

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 21, 2016
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 150360 ZMK	6	14-18 CARROLL STREET REZONING	Scheduled to be Heard 10/5/16
2	N 160379 ZRK	6	" "	" "
3	C 160071 PQK	5	FRIENDS OF CROWN HEIGHTS CHILD CARE CENTER 18	" "
4	C 150420 PQK	5	CHILDREN'S CORNER CHILD CARE CENTER	" "
5	C 160285 ZMX	6	LAMBERT HOUSES REDEVELOPMENT	Favorable Report Adopted
6	C 160286 HAX	6	" "	" "
7	N 160287 ZAX	6	" "	Authorization Approved
8	N 160288 ZRX	6	" "	Fav. Report Adopted as Modified
9	N 160289 ZRX	6	" "	Favorable Report Adopted
10	C 160290 ZSX	6	" "	" "
11	C 160218 MMX	6	" "	" "
12	C 160307 ZSX	6	" "	" "
13	M 160291 ZSX	6	" "	Modification Adopted
14	N 160350 ZAX	8	HARRIS RESIDENCE-625 WEST 246 TH STREET	Authorization Approved
15	N 160354 ZAX	8	" "	" "
16	N 160355 ZAX	8	" "	" "
17	N 170058 HKK	1	WILLIAMSBURGH TRUST COMPANY BUILDING LANDMARK	Forward Report to City Council

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		5	6	7	8	9	10	11	12	13	14	15	16	17	18
Carl Weisbrod, Chairman	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
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Irwin G. Cantor, P.E.	A														
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Michelle R. De La Uz	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														
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 11:33 AM

NOTE: Commissioner Eaddy was not present for the votes.

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

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 21, 2016

**MEETING AT 10:00A.M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



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

[No. 18]

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

A

CITY PLANNING COMMISSION

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

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing 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). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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

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

City Planning Commission
Calendar Information Office
120 Broadway – 31st Floor
New York, New York 10271

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

B
CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, N.Y. 10271

CARL WEISBROD, *Chairman*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*
RAYANN BESSER
IRWIN G. CANTOR, P.E.
ALFRED C. CERULLO, III
MICHELLE R. DE LA UZ
JOSEPH I. DOUEK
RICHARD W. EADDY
CHERYL COHEN EFFRON
HOPE KNIGHT
ANNA HAYES LEVIN
ORLANDO MARIN
LARISA ORTIZ, *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. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

TABLE OF CONTENTS

WEDNESDAY SEPTEMBER 21, 2016

Roll Call	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, 31st Floor, 120 Broadway,
New York, N.Y. 10271**

The next regular public meeting of the City Planning Commission is scheduled for October 5, 2016.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under “Public Hearing” in this Calendar, is requested to fill out a speaker’s slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

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

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

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 fill out the form below and return it to the desk outside the hearing chambers, or mail their written comments to:

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

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

SEPTEMBER 21, 2016

APPROVAL OF THE MINUTES OF the Regular Meeting of September 7, 2016

**I. PUBLIC HEARING OF THE FOLLOWING MATTERS TO BE SCHEDULED
FOR WEDNESDAY, OCTOBER 5, 2016
STARTING AT 10:00 A. M. AT SPECTOR
HALL 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

Nos. 1 & 2

14-18 CARROLL STREET REZONING

No. 1

CD 6

C 150360 ZMK

IN THE MATTER OF an application submitted by the 14-18 Carroll LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District property bounded by Carroll Street, a line 380 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, a line midway between Carroll Street and Hamilton Avenue, and a line 450 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated June 20, 2016 and subject to the conditions of CEQR Declaration E-382.

Resolution for adoption scheduling October 5, 2016 for a public hearing.

