

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JULY 27, 2016  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, NY 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 160285 ZMX	6	LAMBERT HOUSES REDEVELOPMENT	Scheduled to be Heard 8/10/16
2	C 160286 HAX	6	" "	" "
3	N 160288 ZRX	6	" "	" "
4	N 160289 ZRX	6	" "	" "
5	C 160290 ZSX	6	" "	" "
6	C 160218 MMX	6	" "	" "
7	C 160307 ZSX	6	" "	" "
8	C 160335 PCX	10	WESTCHESTER SQUARE BRANCH LIBRARY	" "
9	N 160250 ZRX	1	EAST 147 <sup>TH</sup> STREET REZONING	" "
10	C 160251 ZMX	1	" "	" "
11	C 160199 ZSM	2	248 LAFAYETTE STREET	" "
12	C 160246 ZSQ	3	102-05 DITMARS BOULEVARD PARKING GARAGE	" "
13	C 160283 ZSQ	3	" "	" "
14	C 160284 ZSQ	3	" "	" "
15	N 160179 ZRX	5	1775 GRAND CONCOURSE TEXT AMENDMENT	Favorable Report Adopted
16	N 160345 ZAX	8	4530 LIVINGSTON AVENUE	Authorization Approved
17	N 160346 ZAX	8	" "	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:													
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		15	16	17	18	19	20	21	22	23	24	25	26	27	28
Carl Weisbrod, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

MEETING ADJOURNED AT: 2:48 P.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JULY 27, 2016  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, NY 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 160347 ZAX	8	4530 LIVINGSTON AVENUE	Authorization Approved
19	N 160348 ZAX	8	" "	" "
20	N 160381 PXM	1	40 RECTOR STREET OFFICE SPACE	Favorable Report Adopted
21	N 160382 PXM	5	230 PARK AVENUE OFFICE SPACE	" "
22	N 160322 BDQ	1, 2	LONG ISLAND CITY BUSINESS IMPROVEMENT DISTRICT	" "
23	N 160090 ZAR	2	66-68 DALEMERE ROAD	Authorization Approved
24	N 160092 ZAR	2	" "	" "
25	N 160112 RAR	3	WOOD DUCK POND BLUEBELT	" "
26	N 160162 RAR	3	JACK'S POND BLUEBELT	Authorization Approved
"	N 160163 RCR	3	" "	Certification Approved
27	N 160302 RCR	3	65 WILSON AVENUE	" "
28	N 160232 RCR	3	212 & 216 NIPPON AVENUE	" "
29	N 160233 RCR	3	CRAIG AVENUE & NASHVILLE STREET	" "
30	N 160116 RCR	3	72 & 74 HARRIS LANE	" "
31	C 160030 ZMK	2	141 WILLOUGHBY STREET REZONING	Hearing Closed
32	C 160054 MMK	2	" "	" "
33	N 160029 ZRK	2	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y    Oppose - N    Abstain - AB    Recuse - R												
Calendar Numbers:		29	30	S1	S2									
Carl Weisbrod, Chairman	P	Y	Y	Y	Y									
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y									
Rayann Besser	P	Y	Y	Y	Y									
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y									
Alfred C. Cerullo, III	P	Y	Y	Y	Y									
Michelle R. De La Uz	P	Y	Y	Y	Y									
Joseph I. Douek	P	Y	Y	Y	Y									
Richard W. Eaddy	P	Y	Y	Y	Y									
Cheryl Cohen Efron	P	Y	Y	Y	Y									
Hope Knight	P	Y	Y	Y	Y									
Anna Hayes Levin	P	Y	Y	Y	Y									
Orlando Marin	P	Y	Y	Y	Y									
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y									

MEETING ADJOURNED AT: 2:48 P.M.



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

---

**CITY PLANNING COMMISSION**

---

**WEDNESDAY, JULY 27, 2016**

---

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



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

**[No. 14]**

**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](http://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](http://www.nyc.gov/planning)).

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

**City Planning Commission**  
Calendar Information Office  
120 Broadway – 31<sup>st</sup> Floor  
New York, New York 10271

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

**B**  
**CITY PLANNING COMMISSION**

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

**CARL WEISBROD, *Chairman***  
**KENNETH J. KNUCKLES, *Esq., Vice Chairman***  
**RAYANN BESSER**  
**IRWIN G. CANTOR, P.E.**  
**ALFRED C. CERULLO, III**  
**MICHELLE R. DE LA UZ**  
**JOSEPH I. DOUEK**  
**RICHARD W. EADDY**  
**CHERYL COHEN EFFRON**  
**HOPE KNIGHT**  
**ANNA HAYES LEVIN**  
**ORLANDO MARIN**  
**LARISA ORTIZ, *Commissioners***  
**YVETTE V. GRUEL, *Calendar Officer***

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

**TABLE OF CONTENTS**

**WEDNESDAY JULY 27, 2016**

Roll Call; Approval of Minutes.....	1
Approval of Minutes.....	1
I. Matters to Be Scheduled for Public Hearing on August 10, 2016.....	1
II. Reports.....	15
III. Public Hearings.....	26
IV. Schedule of Meetings: January 1, 2016 – December 31, 2016.....	46

**Community Board Public Hearing Notices are available in the  
Calendar Information Office, 31<sup>st</sup> Floor, 120 Broadway,  
New York, N.Y. 10271**

The next regular public meeting of the City Planning Commission is scheduled for August 10, 2016.

C

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

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

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

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

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers, or mail their written comments to:

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

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position:           Opposed \_\_\_\_\_

                          In Favor \_\_\_\_\_

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

**JULY 27, 2016**

---

**APPROVAL OF MINUTES OF the Regular Meeting of July 13, 2016**

---

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

---

**BOROUGH OF THE BRONX**

**Nos. 1-7**

***LAMBERT HOUSES REDEVELOPMENT***

**No. 1**

**CD 6**

**C 160285 ZMX**

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

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

Tremont Avenue\*, and West Farms Road; and

2. establishing within a proposed R8 District a C1-4 District bounded by a line 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, and East 179<sup>th</sup> Street;

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

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

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**No. 2**

**CD 6**

**C 160286 HAX**

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located Boston Road (Block 3139, Lot 50), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area: and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a mixed use development containing approximately 1,665 affordable residential units, approximately 61,100 square feet of retail space and approximately 110 accessory parking spaces.

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**No. 3**

**CD 6**

**N 160288 ZRX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development and Phipps Houses, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3 relating to provisions for zoning lots directly adjoining public parks within Community District 6, Borough of the Bronx.

Matter in underline is new, to be added;

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

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

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

\* \* \*

**Article II: RESIDENCE DISTRICT REGULATIONS**

**Chapter 3 – Residential Bulk Regulations in Residence Districts**

\* \* \*

**23-60**

**HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**Regulations Applying in Special Situations**

**23-67**

**Special Height and Setback Provisions for Certain Areas**

**23-671**

**Special provisions for zoning lots directly adjoining public parks**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

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

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

\* \* \*

**Resolutions for adoption scheduling August 10, 2016 for a public hearing.**

---

**No. 4**

**CD 6**

**N 160289 ZRX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development and Phipps Houses, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area in Community District 6, Borough of the Bronx.

