

CITY PLANNING COMMISSION DISPOSITION SHEET

**SPECIAL MEETING:
MONDAY, SEPTEMBER 29, 2014
1:00 P.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007**

**Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 140411 HAK	1	695 GRAND STREET	Scheduled to be Heard 10/22/14
2	C 110122 ZMR	1	SOLLAZZO PLAZA REZONING	" "
3	C 140388 PCX	1	5 BOROUGH SHOPS RELOCATION SITE	Favorable Report Adopted
4	C 140365 PQK	18	ABE STARK SENIOR CENTER	Fav. Report Adopted as Modified
5	C 140360 PSK	16	BROWNSVILLE COMMUNITY JUSTICE CENTER	" "
6	C 140330 ZSM	2	130 PRINCE STREET	Favorable Report Adopted
7	C 140322 ZMQ	1	ASTORIA COVE DEVELOPMENT	" "
8	C 140323 ZSQ	1	" "	Withdrawn
9	C 140323(A) ZSQ	1	" "	Favorable Report Adopted
10	C 140324 ZSQ	1	" "	Withdrawn
11	C 140324(A) ZSQ	1	" "	Favorable Report Adopted
12	N 140325 ZAQ	1	" "	Authorization Approved
13	N 140326 ZAQ	1	" "	" "
14	N 140327 ZAQ	1	" "	" "
15	N 140329 ZRQ	1	" "	Withdrawn
16	N 140329(A) ZRQ	1	" "	Fav. Report Adopted as Modified
17	C 130384 MMQ	1	" "	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:															
		In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Carl Weisbrod, Chairman	P	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		
Rayann Besser	P	Y	Y	Y	Y	Y	W	Y	W	Y	Y	Y	Y	W	Y		
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	I	N	I	Y	Y	Y	Y	I	Y		
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	T	Y	T	Y	Y	Y	Y	T	Y		
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	H	Y	H	Y	Y	Y	Y	H	Y		
Joseph I. Douek	P	Y	Y	Y	Y	Y	D	Y	D	Y	Y	Y	Y	D	Y		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	R	Y	R	Y	Y	Y	Y	R	Y		
Cheryl Cohen Effron	P	Y	Y	Y	Y	Y	A	Y	A	Y	Y	Y	Y	A	Y		
Bomee Jung	P	Y	Y	Y	Y	Y	W	Y	W	Y	Y	Y	Y	W	Y		
Anna Hayes Levin	P	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	N	Y		
Orlando Marin	P	Y	Y	Y	Y	Y		Y		Y	Y	Y	Y		Y		
Larisa Ortiz, Commissioners	P	Y	Y	AB	Y	Y		Y		Y	Y	Y	Y		Y		

MEETING ADJOURNED AT: 1:31 P.M.

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

CITY PLANNING COMMISSION

SEPTEMBER 29, 2014

**SPECIAL MEETING AT 1:00 P.M.
IN SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



Bill de Blasio, Mayor

City of New York

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, 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). The availability of these documents on-line will occur earlier than the current printed documents.

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.

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

Note to Subscribers: Notify us of change of address including E-mail by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B

CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

CARL WEISBROD, *Chairman*

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

RAYANN BESSER

IRWIN G. CANTOR, P.E.

ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ

JOSEPH I. DOUEK

RICHARD W. EADDY

CHERYL COHEN EFFRON

BOME E JUNG

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 10:00a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

TABLE OF CONTENTS

MONDAY SEPTEMBER 29, 2014

Roll Call; Approval of Minutes1

I. Matters to Be Scheduled for Public Hearing on October 22, 2014.....1

II. Reports.....3

III. Schedule of Meetings: January 1, 2014 – December 31, 2014.....21

IV. Schedule of Meetings: January 1, 2014 – December 31, 2014.....22

SEPTEMBER 29, 2014

APPROVAL OF MINUTES OF the Regular Meeting of September 17, 2014

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, OCTOBER 22, 2014
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

695 GRAND STREET

CD 1

C 140411 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 695 Grand Street (Block 2782, Lot 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 development of an eight-story mixed-use building with approximately 51 residential dwelling units, including 41 units of affordable housing, and ground floor commercial space.