No. 2

CD 6

N 160379 ZRK

IN THE MATTER OF an application submitted by the 14-18 Carroll 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 in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

* * *

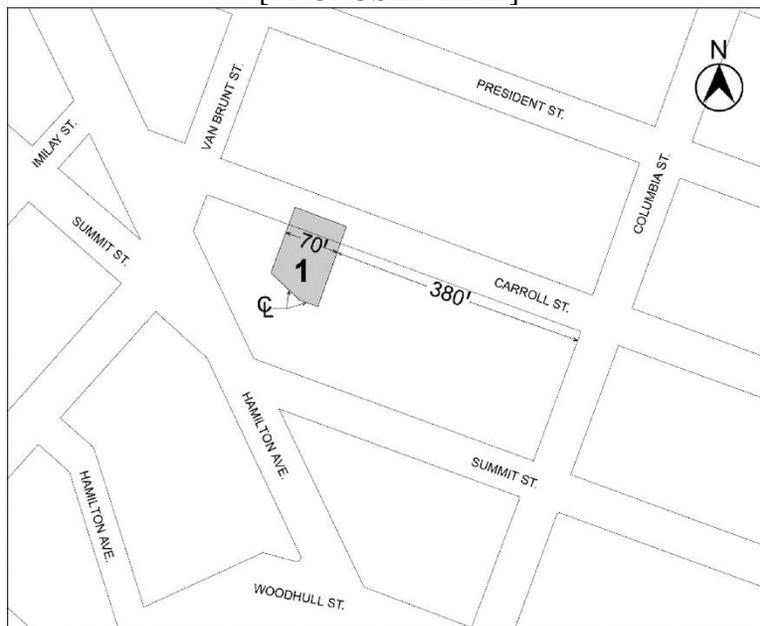
Brooklyn Community District 6

In the R6B and R7-2 Districts within the areas shown on the following Map 1 and Map 2:

* * *

Map 2 – (date of adoption)

[PROPOSED MAP]



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

Portion of Community District 6, Brooklyn

* * *

Resolution for adoption scheduling October 5, 2016 for a public hearing.

No. 3

FRIENDS OF CROWN HEIGHTS CHILD CARE CENTER 18

CD 5

C 160071 PQK

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 851 Liberty Avenue (Block 3976, Lot 70) for continued use as a child care center.

Resolution for adoption scheduling October 5, 2016 for a public hearing.

No. 4

CHILDREN'S CORNER CHILD CARE CENTER

CD 5

C 150420 PQK

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 565 Livonia Avenue (Block 3803, Lot 46) for continued use as a child care center.

Resolution for adoption scheduling October 5, 2016 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 5-13

LAMBERT HOUSES REDEVELOPMENT

No. 5

CD 6

C 160285 ZMX

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development and Phipps Houses pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R7-1 District to an R8 District property bounded by:
 - a. a line 230 feet southeasterly of Vyse Avenue, East 180th Street, a line perpendicular to the northeasterly street line of East 180th Street distant 335 feet northwesterly (as measured along the streetline) from the point of intersection of the northeasterly street line of East 180th Street and the northwesterly street line of Boston Road, a line 100 feet northeasterly of East 180th Street, 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, East 180th Street, a line 280 feet southeasterly of Boston Road, 100 feet southwesterly of East 180th Street, 100 feet southeasterly of Boston Road, a line 140 feet northeasterly of East 179th Street, Boston Road, East 179th Street, 100 feet northwesterly of Boston Road, and 120 feet southwesterly of East 180th Street; and
 - b. Boston Road, East 179th Street, the easterly street line of former Bronx Street, East Tremont Avenue*, and West Farms Road; and
2. establishing within a proposed R8 District a C1-4 District bounded by a line 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, and East 179th Street;

as shown on a diagram (for illustrative purposes only) dated April 25, 2016.

* Note: a portion of East Tremont Avenue is proposed to be demapped under a concurrent related application C 160218 MMX.

(On July 27, 2016, Cal. No. 1, the Commission scheduled August 10, 2016 for a public hearing. On August 10, 2016, Cal. No. 39, the hearing was closed.)

For consideration.

No. 6

CD 6

C 160286 HAX

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 Boston Road (Block 3139, Lot 50), 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 a mixed use development containing approximately 1,665 affordable residential units, approximately 61,100 square feet of retail space and approximately 110 accessory parking spaces.

(On July 27, 2016, Cal. No. 2, the Commission scheduled August 10, 2016 for a public hearing. On August 10, 2016, Cal. No. 40, the hearing was closed.)

For consideration.

