

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, OCTOBER 5, 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 170031 ZMQ | 13 | 227 TH STREET REZONING | Scheduled to be Heard 10/19/16 |
| 2 | C 160306 ZMQ | 12 | MERRICK BOULEVARD REZONING | Withdrawn |
| 3 | C 160332 ZMX | 11 | 1614 WILLIAMSBRIDGE ROAD | Favorable Report Adopted |
| 4 | C 150312 ZMX | 4 | CONCOURSE VILLAGE WEST REZONING | " " |
| 5 | N 150313 ZRX | 4 | " " | " " |
| 6 | C 160365 ZMX | 6 | 1932 BRYANT AVENUE | " " |
| 7 | N 160366 ZRX | 6 | " " | " " |
| 8 | C 160367 ZSX | 6 | " " | " " |
| 9 | C 160368 ZSX | 6 | " " | " " |
| 10 | N 160369 ZAX | 6 | " " | Authorization Approved |
| 11 | M 160291(A) ZSX | 6 | " " | Modification Adopted |
| 12 | N 160391 ZCR | 2 | 144 FLAGG PLACE | Certification Approved |
| 13 | N 160386 RCR | 3 | SPRAGUE AVENUE | " " |
| 14 | N 170016 RCR | 3 | 51, 53, 55 NELSON AVENUE | " " |
| 15 | N 160383 RCR | 3 | CANTON AVENUE & HOLCOMB AVENUE | " " |
| 16 | N 170003 RCR | 3 | 30 ZEPHYR AVENUE | " " |
| 17 | N 170021 ZAR | 2 | 74 EMERSON AVENUE | Authorization Approved |

| COMMISSION ATTENDANCE: | Present (P) Absent (A) | COMMISSION VOTING RECORD: | | | | | | | | | | | | | |
|--|---------------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| | | In Favor - Y Oppose - N Abstain - AB Recuse - R | | | | | | | | | | | | | |
| Calendar Numbers: | | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| Carl Weisbrod, Chairman | 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 |
| Rayann Besser | P | W | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Irwin G. Cantor, P.E. | P | I | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Alfred C. Cerullo, III | P | T | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Michelle R. De La Uz | P | H | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Joseph I. Douek | A | D | | | | | | | | | | | | | |
| Richard W. Eaddy | P | R | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Cheryl Cohen Effron | P | A | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Hope Knight | P | W | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Anna Hayes Levin | P | N | 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 |
| Larisa Ortiz, Commissioners | P | | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |

MEETING ADJOURNED AT: 10:58 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 5, 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. 19]

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 LAUZ
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.

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WEDNESDAY OCTOBER 5, 2016

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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 19, 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) _____

OCTOBER 5, 2016

APPROVAL OF THE MINUTES OF the Regular Meeting of September 21, 2016

**I. PUBLIC HEARING OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, OCTOBER 19, 2016
STARTING AT 10:00 A. M. AT SPECTOR
HALL 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF QUEENS

No. 1

227TH STREET REZONING

CD 13

C 170031 ZMQ

IN THE MATTER OF an application submitted by Idlelots LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 19b by establishing within an existing R3-1 District a C2-2 District bounded by 227th Street, a line 100 feet northeasterly of 145th Road, a line 120 feet southeasterly of 227th Street and 145th Road, as shown on a diagram (for illustrative purposes only) dated August 22, 2016.

Resolution for adoption scheduling October 19, 2016 for a public hearing.

II. REPORTS

BOROUGH OF QUEENS

No. 2

MERRICK BOULEVARD REZONING

CD 12

C 160306 ZMQ

IN THE MATTER OF an application submitted by 125-22 Owners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19a, by establishing within an existing R3A District a C2-3 District bounded by a line midway between 125th Avenue and 126th Avenue, a line 785 feet northeasterly of 174th Place, 126th Avenue, and a line 730 feet northeasterly of 174th Place, as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

(On August 24, 2016, Cal. No. 10, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 3

1614 WILLIAMSBRIDGE ROAD

CD 11

C 160332 ZMX

IN THE MATTER OF an application submitted by Dominick Calderoni, Fred T. Santucci, Jr. & Jeffrey D. Klein pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4b:

1. establishing within an existing R4 District a C2-2 District bounded by Pierce Avenue, a line 150 feet southwesterly of Yates Avenue, a line 75 feet southeasterly of Pierce Avenue, Williamsbridge Road, a line 50 feet southeasterly of Pierce Avenue, and a line 50 feet northeasterly of Tomlinson Avenue; and
2. establishing within an existing R4A District a C2-2 District bounded by a line 100 feet

northwesterly of Pierce Avenue, Williamsbridge Road, a line 225 feet northwesterly of Pierce Avenue, a line 110 feet southwesterly of Yates Avenue, Pierce Avenue, and a line 50 feet northeasterly of Tomlinson Avenue;

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

(On August 24, 2016, Cal. No. 1, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 22, the hearing was closed.)

For consideration.

Nos. 4 & 5

CONCOURSE VILLAGE WEST REZONING

No. 4

CD 4

C 150312 ZMX

IN THE MATTER OF an application submitted by Upper Manhattan Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from a C8-3 District to an R7D District property bounded by a line 100 feet northwesterly of Concourse Village West, East 156th Street, Concourse Village West, East 153rd Street, the centerline of the easterly portion of Grand Concourse, and a line 525 feet southwesterly of East 156th Street;
2. changing from a C8-3 District to an R8 District property bounded by the centerline of the easterly portion of Grand Concourse, a line 450 feet southwesterly of East 156th Street, a line 100 feet northwesterly of Concourse Village West, and a line 525 feet southwesterly of East 156th Street; and
3. establishing within the proposed R7D District a C1-4 District bounded by a line 100 feet northwesterly of Concourse Village West, East 156th Street, Concourse Village West, and a line 200 feet southwesterly of East 156th Street;

as shown on a diagram (for illustrative purposes only) dated May 23, 2016 and subject to the conditions of CEQR Declaration E-386.

(On August 24, 2016, Cal. No. 2, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 23, the hearing was closed.)

For consideration.



No. 5

CD 4

N 150313 ZRX

IN THE MATTER OF an application submitted by Upper Manhattan Development Corporation, 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

* * *

THE BRONX

The Bronx Community District 4

In the R7A, R7D, R8, R8A and R9D Districts within the areas shown on the following Map 1:



(On August 24, 2016, Cal. No. 3, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 24, the hearing was closed.)

For consideration.

Nos. 6-9

1932 BRYANT AVENUE

No. 6

CD 6

C 160365 ZMX

IN THE MATTER OF an application submitted by Second Farms Neighborhood, HFDC 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 Bryant Avenue, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, and Boston Road.
2. establishing within the proposed R8 District a C2-4 District bounded by a line 100 feet northwesterly of Boston Road, a line 80 feet southwesterly of East Tremont Avenue, a line perpendicular to the southwesterly street line of East Tremont Avenue distant 125 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of East Tremont Avenue and the northwesterly street line of Boston Road, East Tremont Avenue, Boston Road, and Bryant Avenue;

as shown on a diagram (for illustrative purposes only) dated June 6, 2016 and subject to the conditions of CEQR Declaration E-388.

(On August 24, 2016, Cal. No. 4, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 25, the hearing was closed.)

For consideration.

No. 7

CD 6

N 160366 ZRX

IN THE MATTER OF an application submitted by the Second Farms Neighborhood HDFC, 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