Resolution for adoption scheduling October 22, 2014 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 2

SOLLAZZO PLAZA REZONING

CD 1

C 110122 ZMR

IN THE MATTER OF an application submitted by the Estate of Letizia Sollazzo pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 20d:

1. eliminating from within an existing R3-2 District a C1-1 District bounded by Forest Avenue, a line 110 feet westerly of Richmond Avenue, a line midway between Monsey Place and Forest Avenue, and a line 150 feet westerly of Richmond Avenue; and
2. establishing within an existing R3-2 District a C1-2 District bounded by Forest Avenue, a line 110 feet westerly of Richmond Avenue, a line midway between Monsey Place and Forest Avenue, and a line 240 feet westerly of Richmond Avenue;

as shown on a diagram (for illustrative purposes only) dated June 23, 2014, and subject to the conditions of CEQR Declaration E-346.

Resolution for adoption scheduling October 22, 2014 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 3

5 BOROUGH SHOPS RELOCATION SITE

CD 1

C 140388 PCX

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 850 East 138th Street (Block 2589, Lot 31) for a repair, maintenance and storage facility.

On August 20, 2014, Cal. No. 1, the Commission scheduled September 3, 2014 for a public hearing. On September 3, 2014, Cal. No. 9, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 4

ABE STARK SENIOR CENTER

CD 18

C 140365 PQQ

IN THE MATTER OF an application submitted by the Department for the Aging 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 10315 Farragut Road (Block 8152, Lot 201) for continued use as a senior center.

On August 20, 2014, Cal. No. 2, the Commission scheduled September 3, 2014 for a public hearing. On September 3, 2014, Cal. No. 10, the hearing was closed.)

For consideration.

No. 5

BROWNSVILLE COMMUNITY JUSTICE CENTER

CD 16

C 140360 PSK

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 444 Thomas S. Boyland Street (Block 3496, Lot 4) for use as a Community Justice Center.

(On July 23, 2014, Cal. No. 2, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 6

130 PRINCE STREET

CD 2

C 140330 ZSM

IN THE MATTER OF an application submitted by Prince Street - SOHO 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 use regulations of Section 42-

14(D)(2)(a) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar of an existing 5-story and penthouse building, on property located at 130 Prince Street (Block 501, Lot 15), in an M1-5A District, within the SoHo Cast-Iron Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

On August 20, 2014, Cal. No. 3, the Commission scheduled September 3, 2014 for a public hearing. On September 3, 2014, Cal. No. 11, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 7-17

ASTORIA COVE DEVELOPMENT

No. 7

CD 1

C 140322 ZMQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an M1-1 District to an R7-3 District property bounded by a line 280 feet southeasterly of 3rd Street and its northeasterly prolongation, the U.S. Pierhead and Bulkhead Line, 9th Street, and 26th Avenue;
2. changing from an R6 District to an R7A District property bounded by a line 250 feet southeasterly of 4th Street, 26th Avenue, 9th Street, and a line 100 feet southwesterly of 26th Avenue;
3. changing from an R6 District to an R6B District property bounded by a line 250 feet southeasterly of 4th Street, a line 100 feet southwesterly of 26th Avenue, 9th Street, a line 240 feet southwesterly of 26th Avenue;

4. establishing within a proposed R7-3 District a C2-4 District bounded by a line 280 feet southeasterly of 3rd Street and its northeasterly prolongation, the U.S. Pierhead and Bulkhead Line, 9th Street, and 26th Avenue; and
5. establishing within a proposed R7A District a C2-4 District bounded by a line 250 southeasterly of 3rd Street, 26th Avenue, 9th Street, and a line 100 feet southwesterly of 26th Avenue;

as shown on a diagram (for illustrative purposes only) dated April 21, 2014 and subject to the conditions of CEQR Declaration E-343.

(On July 23, 2014, Cal. No. 4, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 9, the hearing was closed.)

For consideration.

No. 8

CD 1

C 140323 ZSQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers, 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 total allowable floor area under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a)(2) - to modify the minimum distance between building requirements of Section 23-711 (Standard minimum distance between buildings), and to allow the location of buildings without regard for the court requirements of Section 23-851 (Minimum dimensions of inner court); and
3. Section 74-743(a)(6) - to modify the requirements of Section 23-86 (Minimum distance between legally required windows and walls or lot lines);

in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On July 23, 2014, Cal. No. 5, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 10, the hearing was closed.)

For consideration.