No. 7

CD 6

N 160287 ZAX

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses for the grant of an authorization pursuant to Section 78-311(e) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 wholly within a large-scale residential development, in connection with a proposed mixed-use development within a proposed large-scale residential development, on property generally bounded by Bronx Park South, Boston Road, East 180th Street, the Bronx River, East

Tremont Avenue*, Boston Road, East 179th Street, a line approximately 170 feet southeasterly of Boston Road, a line approximately 240 feet southwesterly of East 180th Street, Boston Road, East 179th Street, a line approximately 230 feet southeasterly of Vyse Avenue, East 180th Street, the northwesterly street line of former Bryant Avenue, East 181st Street, and Bryant Avenue (Block 3132, Lot 1, Block 3138, Lot 1, Block 3139, Lots 1, 19 & 50, and Block 3140, Lot 7), in R7-1, R7-1/C1-4, R8**, and R8/C1-4** Districts.

*Note: a portion of East Tremont Avenue is proposed to be demapped under a concurrent related application C 160218 MMX

**Note: Portions of the site is proposed to be rezoned by changing from R7-1 District to a R8 District and establishing a C1-4 District within the proposed R8 District under a concurrent related application for a Zoning Map change (C 160285 ZMX).

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

For consideration.



No. 8

CD 6

N 160288 ZRX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Phipps Houses, 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 II, Chapter 3 relating to provisions for zoning lots directly adjoining public parks within Community District 6, Borough of the Bronx.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

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

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

* * *

Article II: RESIDENCE DISTRICT REGULATIONS

Chapter 3 – Residential Bulk Regulations in Residence Districts

* * *

23-60

HEIGHT AND SETBACK REGULATIONS

* * *

Regulations Applying in Special Situations

23-67

Special Height and Setback Provisions for Certain Areas

23-671

Special provisions for zoning lots directly adjoining public parks

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Sections 23-63 (Height and Setback Requirements in R1 Through R5 Districts), 23-64 (Basic Height and Setback Requirements) and 23-66 (Height and Setback Requirements for Quality Housing Buildings) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

Within the boundaries of Community District 6 in the Borough of the Bronx, on any #zoning lot# within a #large-scale residential development#, a #public park# with an area of 0.5 acres or greater shall be considered a #street# for the purpose of permitting #side lot line# windows to be considered #legally required windows# for required light and air.

* * *

(On July 27, 2016, Cal. No. 3, the Commission scheduled August 10, 2016 for a public hearing. On August 10, 2016, Cal. No. 41, the hearing was closed.)

For consideration.

No. 9

CD 6

N 160289 ZRX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Phipps Houses, 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 in Community District 6, Borough of the Bronx.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ 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

