COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 31, 2018

MEETING AT 10:00 A.M.
NYC CITY PLANNING COMMISSION
HEARING ROOM, LOWER CONCOURSE
120 BROADWAY
NEW YORK, NEW YORK

Bill de Blasio, Mayor
City of New York

[No. 20]

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 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).

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.
The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

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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 November 14, 2018.
GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar, is requested to fill out a speaker’s slip available at the staff desk outside the hearing chambers on the day of the hearing. 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: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Electronic 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 that is located on the public meeting page of the Department of City Planning website:

http://www1.nyc.gov/site/planning/about/commission-meetings.page

Written Comments: Anyone wishing to present written 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 also 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 31, 2018

APPROVAL OF THE MINUTES OF the Public Meeting of October 17, 2018

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 14, 2018
STARTING AT 10:00 A. M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE,
120 BROADWAY
NEW YORK, NEW YORK

BOROUGH OF THE BRONX

Nos. 1 & 2

EAST 241ST STREET REZONING

No. 1

CD 12 C 180083 ZMX

IN THE MATTER OF an application submitted by Enclave on 241st LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 2a:

1. changing from an M1-1 District to an R7D District property bounded by East 241st Street, Furman Avenue, East 240th Street and White Plains Road; and

2. establishing within the proposed R7D District a C2-4 District bounded by East 241st Street, Furman Avenue, East 240th Street and White Plains Road;

as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of the CEQR Declaration E-484.

Resolution for adoption scheduling November 14, 2018 for a public hearing.
IN THE MATTER OF an application submitted by Enclave on 241st, 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 Housing Inclusionary area, and to APPENDIX I to extend Transit Zone 1.

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

*     *     *

Bronx Community District 12

Map 1 - [date of adoption]
PROPOSED MAP

Portion of Community District 12, The Bronx

* * *

APPENDIX I

Transit Zone

* * *
Resolution for adoption scheduling November 14, 2018 for a public hearing.
BOROUGH OF BROOKLYN

Nos. 3 & 4

895 BEDFORD AVENUE REZONING

No. 3

CD 3  C 180229 ZMK

IN THE MATTER OF an application submitted by 895 Bedford Avenue Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 17a:

1. changing from an M1-2 District to an R7A District property bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue and Bedford Avenue; and

2. establishing within the proposed R7A District a C2-4 District bounded by a line 80 feet northerly of Willoughby Avenue, Spencer Street, Willoughby Avenue, and Bedford Avenue;

Borough of Brooklyn, Community District 3, as shown on a diagram (for illustrative purposes only) dated August 24, 2018, and subject to the conditions of CEQR Declaration E-491.

Resolution for adoption scheduling November 14, 2018 for a public hearing.

No. 4

CD 3  N 180230 ZRK

IN THE MATTER OF an application submitted by 895 Bedford 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;
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

BROOKLYN

Brooklyn Community District 3

Map 3 - [date of adoption]
Inclusionary Housing Designated Area

Mandatory Inclusionary Housing Area (MIHA) see Section 23-154(d)(3)

1. Area 1 5/10/17 - MIH Program Option 1, Option 2 and Workforce Option
2. Area 2 5/10/17 - MIH Program Option 1 and Option 2
3. Area 3 11/30/17 - MIH Program Option 1

Excluded Area
Resolution for adoption scheduling November 14, 2018 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

51 WHITE STREET

IN THE MATTER OF an application submitted by 51 White Street 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 to modify the height and setback requirements of Section 23-662 (Maximum height of buildings and setback regulations) and Section 23-692 (Height limitations for narrow buildings or enlargements), the inner court requirements of Section 23-85 (Inner Court Regulations) and the minimum distance between legally required windows and walls or lot lines requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines), to facilitate the vertical enlargement of an existing 5-story building, on property located at 51 White Street (Block 175, Lot 24), in a C6-2A District, within the Tribeca East 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, NY 10271.

Resolution for adoption scheduling November 14, 2018 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 6

DOT STATEN ISLAND VEHICLE MAINTENANCE & REPAIR FACILITY

IN THE MATTER OF an application submitted by the Department of Transportation 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 1893 Richmond Terrace (Block 185, Lot 501) for a vehicle maintenance and repair facility.

Resolution for adoption scheduling November 14, 2018 for a public hearing.
IN THE MATTER OF an application submitted by New York City Department of City Planning and New York City Economic 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 Article XII, Chapter 1 (Special Garment Center District) and related Sections.

Matter underlined is new, to be added;
Matter struck-out is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE IX
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Hudson Yards District

* * *

93-01
Definitions

* * *

Hudson Yards Redevelopment Area

The “Hudson Yards Redevelopment Area” shall be the areas within the #Special Hudson Yards District#, Area P-2 Subdistrict A-2 of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the
westerly prolongation of the southern street line of West 29th Street to the U.S. Pierhead Line, and the southern street line of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of West 33rd Street shall not be included in the Hudson Yards Redevelopment Area, except for any portion of such blocks containing a transit easement for subway-related use. Furthermore, the Hudson Yards Redevelopment Area shall not include any underground connections from a subway station to any use located on such excluded blocks or between any such uses.

* * *

93-23
Modifications of Inclusionary Housing Program

Subdistrict C (34th Street Corridor) and Subareas D1 and D2 of Subdistrict D (Hell’s Kitchen) of the Special Hudson Yards District and Area P-2 Subdistrict A-2 of the Special Garment Center District, shall be Inclusionary Housing designated areas, pursuant to Section 12-10 (DEFINITIONS) for the purpose of making the Inclusionary Housing Program regulations of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified within the Special Districts. The underlying provisions of Sections 23-154 and 23-90 shall only be applicable in Subdistrict F as modified by Section 93-233 (Floor area increase for affordable housing in Subdistrict F).