* * *

THE BRONX

* * *

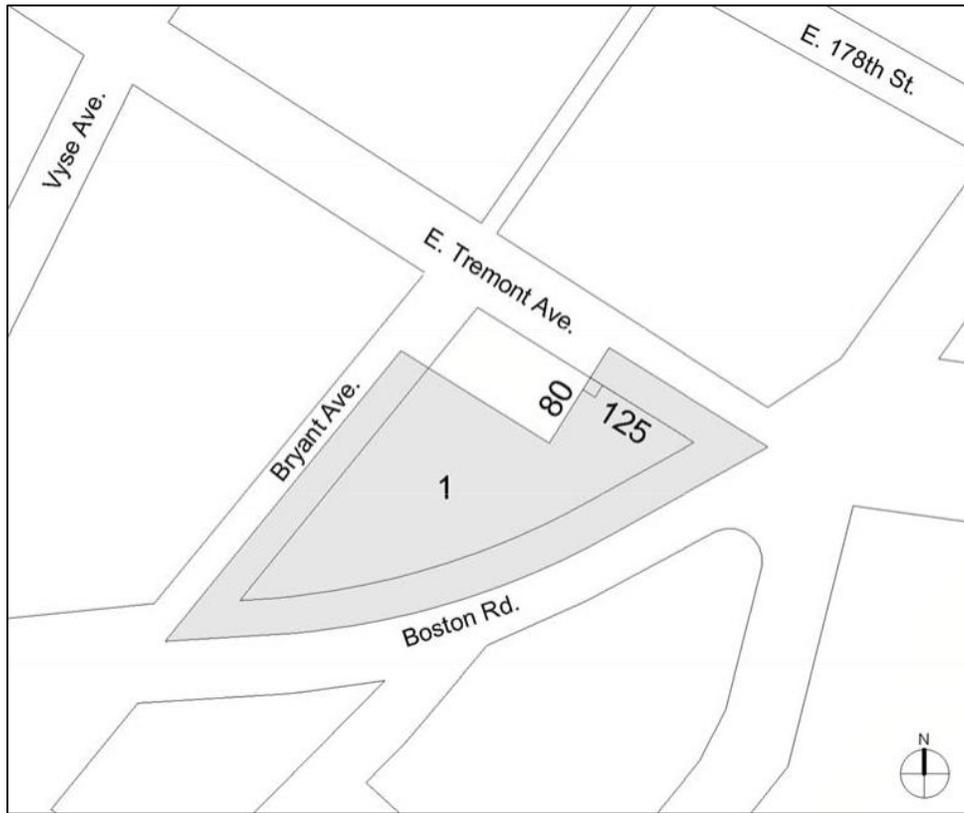
Bronx Community District 6

In the 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 and Option 2

Portion of Community District 6, The Bronx

* * *

(On August 24, 2016, Cal. No. 5, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 26, the hearing was closed.)

For consideration.

No. 8**CD 6****C 160367 ZSX**

IN THE MATTER OF an application submitted by Second Farms Neighborhood, HFDC 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 the required off-street parking spaces for the existing developments on zoning lots Parcel 6 (Block 3131, Lot 20), Parcel 7 (Block 3136, Lot 1) and Parcel 8a (Block 3130, Lot 20), in connection with a proposed mixed-use development on property located at 1932 Bryant Avenue (Block 3005, Lot 65), in R8* and R8/C2-4* Districts, within the Transit Zone, in an existing Large-Scale Residential Development generally bounded by Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 135 feet southeasterly of Bryant Avenue, East Tremont Avenue, a line approximately 260 feet southeasterly of Vyse Avenue, East 178th Street, a line approximately 270 feet southeasterly of Vyse Avenue, East 179th Street, and Boston Road (Block 3005 Lot 65, Block 3130 Lot 20, Block 3130 Lot 100, Block 3131 Lot 20, Block 3136 Lot 1, and Block 3136 Lot 101),) in R7-1, R8* and R8/C2-4* Districts.

*Note: The site is proposed to be rezoned by changing an existing R7-1 to R8 and R8/C2-4 Districts under a concurrent related application (C 160365 ZMX).

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

(On August 24, 2016, Cal. No. 6 the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 27, the hearing was closed.)

For consideration.

No. 9
CD 6**C 160368 ZSX**

IN THE MATTER OF an application submitted by Second Farms Neighborhood, HFDC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. 78-312(c) to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), to allow minor variations in required rear yards on the periphery; and

2. 78-312(d) to modify height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) to allow minor variations in the front height and setback regulations on the periphery

of a proposed mixed-use development on property located at 1932 Bryant Avenue (Block 3005, Lot 65), in R8* and R8/C2-4* Districts, within an existing Large-Scale Residential Development generally bounded by Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 135 feet southeasterly of Bryant Avenue, East Tremont Avenue, a line approximately 260 feet southeasterly of Vyse Avenue, East 178th Street, a line approximately 270 feet southeasterly of Vyse Avenue, East 179th Street, and Boston Road (Block 3005 Lot 65, Block 3130 Lot 20, Block 3130 Lot 100, Block 3131 Lot 20, Block 3136 Lot 1, and Block 3136 Lot 101), in R7-1, R8* and R8/C2-4* Districts.