* * *

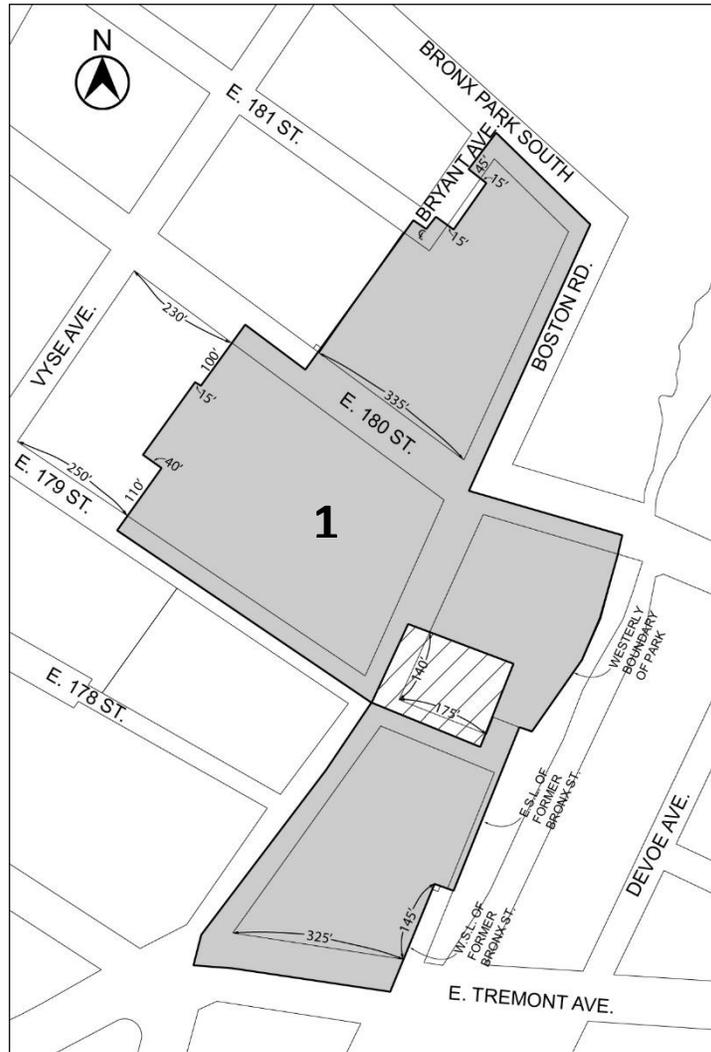
The Bronx Community District 6

In the R7-1, R7A, R7D, R7X, R8, R8A and R8X Districts within the areas shown on the following Maps 1, 2, 3, 4, ~~and 5~~ and 6:

* * *

Map 6 – [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 6, The Bronx

* * *

(On July 27, 2016, Cal. No. 4, the Commission scheduled August 10, 2016 for a public hearing. On August 10, 2016, Cal. No. 42, the hearing was closed.)

For consideration.

No. 10**CD 6****C 160290 ZSX**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 on the periphery of a large-scale residential development, in connection with a proposed mixed-use development within a proposed large-scale residential development, on property generally bounded by Bronx Park South, Boston Road, East 180th Street, the Bronx River, East Tremont Avenue*, Boston Road, East 179th Street, a line approximately 170 feet southeasterly of Boston Road, a line approximately 240 feet southwesterly of East 180th Street, Boston Road, East 179th Street, a line approximately 230 feet southeasterly of Vyse Avenue, East 180th Street, the northwesterly street line of former Bryant Avenue, East 181st Street, and Bryant Avenue (Block 3132, Lot 1, Block 3138, Lot 1, Block 3139, Lots 1, 19 & 50, and Block 3140, Lot 7), in R7-1, R7-1/C1-4, R8*, and R8/C1-4** Districts.

*Note: a portion of East Tremont Avenue is proposed to be demapped under a concurrent related application C 160218 MMX.

**Note: Portions of the site is proposed to be rezoned by changing from R7-1 District to a R8 District and establishing a C1-4 District within the proposed R8 District under a concurrent related application for a Zoning Map change (C 160285 ZMX).

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

(On July 27, 2016, Cal. No. 5, the Commission scheduled August 10, 2016 for a public hearing. On August 10, 2016, Cal. No. 43, the hearing was closed.)

For consideration.

No. 11**CD 6****C 160218 MMX**

IN THE MATTER OF an application, submitted by The New York City Department of Housing Preservation and Development and Phipps Houses, 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:

- the narrowing by elimination, discontinuance and closing of a portion of East Tremont Avenue from Boston Avenue to East Tremont Avenue; and
- 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. 13137 dated April 27, 2016 and signed by the Borough President.

(On July 27, 2016, Cal. No. 6, the Commission scheduled August 10, 2016 for a public hearing. On August 10, 2016, Cal. No. 44, the hearing was closed.)

For consideration.

No. 12**CD 6****C 160307 ZSX**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 on the periphery of a large-scale residential development, in connection with a proposed modification of an existing large-scale residential development, on property generally bounded by East 179th Street, Boston Road, Bryant Avenue, a line approximately 110 feet southwesterly of East Tremont Avenue, a line approximately 67 feet southeasterly of Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 140 feet southeasterly of Bryant Avenue, East Tremont Avenue, and a line approximately 260 feet southeasterly of Vyse Avenue, (Block 3005, Lot 65, Block 3130, Lots 20 & 100, Block 3131, Lot 20, and Block 3136, Lots 1, 20 & 101), in an R7-1 District.

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

(On July 27, 2016, Cal. No. 7, the Commission scheduled August 10, 2016 for a public hearing. On August 10, 2016, Cal. No. 45, the hearing was closed.)

For consideration.

No. 13

CD 6

M 160291 ZSX

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses for modification of a large-scale residential development (CP-18789) to update the previously approved plans and zoning calculations to reflect a reduction in the boundary of the large-scale residential development, on property generally bounded by East 179th Street, Boston Road, Bryant Avenue, a line approximately 110 feet southwesterly of East Tremont Avenue, a line approximately 67 feet southeasterly of Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 140 feet southeasterly of Bryant Avenue, East Tremont Avenue, and a line approximately 260 feet southeasterly of Vyse Avenue, (Block 3005, Lot 65, Block 3130, Lots 20 & 100, Block 3131, Lot 20, and Block 3136, Lots 1, 20 & 101), in an R7-1 District.