* * *

93-232
Floor area increase in Subdistricts B, C, D and E, and Preservation Area P-2 Special Garment Center District Subdistrict A-2

Within Subdistricts B, C, D and E, and Preservation Area P-2 Subdistrict A-2 of the Special Garment Center District, the provisions of Section 23-154 (Inclusionary Housing) shall not apply. In lieu thereof, the floor area compensation provisions of this Section shall apply. In accordance with the provisions set forth in Section 93-22 (Floor Area Regulations in Subdistricts B, C, D, E and F) or 121-31 (Maximum Permitted Floor Area), the maximum permitted residential floor area ratio on a zoning lot with developments or enlargements that provide affordable housing pursuant to the Inclusionary Housing Program may be increased, as follows:

* * *

93-31
District Improvement Fund Bonus

In Area P-2 Subdistrict A-2 of the Special Garment Center District and in the Special Hudson
Yards District#, except in Subdistrict F, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21, 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

* * *

93-80
OFF-STREET PARKING REGULATIONS

* * *

93-81
Definitions

Hudson Yards parking regulations applicability area

The “Hudson Yards parking regulations applicability area” is comprised of Subdistricts A, B, C, D and E of the #Special Hudson Yards District#, the 42nd Street Perimeter Area of the #Special Clinton District# and #Area P-2 Subdistrict A-2 of the #Special Garment Center District#.

* * *

93-90
HARASSMENT

(a) Definitions

(1) Anti-harassment area

“Anti-harassment area” shall mean the #Special Hudson Yards District# and #Area P-2 Subdistrict A-2 of the #Special Garment Center District#.

* * *

93-91
Demolition

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90 (HARASSMENT), paragraph (a)(14), located within
Subareas D4 or D5 in the Hell’s Kitchen Subdistrict D or within Preservation Area P-2 Subdistrict A-2 of the #Special Garment Center District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within Preservation Area P-2 Subdistrict A-2 of the #Special Garment Center District#, where such partial demolition would decrease the amount of #residential floor area# in such #multiple dwelling# by 20 percent or more, unless:

* * *

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 1
Special Garment Center District

121-00
GENERAL PURPOSES

The “Special Garment Center District” established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes, to:

(a) retain adequate wage and job-producing industries within the Garment Center;

(b) to provide an opportunity for apparel production and showroom space in designated areas of the Garment Center;

(c) to limit conversion of manufacturing space to office use in designated areas of the Garment Center,

     to preserve a variety of types of space for a diversity of businesses that service the Garment Center and the City;

(d) to recognize the unique character of the western edge of the Special District as integral to the adjacent Special Hudson Yards District;

(e) to establish an appropriate urban scale and visual character for wide streets within the Garment Center; and
(f) to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

121-01
General Provisions

In harmony with the general purposes of the #Special Garment Center District# the signage requirements of this Chapter shall apply to any #development#, #enlargement#, alteration, #extension#, #conversion# or change of #use#. The #use# regulations of this Chapter shall apply to any #conversion#, change of #use# and #extension#. Special #bulk# regulations apply within Preservation Area P-2. Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect.

The provisions of this Chapter shall apply within the #Special Garment Center District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

121-02
District Plan (Appendix A)

The District Plan (Appendix A) for the #Special Garment Center District# shows Preservation Areas, indicated by “P-1” and “P-2.” Appendix A is hereby incorporated as an integral part of the provisions of this Chapter.

The regulations of this Chapter are designed to implement the #Special Garment Center District# Plan. The District Plan includes the following map:

Special Garment Center District and Subdistricts

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

121-03
Subdistricts

In order to carry out the purposes and provisions of this Chapter, two Subdistricts are established within the #Special Garment Center District#: Subdistrict A-1 and Subdistrict A-2. The location
of the Subdistricts are shown on the map (Special Garment Center District and Subdistricts) in Appendix A of this Chapter.

121-10
PRESERVATION AREA SPECIAL USE REGULATIONS

The #use# regulations of the applicable underlying district shall apply except as set forth in this Section.

121-11
Special Use Regulations Transient hotels

(a) In Preservation Area P-1, permitted uses are listed in Use Groups A and B, as set forth in Sections 121-111 and 121-112. In addition, a change of #use# to a Use Group 6B #use# is permitted, subject to the #floor area# preservation requirements of Section 121-113 (Floor area preservation).

(b) In Preservation Area P-2, for #buildings# with less than 70,000 square feet of #floor area# on January 19, 2005, the underlying #use# regulations shall apply, except that the provisions of Sections 15-20 through 15-215, inclusive, shall not apply. In lieu thereof, the provisions of Section 15-10 through 15-13, inclusive, shall apply to the #conversion# to #dwelling units# of #non-residential buildings#.

(c) In Preservation Area P-2, for #buildings# with 70,000 square feet or more of #floor area# existing on January 19, 2005, permitted #uses# are listed in Use Groups A and B, as set forth in Sections 121-111 and 121-112. In addition, a change to any #use# permitted by the underlying #use# regulations is permitted subject to the #floor area# preservation requirements of Section 121-113. For portions of such #buildings converted# to #dwelling units#, the provisions of Sections 15-20 through 15-215, inclusive, shall not apply. In lieu thereof, the provisions of Section 15-10 through 15-13, inclusive, shall apply to such #conversions#. Such #floor area# preservation requirements may be waived by authorization of the City Planning Commission pursuant to Section 121-13.

(d) In Preservation Area P-2, any #development# or #enlargement# that includes Use Group 6B offices #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

In the #Special Garment Center District#, # transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission pursuant to Section 121-70 (Special Permit for Transient Hotels).
However, a special permit shall not be required for a #transient hotel# operated for a public purpose by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying a public purpose.

