

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, NOVEMBER 13, 2019
10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,
LOWER CONCOURSE, 120 BROADWAY
NEW YORK, NEW YORK 10271

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 190508 MMX	4	BRIDGE PARK SOUTH MAPPING	Scheduled to be Heard 12/4/19
2	C 200061 ZSM	3	GO BROOME STREET DEVELOPMENT	" "
3	C 200061(A) ZSM	3	" "	" "
4	C 200064 ZMM	3	" "	" "
5	N 200065 ZRM	3	" "	" "
6	C 190265 ZSM	2	503 BROADWAY	" "
7	C 190320 ZSQ	7	18-17 130 TH STREET SCPD	" "
8	C 190029 ZMQ	7	147-40 15 TH AVENUE COMMERCIAL OVERLAY REZONING	" "
9	C 190267 ZMQ	1	22-60 46 TH STREET REZONING	" "
10	N 190266 ZRQ	1	" "	" "
11	C 180308 ZSR	3	2835 & 2845 VETERAN'S ROAD WEST	" "
12	N 200096 RCR	3	547 STAFFORD AVENUE	Certification Approved
13	N 190473 RCR	3	86 RIDGECREST AVENUE	" "
14	C 190510 ZSM	1	105 DUANE STREET POPS	Hearing Closed

COMMISSION ATTENDANCE:		Present (P)																		
		Absent (A)																		
Calendar Numbers:		12	13																	
Marisa Lago, Chair	A																			
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y																	
David Burney	P	Y	Y																	
Allen P. Cappelli, Esq.	P	Y	Y																	
Alfred C. Cerullo, III	A																			
Michelle R. De La Uz	P	Y	Y																	
Joseph I. Douek	P	Y	Y																	
Richard W. Eaddy	P	Y	Y																	
Hope Knight	P	Y	Y																	
Anna Hayes Levin	P	Y	Y																	
Orlando Marin	P	Y	Y																	
Larisa Ortiz	P	Y	Y																	
Raj Rampershad, Commissioners	P	Y	Y																	

MEETING ADJOURNED AT: 10:20 A.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 13, 2019

MEETING AT 10:00 A.M.

**NYC CITY PLANNING COMMISSION
HEARING ROOM, LOWER CONCOURSE
120 BROADWAY
NEW YORK, NEW YORK**



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

[No. 19]

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet, visit
the Department of City Planning (DCP) home page at:
nyc.gov/planning

CITY PLANNING COMMISSION

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

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I (Scheduling Dates for Future Public Hearings), in Section II (Reports), and in Section III (Public Hearings).

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

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

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

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

B

CITY PLANNING COMMISSION

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

MARISA LAGO, *Chair*

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

DAVID BURNEY

ALLEN P. CAPPELLI, *Esq.*

ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ

JOSEPH I. DOUEK

RICHARD W. EADDY

HOPE KNIGHT

ANNA HAYES LEVIN

ORLANDO MARIN

LARISA ORTIZ

RAJ RAMPERSHAD, *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 the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

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

The next regular public meeting of the City Planning Commission is scheduled for December 4, 2019.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar is requested to fill out a speaker’s slip available at the staff desk outside the hearing chambers on the day of the hearing. Public officials will be given speaking priority. The first five speakers in favor will be heard and given the opportunity to conclude their testimony before the next five speakers in opposition are heard. The hearing will proceed in this manner until all speakers present have had an opportunity to be heard.

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

Electronic Comments: Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may submit comments electronically using the [CPC Comments Form](#) on the public meeting page of the Department of City Planning website:

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

NOVEMBER 13, 2019

APPROVAL OF THE MINUTES OF the Special Public Meeting of October 28, 2019

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, DECEMBER 4, 2019
STARTING AT 10:00 A. M. AT NYC CITY PLANNING COMMISSION HEARING
ROOM, LOWER CONCOURSE,
120 BROADWAY
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

BRIDGE PARK SOUTH MAPPING

CD 4

C 190508 MMX

IN THE MATTER OF an application submitted by the New York City Department of Parks and Recreation 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 Exterior Street between the High Bridge and the Alexander Hamilton Bridge;
- the elimination, discontinuance and closing of West 171st Street between Exterior Street and the U.S. Pierhead and Bulkhead Line;
- the establishment of public park;
- the adjustment block dimensions and grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13144 dated June 24, 2019 and signed by the Borough President.

Resolution for adoption scheduling December 4, 2019 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 2-5

GO BROOME STREET DEVELOPMENT

No. 2

CD 3

C 200061 ZSM

IN THE MATTER OF an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large-scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5* Districts.