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

For consideration.

Nos. 14, 15 & 16

HARRIS RESIDENCE-625 WEST 246TH STREET

No. 14

CD 8

N 160350 ZAX

IN THE MATTER OF an application submitted by Hugh Harris pursuant to Section 105-421 of the Zoning Resolution, for the grant of an authorization for modification of topographic features on a Tier I site to permit horizontal and vertical enlargements to an existing single-family residence located at 625 West 246th Street (Block 5913, Lot 860) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, One Fordham Plaza, 5th Floor, Bronx, New York 10458.

For consideration.

No. 15

CD 8

N 160354 ZAX

IN THE MATTER OF an application submitted by Hugh Harris pursuant to Sections 105-424 of the Zoning Resolution, for the grant of an authorization for an alteration to rock outcrops to permit horizontal and vertical enlargements to an existing single-family residence located at 625 West 246th Street (Block 5913, Lot 860) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, One Fordham Plaza, 5th Floor, Bronx, New York 10458.

For consideration.

No. 16

CD 8

N 160355 ZAX

IN THE MATTER OF an application submitted by Hugh Harris pursuant to Sections 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation requirements to permit a horizontal enlargement to an existing single-family residence located at 625 West 246th Street (Block 5913, Lot 860) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, One Fordham Plaza, 5th Floor, Bronx, New York 10458.

For consideration.

BOROUGH OF BROOKLYN

No. 17

WILLIAMSBURGH TRUST COMPANY BUILDING LANDMARK

CD 1

N 170058 HKK

IN THE MATTER OF a communication dated August 17, 2016 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Williamsburgh Trust Company Building, 177-185 South 5th Street (Block 2446, Lot 63) by the Landmark Preservation Commission on August 9, 2016 (List No. 489/LP No. 0163).

For consideration.

No. 18

BROOKLYN COMMUNITY BOARD 10 TEXT AMENDMENT

CD 10

N 160377 ZRK

IN THE MATTER OF an application submitted by Community Board 10, Brooklyn, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Section 73-622 (Enlargements of single- and two-family detached and semi-detached residences).

Matter in underline is new, to be added;

Matter in ~~strikeout~~ 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 3
Special Permits by the Board of Standards and Appeals**

* * *

73-622

Enlargements of single- and two-family detached and semi-detached residences

The Board of Standards and Appeals may permit an #enlargement# of an existing #single-# or #two-family detached# or #semi-detached residence# within the following areas:

- (a) Community Districts ~~40~~, 11 and 15, in the Borough of Brooklyn; and
- (b) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn.

(On August 10, 2016, Cal. No. 1, the Commission scheduled August 24, 2016 for a public hearing. On August 24, 2016, Cal. No. 16 the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 19

1968 SECOND AVENUE REZONING

CD 11

C 160194 ZMM

IN THE MATTER OF an application submitted by 1968 Second Avenue Realty LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, establishing within an existing R7A District a C1-5 District bounded by a line 100 feet easterly of Second Avenue, a line midway between East 101st Street and East 102nd Street, a line 155 feet easterly of Second Avenue, and East 101st Street, as shown on a diagram (for illustrative purposes only) dated May 9, 2016.

(On August 10, 2016, Cal. No. 8, the Commission scheduled August 24, 2016 for a public hearing. On August 24, 2016, Cal. No. 20, the hearing was closed.)

For consideration.

No. 20***1290 MADISON AVENUE*****CD 8****C 160213 ZSM**

IN THE MATTER OF an application submitted by Kayvan Hakim, Zimak Company 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 to modify the height requirements of Section 23-692 (Height limitations for narrow buildings or enlargements), the inner court requirements of Section 23-85 (Inner Court Regulations), the side yard requirements of Section 35-52 (Modification of Side Yard Requirements), and the street wall recess requirements of Section 99-052 (Recesses, balconies and dormers), to facilitate the enlargement of an existing 6-story and penthouse mixed-use building, on property located at 1290 Madison Avenue (Block 1503, Lot 56), in an R10/C1-5 District, within the Special Madison Avenue Preservation District, within the Expanded Carnegie Hall Historic District.