**For consideration.**

Matter in underline is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**THE BRONX**

\* \* \*

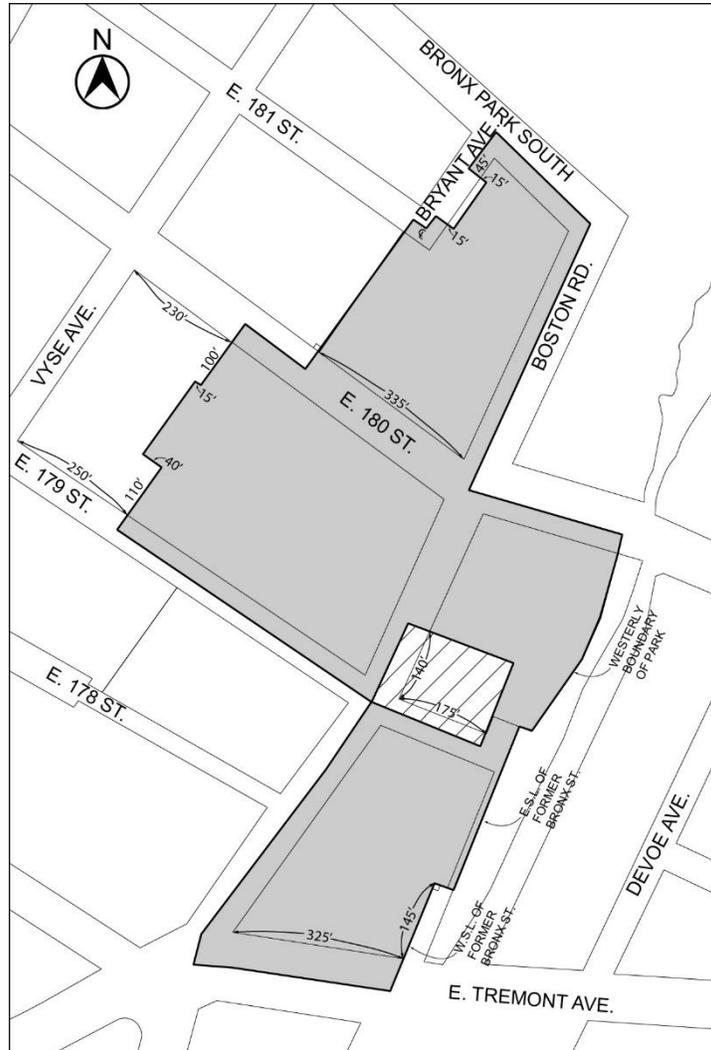
**The Bronx Community District 6**

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

\* \* \*

Map 6 – [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 6, The Bronx

\* \* \*

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**No. 5****CD 6****C 160290 ZSX**

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

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

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

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

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

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

**IN THE MATTER OF** an application, submitted by The New York City Department of Housing Preservation and Development and Phipps Houses, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the narrowing by elimination, discontinuance and closing of a portion of East Tremont Avenue from Boston Avenue to East Tremont Avenue; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13137 dated April 27, 2016 and signed by the Borough President.

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**No. 7**

**CD 6**

**C 160307 ZSX**

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

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

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**NOTICE**

**On Wednesday, August 10, 2016, at 10:00 a.m., in Spector Hall located at 22 Reade Street in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the City of New York - Department of Housing Preservation & Development (HPD) and Phipps Houses, for approval of several discretionary actions including zoning map amendments, the modification of a previously-approved Large Scale Residential District (LSRD), special permits, the disposition of City-owned property, Urban Development Action Area Project (UDAAP) designation and approval, authorizations, and zoning text amendments. These actions are intended to facilitate the phased demolition and redevelopment of Lambert Houses, an existing residential and commercial development occupying approximately 12 acres in the West Farms neighborhood of the Bronx, New York (the “Proposed Project”). The “Development Site” is defined as parcels 1, 3, 5, and 10 in the**

northern section of the current Bronx Park South LSRD, and is comprised of the following properties:

- Parcel 1: Block 3138, Lot 1
- Parcel 3: Block 3132, Lot 1
- Parcel 5: Block 3140, Lot 7
- Parcel 10: Block 3139, Lots 1 and 19
- An approximately 3,720-sf City-owned lot (Block 3139, Lot 50) just south of Parcel 10 would be conveyed to Phipps Houses and become part of Parcel 10.

The approximately 12-acre Development Site currently contains five groupings of six-story buildings containing 731 residential units, and one two-story building containing approximately 39,490 square feet (sf) of retail use and 375 parking spaces. The Proposed Actions would remove Lambert Houses (consisting of Parcels 1, 3, 5, 10) from the LSRD. The remainder of the Bronx Park South LSRD (consisting of Parcels 6, 7, 8a, 8b, and 9) would remain in the modified LSRD. There is currently a proposal (under a separate application) for a new residential development, sponsored by the Second Farms Neighborhood HDFC for Parcel 9 in the LSRD.

The Proposed Project involves the demolition of the existing Lambert Houses buildings and the redevelopment of the Development Site with approximately 1,665 new affordable residential units, approximately 61,100 sf of retail space, and a possible elementary school on Parcel 10 of up to approximately 86,608 sf. Construction of the Proposed Project has a Build Year of 2029, as construction would occur over a period of approximately 13 years. Written comments on the DEIS are requested and will be received and considered by HPD, the Lead Agency, until Monday, August 22, 2016.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 16HPD001X.

---

No. 8

***WESTCHESTER SQUARE BRANCH LIBRARY***

CD 10

C 160335 PCX

**IN THE MATTER OF** an application submitted by the New York Public Library 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 9 Westchester Square (Block

3981, p/o Lot 2) for use as a library.

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**



**Nos. 9 & 10**

***EAST 147<sup>TH</sup> STREET REZONING***

**No. 9**

**CD 1**

**N 160250 ZRX**

**IN THE MATTER OF** an application submitted by MLK Plaza, 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 in Community District 1, Borough of the Bronx.

Matter in underline is new, to be added;