*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

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

Resolution for adoption scheduling December 4, 2019 for a public hearing.

No. 3

CD 3

C 200061(A) ZSM

IN THE MATTER OF an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. 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 Section 78-312 of the Zoning Resolution to modify the height and setback requirements of Section 23-66 (Height

and Setback Requirements for Quality Housing Buildings) and the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings), in connection with a proposed mixed use development on property located on the southerly side of Broome Street between Norfolk Street and Suffolk Street (Block 346, Lots 1, 37 & 75), within an existing large-scale residential development bounded by Broome Street, Suffolk Street, Grand Street and Essex Street (Block 346, Lots 1, 37, 75 & 95; and Block 351, Lot 1), in R8 and R9-1/C2-5* Districts.

*Note: The site is proposed to be rezoned by changing an existing R8 District to an R9-1/C2-5 District under a concurrent related application for a change in the Zoning Map (C 200064 ZMM).

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

Resolution for adoption scheduling December 4, 2019 for a public hearing.

No. 4

CD 3

C 200064 ZMM

IN THE MATTER OF an application submitted by GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from an R8 District to an R9-1 District property bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street; and
2. establishing within the proposed R9-1 District a C2-5 District bounded by Broome Street, Suffolk Street, Grand Street, and Norfolk Street;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-548.

Resolution for adoption scheduling December 4, 2019 for a public hearing.

No. 5

CD 3

N 200065 ZRM

IN THE MATTER OF an application submitted by GO Broome LLC and Chinatown Planning Council Development Fund, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying the Quality Housing provisions of Article II, Chapters 3 and 8, and related provisions, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

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

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

ARTICLE II

RESIDENCE DISTRICT REGULATIONS

Chapter 3

Residential Bulk Regulations in Residence Districts

* * *

23-011

Quality Housing Program

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

- (a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #building or other structure# shall comply with the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter and any #building# containing #residences# shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). However, the provisions of Article II, Chapter 8, shall not apply to #buildings converted# pursuant to Article I, Chapter 5.

In R5D Districts, only certain requirements of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of This Chapter).

R6 R7 R8 R9 R10

- (b) In the districts indicated without a letter suffix, the #bulk# regulations applicable to #Quality Housing buildings# may, as an alternative, be applied to #zoning lots# where #buildings# are #developed# or #enlarged# pursuant to all of the requirements of the Quality Housing Program. Such #buildings# may be subsequently #enlarged# only pursuant to the Quality Housing Program. In these districts, the Quality Housing #bulk# regulations may apply to #developments# or #enlargements# on #zoning lots# with existing #buildings# to remain, if:
- (1) the existing #buildings# contain no #residences# and the entire #zoning lot# will comply with the #floor area ratio# and density standards applicable to #Quality Housing buildings#; or
 - (2) the existing #buildings# contain #residences#, and:
 - (i) such #buildings# comply with the maximum base heights and maximum #building# heights listed in the tables in Section 23-662 for the applicable district, and the entire #zoning lot# will comply with the #floor area ratio# and #lot coverage# standards applicable to #Quality Housing buildings#; or
 - (ii) for #developments# or #enlargements# on #zoning lots# meeting the criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors):
 - (a) the entire #zoning lot# will comply with the #floor area ratio# set forth in Sections 23-154 (Inclusionary Housing) or 23-155 (Affordable independent residences for seniors), as applicable;
 - (b) the entire #zoning lot# will comply with the #lot coverage# regulations for the applicable zoning district set forth in Section 23-153 (For Quality Housing buildings); and the #development# or #enlargement#:

- (1) will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 1 of paragraph (b) of Section 23-664;
- (2) in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(3) of Section 23-664 will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section 23-664; or
- (3) in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(4) of Section 23-664 and is located within 150 feet of the types of transportation infrastructure listed in paragraphs (c)(2)(i) through (c)(2)(iv) of Section 23-664, will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section 23-664. Such 150-foot measurement shall be measured perpendicular to the edge of such infrastructure.

All #Quality Housing buildings# shall also comply with additional provisions set forth in Article II, Chapter 8.

R6 R7 R8 R9 R10

- (c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:
 - (1) Article VII, Chapter 8 (Special Regulations applying to Large Scale Residential Developments); except that they may be permitted as an alternative to apply within #Large Scale Residential Developments# located:
 - (i) in C2-5 Districts mapped within R9-1 Districts in Community District 3 in the Borough of Manhattan.