Any #transient hotel# existing prior to [date of adoption] within the #Special Garment Center#, shall be considered a conforming #use#. Any #enlargement# or #extension# of such existing conforming #use# shall not require a special permit. In the event a casualty damages or destroys a #building# within the #Special Garment Center District# that was used as a #transient hotel# as of [date of adoption], such #building# may be reconstructed and continue as a #transient hotel# without obtaining a special permit, provided the #floor area# of such reconstructed #building# does not exceed the #floor area# permitted pursuant to the provisions of Section 121-31 (Maximum Permitted Floor Area Within Subdistrict A-1) or Section 121-41 (Maximum Permitted Floor Area Within Subdistrict A-2), as applicable.

121-111
Use Group A

Changes of #use# to Use Group A #uses# are exempt from the #floor area# preservation requirements of Section 121-113. In Preservation Area P-1, in the case of a change of #use# of #floor area# to a Use Group 6B #use#, Use Group A #uses# may not be used to satisfy the preservation requirement. In Preservation Area P-2, in the case of a change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations, Use Group A #uses# may not be used to satisfy the preservation requirement.

In Use Group 6A:

All #uses#

In Use Group 6C:

All #uses# except loan offices, telegraph offices and travel bureaus

In Use Group 6D:

All #uses#

In Use Group 9A:

Blueprinting or photostatting establishments
Musical instrument repair shops

Printing establishments, limited to 2,500 square feet of #floor area# per establishment for production

Typewriter or other small business machine sales, rentals or repairs

In Use Group 12B:

All #uses#

Additional #uses#:

#Accessory uses#

Automobile rental establishments

#Public parking lots# and #public parking garages#, pursuant to the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core)

Wholesale establishments, with a minimum of 15 percent of #accessory# storage

Wholesale showrooms

121-112
Use Group B

Changes of #use# to Use Group B #uses# are exempt from the #floor area# preservation requirements of Section 121-113. In Preservation Area P-1, in the case of a change of #use# of #floor area# to a Use Group 6B #use#, only Use Group B #uses# may be used to satisfy the #floor area# preservation requirements. In Preservation Area P-2, in the case of a change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations, only Use Group B #uses#, and #uses# in Use Group 6A and 6C may be used to satisfy the preservation requirement.

In Use Group 11A:

Art needlework, hand weaving or tapestries

Books, hand binding or tooling

Ceramic products, custom manufacturing
Clothing, custom manufacturing or altering for retail

Hair products, custom manufacturing

Jewelry manufacturing from precious metals

In Use Group 16A:

Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units

Tool, die, or pattern making establishments or similar small machine shops

In Use Group 16D:

Packing or crating establishments

Trucking terminals or motor freight stations, limited to 20,000 square feet of lot area per establishment

Warehouses

In Use Group 17B:

All uses

Additional Uses:

Accessory uses

121-113
Floor area preservation

In Preservation Area P-1, the change of use of floor area to Use Group 6B use after March 26, 1987, and, in Preservation Area P-2, for buildings with 70,000 square feet or more of floor area existing on January 19, 2005, the change of use of floor area to any use permitted by the underlying use regulations is permitted only by certification of the Chairperson of the City Planning Commission that floor area has been preserved subject to the provisions of Section 121-115 (Certification and other requirements of preservation and conversion) for uses specified in Section 121-112 (Use Group B).

The amount of floor area to be preserved shall be equal to the amount of floor area changed to a Use Group 6B use or any use permitted by the underlying use regulations, as
Such floor area may be preserved in the same building or in any other comparable building in Preservation Areas P-1 or P-2, subject to the provisions of Section 121-114 (Comparability).

Floor area may not be preserved on portions of floors. If the floor area to be preserved includes a fraction of a floor, the next highest number of full floors must be preserved for a permitted use in Use Group B. At the time of such change of use, floor area to be preserved must either be vacant or occupied by a use in Use Group B.

### 121-114 Comparability

Where the floor area to be preserved is not located within the same building where the use will be changed, such floor area must be comparable to floor area in the building where the use will be changed. Comparability, shown by an affidavit from a professional engineer or a registered architect, licensed under the laws of the State of New York, shall exist where the floor area to be preserved meets the following criteria:

(a) Elevators: Load and number

#### (1) Load

Each elevator shall have a minimum load of 2,000 pounds. The total load of all elevators servicing the floor area to be preserved shall be in accordance with the following ratio:

<table>
<thead>
<tr>
<th>Total load</th>
<th>is greater than or equal to 90% of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross floor area of building to be preserved</td>
<td></td>
</tr>
</tbody>
</table>

#### (2) Number

There shall be a minimum of two elevators. The number of elevators servicing the floor area to be preserved shall be in accordance with the following ratio:

<table>
<thead>
<tr>
<th>Number of elevators</th>
<th>is greater than or equal to 90% of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross floor area of</td>
<td></td>
</tr>
<tr>
<td>building to be preserved</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of elevators</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross floor area of</td>
<td></td>
</tr>
<tr>
<td>building that will be occupied by the change of use</td>
<td></td>
</tr>
</tbody>
</table>
#building# to be preserved | occupied by the change of #use#

Notwithstanding the above, where there is only one elevator servicing the #floor area# to be occupied by the change of #use#, there may be one elevator servicing the #floor area# to be preserved if the following exist:

(i) the #floor area# to be serviced by the elevator in the #building# to be preserved does not exceed the #floor area# serviced by the elevator in the #building# to be occupied by the change of #use# by more than 10 percent; and

(ii) the ratio of the volume of the elevator servicing the #floor area# to be preserved to the #floor area# to be preserved is at least 90 percent of the ratio of the volume of the elevator servicing the #floor area# to be occupied by the change of #use#. If the number of elevators required pursuant to the above ratio includes a fraction of an elevator, this fraction shall be rounded to the nearest whole number.

(b) Floor load
The floors shall have a minimum live load capacity of 100 pounds per square foot (100 psf).