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

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

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

\* \* \*

**APPENDIX F**

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

\* \* \*

**THE BRONX**

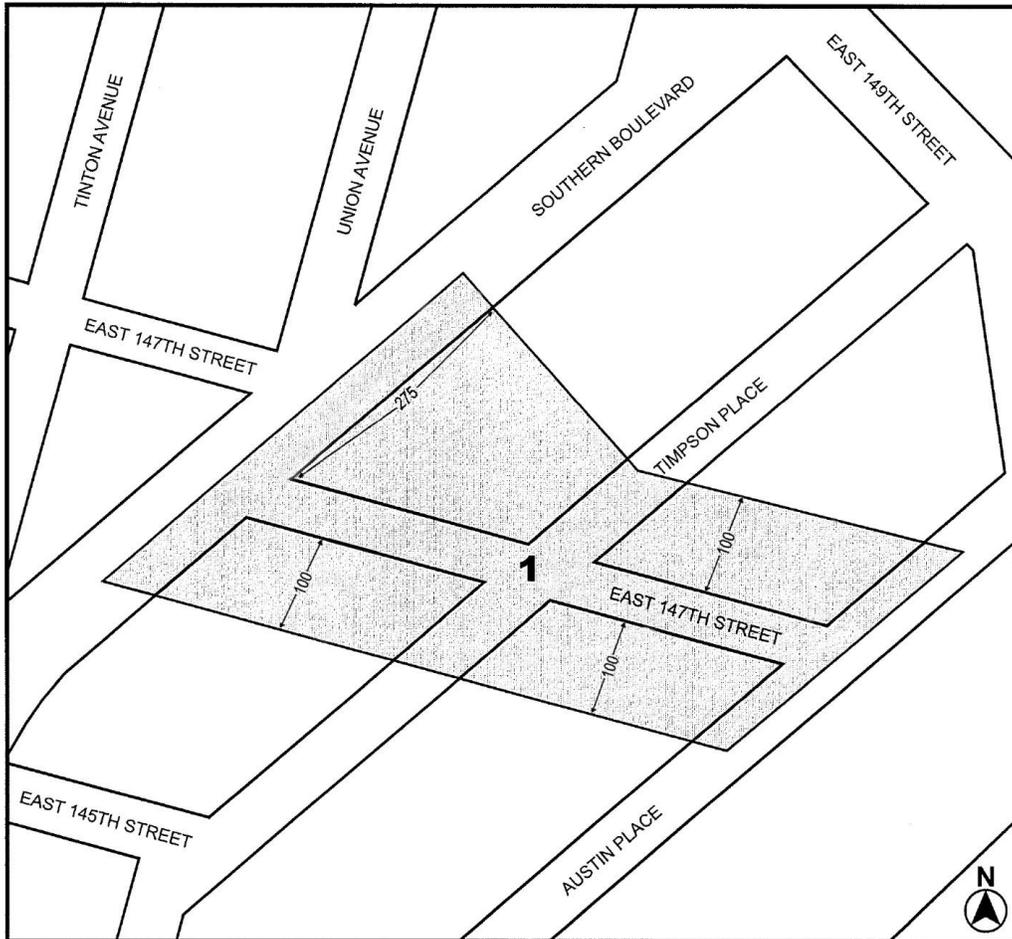
**The Bronx Community District 1**

In the #Special Harlem River Waterfront District# (see Section 87-20) and in the R7A, R7X and R8A Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2 – [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 1, The Bronx

\* \* \*

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

\_\_\_\_\_

**No. 10**

**CD 1**

**C 160251 ZMX**

**IN THE MATTER OF** an application submitted by MLK Plaza LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

1. changing from an M1-2 District to an R7X District property bounded by Southern Boulevard, a line perpendicular to the southeasterly street line of Southern Boulevard distant 275 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Southern Boulevard and the northeasterly street line of East 147<sup>th</sup> Street, a line 100 feet northeasterly of East 147<sup>th</sup> Street, Austin Place, East 147<sup>th</sup> Street, Timpson Place, and a line 100 feet southwesterly of East 147<sup>th</sup> Street;
2. changing from an M1-3 District to an R7X District property bounded by Timpson Place, East 147<sup>th</sup> Street, Austin Place, and a line 100 feet southwesterly of East 147<sup>th</sup> Street; and
3. establishing within a proposed R7X District a C1-4 District bounded by Southern Boulevard, a line perpendicular to the southeasterly street line of Southern Boulevard distant 275 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Southern Boulevard and the northeasterly street line of East 147<sup>th</sup> Street, a line midway between Southern Boulevard and Timpson Place, and a line 100 feet southwesterly of East 147<sup>th</sup> Street.

as shown on a diagram (for illustrative purposes only) dated May 9, 2016, and subject to the conditions of CEQR Declaration E-385.

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**BOROUGH OF MANHATTAN**

**No. 11**

***248 LAFAYETTE STREET***

**CD 2**

**C 160199 ZSM**

**IN THE MATTER OF** an application submitted by Jarv 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 use regulations of Section 42-14D(2)(b) to allow retail uses (Use Group 6) on portions of the ground floor and cellar of an existing 6-story building, located at 248

Lafayette Street (Block 496, Lot 5), in an M1-5B District, within the SoHo Cast Iron Historic District.

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

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**BOROUGH OF QUEENS**

**Nos. 12, 13 & 14**

***102-05 DITMARS BOULEVARD PARKING GARAGE***

**No. 12**

**CD 3**

**C 160246 ZSQ**

**IN THE MATTER OF** an application submitted by LGA Parking, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 1,775 spaces and to allow some of such spaces to be located on the roofs of a proposed garage building, located at 102-05 Ditmars Boulevard (Block 1641, Lot 1), in a C4-2 District.

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

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**No. 13**

**CD 3**

**C 160283 ZSQ**

**IN THE MATTER OF** an application submitted by LGA Parking, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 (a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 33-432 (In Other Commercial District), the side yard requirements of Section 33-25 (Minimum Required Side Yards), and the rear yard requirements of Section 33-26 (Minimum Required Rear Yards), in connection with a proposed garage building on property generally bounded by Grand Central Parkway, a line approximately 125 feet northwesterly of 25<sup>th</sup> Avenue, Ditmars Boulevard

and 23<sup>rd</sup> Avenue (Block 1641, Lot 1), in C4-2 and R3X Districts, within a large-scale general development.

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

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**No. 14**

**CD 3**

**C 160284 ZSQ**

**IN THE MATTER OF** an application submitted by LGA Parking, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 (c) of the Zoning Resolution to modify the sign regulations of Section 32-643 (Illuminated non-flashing signs), Section 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts), Section 32-655 (Height of signs in all other Commercial Districts) and Section 32-67 (Special Provisions Applying along District Boundaries), in connection with a proposed garage building on property generally bounded by Grand Central Parkway, a line approximately 125 feet northwesterly of 25<sup>th</sup> Avenue, Ditmars Boulevard and 23<sup>rd</sup> Avenue (Block 1641, Lot 1), in C4-2 and R3X Districts, within a large-scale general development.

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

**Resolution for adoption scheduling August 10, 2016 for a public hearing.**

---

**NOTICE**

**On Wednesday, August 10, 2016, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by LGA Parking LLC, for approval of several discretionary actions including three special permits and a modification to an existing Declaration (D-43) on the project site, located in East Elmhurst neighborhood of Queens, Community District 3. The project site is located on Queens Block 1641, Lot 1 and is bounded by the Grand Central Parkway to the north and east, Ditmars Boulevard to the south, and 23rd Avenue to the west. The proposed actions would facilitate a proposal to construct a new approximately 2,195 space parking garage structure which would contain three components: 420 parking spaces accessory to the Marriott hotel (also located on the project site), 1,775 parking spaces available to the public, intended for air travelers from LaGuardia Airport in need of long-term parking, and**

**approximately 600 square feet (sf) of ground-level retail space along Ditmars Boulevard. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 22, 2016.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 15DCP160Q.**

---

**II. REPORTS**

**BOROUGH OF THE BRONX**

**No. 15**

***1775 GRAND CONCOURSE TEXT AMENDMENT***

**CD 5**

**N 160179 ZRX**

**IN THE MATTER OF** an application submitted by 1775 Grand Concourse, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution modifying Article XII, Chapter 2 (Special Grand Concourse Preservation District) to permit indirectly illuminated signs on the Grand Concourse street frontage of specified commercial infill sites.

Matter in underline is new, to be added;

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

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

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

\* \* \*

**Article XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 2  
Special Grand Concourse Preservation District**

\* \* \*

**122-20  
SPECIAL SIGN REGULATIONS**

In order to enhance the visual quality of the Special District, the applicable #sign# regulations of the underlying districts are modified, as follows:

- (a) Within the Limited Commercial Areas, only one #sign#, other than an #advertising sign#, with a surface area not exceeding 12 square feet, shall be permitted per #commercial use#. Such #signs# shall be located in a #sign band#, on the flap of a canopy, or as allowed under paragraph (d) of this Section. The height of such #signs# shall be not more than 24 inches and the letter sizes shall be restricted to a height of 12 inches. Except as provided in paragraph (d), all such #signs# may not project from the vertical surface of a #building# more than 18 inches.