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

#Special 125th Street District#;

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

#Special East Harlem Corridors District#;

#Special Grand Concourse Preservation District#;

#Special Harlem River Waterfront District#;

#Special Limited Commercial District#;

#Special Long Island City Mixed Use District#;

#Special Lower Manhattan District#, as modified in Section 91-05;

#Special Ocean Parkway District#;

#Special Transit Land Use District#; or

#Special Tribeca Mixed Use District#.

R6 R7 R8 R9 R10

- (d) In the districts indicated, for #Quality Housing buildings# in which at least 50 percent of the #dwelling units# are #income-restricted housing units#, or at least 50 percent of the total #floor area# is a #long-term care facility# or philanthropic or non-profit institution with

sleeping accommodation, the applicable #bulk# regulations of this Chapter may be modified for #zoning lots# with irregular site conditions or site planning constraints by special permit of the Board of Standards and Appeals, pursuant to Section 73-623 (Bulk modifications for certain Quality Housing buildings on irregular sites).

R6 R7 R8 R9 R10

(e) In the districts indicated, where a Special Purpose District modifies the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter, the additional provisions for #Quality Housing buildings# set forth in Article II, Chapter 8 shall continue to apply. In addition, where any Special Purpose District that requires elements of Article II, Chapter 8 to apply to non-#Quality Housing buildings#, all associated #floor area# exemptions shall apply.

* * *

Chapter 8
The Quality Housing Program

28-00
GENERAL PURPOSES

The Quality Housing Program is established to foster the provision of multifamily housing and certain #community facilities# that:

- (a) are compatible with existing neighborhood scale and character;
- (b) provide on-site amenity spaces to meet the needs of its residents; and
- (c) are designed to promote the security and safety of its residents.

28-01
Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements that, in conjunction with the #bulk# provisions for #Quality Housing buildings# set forth in Article II, Chapter 3, and Article III, Chapter 5, as applicable, apply to #buildings# containing #residences#, #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or some combination thereof as follows:

- (a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all such #buildings# shall comply with the Quality Housing Program standards and requirements as set forth in this Chapter.
- (b) In other R6, R7, R8, R9 or R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all #developments# and #enlargements# of such #buildings# utilizing the Quality Housing #bulk# regulations in Article II, Chapter 3, shall comply with the Quality Housing Program standards and requirements set forth in this Chapter.
- (c) In R5D Districts, only the requirements set forth in Sections 28-12 (Refuse Storage and Disposal), 28-23 (Planting Areas) and 28-43 (Location of Accessory Parking) shall apply.
- (d) In R6 through R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, for #developments# and #enlargements# of #community facility buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or portions of #buildings# containing such #uses#, where such #buildings# utilize the #bulk# regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts with a letter suffix, or the height and setback regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts without a letter suffix, the Quality Housing Program standards and requirements of this Chapter shall apply, except that the provisions of Section 28-12 shall be optional.
- ~~(e) The provisions of Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments), are not applicable to #Quality Housing buildings#.~~
- (f e) The provisions of this Chapter shall not apply to #dwelling units converted# pursuant to Article I, Chapter 5, unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).

* * *

**ARTICLE VII
ADMINISTRATION**

**Chapter 8
Special Regulations Applying to Large-Scale Residential Developments**

**78-00
GENERAL PURPOSES, DEFINITIONS AND GENERAL PROVISIONS**

**78-01
General Purposes**

The regulations set forth in this Chapter are designed to deal with certain types of problems which arise only in connection with large-scale residential developments and to promote and facilitate better site planning and community planning through modified application of the district regulations in such developments.

For large-scale residential developments involving several zoning lots but planned as a unit, the district regulations may impose unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and bulk controls. For such developments, the regulations of this Chapter are designed to allow greater flexibility for the purpose of securing better site planning for development of vacant land and to provide incentives toward that end while safeguarding the present or future use and development of surrounding areas and, specifically, to achieve more efficient use of increasingly scarce land within the framework of the overall bulk controls, to enable open space in large-scale residential developments to be arranged in such a way as best to serve active and passive recreation needs of the residents, to protect and preserve scenic assets and natural features such as trees, streams and topographic features, to foster a more stable community by providing for a population of balanced family sizes, to encourage harmonious designs incorporating a variety of building types and variations in the siting of buildings, and thus to promote and protect public health, safety and general welfare.

