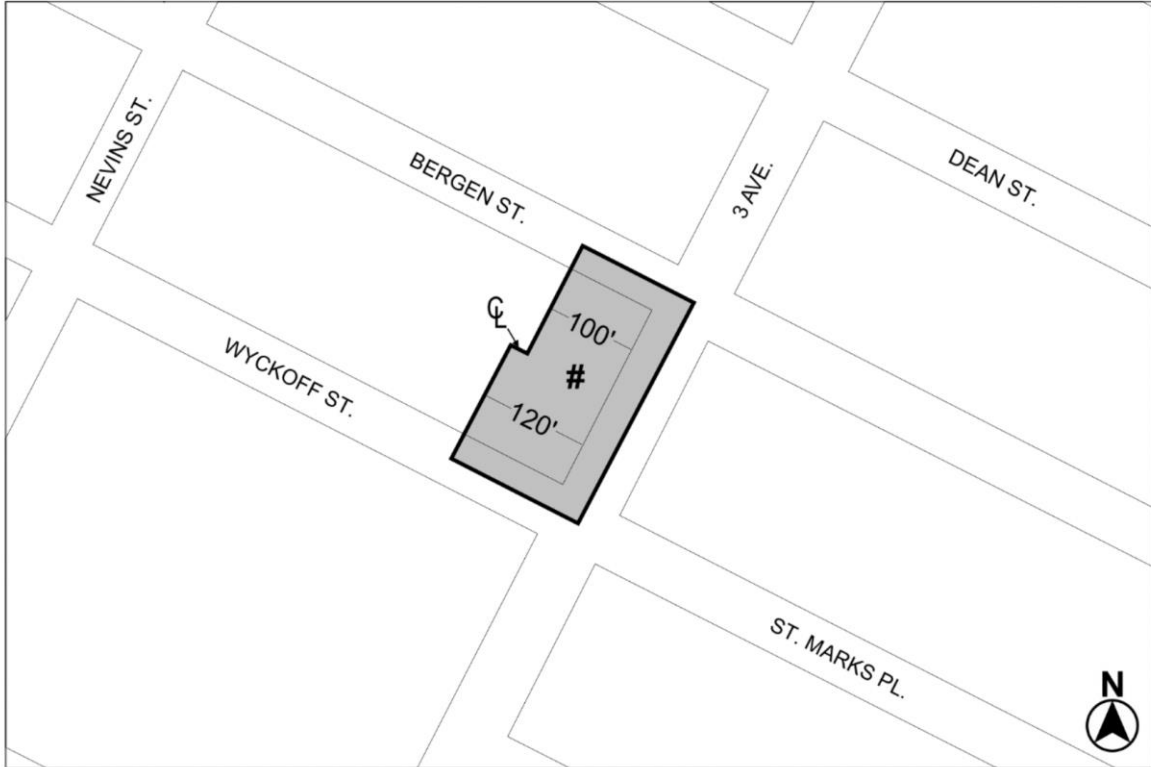
**BROOKLYN**

\* \* \*

**Brooklyn Community District 2**

\* \* \*

Map 10 – [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 2, Brooklyn

\* \* \*

(On March 30, 2022, Cal. No. 4, the Commission scheduled April 13, 2022 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 27**

***3 EAST 89<sup>TH</sup> STREET***

**CD 8**

**C 220174 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 3 East 89<sup>th</sup> Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution:

1. to modify the use provisions of Section 22-10 (USES PERMITTED AS-OF-RIGHT) to allow Use Group 6 Uses (art gallery) on floors one through five; and
2. to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the height and setback requirements of Sections 23-662 (Maximum height of buildings and setback regulations), and 23-692 (Height limitations for narrow buildings or enlargements), and the minimum distance between building requirements of Section 23-711 (Standard minimum distance between buildings),

in connection with a proposed enlargement and change of use of an existing 5-story residential building at 3 East 89<sup>th</sup> Street (Block 1501, Lot 5), on a zoning lot (Block 1501, Lots 4, 5 and 7), in R8B and R10 Districts, partially within the Special Park Improvement District, within the Expanded Carnegie Hill Historic 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.

(On March 30, 2022, Cal. No. 5, the Commission scheduled April 13, 2022 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF THE BRONX**

**Nos. 28 & 29**

***4541 FURMAN AVENUE REZONING***

**No. 28**

**CD 12**

**C 200228 ZMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Markland 4551 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a:

1. changing from an M1-1 District to an R7D District property bounded by White Plains Road, East 240<sup>th</sup> Street, Furman Avenue, and a line 300 feet northeasterly of East 239<sup>th</sup> Street; and
2. establishing within the proposed R7D District a C2-4 District bounded by White Plains Road, East 240<sup>th</sup> Street, a line midway between White Plains Road and Furman Avenue, and a line 300 feet northeasterly of East 239<sup>th</sup> Street

as shown on a diagram (for illustrative purposes only) dated January 3, 2022, and subject to the conditions of CEQR Declaration E-656.

(On March 30, 2022, Cal. No. 1, the Commission scheduled April 13, 2022 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 29**

**CD 12**

**N 200229 ZRX**

**IN THE MATTER OF** an application submitted by Markland 4551 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 and APPENDIX I for the purpose of modifying the existing Transit Zone.