No. 9

CD 1

C 140323(A) ZSQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures 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 total allowable floor area under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a)(2) - to modify the minimum distance between building requirements of Section 23-711 (Standard minimum distance between buildings), and to allow the location of buildings without regard to the yard requirements of Section 23-47 (Minimum required rear yards) and the court requirements of Section 23-85 (Inner court regulations); and
3. Section 74-743(a)(6) - to modify the requirements of Section 23-86 (Minimum distance between legally required windows and walls or lot lines);

in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On July 23, 2014, Cal. No. 6, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 11, the hearing was closed.)

For consideration.



No. 10

CD 1

C 140324 ZSQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-340 (Height and Setback Regulations On Waterfront Blocks), and the rear yard requirements of Section 23-47 (Minimum Required Rear Yards, in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On July 23, 2014, Cal. No. 7, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 12, the hearing was closed.)

For consideration.



No. 11**CD 1****C 140324(A) ZSQ**

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to the Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-340 (Height and Setback Regulations On Waterfront Blocks) in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On July 23, 2014, Cal. No. 8, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 13, the hearing was closed.)

For consideration.

No. 12
CD 1**N 140325 ZAQ**

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions of waterfront public access areas and visual corridors requirements of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas) in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

For consideration.

No. 13

CD 1

N 140326 ZAQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the requirements of Section 62-60 (Design Requirements for Waterfront Public Access Areas) in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

For consideration.

No. 14

CD 1

N 140327 ZAQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers, 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 generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

No. 15

CD 1

N 140329 ZRQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II Chapter 3 and Appendix F, relating to Inclusionary Housing.

Matter in underline is new, to be added;

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

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

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

Appendix F

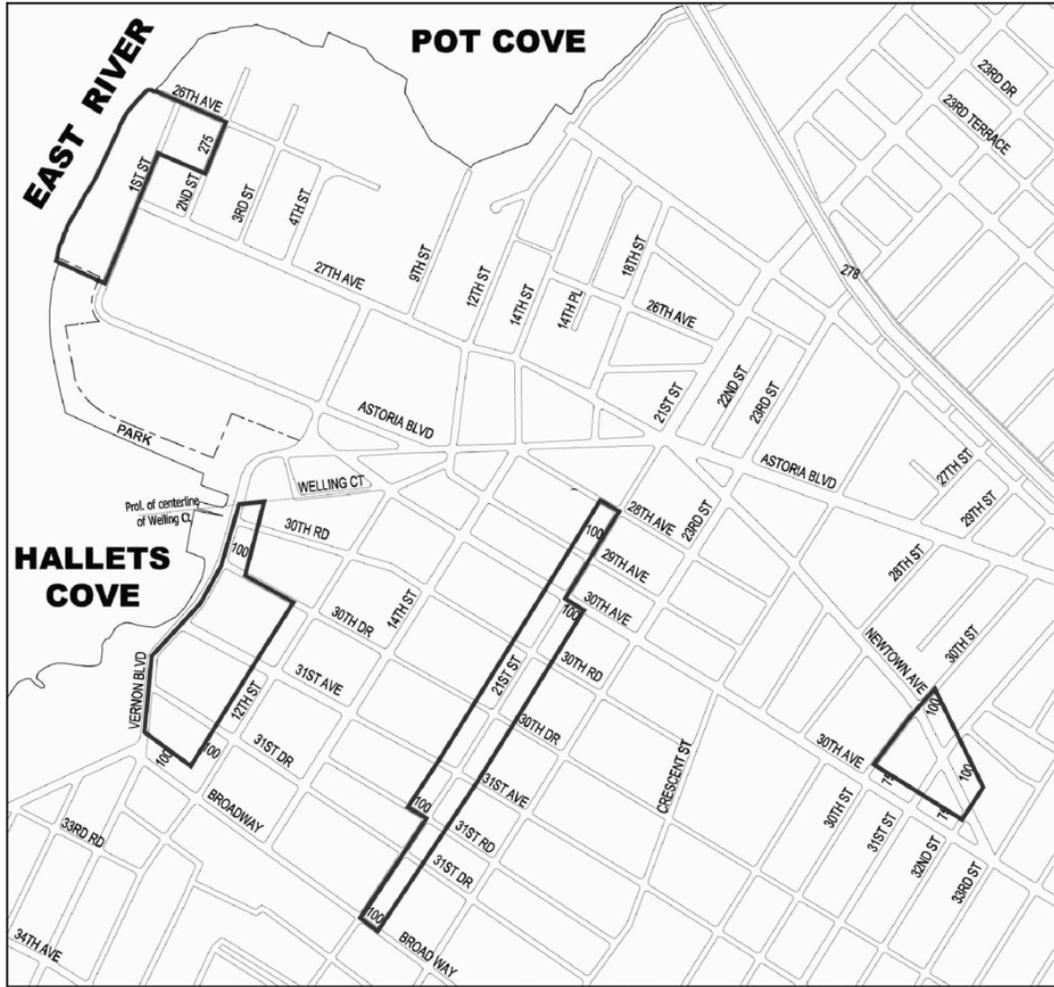
(MAP TO BE DELETED)