(c) Size of floors
The #floor area# shall be located on floors of not less than 3,000 square feet or 50 percent of the size of the floors in the #building# to be occupied by the change of #use#, whichever is greater. #Floor area# may not be preserved on portions of floors.

(d) Loading facilities
The loading facilities shall be at least equal in number to those in the #building# to be occupied by the change of #use#. In addition, if such #building# has an off-street loading dock, the #building# containing the #floor area# to be preserved must have such off-street loading facilities.

(e) Column spacing
There shall be a minimum distance between columns of 16 feet, measured on center. In addition, the average distance between columns shall not be less than 90 percent of the average distance between columns in the #building# to be occupied by the change of #use#.

(f) Height of #stories#
The #stories# shall have an average minimum height of ten feet.
121-115
Certification and other requirements of preservation and conversion

(a) Prior to the issuance of an alteration permit for the change of use of floor area to Use Group 6B #use# in Preservation Area P-1, or the change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations in Preservation Area P-2, the Chairperson of the City Planning Commission shall certify compliance with the requirements of Section 121-113 (Floor area preservation), upon proof of a legal commitment to preserve and maintain the required #floor area# for a permitted #use# in Use Group B. Such legal commitment shall be executed by all parties having any interest in the #floor area# to be preserved as shown by a certificate issued by a title insurance company licensed to do business in the State of New York showing all such parties in interest.

A "party in interest" in the tract of land shall include only (W) the fee owner thereof, (X) the holder of any enforceable recorded interest superior to that of the fee owner and which could result in such holder obtaining possession of all or substantially all of such tract of land, (Y) the holder of any enforceable recorded interest in all or substantially all of such tract of land which would be adversely affected by the preservation as required herein, and (Z) the holder of any unrecorded interest in all or substantially all of such tract of land which would be superior to and adversely affected by the preservation required herein and which would be disclosed by a physical inspection of the tract of land.

A copy of the legal commitment required herein shall be recorded in the Conveyances Section of the Office of the City Register of New York County upon certification.

(b) The amount of #floor area# required to be preserved in any #building# pursuant to Section 121-113 shall not be reduced by the existence of a previously issued legal commitment for preservation on a portion of the #floor area# in the #building#.

(c) If any #floor area# to be preserved for a #use# in Use Group B pursuant to Section 121-113 is damaged, destroyed or becomes unusable, it shall be repaired or reconstructed only in accordance with the conditions and restrictions set forth in the certification granted by the City Planning Commission and the legal commitment constituting part of such certification. Failure to comply with any other conditions and restrictions or failure to rebuild such preserved #floor area# set forth above shall constitute a violation of the certification and may constitute a basis for denial or revocation of the building permit or certificate of occupancy issued for the #building# containing preserved #floor area#. 
121-12
Conditions for Application of Preservation Area Regulations to Entire Zoning Lot C6-4M Districts in Subdistrict A-2

For the purposes of this Chapter, the provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) are hereby made inapplicable. In lieu thereof, #zoning lots# existing on March 26, 1987, divided by the boundary of the Preservation Area as shown in Appendix A shall be subject to the #use# regulations applicable to the district in which more than 50 percent of the #lot area# is located. However, #zoning lots# fronting on a #wide street# shall not be subject to the preservation requirements of this Chapter.

In the C6-4M District located within Subdistrict A-2, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

(a) for #buildings# with less than 70,000 square feet of #floor area#, the provisions of Section 15-20 (REGULATIONS GOVERNING RESIDENTIAL CONVERSIONS WITHIN EXISTING BUILDINGS IN C6-2M, C6-4M, M1-5M AND M1-6M DISTRICTS), inclusive, shall not apply to the #conversion# of non-#residential floor area# to #residences#. In lieu thereof, Section 15-10 (REGULATIONS GOVERNING RESIDENTIAL CONVERSIONS WITHIN EXISTING BUILDINGS IN RESIDENCE AND COMMERCIAL DISTRICTS, EXCEPT C6-2M AND C6-4M DISTRICTS), inclusive, shall apply; and

(b) for #buildings# with 70,000 square feet or more of #floor area#, the #conversion# of non-#residential floor area# to #residences#, or to college or school student dormitories and fraternity or sorority student houses shall not be permitted.

(c) the following #uses# and #uses accessory# to such #uses# shall be allowed:

(1) From Use Group 16A:

Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units

Tool, die or pattern making establishments or similar small machine shops

(2) From Use Group 16D:

Packing or crating establishments
Trucking terminals or motor freight stations, limited to 20,000 square feet of lot area per establishment

Warehouses

Wholesale establishments, with no limitation on accessory storage

(3) From Use Group 17B:

All uses

121-13
Authorization for Waiver of Floor Area Preservation Requirements—M1-6 District in Subdistrict A-1

In Preservation Area P-2, for buildings with 70,000 square feet or more of floor area existing on January 19, 2005, the City Planning Commission may authorize the conversion or change of use of floor area to any use permitted by the underlying use regulations without complying with the floor area preservation requirements set forth in Section 121-113, provided the Commission finds that:

(a) the floor area to be occupied by the change of use has not been occupied by any manufacturing, wholesale or showroom use for a period of at least three years prior to the date that a complete application has been filed with the Department of City Planning;

(b) the conversion or change of use will not harm the commercial and manufacturing sectors of the City’s economy;

(c) the conversion or change of use will not harm the commercial and manufacturing character of the surrounding area;

(d) the process of conversion or a change of use will not unduly burden commercial and manufacturing uses in the building; and

(e) the neighborhood in which the conversion or change of use is taking place will not be excessively burdened by increased residential activity.