* * *

78-03

Applicability of This Chapter

#Large-scale residential developments# are governed by all the #use#, #bulk#, off-street parking and loading, and other applicable regulations of this Resolution, except for such special provisions as are specifically set forth in this Chapter and apply only to such #large-scale residential developments#. ~~However, the Quality Housing Program is inapplicable in #large-scale residential development#.~~

Any #large-scale residential development# having a total of at least 500 #dwelling units# shall be subject to the provisions of Section 78-11 (General Provisions), relating to Provision of Public Facilities in Connection with Large-Scale Residential Developments.

#Large-scale residential developments# within the #waterfront area# shall be subject to the provisions of Section 62-132 (Applicability of Article VII, Chapters 4, 8 and 9).

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

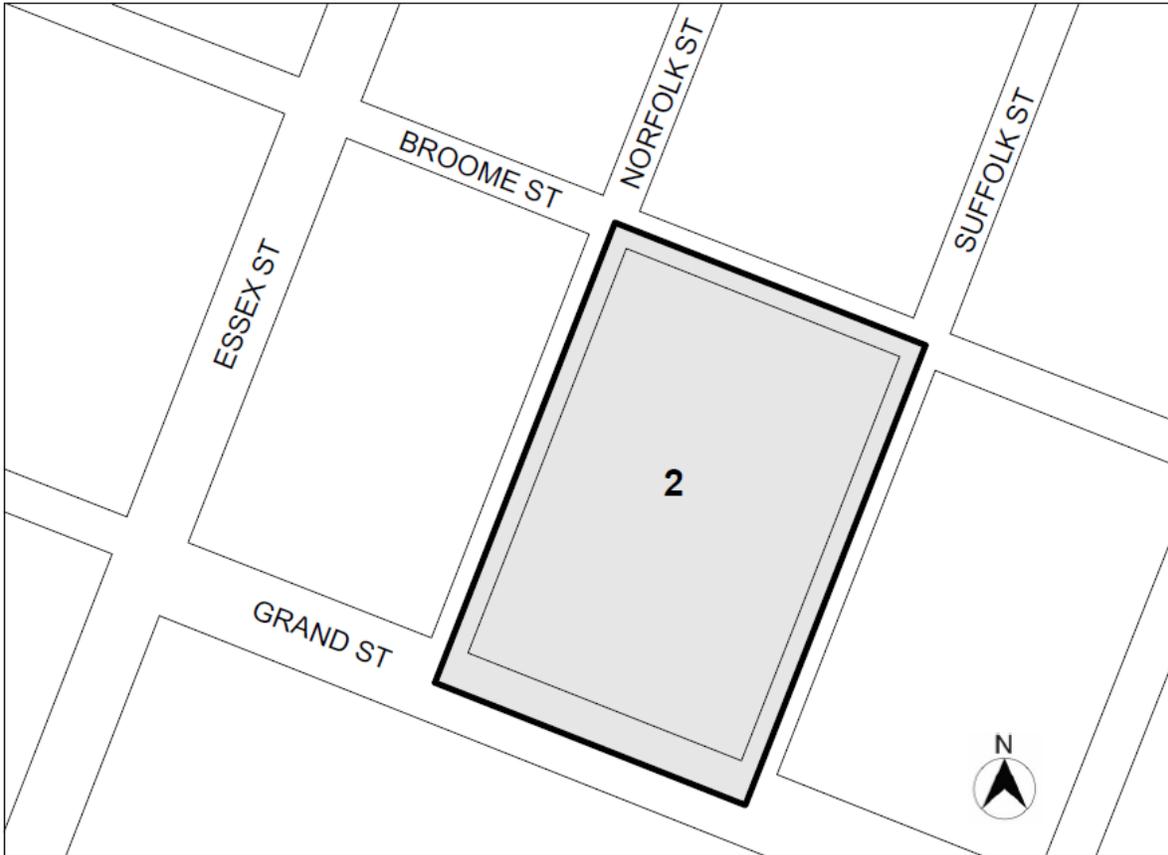
* * *

Manhattan Community District 3

* * *

Map 3 – [date of adoption]

[PROPOSED MAP]



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

Area 2 [date of adoption] MIH Program Option 1

Portion of Community District 3, Manhattan

* * *

Resolution for adoption scheduling December 4, 2019 for a public hearing.

NOTICE

On Wednesday, December 4, 2019, in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, 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 the GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. The Proposed Actions consist of a series of land use actions including a zoning special permit, a zoning map amendment, a zoning text amendment, zoning authorizations, and modifications to a previously approved zoning special permit to a large-scale residential development. The Proposed Actions would facilitate the development of two mixed-use residential, commercial, and community facility buildings in the Lower East Side neighborhood of Manhattan, Community District 3.