Queens

Queens Community District 1

In the R7A and R7-3 Districts within the areas shown on the following Map 1:

Map 1 - (10/9/13)



Community District 1, Queens

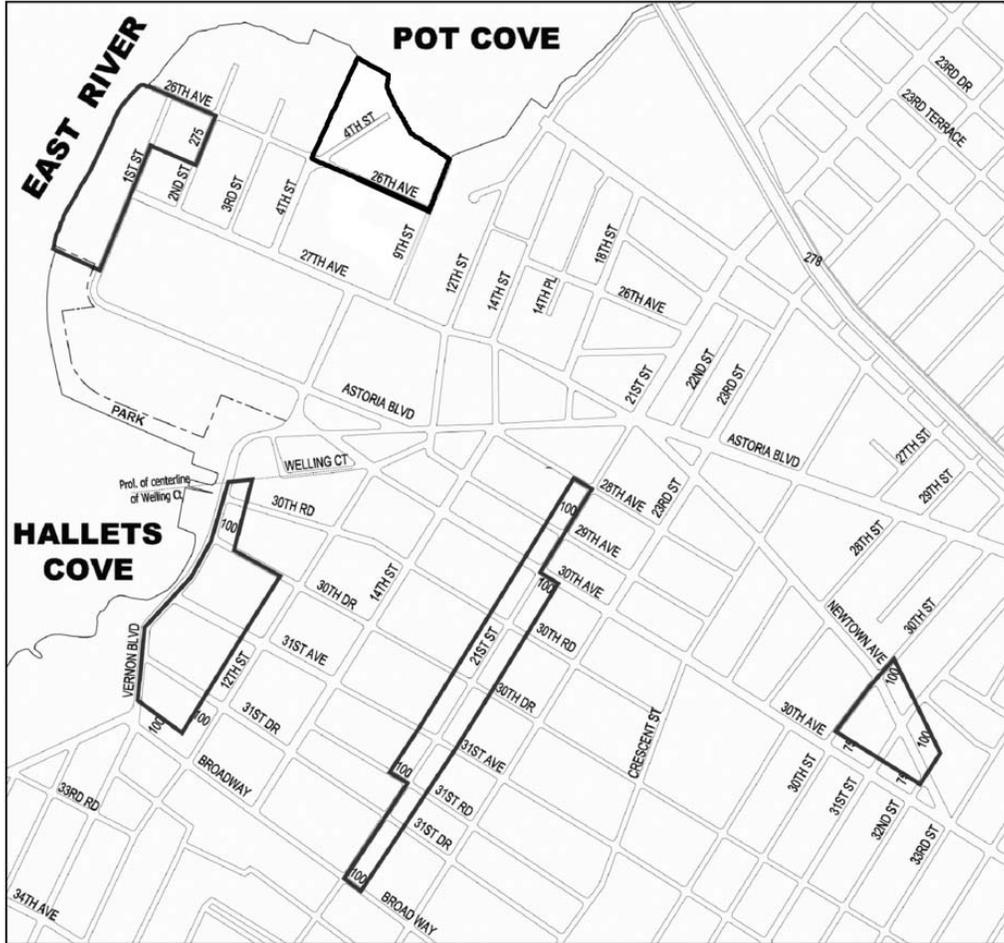
Portion of Community District 1, Queens

Appendix F
(MAP TO BE INSERTED)

Queens
Queens Community District 1

In the R7A and R7-3 Districts within the areas shown on the following Map 1:

Map 1



Community District 1, Queens

Portion of Community District 1, Queens

(On July 23, 2014, Cal. No. 9, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 14, the hearing was closed.)