In the M1-6 District located within Subdistrict A-1, uses listed in Use Group 18 shall not be permitted.
121-20
SIGN REGULATIONS

The following provisions apply on wide streets within the Special Garment Center District:

(a) no sign shall project across the street line of a wide street more than 18 inches for double or multifaceted signs or 12 inches for other signs;

(b) no canopies, marquees, or awnings shall be permitted on the exterior of any building with the exception of theaters or hotels;

(c) where a permit is issued by the Department of Highways for the temporary display of banners/pennants across a street (or sidewalk) such banners/pennants shall be removed after 30 days of the issuance of the permit; and

(d) no banners or pennants shall be permanently displayed from the exterior of any building unless the design of such banners or pennants has been approved by the Mayor's Fashion Industry Advisory Council.

For the purpose of this Section, any signs including canopies, marquees, awnings, banners or pennants which do not conform to the above regulations may be continued for one year after March 26, 1987, provided that after expiration of that period such non-conforming signs, including canopies, marquees, awnings, banners or pennants shall terminate.

In the Special Garment Center District, all signs shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, in Subdistrict A-2, flashing signs shall not be permitted.

121-30
SPECIAL BULK REGULATIONS WITHIN PRESERVATION AREA P-2 WITHIN SUBDISTRICT A-1

The following special bulk regulations shall apply within Preservation Area P-2 Subdistrict A-1, as shown on the map in Appendix A of this Chapter.

121-31
Maximum Permitted Floor Area Within Subdistrict A-1

The basic maximum floor area ratio of a zoning lot containing non-residential buildings shall be 10.0 and may be increased to a maximum floor area ratio of 12.0 only pursuant to Section 93-31 (District Improvement Fund Bonus). Such zoning lot may also contain residences within buildings existing on January 19, 2005, provided that such buildings are not enlarged after such date. For zoning lots containing residences within a building that is developed or enlarged on or after January 19, 2005, the basic maximum floor area ratio
shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5, pursuant to Section 93-31, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23, provided that for every five square feet of #floor area# increase pursuant to Section 93-31, there is a #floor area# increase of six square feet pursuant to Section 23-90, as modified by Section 93-23, inclusive. The maximum #residential floor area ratio# shall be 12.0.

For the #conversion# to #dwelling units# of #non-residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

The basic maximum #floor area ratio# of a #zoning lot# shall be as specified for the underlying district in Section 43-12 (Maximum Floor Area Ratio) and may be increased only pursuant to Section 43-13 (Floor Area Bonus for Public Plazas). No #public plaza#, or any part thereof, shall be permitted on or within 100 feet of a #wide street#. The provisions of Section 43-14 (Floor Area Bonus for Arcades) shall not apply.

121-32
Height of Street Walls and Maximum Building Height Within Subdistrict A-1

In Subdistrict A-1, the underlying height and setback regulations set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks) and 43-44 (Alternate Front Setbacks) shall not apply. In lieu thereof, the following provisions shall apply:

(a) **Height of street walls**

The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings# to remain. Such #street wall# shall rise without setback to a minimum base height of 80 feet and a maximum base height of 90 feet. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

(1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#;

(2) where the height of an adjacent #street wall# fronting on the same #street line# is less
than 60 feet, the #street wall# of the new or #enlarged building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph, (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph, (a).

The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the maximum base height specified in paragraph (b) of this Section. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS).

(b) Maximum #building# height

Base height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building# or other #structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

(1) any portion of the #building# or other #structure# developed# or #enlarged# pursuant to the tower regulations of Sections 33-45 (Tower Regulations) or 35-64 (Special Tower Regulations for Mixed Buildings), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building# or other #structure# exceeds the height limit of 250 feet; and

(2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer, as listed in paragraph (c)(1) of Section 23-621, may penetrate the #sky exposure plane#.

On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building#
and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

(1) **Along #wide streets#**

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and may rise to a maximum base height of 155 feet.

However, where the height of an existing adjacent #street wall# fronting on the same #street line# rises to a height exceeding 155 feet before setback, the maximum base height may be increased to the height of such existing adjacent #street wall# but shall not exceed a base height of 205 feet. In addition, where existing adjacent #street walls# on both sides of the #building# rise to a height exceeding 155 feet before setback, the maximum base height of such #building# may be increased to the higher of the two existing adjacent #street walls#, except in no instance shall the base height of such #building# exceed 205 feet.

(2) **Along #narrow streets#**

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 85 feet and may rise to a maximum base height of 135 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may be applied along a #narrow street# beyond 50 feet of a #wide street#, up to a maximum of 100 feet from such #wide street#.

(c) Required setbacks

(1) **Along #wide streets#**

For #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(1) of this Section, shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a “tower.”
(2) Along narrow streets

For buildings, or portions thereof, located on narrow streets beyond 100 feet of a wide street, the portion of such building above the applicable maximum base height set forth in paragraph (b)(2) of this Section shall be set back from the street wall of the building at least 15 feet along a narrow street, except such dimensions may include the depth of any permitted recesses in the street wall. Above such required setback, any portion of a building on the zoning lot shall be considered a “tower.”

(d) Tower Regulations

Each story of a tower above the required setback shall not exceed a maximum lot coverage of 40 percent of the lot area of a zoning lot or, for zoning lots of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots).

(e) Maximum building height

No height limit shall apply to towers.

121-40

SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-2

The following special bulk regulations shall apply within Subdistrict A-2, as shown on the map in Appendix A of this Chapter.

121-31-121-41

Maximum Permitted Floor Area Within Subdistrict A-2

The basic maximum floor area ratio of a zoning lot containing non-residential buildings shall be 10.0 and may be increased to a maximum floor area ratio of 12.0 only pursuant to Section 93-31 (District Improvement Fund Bonus). Such zoning lot may also contain residences within buildings existing on January 19, 2005, provided that such buildings are not enlarged after such date. For zoning lots containing residences within a building that is developed or enlarged on or after January 19, 2005, the basic maximum floor area ratio shall be 6.5. The floor area ratio of any such zoning lot may be increased from 6.5, pursuant to Section 93-31, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23 (Modifications of Inclusionary Housing Program), provided that for every five square feet of floor area increase pursuant to Section 93-31, there is a floor area increase of six square feet pursuant to Section 23-90, as modified by Section 93-23, inclusive. The maximum residential floor area ratio shall be 12.0.
For the conversion to dwelling units of non-residential buildings, or portions thereof, where the total floor area on the zoning lot to be converted to residential use exceeds a floor area ratio of 12.0, such excess floor area shall be permitted only pursuant to Section 93-31.