- (b) Within the Commercial Extension Areas, no #signs# and no #display windows# shall be permitted on a #building or other structure# within 50 feet of the Grand Concourse. #Commercial uses# which are located on a cross-street beyond a distance of 50 feet from the Grand Concourse #street line#, shall comply with the #sign# regulations applicable to the underlying #Commercial District#.
- (c) On Commercial Infill Sites, the maximum surface area to be occupied by a #sign#, other than an #advertising sign#, shall be three square feet for every five feet of store frontage or 12 square feet, whichever is greater. Such #signs# shall be located in a #sign band# or on the flap of a canopy, or as allowed under paragraph (d). On portions of Commercial Infill Sites more than 50 feet from the Grand Concourse, the signage regulations of a C1 District shall apply.
- (d) Except in C1 Districts, no #sign# may be located so as to obscure any decorative lintel, cornice or other architectural detail. In the event that compliance with this requirement does not provide adequate surface area for the allowable #sign#, as defined in paragraph (a) of this Section, a projecting #sign# may be permitted by the Commissioner of Buildings provided that no such #sign# shall project from the vertical surface of a #building# more than 18 inches.
- (e) Except in C1 Districts, no banners, pennants, #flashing# or #illuminated signs# shall be permitted anywhere within the Special District. In addition, within Commercial Infill Sites north of the Cross Bronx Expressway, as shown on the map in Appendix A of this Chapter, #signs with indirect illumination# shall be permitted on the Grand Concourse #street# frontage of a #building#.
- (f) Within the Limited Commercial Areas, Commercial Infill Sites, and Commercial Extension Areas within 50 feet of the Grand Concourse, window graphics shall occupy not more than 20 percent of a window. Display lettering more than three inches high shall be considered as a #sign#.
- (g) All lawfully existing #non-conforming signs# located within the Special District shall be terminated one year after September 28, 1989.

\* \* \*

(On June 8, 2016, Cal. No. 6, the Commission scheduled June 22, 2016 for a public hearing. On June 22, 2016, Cal. No. 17, the hearing was closed.)

**For consideration.**

---

**Nos. 16, 17, 18 & 19**

**4530 LIVINGSTON AVENUE**

**No. 16**

**CD 8**

**N 160345 ZAX**

**IN THE MATTER OF** an application submitted by Daniel Perla pursuant to Sections 105-421 of the Zoning Resolution, for the grant of an authorization for modification of topographic features on Tier I sites to permit the enlargement of an existing single-family residence located at 4530 Livingston Avenue (Block 5810, Lot 414) within the Special Natural Area District (NA-2).

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

**For consideration.**

---

**No. 17**

**CD 8**

**N 160346 ZAX**

**IN THE MATTER OF** an application submitted by Daniel Perla pursuant to Sections 105-422 of the Zoning Resolution, for the grant of an authorization of a development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to permit the enlargement of an existing single-family residence located at 4530 Livingston Avenue (Block 5810, Lot 414) within the Special Natural Area District (NA-2).

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

**For consideration.**

---

**No. 18**

**CD 8**

**N 160347 ZAX**

**IN THE MATTER OF** an application submitted by Daniel Perla pursuant to Sections 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation requirements to permit the enlargement of an existing single-family residence located at 4530 Livingston Avenue (Block 5810, Lot 414) within the Special Natural Area District (NA-2).

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

**For consideration.**

---

**No. 19**

**CD 8**

**N 160348 ZAX**

**IN THE MATTER OF** an application submitted by Daniel Perla pursuant to Sections 105-431 of the Zoning Resolution, for the grant of an authorization for a modification of lot coverage controls to permit the enlargement of an existing single-family residence located at 4530 Livingston Avenue (Block 5810, Lot 414) within the Special Natural Area District (NA-2).

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

**For consideration.**

---

**BOROUGH OF MANHATTAN**

**No. 20**

***40 RECTOR STREET OFFICE SPACE***

**CD 1**

**N 160381 PXM**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 40 Rector Street (Block 55, Lot 1026 ) (NYPD offices).

(On June 28, 2016, the Commission duly advertised July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 13, the hearing was closed.)

**For consideration.**

---

**No. 21**

***230 PARK AVENUE OFFICE SPACE***

**CD 5**

**N 160382 PXM**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 230 Park Avenue (Block 1300, Lot 1 ) (Office of Court Administration offices).

(On June 28, 2016, the Commission duly advertised July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 14, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF QUEENS**

**No. 22**

***LONG ISLAND CITY BUSINESS IMPROVEMENT DISTRICT***

**CDs 1, 2**

**N 160322 BDQ**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the Long Island City Business Improvement District (originally Queens Plaza/ Court Square) pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning amending of the Long Island City Business Improvement District.

(On June 8, 2016, Cal. No. 8, the Commission scheduled June 22, 2016 for a public hearing. On June 22, 2016, Cal. No. 16, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF STATEN ISLAND**

**Nos. 23 & 24**

***66-68 DALEMERE ROAD***

**No. 23**

**CD 2**

**N 160090 ZAR**

**IN THE MATTER OF** an application submitted by Harold Donald for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for the modification of topography on a Tier I site to facilitate the development of two, detached single-family homes and one accessory in-ground pool at 66 & 68 Dalemere Road (Block 869, Lot 76, Tentative Lots 75 and 76) within the Special Natural Area District (NA-1).

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

**For consideration.**

---

**No. 24**

**CD 2**

**N 160092 ZAR**

**IN THE MATTER OF** an application submitted by Harold Donald for the grant of an authorization pursuant to Section 105-425 of the Zoning Resolution for the modification of botanic environment and tree preservation and planting requirements to facilitate the development of two, detached single-family homes and one accessory in-ground pool at 66 & 68 Dalemere Road (Block 869, Lot 76, Tentative Lots 75 and 76) within the Special Natural Area District (NA-1).

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

**For consideration.**



**No. 25**

***WOOD DUCK POND BLUEBELT***

**CD 3**

**N 160112 RAR**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection (DEP) for the grant of authorization pursuant to Section 107-64 of the Zoning Resolution to authorize removal of trees to facilitate Best Management Practices (BMPs) in Wood Duck Pond Bluebelt (P/O Blocks 5223, 5225, 5226, 5227 and 5228) within the Special South Richmond Development District.

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

**For consideration.**



**No. 26**

***JACK'S POND BLUEBELT***

**CD 3**

**N 160162 RAR**

**N 160163 RCR**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection (DEP) for the grant of authorizations pursuant to Sections 107-64 and 107-65 of the Zoning Resolution to authorize removal of trees and modifications of existing topography and certification pursuant to Section 107-22 of the Zoning Resolution for certification for Designated Open Space to facilitate Best Management Practices (BMPs) in Jack's Pond/Ramble Road Bluebelt (P/O Blocks 5133, 5134, 5136, 5144, 5145, 5146, 5147 and 5149) within the Special South Richmond Development District.

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

**For consideration.**

---

**No. 27**

***65 WILSON AVENUE***

**CD 3**

**N 160302 RCR**

**IN THE MATTER OF** an application submitted by U.A.S.M.B.D.Y. LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 65 Wilson Avenue (Block 5461, Existing Lot 71, Tentative Lots 71 and 73) within the Special South Richmond Development District.

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

**For consideration.**

---

**No. 28**

***212 & 216 NIPPON AVENUE***

**CD 3**

**N 160232 RCR**

**IN THE MATTER OF** an application submitted by Robert Mack for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 212 and 216 Nippon Avenue (Block 6335, Existing Lot 43, Tentative Lots 43 and 44) within the Special South Richmond Development District.

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

**For consideration.**

---

**No. 29**

***CRAIG AVENUE & NASHVILLE STREET***

**CD 3**

**N 160233 RCR**

**IN THE MATTER OF** an application submitted by John Stringile, Officer, Bethel 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 one zoning lot (Block 8017, Existing Tax Lots 1, 4, and 6) into two new zoning lots composed of 3 tax lots (Tentative Tax Lots 1, 4, and 6) within the Special South Richmond Development District.