*Note: The site is proposed to be rezoned by changing an existing R7-1 to R8 and R8/C2-4 Districts under a concurrent related application (C 160365 ZMX).

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

(On August 24, 2016, Cal. No. 7, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 28, the hearing was closed.)

For consideration.

No. 10

CD 6

N 160369 ZAX

IN THE MATTER OF an application submitted by Second Farms Neighborhood, HFDC for the grant of an authorization pursuant to Section 78-312(d) of the Zoning Resolution to modify height and setback requirements of Section 23-64 (Basic Height and Setback Requirements) to allow minor variations in the front height and setback regulations wholly within a proposed mixed-use development on property located at 1932 Bryant Avenue (Block 3005, Lot 65), in R8* and R8/C2-4* Districts, within an existing Large-Scale Residential Development generally bounded by Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 135 feet southeasterly of Bryant Avenue, East Tremont Avenue, a line approximately 260 feet southeasterly of Vyse Avenue, East 178th Street, a line approximately 270 feet southeasterly of Vyse Avenue, East 179th Street, and Boston Road (Block 3005 Lot 65, Block 3130 Lot 20, Block 3130 Lot 100, Block 3131 Lot 20, Block 3136 Lot 1, and Block 3136 Lot 101),) in R7-1, R8* and R8/C2-4* Districts.

*Note: The site is proposed to be rezoned by changing an existing R7-1 to R8 and R8/C2-4 Districts under a concurrent related application (C 160365 ZMX).

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

For consideration.

No. 11

CD 6

M 160291(A) ZSX

IN THE MATTER OF an application submitted by Second Farms Neighborhood, HFDC for modification of a large-scale residential development (CP-18789) to update the previously approved plans and zoning calculations to reflect the proposed development on Parcel 9, and the proposed on-grade parking areas on Parcels 7 and 8a, on property generally bounded by Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 135 feet southeasterly of Bryant Avenue, East Tremont Avenue, a line approximately 260 feet southeasterly of Vyse Avenue, East 178th Street, a line approximately 270 feet southeasterly of Vyse Avenue, East 179th Street, and Boston Road (Block 3005 Lot 65, Block 3130 Lot 20, Block 3130 Lot 100, Block 3131 Lot 20, Block 3136 Lot 1, and Block 3136 Lot 101), in R7-1, R8 and R8/C2-4 Districts.

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.

BOROUGH OF STATEN ISLAND

No. 12

144 FLAGG PLACE

CD 2

N 160391 ZCR

IN THE MATTER OF an application submitted by Frank Canterino for grant of certification pursuant to Sections 105-90 of the Zoning Resolution involving the subdivision of one zoning lot (Block 887, Lot 48) into two zoning lots (Tentative Lots 48 and 55) at 144 Flagg Place 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.

No. 13

SPRAGUE AVENUE

CD 3

N 160386 RCR

IN THE MATTER OF an application submitted by FJN Development Corp 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 Sprague Avenue, between Amboy Road and Sanford Street, (Block 7868, Existing Lot 44, Tentative Lots 42 and 44) within the Special South Richmond Development District.

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

For consideration.

No. 14

51, 53, 55 NELSON AVENUE

CD 3

N 170016 RCR

IN THE MATTER OF an application submitted by SLCR Associates LLC 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 55 Nelson Avenue (Block 5145, Existing Lots 1 and 5, Tentative Lots 1, 3, and 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.