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**

**THE BRONX**

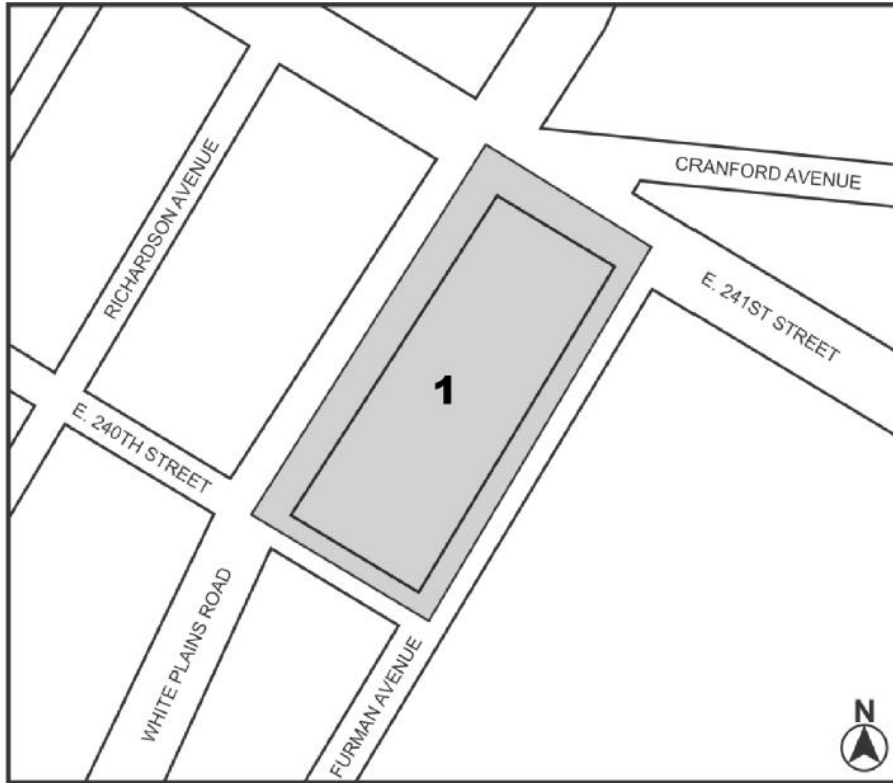
\* \* \*

**The Bronx Community District 12**

\* \* \*

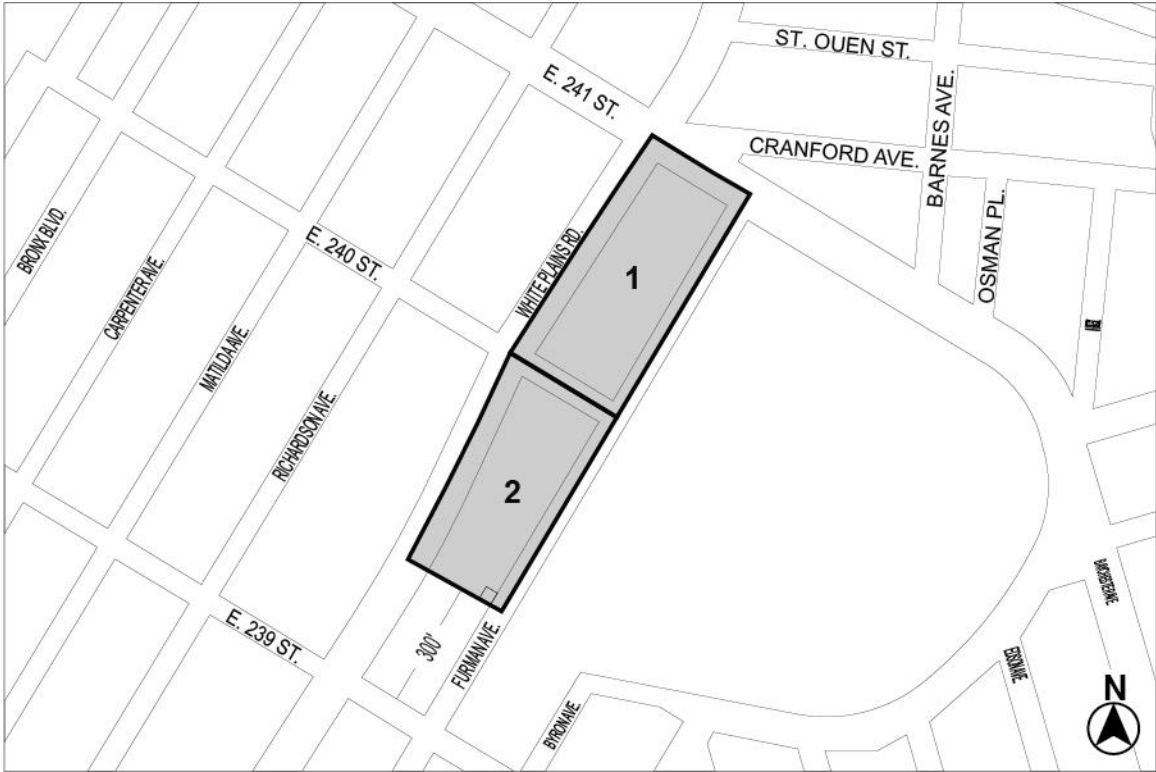
Map 1 – [date of adoption]


[EXISTING MAP]



█ Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*  
Area 1 — 2/13/19 MIH Program Option 1 and Option 2

[PROPOSED MAP]



-  Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*
- Area 1 — 2/13/19 MIH Program Option 1 and Option 2
- Area 2 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 12, The Bronx

\* \* \*

**APPENDIX I**

**TRANSIT ZONE**

[EXISTING MAP]

Existing Transit Zone Map 1



[PROPOSED MAP]

Proposed Transit Zone Map 1



\* \* \*

(On March 30, 2022, Cal. No. 2, the Commission scheduled April 13, 2022 for a public hearing which has been duly advertised.)

**Close the hearing.**

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IV. 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 UNCLE BEN'S BIRTHDAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21 PRESIDENTS 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 ST. PATRICK'S DAY	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 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	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 YOAM 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
NOVEMBER	30	31					
			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
DECEMBER	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
					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 WINTER BREAK	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