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

(On August 10, 2016, Cal. No. 9, the Commission scheduled August 24, 2016 for a public hearing. On August 24, 2016, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS
Nos. 21 & 22***SEAGIRT BOULEVARD REZONINGS*****No. 21****CD 14****C 160033 ZMQ**

IN THE MATTER OF an application submitted by Gleitman Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a, establishing within an existing R5 District a C1-3 District bounded by Heyson Road, Seagirt Boulevard, and Beach 13th Street, as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

(On August 10, 2016, Cal. No. 10, the Commission scheduled August 24, 2016 for a public hearing. On August 24, 2016, Cal. No. 18, the hearing was closed.)

For consideration.

No. 22

CD 14

C 160351 ZMQ

IN THE MATTER OF an application submitted by Gleitman Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a:

1. changing from an R4-1 District to an R5 District property bounded by a line 55 feet southeasterly of Highland Court, Watjean Court, Fernside Place, and Seagirt Boulevard; and
2. establishing within the proposed R5 District a C1-3 District bounded by a line 55 feet southeasterly of Highland Court, a line 100 feet northeasterly of Seagirt Boulevard, Fernside Place, and Seagirt Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

(On August 10, 2016, Cal. No. 11 the Commission scheduled August 24, 2016 for a public hearing. On August 24, 2016, Cal. No. 19, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 23

LABOR BATHGATE COMMUNITY CHILD CARE CENTER

CD 4

C 160038 PQX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1638 Anthony Avenue (Block 2888, Lot 21) for continued use as a child care center.

(On September 7, 2016, Cal. No. 1, the Commission scheduled September 21, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 24

NUESTROS NINOS CHILD CARE CENTER

CD 1

C 160133 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 384 South 4th Street (Block 2451, Lot 8) for continued use as a child care center.

(On September 7, 2016, Cal. No. 2, the Commission scheduled September 21, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 25 - 29

LEXINGTON GARDENS II

No. 25

CD 11

C 160336 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3b:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 100 feet westerly of Lexington Avenue, East 108th Street, Lexington Avenue, and East 107th Street;
2. changing from an R7-2 District to an R9 District property bounded by a line 100 feet easterly of Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street;
3. changing from a C8-4 District to an R9 District property bounded by the easterly boundary line of the New York Central Railroad Right-of-Way, East 108th Street, a line 100 feet easterly of Park Avenue, and East 107th Street; and
4. establishing within the proposed R9 District a C2-4 District bounded by the easterly boundary line of the New York Central Railroad Right-of-Way, East 108th Street, Lexington Avenue, and East 107th Street;

as shown on a diagram (for illustrative purposes only) dated June 6, 2016

(On September 7, 2016, Cal. No. 3, the Commission scheduled September 21, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 11

N 160337 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development and Lexington Gardens Owners, 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 in underline is new, to be added;