121-32-121-42
Height of Street Walls and Maximum Building Height Within Subdistrict A-2

(a) Height of street walls

The street wall of any building shall be located on the street line and extend along the entire street frontage of the zoning lot not occupied by existing buildings to remain. Such street wall shall rise without setback to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent street wall fronting on the same street line is higher than 90 feet before setback, the street wall of the new or enlarged building may rise without setback to the height of such adjacent street wall, up to a maximum height of 120 feet.

For zoning lots, or portions thereof, with street frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such street frontage in accordance with the following provisions:

(1) where the height of an adjacent street wall fronting on the same street line is at least 60 feet and less than 80 feet, the street wall of the new or enlarged building may rise without setback to the height of such adjacent street wall; or

(2) where the height of an adjacent street wall fronting on the same street line is less than 60 feet, the street wall of the new or enlarged building may rise without setback to a minimum street wall height of 60 feet.

The street wall of any building may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no building on the zoning lot exceeds such height, except where such building is located on a zoning lot with multiple buildings, one or more of which is developed, enlarged or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

(b) Maximum building height

Above a height of 90 feet or the height of the adjacent street wall if higher than 90 feet, no portion of a building or other structure shall penetrate a sky exposure plane that begins at a height of 90 feet above the street line, or the height of the adjacent street wall if higher than 90 feet, and rises over the zoning lot at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:
(1) any portion of the building or other structure developed or enlarged pursuant to the tower regulations of Sections 33-45 (Tower Regulations) or 35-64 (Special Tower Regulations for Mixed Buildings), as applicable, may penetrate the sky exposure plane, provided no portion of such building or other structure exceeds the height limit of 250 feet; and

(2) permitted obstructions, as listed in Section 33-42, may penetrate the sky exposure plane and the height limit of 250 feet. In addition, a dormer, as listed in paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), may penetrate the sky exposure plane.

On a zoning lot with frontage of at least 200 feet along at least one street, up to 20 percent of the aggregate width of the street wall facing such street, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the street line, provided the recessed area is located a minimum of 20 feet from an adjacent building and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

121-40-121-50
PARKING PROVISIONS FOR PRESERVATION AREA P-2 SUBDISTRICT A-2

Within Preservation Area P-2 Subdistrict A-2, as shown on the map in Appendix A of this Chapter, the underlying parking provisions shall not apply. In lieu thereof, the parking regulations of the Special Hudson Yards District, as set forth in Section 93-80 (OFF-STREET PARKING REGULATIONS) shall apply.

121-50-121-60
SUPPLEMENTAL REGULATIONS IN PRESERVATION AREA P-2 ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2

In Preservation Area P-2 Subdistrict A-2, the provisions of Section 93-90 (HARASSMENT) and Section 93-91 (Demolition), inclusive, shall apply.

121-70
SPECIAL PERMIT FOR TRANSIENT HOTELS

In the Special Garment Center District, the City Planning Commission may permit a transient hotel as listed in Use Group 5, including motels, tourist cabins or boatels as listed in Use
Group 7, that is not otherwise permitted pursuant to Section 121-10 (SPECIAL USE REGULATIONS), provided that the Commission finds that:

(a) the location of such proposed transient hotel within the Special District will not impair the achievement of a diverse and harmonious mix of commercial, manufacturing and community facility uses within Subdistrict A-1 and of residential, commercial, manufacturing and community facility uses in Subdistrict A-2, consistent with the applicable district regulations;

(b) such transient hotel use is consistent with the planning objectives of the Special District; and

(c) the design of such transient hotel is appropriate to its program and will not impair the character of the area.

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

Appendix A

Special Garment Center District Plan
[EXISTING]

Special Garment Center District
Preservation Area
Street Wall required pursuant to 121-32(a)
[PROPOSED]

Special Garment Center District and Subdistricts

(On September 5, 2018, Cal. No. 3, the Commission scheduled September 26, 2018 for a public hearing. On September 26, 2018, Cal. No. 33, the hearing was closed.)

For consideration.
BOROUGH OF THE BRONX

Nos. 8 & 9

360 WEST 253RD STREET – HUANG RESIDENCE

No. 8

CD 8 N 190002 ZAX

IN THE MATTER OF an application submitted by Hanjun Huang pursuant to Sections 105-422 of the Zoning Resolution, for the grant of an authorization for a development on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to allow for site alterations to an existing single-family residence located at 360 West 253rd Street (Block 5837, Lot 3710) within the Special Natural Area District (NA-2).

For consideration.

No. 9

CD 8 N 190003 ZAX

IN THE MATTER OF an application submitted by Hanjun Huang pursuant to Sections 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation and planting requirements to allow for site alterations to an existing single-family residence located at 360 West 253rd Street (Block 5837, Lot 3710) within the Special Natural Area District (NA-2).