No. 15

CANTON AVENUE & HOLCOMB AVENUE

CD 3

N 160383 RCR

IN THE MATTER OF an application submitted by Vito Cardinale for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current two zoning lots into four new zoning lots at 22 & 26 Canton Avenue and 21 & 25 Holcomb Avenue (Block 6272, Existing Lots 13 and 15, Tentative Lots 13, 14, 15, 16) 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. 16

30 ZEPHYR AVENUE

CD 3

N 170003 RCR

IN THE MATTER OF an application submitted by John Vacaralli and Danielle DeSantis for the grant of CPC certification pursuant to Sections 107-22 and 107-222 of the Zoning Resolution involving the preservation of Designated Open Space and Public Pedestrian Ways respectively in relation to the proposed new three story, one-family residence at 30 Zephyr Avenue (Block 7, Lot 6452) 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. 17

74 EMERSON AVENUE

CD 2

N 170021 ZAR

IN THE MATTER OF an application submitted by Nicole Nickley for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for the modification of topography on a Tier I site to facilitate the construction of an in-ground pool with a surrounding patio and terrace area and an enlargement of a single-family detached home to add a second story and a small expansion of the building footprint at 74 Emerson Avenue (Block 838, Lot 166) and 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.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 18 & 19

14-18 CARROLL STREET REZONING

No. 18

CD 6

C 150360 ZMK

PUBLIC HEARING:

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.

(On September 21, 2016, Cal. No. 1, the Commission scheduled October 5, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 6

N 160379 ZRK

PUBLIC HEARING:

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

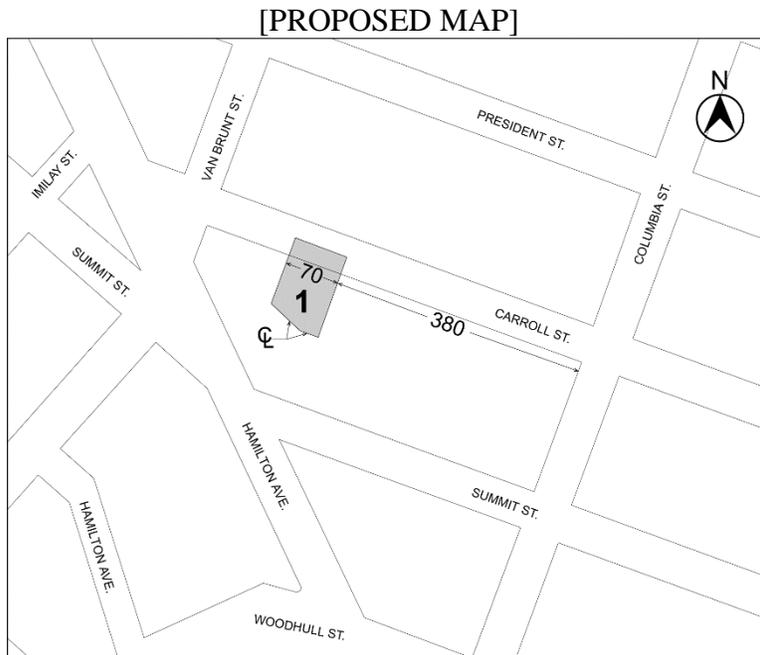
* * *

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)



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

* * *

(On September 21, 2016, Cal. No. 2, the Commission scheduled October 5, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

FRIENDS OF CROWN HEIGHTS CHILD CARE CENTER 18

CD 5

C 160071 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 851 Liberty Avenue (Block 3976, Lot 70) for continued use as a child care center.

(On September 21, 2016, Cal. No. 3, the Commission scheduled October 5, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CHILDREN'S CORNER CHILD CARE CENTER

CD 5

C 150420 POK

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 565 Livonia Avenue (Block 3803, Lot 46) for continued use as a child care center.

(On September 21, 2016, Cal. No. 4, the Commission scheduled October 5, 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 | 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 PASSOVER |
| 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 | 3 |
| | 4 | 5 LABOR DAY | 6 REVIEW SESSION | 7 CPC PUBLIC MEETING | 8 | 9 | 10 |
| | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| | 18 | 19 REVIEW SESSION | 20 | 21 CPC PUBLIC MEETING | 22 | 23 | 24 |
| | 25 | 26 | 27 | 28 | 29 | 30 | |
| OCTOBER | 2 | 3 ROSH HASHANAH | 4 REVIEW SESSION | 5 CPC PUBLIC MEETING | 6 | 7 | 8 1 |
| | 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 CPC PUBLIC MEETING | 2 | 3 | 4 | 5 |
| | 6 | 7 | 8 ELECTION DAY | 9 | 10 DIWALI | 11 | 12 |
| | 13 | 14 REVIEW SESSION | 15 | 16 CPC PUBLIC MEETING | 17 | 18 VETERANS' DAY | 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 CHRISTMAS OBSERVED | 27 | 28 | 29 | 30 HANUKKAH | 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