Matter in ~~strikeout~~ 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

* * *

Manhattan

* * *

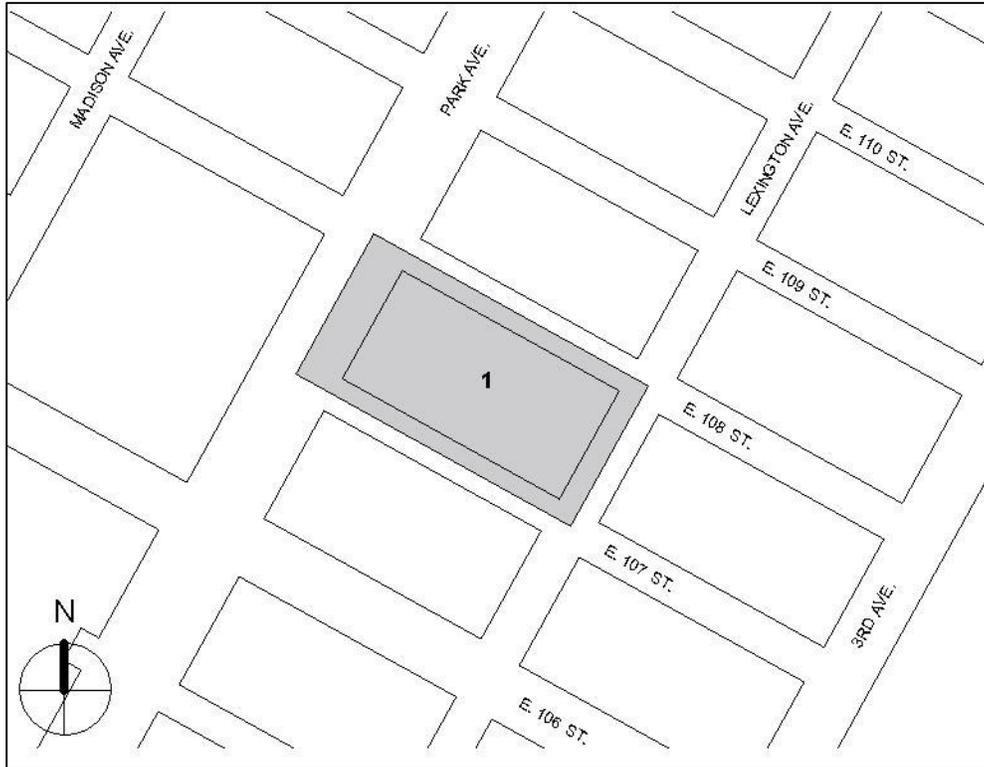
Manhattan Community Districts 9, 10 and 11

* * *

In the R9 District within the areas shown on the following Map 3:

Map 3. (date of adoption)

[PROPOSED MAP]



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

Portion of Community District 11, Manhattan

(On September 7, 2016, Cal. No. 4, the Commission scheduled September 21, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27**CD 11****C 160338 ZSM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 35- 65 (Height and Setback Requirements for Quality Housing Buildings), and the Street wall location requirements of Section 35-651 (Street Wall Location), in connection with a proposed mixed-use development on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street (Block 1635, Lots 1, 7, 16 & 17), in an R9/C2-4* District, within a Large-Scale General Development.

* Note: The site is proposed to be rezoned by changing existing R7-2, R7-2/C1-5 & C8-4 Districts to an R9/C2-4 District under a concurrent related application (C 160336 ZMM).

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

(On September 7, 2016, Cal. No. 5, the Commission scheduled September 21, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28
CD 11**C 160339 ZSM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Lexington Gardens Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to waive 103 required off-street parking spaces including 25 required off-street parking spaces for an existing development on the zoning lot, in connection with a proposed mixed-use development on property bounded by Park Avenue, East 108th Street, Lexington Avenue, and East 107th Street (Block 1635, Lots 1, 7, 16 & 17), in an R9/C2-4* District, within the Transit Zone, in a Large-Scale General Development.

* Note: The site is proposed to be rezoned by changing existing R7-2, R7-2/C1-5 & C8-4 Districts to an R9/C2-4 District under a concurrent related application (C 160336 ZMM).

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

(On September 7, 2016, Cal. No. 6, the Commission scheduled September 21, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 11

C 160340 HAM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by The Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 160 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1461 Park Avenue (Block 1635, Lot 1) as an Urban Development Action Area; and
 - b) 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 an affordable housing development containing approximately 390 dwelling units, approximately 3,201 square feet of commercial space and approximately 38,053 square feet of community facility space.

(On September 7, 2016, Cal. No. 7, the Commission scheduled September 21, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

IV CITY PLANNING COMMISSION 2016 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							
FEBRUARY		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 CHINESE NEW YEAR	9	10 ASH WEDNESDAY	11	12 LINCOLN'S BIRTHDAY	13
	14	15 PRESIDENTS' DAY	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29					
MARCH			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	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	16
	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 1st DAY RAMADAN	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
JULY						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
	4	5 LABOR DAY	6	7 REVIEW SESSION	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	
OCTOBER	2	3 ROSH HASHANAH	4	5 REVIEW SESSION	6	7	8
	9	10 COLUMBUS DAY OBSERVED	11	12 YOM KIPPUR	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30	31 REVIEW SESSION					
NOVEMBER			1	2	3	4	5
	6	7	8 ELECTION DAY	9	10	11 DIWALI	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			
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 1st DAY KWANZAA	27	28	29	30	31

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 PM
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 AM