For consideration.
BOROUGH OF STATEN ISLAND

No. 10

OUTERBRIDGE COMMONS

CD 3  N 150209 RCR

IN THE MATTER OF an application submitted by Monsour Zandieh, Hamid Mashouf, 585 N. Railroad LLC, and Lot 80 LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at Block 7580, Existing Lots 17 and 80, Tentative Lots 17 and 80 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. 11

76 EGAN AVENUE

CD 3  N 190022 RCR

IN THE MATTER OF an application submitted by Boulder Building Corp. for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into two new zoning lots at 76 Eagan Avenue (Block 6214, Existing Lot 47, Tentative Lots 47 and 49) 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. 12

145 WATERBURY AVENUE

CD 3

IN THE MATTER OF an application submitted by John Scuotto for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 145 Waterbury Avenue (Block 6724, Existing Lot 115, Tentative Lots 115 and 215) 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. 13

115 CANTON AVENUE

CD 3

IN THE MATTER OF an application submitted by Craig Carter for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into two new zoning lots at 115 Canton Avenue (Block 6013, Existing Lot 45, Tentative Lots 45, 46, and 47) 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.
BOROUGH OF BROOKLYN

Nos. 14 & 15

FRANKLIN AVENUE REZONING

No. 14

CD 9 C 180347 ZMK

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

1. eliminating from within an existing R6A District a C1-3 District bounded by a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 100 feet westerly of Franklin Avenue;

2. changing from an R6A District to an R8X District property bounded by:
   a. a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 300 feet westerly of Franklin Avenue; and
   b. Crown Street, Franklin Avenue, Montgomery Street, and a line 300 feet westerly of Franklin Avenue;

3. changing from an R8A District to an R8X District property bounded by Carroll Street, Franklin Avenue, Crown Street, and a line 300 feet westerly of Franklin Avenue; and

4. establishing within the proposed R8X District a C2-4 District bounded by:
   a. a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 100 feet westerly of Franklin Avenue; and
   b. Crown Street, Franklin Avenue, Montgomery Street, and a line 100 feet westerly of Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated June 11, 2018, and subject to the conditions of CEQR Declaration E-405.
(On September 5, 2018, Cal. No. 1, the Commission scheduled September 26, 2018 for a public hearing. On September 26, 2018, Cal. No. 31, the hearing was closed.)

For consideration.

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No. 15

CD 9 N 180348 ZRK

IN THE MATTER OF an application submitted by Cornell Realty Management 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 9

* * *

Map 2 – [date of adoption]
[PROPOSED MAP]
Mandatory Inclusionary Housing Program area  
see Section 23-154(d)(3)  
Area 2 [date of adoption] — MIH Program Option 1  
Portion of Community District 9, Brooklyn

*   *   *
(On September 5, 2018, Cal. No. 2, the Commission scheduled September 26, 2018 for a public hearing. On September 26, 2018, Cal. No. 32, the hearing was closed)

For consideration.

Nos. 16 -21

MARCUS GARVEY VILLAGE

No. 16

CD 16 C 180485 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 properties located at 763 Thomas S. Boyland Street (Block 3587, Lot 27) and Chester Street (Block 3588, Lots 32, 33, 34, 35 and 36) 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 seven eight- and nine-story mixed-use buildings with approximately 724 affordable housing units, community facility and commercial space.
(On August 22, 2018, Cal. No. 5, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 18, the hearing was closed.)

For consideration.

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No. 17

CD 16

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located on Bristol Street between Blake Avenue and Dumont Avenue (Block 3559, p/o Lot 1) for use as a community garden.

(On August 22, 2018, Cal. No. 6, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 19, the hearing was closed.)

For consideration.

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No. 18

CD 16

IN THE MATTER OF an application submitted by Brownsville Livonia Associates 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 16

Map 4 – [date of adoption]
Mandatory Inclusionary Housing Area, see Section 23-154(0)(c)

Area 5 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 16, Brooklyn
(On August 22, 2018, Cal. No. 7, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 20, the hearing was closed.)

For consideration.

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No. 19

CD 16  C 180488 ZSK

IN THE MATTER OF an application submitted by Brownsville Livonia Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of lot coverage without regard for zoning lot lines; and

2. Section 74-743(a)(2) - to allow for the location of buildings without regard for distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings), and the height and setback regulations of Sections 23-66 (Height and Setback Requirements for Quality Housing Buildings) and 35-65 (Height and Setback Requirements for Quality Housing Buildings);

in connection with a proposed mixed-use development, within a Large-Scale General Development, on property generally bounded by Blake Avenue, Rockaway Avenue, Newport Street, and Thomas S. Boyland Street (Block 3559, Lot 1; Block 3560, Lot 1; Block 3573, Lot 1; Block 3574, Lot 1; Block 3575, Lot 11; Block 3587, Lots 1, 27; Block 3588, Lots 1, 27, 32-36; Block 3589, Lot 21; Block 3601, Lot 26; and Block 3602, Lot 12), in R6, R7-2*, and R7-2/C2-4* Districts.

*Note: The site is proposed to be rezoned by changing an R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 180489 ZMK).

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

(On August 22, 2018, Cal. No. 8, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 21, the hearing was closed.)

For consideration.
IN THE MATTER OF an application submitted by Brownsville Livonia Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d:

1. changing from an R6 District to an R7-2 District at property bounded by:

   a. Chester Street, a line 250 feet northwesterly of Dumont Avenue, a line midway between Chester Street and Rockaway Avenue, and Dumont Avenue;

   b. Thomas S. Boyland Street, a line 75 feet northwesterly of Livonia Avenue, Bristol Street, a line 105 feet northwesterly of Livonia Avenue, Chester Street, Livonia Avenue, a line midway between Chester Street and Rockaway Avenue, a line 220 feet southeasterly of Livonia Avenue, Chester Street, a line 75 feet southeasterly of Livonia Avenue, a line midway between Bristol Street and Thomas S. Boyland Street, and a line 100 feet southeasterly of Livonia Avenue;

   c. Chester Street, Riverdale Avenue, a line midway between Chester Street and Rockaway Avenue, and a line 375 feet southeasterly of Riverdale Avenue; and

2. establishing within a proposed R7-2 District a C2-4 District bounded by Thomas S. Boyland Street, a line 75 feet northwesterly of Livonia Avenue, Bristol Street, a line 105 feet northwesterly of Livonia Avenue, Chester Street, Livonia Avenue, a line midway between Chester Street and Rockaway Avenue, a line 100 feet southeasterly of Livonia Avenue, Chester Street, a line 75 feet southeasterly of Livonia Avenue, a line midway between Bristol Street and Thomas S. Boyland Street, and a line 100 feet southeasterly of Livonia Avenue;

as shown on a diagram (for illustrative purposes only) dated June 25, 2018.