V. CITY PLANNING COMMISSION 2017 SCHEDULE OF MEETINGS

| | SUN | MON | TUE | WED | THU | FRI | SAT |
|-----------|--------------------------|-----------------------------------|--------------------------|---------------------------------------|--------------------------|-------------------------|-------------------------|
| JANUARY | 1 New Year's Day | 2 New Year's Observed | 3 REVIEW SESSION | 4 CPC PUBLIC MEETING | 5 | 6 | 7 |
| | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| | 15 | 16 Martin Luther King, Jr. Day | 17 REVIEW SESSION | 18 CPC PUBLIC MEETING | 19 | 20 | 21 |
| | 22 | 23 | 24 | 25 | 26 | 27 | 28 Chinese New Year |
| | 29 | 30 REVIEW SESSION | 31 | | | | |
| FEBRUARY | | | | 1 CPC PUBLIC MEETING | 2 | 3 | 4 |
| | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| | 12 Lincoln's Birthday | 13 | 14 | 15 | 16 | 17 | 18 |
| | 19 | 20 Presidents' Day | 21 REVIEW SESSION | 22 CPC PUBLIC MEETING Washington's | 23 | 24 | 25 |
| | 26 | 27 | 28 | | | | |
| MARCH | | | | 1 Ash Wednesday | 2 | 3 | 4 |
| | 5 | 6 REVIEW SESSION | 7 | 8 CPC PUBLIC MEETING | 9 | 10 | 11 |
| | 12 | 13 | 14 | 15 | 16 | 17 St. Patrick's Day | 18 |
| | 19 | 20 REVIEW SESSION | 21 | 22 CPC PUBLIC MEETING | 23 | 24 | 25 |
| | 26 | 27 | 28 | 29 | 30 | 31 | |
| APRIL | | | | | | | 1 |
| | 2 | 3 REVIEW SESSION | 4 | 5 CPC PUBLIC MEETING | 6 | 7 | 8 |
| | 9 Palm Sunday | 10 | 11 Passover | 12 | 13 | 14 | 15 |
| | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| | 23 Easter | 24 REVIEW SESSION | 25 | 26 CPC PUBLIC MEETING | 27 | 28 | 29 |
| 30 | | | | | | | |
| MAY | | 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 First Day Ramadan |
| | 28 | 29 Memorial Day | 30 | 31 | | | |
| JUNE | | | | | 1 | 2 | 3 |
| | 4 | 5 REVIEW SESSION | 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 | 27 | 28 | 29 | 30 | |
| | | | | | | | |
| JULY | | 2 | 3 | 4 Independence Day | 5 | 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 | | | | | | |
| AUGUST | | | | 1 | 2 | 3 | 4 |
| | 5 | 6 | 7 | 8 | 9 | 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 | 31 | |
| SEPTEMBER | | | | | | | 1 |
| | | | | | | | 2 |
| | 3 | 4 Labor Day | 5 REVIEW SESSION | 6 CPC PUBLIC MEETING | 7 | 8 | 9 |
| | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| | 17 | 18 REVIEW SESSION | 19 CPC PUBLIC MEETING | 20 | 21 Rosh Hashanah | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 Yom Kippur | |
| OCTOBER | 1 | 2 REVIEW SESSION | 3 | 4 CPC PUBLIC MEETING | 5 | 6 | 7 |
| | 8 | 9 Columbus Day Observed | 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 | | | | |
| NOVEMBER | | | | | | | 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 | 26 | 27 | 28 | 29 | 30 | |
| DECEMBER | | | | | | | 1 |
| | | | | | | | 2 |
| | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| | 10 | 11 REVIEW SESSION | 12 | 13 CPC PUBLIC MEETING Hanukkah | 14 | 15 | 16 |
| | 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 | |
| 31 | | | | | | | |

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