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

**For consideration.**

---

**No. 30**

***72 & 74 HARRIS LANE***

**CD 3**

**N 160116 RCR**

**IN THE MATTER OF** an application submitted by Harris Lane Associates Corp. for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots (Block 7094, Existing Lot 1, Tentative Lots 1 and 3) within the Special South Richmond Development District.

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

**For consideration.**

---

**III. PUBLIC HEARING**

---

**BOROUGH OF BROOKLYN**

**Nos. 31, 32 & 33**

***141 WILLOUGHBY STREET REZONING***

**No. 31**

**CD 2**

**C 160030 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 385 Gold Property Investors IIA, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from a C6-1 District to a C6-6 District property bounded by Willoughby Street, Gold Street, a line 200 feet northerly of Willoughby Street, and Flatbush Avenue Extension; and
2. changing from a C6-4 to a C6-6 District property bounded by Gold Street and its northerly prolongation, a line 320 feet northerly of Willoughby Street, Flatbush Avenue Extension, and a line 200 feet northerly of Willoughby Street;

as shown on a diagram (for illustrative purposes only) May 9, 2016.

(On July 13, 2016, Cal. No. 1, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 32**

**CD 2**

**C 160054 MMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application, submitted by The New York City Department of Housing Preservation and Development and The New York City Economic Development Corporation, LLC pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Flatbush Avenue Extension at its intersection with Gold Street; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2745 and X-2746 dated April 1, 2016 and signed by the Borough President.

(On July 13, 2016, Cal. No. 2, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 33**

**CD 2**

**N 160029 ZRK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 385 Gold Property Investors IIA, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 101-00 (Special Downtown Brooklyn District) adding a C6-6 District and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter in underline is new, to be added;

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

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

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

\* \* \*

**ARTICLE X:  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Downtown Brooklyn District**

\* \* \*

**101-21  
Special Floor Area and Lot Coverage Regulations**

R7-1 C6-1 C6-4.5 C6-6

\* \* \*

(d) In C6-6 Districts

In C6-6 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 18.0.

\* \* \*

**101-222  
Standard height and setback regulations**

C2-4/R7-1 C6-1 C6-4.5 C6-6

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

**MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS  
IN C2-4/R7-1, C6-1, ~~AND~~ C6-4.5 AND C6-6 DISTRICTS**

District	Maximum Base Height		Maximum #Building# Height	
	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
* * *	* * *	* * *	* * *	* * *
C6-4.5 <u>C6-6</u>	125	150	250	250

\* \* \*

**101-223  
Tower regulations**

C5-4 C6-1 C6-4 C6-6

In the districts indicated, except C6-1A Districts, the provisions of this Section shall apply as an alternative to the provisions of Section 101-222 (Standard height and setback regulations).

\* \* \*

(b) Setback requirements for #commercial# or #community facility# towers

For #buildings# that contain #commercial# or #community facility floor area# above a height of 85 feet, a setback is required for all portions of such #buildings# that exceed a height of 85 feet.

For #zoning lots# that do not exceed a #lot area# of 15,000 square feet, such portions of buildings# shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#. For #zoning lots# that exceed an area of 15,000 square feet, such portions shall be set back at least 20 feet from any #street line#.

However, setbacks shall not be required for any portion of a #building# fronting upon the south side of Willoughby Street between Gold Street and the Flatbush Avenue Extension, or upon that portion of the Flatbush Avenue Extension between Willoughby Street and DeKalb Avenue within 250 feet of Willoughby Street, or for any #building# fronting upon

the north side of Willoughby Street between Gold Street and the Flatbush Avenue Extension, provided that this exemption shall not be applicable to portions of #buildings# above 85 feet that contain #residential floor area#.

\* \* \*

(d) Maximum #building# height

In C6-1 Districts, the maximum height of a #building or other structure# shall be 495 feet. No height limit shall apply within a C5-4, ~~or~~ C6-4 or C6-6 District.

\* \* \*

**101-40  
MANDATORY DISTRICT PLAN ELEMENTS**

**101-41  
Special Street Wall Location Regulations**

Map 4 (Street Wall Continuity and Mandatory Sidewalk Widening) in Appendix E of this Chapter specifies locations where the special #street wall# location regulations of this Section apply. However, such regulations shall not apply along the #street# frontage of that portion of any #zoning lot# occupied by existing #buildings# to remain.

\* \* \*

(d) All other areas

On all other #streets# shown on Map 4, at least 70 percent of the #aggregate width of street walls# of any #building# shall be located within eight feet of the #street line# and extend to at least a height of 40 feet in R7-1 Districts mapped within C2-4 Districts and at least a height of 60 feet in all other districts, or the height of the #building#, whichever is less, except that on #corner lots#, no #street wall# shall be required within 100 feet of the intersection of two #street lines# where the interior angle formed by such intersecting #street lines# is 45 degrees or less. However, such regulations shall not apply to any #building# fronting upon the north side of Willoughby Street between Gold Street and the Flatbush Avenue Extension.

\* \* \*

**APPENDIX F**

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

\* \* \*

**BROOKLYN**

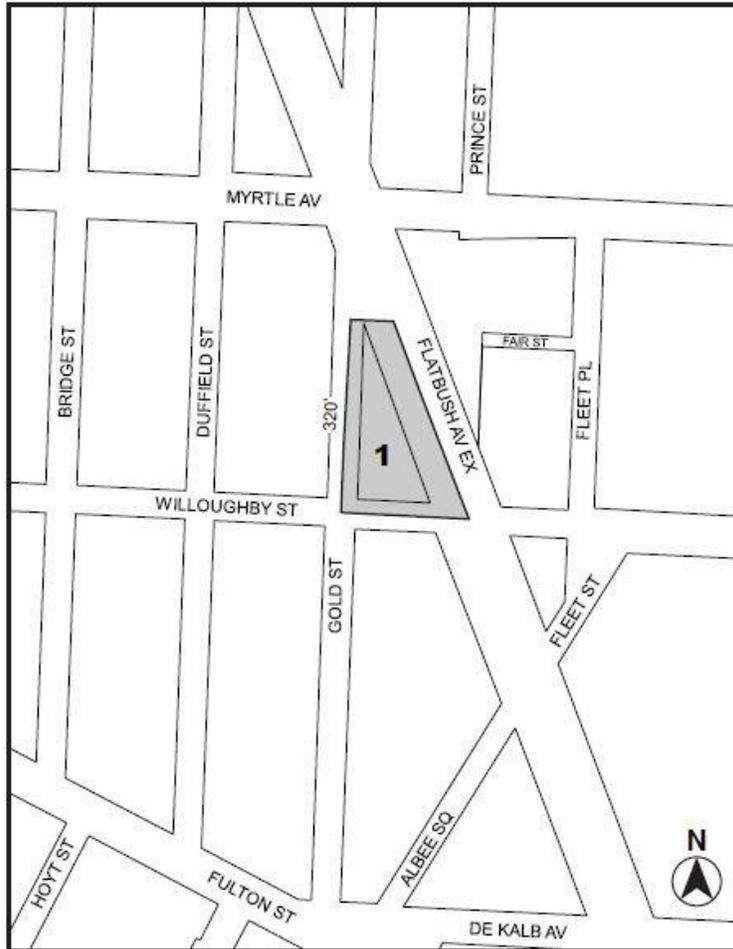
\* \* \*

**Brooklyn Community District 2**

\* \* \*

In the R10 District within the area shown on the following  
Map 5:

Map 5 - (date of adoption)



■ Mandatory Inclusionary Housing Area (MIHA)

**1** (date of adoption) MIH Program Option 2 [Section 23-154(d)(3)]

Portion of Community District 2, Brooklyn

(On July 13, 2016, Cal. No. 3, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF MANHATTAN**

**Nos. 34 & 35**

***217 WEST 29<sup>TH</sup> STREET***

**No. 34**

**CD 5**

**C 160148 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 221 W29 Residential LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an attended accessory off-street parking garage with a maximum capacity of 42 spaces on portions of the ground floor and sub-cellar of a proposed mixed-use building on property located at 217 West 29th Street (Block 779, Lots 27 and 28), in an M1-6D District.