For consideration.

No. 16

CD 1

N 140329(A) ZRQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3 and Appendix F, relating to Inclusionary Housing and modifying Article VII, Chapter 4, relating to Large-Scale General Development.

Matter in underline is new, to be added;

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

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

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

23-90

INCLUSIONARY HOUSING

* * *

23-953

Special floor area compensation provisions in specified areas

(a) Optional provisions for #large-scale general developments# in C4-6 or C5 Districts

* * *

(b) Special provisions for #large-scale general developments# in Community District 1 in the Borough of Queens

Special provisions shall apply to #zoning lots# within a #large-scale general development# that contains R6B, R7A and R7-3 Districts within an #Inclusionary Housing designated area#, as follows:

(1) For #zoning lots#, or portions thereof, that are located within R6B, R7A or R7-3 Districts, the base #floor area ratio# set forth in Section 23-952 shall not apply. No

#residential development# or #enlargement# shall be permitted unless #affordable floor area# is provided pursuant to the provisions of this paragraph. The sum of the amount of #low-income floor area#, plus two-thirds of the amount of #moderate-income floor area#, plus half of the amount of #middle-income floor area# shall equal no less than 20 percent of the #floor area# on such #zoning lot#, excluding any ground floor #non-residential floor area#, #floor area# within a #school#, or any #floor area# increase provided for the provision of a #FRESH food store# within the #large-scale general development#; and

- (2) The amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (b)(1) of this Section, and the amount of #moderate-income floor area# or #middle-income floor area# that may be considered #low-income floor area# for the purposes of satisfying the #affordable floor area# required in paragraph (b)(1) of this Section, shall be in accordance with any modifications prescribed by the City Planning Commission pursuant to the provisions of Section 74-743(Special provisions for bulk modification).

* * *

~~(b)~~(c) Special provisions for #compensated zoning lots#

* * *

**74-74
Large-Scale General Development**

* * *

**74-743
Special provisions for bulk modification**

- (a) For a #large-scale general development#, the City Planning Commission may permit:

* * *

- (b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

* * *

~~In addition, w~~Within the former Washington Square Southeast Urban Renewal Area, within Manhattan Community District 2, where the Commission has approved a #large-scale general development#, and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

Within Community District 1 in the Borough of Queens, the Commission may prescribe additional conditions to ensure that the purpose of the Inclusionary Housing program as set forth in Section 23-92 (General Provisions) is achieved in a #large-scale general development#. The Commission may establish procedures resulting in limiting the amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (b)(1) of Section 23-953, and in conjunction therewith, the Commission may establish procedures resulting in allowing an amount of #moderate-income floor area# or #middle-income floor area# to be considered #low-income floor area# for the purposes of satisfying the #affordable floor area# required in paragraph (b)(1) of Section 23-953. Any such modification shall be set forth in the restrictive declaration required in connection with the grant of a special permit for such #large-scale general development#.

For a phased construction program of a multi-#building# complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #large-scale general development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale general development# and to minimize adverse effects on the character of the surrounding area.