(On August 22, 2018, Cal. No. 9, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 22, the hearing was closed.)

For consideration.
No. 21

CD 16

IN THE MATTER OF an application submitted by Brownsville Livonia Associates 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 to waive the number of required accessory residential off-street parking spaces required by Section 25-23, in connection with a proposed mixed-use development within a Large-Scale General Development, on property generally bounded by Blake Avenue, Rockaway Avenue, Newport Street, and Thomas S. Boyland Street (Block 3559, Lot 1; Block 3560, Lot 1; Block 3573, Lot 1; Block 3574, Lot 1; Block 3575, Lot 11; Block 3578, Lots 1, 27; Block 3588, Lots 1, 27, 32-36; Block 3589, Lot 21; Block 3601, Lot 26; and Block 3602, Lot 12) in R6, R7-2*, and R7-2/C2-4* Districts.

*Note: The site is proposed to be rezoned by changing from an R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 180489 ZMK).

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

(On August 22, 2018, Cal. No. 10, the Commission scheduled September 5, 2018 for a public hearing. On September 5, 2018, Cal. No. 23, the hearing was closed.)

For consideration.

No. 22

420 KENT AVENUE

CD 1

IN THE MATTER OF an application submitted by 420 Kent Avenue LLC for the grant of an authorization pursuant to Section 62-822(c) of the Zoning Resolution to allow a phasing plan to implement waterfront public access area improvements on a zoning lot undergoing partial development, in connection with a proposed mixed use development on property located at 416-420 Kent Avenue (Block 2128, Lot 5; and Block 2134, Lot 56), in R7-3, R7-3/C2-4 and C4-3 Districts.
Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

For consideration.

__________________________________________

No. 23

HANS CHRISTIAN KINDERGARTEN LANDMARK

CD 6 N 190129 HIK

IN THE MATTER OF a communication dated September 27, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Hans S. Christian Memorial Kindergarten, 236 President Street (Block 351, Lot 10) by the Landmarks Preservation Commission on September 18, 2018 (List No. 510/LP No. 2611).

For consideration.

__________________________________________

No. 24

238 PRESIDENT STREET LANDMARK

CD 6 N 190130 HIK

IN THE MATTER OF a communication dated September 27, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 238 President Street House, 238 President Street (Block 351, Lot 12) by the Landmarks Preservation Commission on September 18, 2018 (List No. 510/LP No. 2612).

For consideration.
III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 25

4697 THIRD AVENUE

PUBLIC HEARING:

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 properties located at 4697 Third Avenue (Block 3041, Lots 38 and 40) 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 building containing approximately 52 affordable housing units and commercial space.

(On October 17, 2018, Cal. No. 1, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

Close the hearing.
BOROUGH OF MANHATTAN

Nos. 26 & 27

WATERSIDE PLAZA

No. 26

CD 6 C 190064 HDM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property (Block 991, Lots 60 and 61) within the Waterside Plaza Urban Renewal Area.

(On October 17, 2018, Cal. No. 2, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 6 C 190065 HUM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the First amendment to the Waterside Plaza Urban Renewal Plan.

(On October 17, 2018, Cal. No. 3, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

Close the hearing.
BOROUGH OF QUEENS

No. 28

100-03 NORTH CONDUIT AVENUE REZONING

CD 10 C 170492 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Cohancy Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 18b, establishing within an existing R3X District a C2-2 District bounded by Cohancy Street, a line 190 feet northerly of North Conduit Avenue, the northeasterly boundary of a Railroad Right-Of-Way (N.Y.C.T.A Rockaway Beach Division), and North Conduit Avenue, as shown on a diagram (for illustrative purposes only) dated August 20, 2018, and subject to the conditions of CEQR Declaration E-493.

(On October 17, 2018, Cal. No. 4, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 29

OLMSTED-BEIL HOUSE PARK

CD 3 C 190061 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 4485 Hylan Boulevard (Block 5378, Lots 80 and 99) for use as a park.
(On October 17, 2018, Cal. No. 5, the Commission scheduled October 31, 2018 for a public hearing which has been duly advertised.)

Close the hearing.
IV. CITY PLANNING COMMISSION 2018 SCHEDULE OF MEETINGS

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**Review Sessions** start at 1:00 PM

**Public Meetings** start at 10:00 AM
V. CITY PLANNING COMMISSION 2019 SCHEDULE OF MEETINGS

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JANUARY

6   7  REVIEW SESSION
13  14  CPC PUBLIC MEETING
16  17  CPC PUBLIC MEETING
18  19  CPC PUBLIC MEETING
20  21  CPC PUBLIC MEETING
27  28  REVIEW SESSION
29  30  CPC PUBLIC MEETING
31  1   CPC PUBLIC MEETING

FEBRUARY

3   4   5   6   7   8   9
10  11  12  CPC PUBLIC MEETING
14  15  16  CPC PUBLIC MEETING
17  18  19  President's Day
21  22  23  President's Day
24  25  26  CPC PUBLIC MEETING
27  28  29  CPC PUBLIC MEETING
31  1   2   CPC PUBLIC MEETING

MARCH

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24  25  26  CPC PUBLIC MEETING
27  28  29  CPC PUBLIC MEETING
31  1   2   CPC PUBLIC MEETING

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25  26  27  CPC PUBLIC MEETING
28  29  30  CPC PUBLIC MEETING

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DECEMBER

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