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

(On July 13, 2016, Cal. No. 4, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

No. 35

CD 5

N 160147 ZRM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the 221 W29 Residential LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, establishing Section 42-486 relating to streetscape provisions in M1-6D districts.

Matter in underline is new, to be added;

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

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

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

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

\* \* \*

**Chapter 2  
Use Regulations**

\* \* \*

**42-40  
SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISION APPLYING  
ALONG DISTRICT BOUNDARIES**

\* \* \*

**42-48  
Supplemental Use Regulations in M1-6D Districts**

\* \* \*

**42-485  
Streetscape provisions**

On #narrow streets#, for #zoning lots# with #street# frontage of 50 feet or more, ground floor #uses# limited to Use Groups 6A, 6C, 7B, 8A, 8B, 9A, 10A, 12A and 12B shall have a depth of at least 30 feet from the #street wall# and shall extend along a minimum of 50 percent of the width of the #street# frontage of the #zoning lot#. The remainder of the #street# frontage of the #zoning lot# may be occupied by any permitted #uses#, lobbies, or entrances to parking spaces, except that lobbies shall be limited to a total width of 40 feet. No minimum 30 foot depth requirement shall apply where a reduction in such depth is necessary in order to accommodate a #residential# lobby or vertical circulation core.

Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor, provided they are located beyond 30 feet of the #street wall#.

For any #development# or #enlargement# that includes a ground floor #street wall#, each ground floor #street wall# occupied by #uses# listed in Use Groups 1 through 15, not including #dwelling units#, shall be glazed with transparent materials which may include #show windows#, transom windows or glazed portions of doors. Such transparency shall occupy at least 50 percent of the surface area of that portion of the ground floor #street wall# located between a height of two feet and twelve feet, or the height of the ground floor ceiling, whichever is higher, above the level of the adjoining sidewalk. The lowest point of any such required transparency shall not be higher than four feet above the level of the adjoining sidewalk, with the exception of transom windows, and the minimum width of any such required transparency shall be two feet. In addition, the maximum width of a portion of the ground floor level #street wall# without transparency shall not exceed ten feet. However, the transparency requirements of this Section shall not apply to that portion of the ground floor level #street wall# occupied by an entrance to a parking facility.

#### **42-486**

#### **Authorization for modification of streetscape provisions**

For #zoning lots# that have a #street# frontage of less than 75 feet, where entrances or exits to off-street parking or loading facilities are located along such #street# frontage, the City Planning Commission may modify the dimensions of the frontage and depth requirements for ground floor #commercial uses# set forth in Section 42-485 (Streetscape provisions), provided that the Commission finds that such modifications:

- (a) are necessary to provide sufficient space for access to off-street parking or loading facilities; and
- (b) will not adversely affect the streetscape experience or impact the viability of such #uses#, and the resulting ground floor frontages will effectively contribute to a vibrant mixed-use district.

\* \* \*

(On July 13, 2016, Cal. No. 5, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF QUEENS**

**Nos. 36 & 37**

***ROCKAWAY BEACH BOULEVARD REZONING***

**No. 36**

**CD 14**

**C 160219 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Rockaway Beach Hotel, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 30b:

1. eliminating from an existing R5B District a C1-3 District bounded by Rockaway Beach Boulevard, Beach 108<sup>th</sup> Street, Rockaway Beach Drive, and Beach 109<sup>th</sup> Street;
2. changing from an R5B District to an R6A District property bounded by Rockaway Beach Boulevard, Beach 108<sup>th</sup> Street, Rockaway Beach Drive, and Beach 109<sup>th</sup> Street; and
3. establishing within the proposed R6A District a C2-5 District bounded by Rockaway Beach Boulevard, Beach 108<sup>th</sup> Street, Rockaway Beach Drive, and Beach 109<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 23, 2016, and subject to the conditions of CEQR declaration E-387.

(On July 13, 2016, Cal. No. 6, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 37**

**CD 14**

**N 160220 ZRQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Rockaway Beach Hotel, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City

of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter in underline is new, to be added;

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

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

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

\* \* \*

## APPENDIX F

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

\* \* \*

#### **Queens**

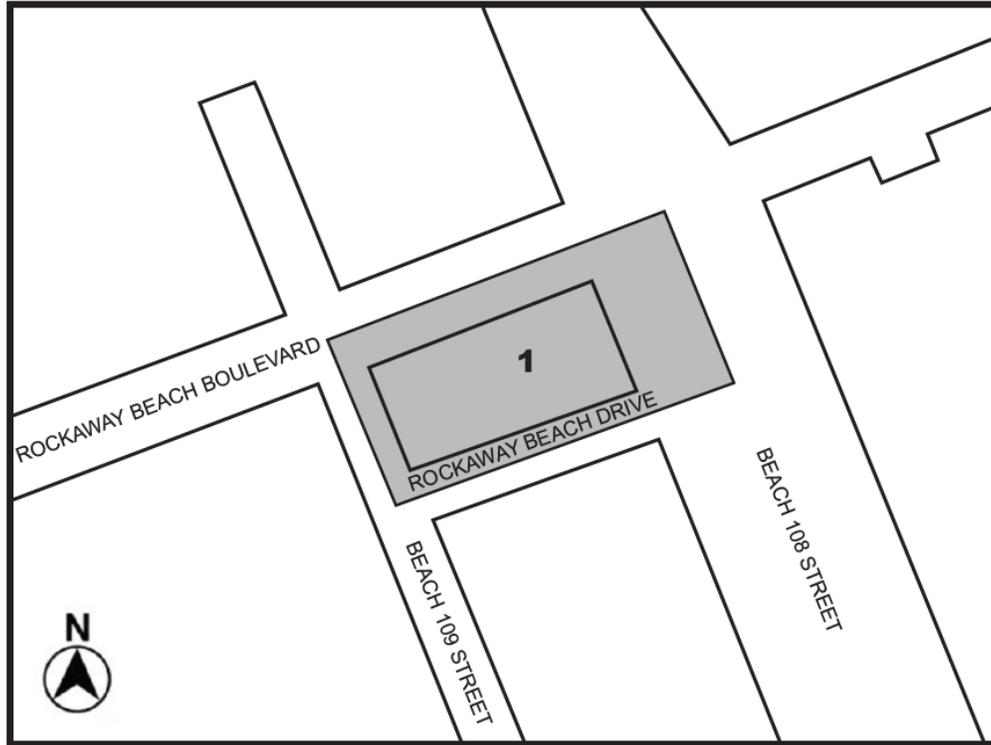
\* \* \*

#### **Queens Community District 14**

In the R6A District within the area shown on the following Map 1:

Map 1 – (date of adoption)

[PROPOSED MAP]



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

Portion of Community District 14, Queens

\* \* \*

(On July 13, 2016, Cal. No. 7, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 38**

***86-13 LEFFERTS BOULEVARD***

**CD 9**

**C 160189 ZSQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Siberian Ice, 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 32-10 to allow a Use Group 12 use (eating and drinking establishment with dancing) in an existing 2-story building on property located at 86-13 Lefferts Boulevard (Block 9273, Lot 89), in an R4-1/C2-4 District.