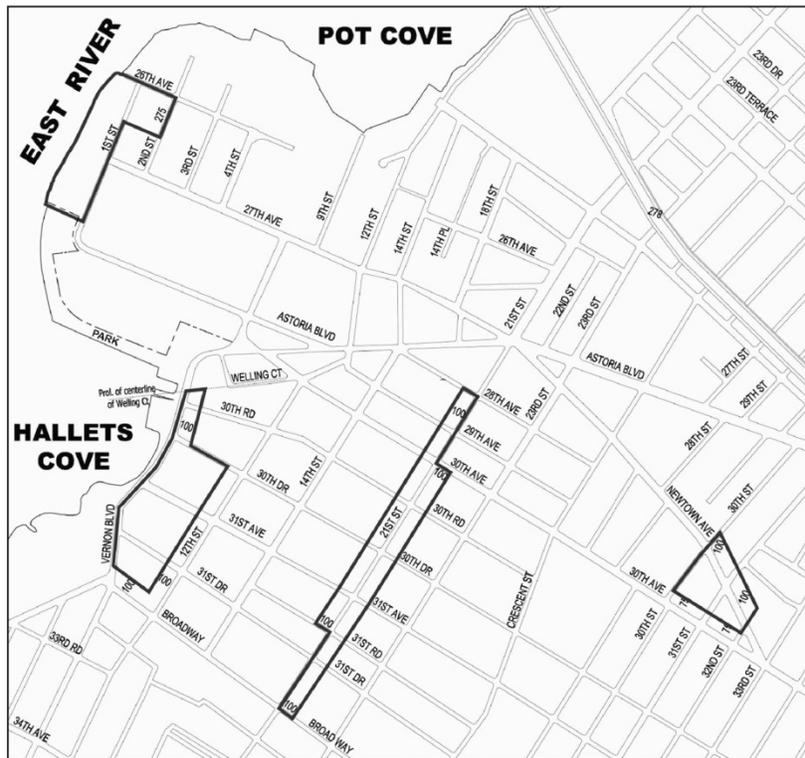
* * *

Appendix F
(MAP TO BE DELETED)

Queens
Queens Community District 1

In the R7A and R7-3 Districts within the areas shown on the following Map 1:

Map 1 - (10/9/13)



Community District 1, Queens

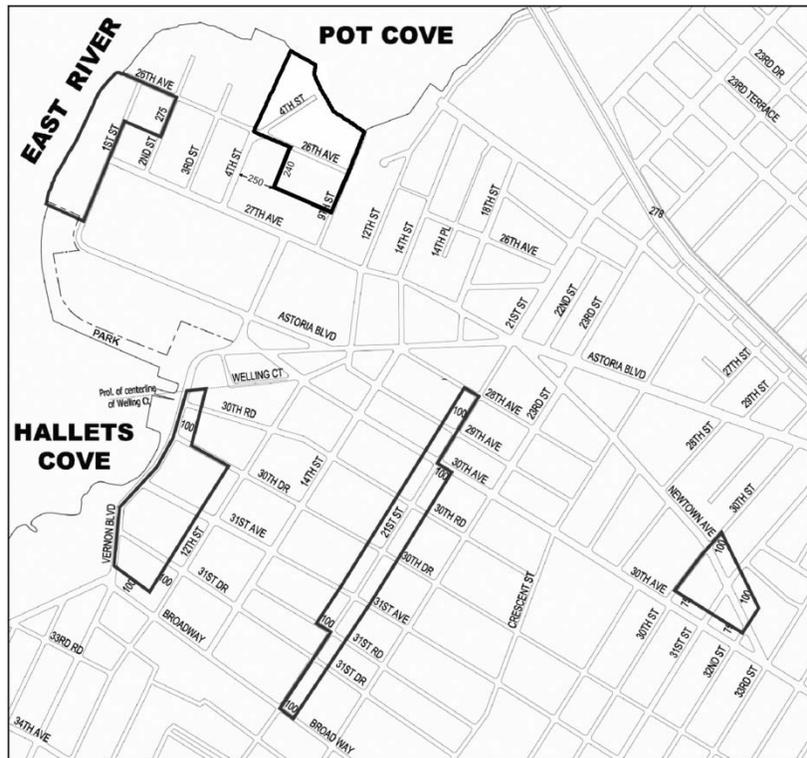
Portion of Community District 1, Queens

Appendix F
(MAP TO BE INSERTED)

Queens
Queens Community District 1

In the R7A and R7-3 and R6B Districts within the areas shown on the following Map 1:

Map 1



Community District 1, Queens

Portion of Community District 1, Queens

(On July 23, 2014, Cal. No. 10, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 15, the hearing was closed.)

For consideration.



No. 17

CD 1

C 130384 MMQ

IN THE MATTER OF an application submitted by 2030 Astoria Developers LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination of 8th Street between 27th Avenue and the U.S. Pierhead and Bulkhead line;
- the establishment of 4th Street from 26th Avenue to a point 438.62 feet northeasterly along the westerly street line therefrom; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5021 dated April 17, 2014 and signed by the Borough President.

(On July 23, 2014, Cal. No. 11, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 16, the hearing was closed.)

For consideration.