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

(On July 13, 2016, Cal. No. 8, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 39**

***ONE COURT SQUARE OFFICE SPACE***

**CD 2**

**N 170001 PXQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 1 Court Square (Block 79, Lot 30 ) (Department of Health and Mental Hygiene offices).

(On July 13, 2016, the Commission duly advertised July 27, 2016 for a public hearing.)

**Close the hearing.**

---

**CITYWIDE**

**No. 40**

**PUBLIC HEARING:**

**(Proposed promulgation of rules governing procedures for the review of local, state and federal actions for consistency with the policies set forth in the New York City Waterfront Revitalization Program pursuant to Sections 1043, 192(e) and 191(b)(2) of the New York City Charter.)**

**PLEASE TAKE NOTICE** that in accordance with Sections 1043, 192(e) and 191(b)(2) of the New York City Charter, the New York City Department of City Planning (“City Planning”) proposes to amend rules within Chapter 4 of Title 62 of the Rules of the City of New York.

This rule was not included in the regulatory agenda, as City Planning did not publish a regulatory agenda for fiscal year 2017.

The time and place of the hearing have been scheduled as follows:

DATE: July 27, 2016  
TIME: 10:00 A.M.  
LOCATION: Spector Hall  
22 Reade Street  
New York, NY 10007

Any person in attendance at this hearing shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes. Each speaker shall be allotted a maximum of three (3) minutes.

Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided at the hearing are asked to notify Calvin Rodman at the address set forth below, or by telephone at (212) 720-3496, by July 15, 2016. In addition, written statements may be submitted to the Department of City Planning at the address stated below, provided the comments are received by 5:00 P.M. on July 27, 2016:

New York City Department of City Planning  
Office of the Counsel  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
Attention: Calvin Rodman

Written comments received and a tape recording of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt between the hours of 9:00

a.m. and 5:00 p.m. at the Freedom of Information Law Desk, 120 Broadway, 31<sup>st</sup> Floor, telephone number (212) 720-3208.

**The purpose of the hearing is to provide the public with an opportunity to comment on the proposed rule set forth herein.**

**Section 1. Chapter 4 of Title 62 of the Rules of the City of New York is proposed to be REPEALED and a new Chapter 4 is proposed to be added, to read as follows:**

**Title 62: Department of City Planning**

**Chapter 4: Procedures for New York City Waterfront Revitalization Program (WRP) Consistency Review by the City Coastal Commission and the Department of City Planning**

**§4-01 Applicability.**

This chapter sets forth the procedures applicable to the review of actions located in the New York City Coastal Zone by the City Planning Commission (the Commission), in its capacity as the City Coastal Commission (CCC), and by the Department of City Planning (the Department) as provided in the WRP. Three separate categories of actions are subject to such review process:

- (a) Local discretionary actions that are classified as Type 1 or Unlisted pursuant to the State Environmental Quality Review Act (SEQRA) or City Environmental Quality Review (CEQR);
- (b) State actions that are subject to WRP consistency review by the relevant state agency
- (c) pursuant to the applicable laws and regulations referenced in subdivision b of section 4-03 of this chapter;
- (d) Federal direct actions, permit and license actions, and financial assistance actions that are subject to WRP consistency review by the New York State Department of State (DOS) for the relevant federal agency pursuant to the applicable laws and regulations referenced in subdivision b of section 4-03 of this chapter.

The Department's or the CCC's review of state and federal actions, as referenced herein, is advisory and for the purpose of consultation in accordance with state and federal laws and regulations.

**§4-02 CCC and Department Review.**

As the administrator of the WRP with the CCC, the Department will be responsible for coordinating all WRP consistency reviews. The Department will evaluate all actions covered by section 4-01 of this chapter to determine which warrant CCC review, in accordance with the criteria set forth in this section. The Department will review all actions covered by this chapter that do not warrant CCC review.

The CCC will review:

- (a) Local actions that are subject to Commission approval pursuant to the Uniform Land Use Review Procedure (ULURP) or other provision of the City Charter, including those for which the Commission is the designated CEQR lead agency; and
- (b) Local, state or federal actions which, in the Department's view, would substantially hinder the achievement of one or more policies or purposes of the WRP.

**§4-03 Reviews for Consistency with the WRP.**

- a) Local actions. Except as provided in section 4-04(a) of this chapter, no CEQR lead agency may make a final decision to approve an action unless and until such agency, or the CCC when the lead agency is the Commission, finds that such action will not substantially hinder the achievement of any WRP policy and determines that the action is consistent with the WRP, in accordance with the standards set forth in the WRP and with CEQR Technical Manual guidelines for conducting a WRP consistency assessment. When the lead agency is other than the Commission, the Department must concur with such finding.
  - (1) Local actions subject to Commission approval. The CCC's review of actions for consistency with the WRP is incorporated into the Commission's existing review procedures pursuant to ULURP or other provision of the Charter, or pursuant to CEQR.
  - (2) Local actions not subject to Commission approval.
    - (i) The CEQR lead agency shall provide the Department with its draft Environmental Impact Statement (EIS) or draft Environmental Assessment Statement (EAS), whichever is applicable, containing the agency's draft WRP consistency assessment, at the earliest possible date, and in no event less than thirty (30) days before issuance of a Negative Declaration, a Conditional Negative Declaration or, if the agency has prepared a draft EIS, a Notice of Completion. The Department may request additional information to assist in the evaluation of the proposed action, which the agency shall promptly provide.
    - (ii) Within thirty (30) days of receipt of the lead agency's draft WRP consistency assessment, the Department will notify the lead agency as to whether the Department concurs or does not concur with the proposed consistency determination and will provide written comments on the assessment, if any.
    - (iii) When the lead agency has prepared an EAS, if the Department is properly

notified of such agency's consistency assessment and determination and does not respond to such agency in writing within thirty (30) days of receipt, the lead agency may deem its consistency determination to have been accepted by the Department.

- b) State and federal actions. The coordination of the Department's or the CCC's review of state and federal actions with the relevant state agency and DOS, respectively, including review periods and the procedures for transmission of comments and findings, shall be in accordance with the relevant state and federal laws and regulations, including Article 42 of the New York State Executive Law (§§910 through 922) and 16 U.S.C. §§ 1451 et seq, respectively, and shall follow the guidelines for notification and review of federal and state actions, which are appended to the WRP.
- c) For all actions, where an inconsistency with one or more policies or purposes of the WRP has been identified, the Department or the CCC, as applicable, may recommend alternatives or modifications to the action or mitigation measures in order to avoid or minimize the inconsistency. If, in the Department's or the CCC's view, an inconsistency presents a substantial hindrance to the achievement of one or more policies or purposes of the WRP, the provisions of section 4-04 shall apply.
- d) Public Notice. All actions will be subject to any applicable procedures for public notice for the action under review. There are no additional public notice or participation requirements pursuant to this chapter.

#### **§4-04 Substantial Hindrance to the WRP.**

- a) Local actions.
  - (1) Local actions subject to Commission approval. The Commission may not approve an action that will substantially hinder the achievement of one or more policies or purposes of the WRP, unless, in its capacity as the CCC, it makes the following four findings:
    - i. No reasonable alternatives exist which would permit the action to be taken in a manner which would not substantially hinder the achievement of such policy;
    - ii. The action taken will minimize all adverse effects on such policies to the maximum extent practicable;
    - iii. The action will advance one or more of the other coastal policies; and
    - iv. The action will result in an overriding local or regional public benefit.
  - (2) Local actions not subject to Commission approval. A CEQR lead agency may not approve an action that will substantially hinder the achievement of one or more

policies or purposes of the WRP unless it makes the four findings in paragraph 1 of this subdivision with the concurrence of the CCC.

Where the findings set forth in paragraph 1 of subdivision b are met, the action shall be deemed consistent with the WRP.

- b) State and federal actions. The CCC shall provide an advisory determination as to whether, the four findings set forth in paragraph 1 of subdivision b are met. The Department shall transmit the CCC's findings to the relevant state agency or DOS for the purpose of consultation in accordance with the WRP and applicable state and federal laws, regulations and published guidelines, as referenced in subdivision b of section 4-03 of this chapter.

### **Statement of Basis and Purpose of Proposed Rule**

The Federal Coastal Zone Management Act (16 U.S.C., CZMA) was enacted by Congress on October 27, 1972 to encourage coastal states to develop comprehensive programs to manage and balance competing uses of and impacts to coastal resources. New York State developed and received approval of its statewide Coastal Management Program (CMP) in 1982. Article 42 of the Executive Law, entitled Waterfront Revitalization of Coastal Areas and Inland Waterways is the main statute that implements the State CMP by establishing the:

- Boundaries of the Coastal Area within which the CMP applies;
- Statewide policies that would be enforceable on all State agencies which address significant coastal issues and manage resources along the State's coastline;
- Authorization for localities to prepare and adopt local waterfront revitalization programs which in turn, would provide more detailed implementation of the State's Program.

New York City adopted a local waterfront revitalization program (WRP), to more specifically define the New York City Coastal Zone Boundary and local coastal area management policies pursuant to which applicable local, state and federal projects or actions within the Coastal Zone must be reviewed for consistency. Section 192(e) of the City Charter (Charter) provides that the City Planning Commission (the Commission) "shall oversee implementation of laws that require environmental reviews of actions taken by the city" and that the Commission "shall establish by rule procedures for environmental reviews of proposed actions by the city where such reviews are required by law." Section 191(b)(2) of the City Charter provides that the director of the Department of City Planning (the Department) shall "provide staff assistance to the City Planning Commission in all matters under its jurisdiction." The WRP designates the City Planning Commission as the City Coastal Commission (CCC), which is, with the Department, responsible for administering the WRP for New York City.

The Department, on behalf of the Commission, is proposing to amend Chapter 4 (City Coastal Commission Procedures) of Title 62 of the Rules of the City of New York (Rules) pursuant to its authority under Sections 191(e) and 191(b)(2) of the New York City Charter. The purposes of the proposed amendments may generally be described as follows:

- (1) make the rule consistent with State procedures in terms of the local discretionary actions to which it applies;
- (2) streamline the threshold for when the Department will refer state and federal actions to the CCC for review, which threshold shall also be applied to local actions that do not otherwise come before the Commission;
- (3) reestablish and clarify the role of the Department and CCC in local actions subject to City Environmental Quality Review (CEQR) but not subject to Commission approval;
- (4) and remove from the existing rule outdated references and other provisions regarding internal or inter-agency procedures.

Specifically, the proposed amendments will ensure that the Department or the CCC reviews all local discretionary actions located within the Coastal Zone as provided in the WRP, for their consistency with the WRP. In addition, because under the current rule there are some local discretionary actions which require Commission approval but which are not subject to CEQR, the proposed rule clarifies that the local discretionary actions subject to WRP review only include those classified as Type I or Unlisted under the State Environmental Quality Review Act (SEQRA) and, thus, subject to CEQR, consistent with the intent of the WRP as well as State practice in terms of how it undertakes WRP consistency reviews of its actions subject to SEQRA. Also, as provided in the WRP and as reflected in the existing rule, the Department or the CCC will continue to provide an advisory analysis of state and federal actions which are subject to state or federal consistency review using the coastal policies in the WRP by the relevant state agency or the New York State Department of State (DOS) or the relevant federal agency, and will convey any related comments and findings to the state agency or DOS for the purpose of consultation, in accordance with relevant state and federal laws and regulations.

Also, there are currently four thresholds in the existing rule for federal and state actions which, if met, require review by the Commission, as CCC, and the Department reviews all others. These thresholds are proposed to be streamlined into a single threshold for federal and state actions, as well as for local actions that do not otherwise come before the Commission for approval. Actions that the Department believes present a substantial hindrance to one or more policies of the WRP must be referred to the Commission, as CCC. When a substantial hindrance has been identified, local actions may not be approved unless or until the CCC finds, or concurs with the CEQR lead agency's finding, that the following four requirements, as set forth in the approved WRP, are met:

- (1) no reasonable alternatives exist that would permit the action to be taken in a manner which would not substantially hinder the achievement of such policy;
- (2) the action taken will minimize all adverse effects on such policies to the maximum extent practicable;
- (3) the action will advance one or more of the other coastal policies; and

(4) the action will result in an overriding local or regional public benefit.

Such finding shall constitute a determination that the action is consistent with the WRP. With respect to state and federal actions, the Department will transmit the findings of the CCC to the relevant state agency for state consistency and DOS for federal consistency for the purpose of consultation.

The proposed rule also adds references to state and federal regulations to ensure that the inter-agency coordination of WRP consistency review, including the resolution of conflicts, occurs in accordance with those regulations and any applicable guidance, such as the guidelines for notification and review of federal agency and New York State agency actions appended to the approved WRP. Finally, any provisions regarding intra-agency coordination between the Department and the CCC and other “in-house” standards are proposed to be removed from the rule, and references to the no longer extant Board of Estimate are proposed to be removed.

(On July 13, 2016, Cal. No. 9, the Commission scheduled July 27, 2016 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**IV CITY PLANNING COMMISSION 2016 SCHEDULE OF MEETINGS**

	SUN	MON	TUE	WED	THU	FRI	SAT
<b>JANUARY</b>						1 NEW YEAR'S DAY	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 MARTIN LUTHER KING, JR. DAY	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							
<b>FEBRUARY</b>		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 CHINESE NEW YEAR	9	10 ASH WEDNESDAY	11	12 LINCOLN'S BIRTHDAY	13
	14	15 PRESIDENTS' DAY	16	17	18	19	20
	21	22 WASHINGTON BIRTHDAY	23	24 CPC PUBLIC MEETING	25	26	27
	28	29					
<b>MARCH</b>			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17 ST. PATRICK'S DAY	18	19
	20 PALM SUNDAY	21	22	23	24	25	26
	27 EASTER	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
<b>APRIL</b>						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29 PASSOVER	30
<b>MAY</b>	1	2	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 MEMORIAL DAY	31				
<b>JUNE</b>				1	2	3	4
	5	6 REVIEW SESSION	7 1ST DAY RAMADAN	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
<b>JULY</b>						1	2
	3	4 INDEPENDENCE DAY	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
31							
<b>AUGUST</b>		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
<b>SEPTEMBER</b>					1	2	3
	4	5 LABOR DAY	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	
<b>OCTOBER</b>	2	3 ROSH HASHANAH	4	5 CPC PUBLIC MEETING	6	7	8
	9	10 COLUMBUS DAY OBSERVED	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30	31 REVIEW SESSION					
<b>NOVEMBER</b>			1	2	3	4	5
	6	7	8 ELECTION DAY	9	10	11 DIWALI	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18 VETERANS' DAY	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
<b>DECEMBER</b>					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25 CHRISTMAS	26 1ST DAY KWAZANZA CHRISTMAS OBSERVED	27	28	29	30	31 HANUKKAH

**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