Nos. 18 & 19

SOUTH SHORE SWIM CLUB

No. 18

CD 3

N 150033 RAR

IN THE MATTER OF an application submitted by The South Shore Swim Club, Inc. for the grant of authorizations for tree removal and modification of existing topography pursuant to Sections 107-64 & 107-65 of the Zoning Resolution in order to facilitate site alterations at 6736 Hylan Boulevard (Block 7734, Lot 50) 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. 19

CD 3

N 150034 RCR

IN THE MATTER OF an application submitted by The South Shore Swim Club, Inc. for the grant of certification of Designated Open Space pursuant to Section 107-22 of the Zoning Resolution in order to facilitate site alterations on a zoning lot containing Designated Open Space at 6736 Hylan Boulevard (Block 7734, Lot 50) 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. 20

114 ROMER ROAD

CD 2

N 150105 ZAR

IN THE MATTER OF an application submitted by Michael Tisi for the grant of authorization for modification of a Tier I site pursuant to Sections 105-421 of the Zoning Resolution in order to facilitate the construction of an in-ground swimming pool, exterior partially covered patio, and tiered lawn at 114 Romer Road (Block 870, Lot 79) within the Special Natural Area District.

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

For consideration.

III. CITY PLANNING COMMISSION 2014 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY				1 New Year's Day	2	3	4
	5 review session	6 review session	7 review session	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 Martin Luther King Jr. Day	20 review session	21 review session	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31 Observed New Year	
FEBRUARY							1
	2 review session	3 review session	4 review session	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12 Lincoln's Birthday	13	14	15
	16	17 President Day	18 review session	19 CPC PUBLIC MEETING	20	21	22 Washington's Birthday
23	24	25	26	27	28		
MARCH							1
	2 review session	3 review session	4 review session	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 St. Patrick's Day	18 review session	19 CPC PUBLIC MEETING	20	21	22
	23 St. Patrick's Day	24	25	26	27	28	29
30							
APRIL				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12	13 Easter Sunday	14 Easter Monday	15	16	17	18
	19	20 Good Friday	21 review session	22 CPC PUBLIC MEETING	23	24	25
26	27	28	29	30			
MAY					1	2	3
	4 review session	5 review session	6 review session	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18 review session	19 review session	20 review session	21 CPC PUBLIC MEETING	22	23	24
25 Memorial Day Observed	26	27	28	29	30	31	
JUNE	1	2	3	4	5	6	7
	8 review session	9 review session	10 review session	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22 review session	23 review session	24 review session	25 CPC PUBLIC MEETING	26	27	28 Juneteenth
29	30						
JULY							
	6 review session	7 review session	8 review session	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20 review session	21 review session	22 review session	23 CPC PUBLIC MEETING	24	25	26
	27 Emancipation Day	28	29	30	31		
AUGUST							
	3 review session	4 review session	5 review session	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17 review session	18 review session	19 review session	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							
SEPTEMBER							
	1 Labor Day	2 review session	3 review session	4 CPC PUBLIC MEETING	5	6	
	7	8	9	10	11	12	13
	14 review session	15 review session	16 review session	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25 Earl Warren Day	26	27
28	29 review session	30					
OCTOBER							
	5	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13 Columbus Day	14	15	16	17	18
	19 review session	20 review session	21 review session	22 CPC PUBLIC MEETING	23	24	25
26	27	28	29	30	31		
NOVEMBER							
	2 review session	3 review session	4 review session	5 CPC PUBLIC MEETING	6	7	8
	9	10	11 Veterans Day	12	13	14	15
	16 review session	17 review session	18 review session	19 CPC PUBLIC MEETING	20	21	22
23	24	25	26	27	28	29	
30							
DECEMBER							
	7 review session	8 review session	9 review session	10 CPC PUBLIC MEETING	11	12	13
	14 review session	15 review session	16 review session	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
28	29	30	31				

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

IV. CITY PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY					1 NEW YEAR'S DAY	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 MARTIN LUTHER KING, JR. DAY	20 REVIEW SESSION	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
FEBRUARY	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 PRESIDENTS' DAY	17 REVIEW SESSION	18 ASHI WEDNESDAY CPC PUBLIC MEETING	19 CHINESE NEW YEAR	20	21
	22 WASHINGTON'S BIRTHDAY	23	24	25	26	27	28
MARCH	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17 ST. PATRICK'S DAY	18 CPC PUBLIC MEETING	19	20	21
APRIL	22	23	24	25	26	27	28
	29 PALM SUNDAY	30 REVIEW SESSION	31				
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
MAY	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30	31				
JUNE	1	2	3	4	5	6	
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	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18 RAMADAN	19	20
JULY	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30				
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AUGUST	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
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