The public hearing will also consider a modification to the zoning special permit (ULURP No. C 200061 (A) ZSM). Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, December 16, 2019.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP119M.

No. 6

503 BROADWAY

CD 2

C 190265 ZSM

IN THE MATTER OF an application submitted by FSF 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 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on portions of the cellar, ground floor, second floor of an existing 5-story commercial building, on property located at 503 Broadway (Block 484, Lots 1201 & 1202), 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, 31st Floor, New York, N.Y. 10271.

Resolution for adoption scheduling December 4, 2019 for a public hearing.

BOROUGH OF QUEENS

No. 7

18-17 130TH STREET SCPD

CD 7

C 190320 ZSQ

IN THE MATTER OF an application submitted by 18-17 130th Street LLC and 18-19 130 Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 126-43 of the Zoning Resolution to modify the front yard requirements of Section 126-231 (Minimum required front yards) and the side yard requirements 126-232 (Minimum required side yards) in connection with a proposed two-story enlargement of an existing one-story warehouse building on property located at 18-17 130th Street (Block 4136, Lots 11 and 12) in an M1-1 District within the Special College Point District.

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

Resolution for adoption scheduling December 4, 2019 for a public hearing.



No. 8

147-40 15TH AVENUE COMMERCIAL OVERLAY REZONING

CD 7

C 190029 ZMQ

IN THE MATTER OF an application submitted by 8850 Management LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3A District a C1-2 District bounded by 15th Avenue, 149th Street, 15th Road, a line 100 feet westerly of 149th Street, a line 75 feet northerly of 15th Road, and a line 150 westerly of 149th Street, as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-546.

Resolution for adoption scheduling December 4, 2019 for a public hearing.



Nos. 9 & 10

22-60 46TH STREET REZONING

No. 9

CD 1

C 190267 ZMQ

IN THE MATTER OF an application submitted by Mega Realty Holding LLC and Pancyprian Association, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

1. changing from an R4 District to an R6A District property bounded by 45th Street, Ditmars Boulevard, 46th Street, and a line 525 feet southwesterly of Ditmars Boulevard;
2. changing from an M1-1 District to an R4 District property bounded by 45th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, a line 125 feet northeasterly of 23rd Avenue, 46th Street, Astoria Boulevard North, and 23rd Avenue;
3. changing from an M1-1 District to an R6A District property bounded by 45th Street, a line 525 feet southwesterly of Ditmars Boulevard, 46th Street, a line 125 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and a line 100 feet northeasterly of 23rd Avenue;
4. establishing within the proposed R4 District a C2-3 District bounded by 45th Street, a line 100 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and 23rd Avenue; and
5. establishing within the proposed R6A District a C2-3 District bounded by 45th Street, a line 275 feet northeasterly of 23rd Avenue, a line midway between 45th Street and 46th Street, and a line 100 feet northeasterly of 23rd Avenue;

as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-549.

Resolution for adoption scheduling December 4, 2019 for a public hearing.

No. 10

CD 1

N 190266 ZRQ

IN THE MATTER OF an application submitted by Mega Realty Holding LLC and Pancyprian Association, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

Queens Community District 1

* * *

Map 7 – [date of adoption]

[PROPOSED MAP]



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

Area 7 — [date of adoption] — MIH Program Option 2 and Workforce Option

Portion of Community District 1, Borough of Queens

* * *

Resolution for adoption scheduling December 4, 2019 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 11

2835 & 2845 VETERAN'S ROAD WEST

CD 3

C 180308 ZSR

IN THE MATTER OF an application submitted by Block 7469 LLC for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution for certain large retail establishments in order to facilitate the construction of a 99,864 sf retail and office building with 223 parking spaces on Veterans Road West (7469, Lots 115, 120, 125, 136 and 150) 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.

Resolution for adoption scheduling December 4, 2019 for a public hearing.

II. REPORTS

BOROUGH OF STATEN ISLAND

No. 12

547 STAFFORD AVENUE

CD 3

N 200096 RCR

IN THE MATTER OF an application submitted by Maria Krason 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 547 Stafford Ave (Block 6340, Existing Lot 65, Tentative Lots 63 and 65) within the Special South Richmond Development District.

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

For consideration.

No. 13

86 RIDGECREST AVENUE

CD 3

N 190473 RCR

IN THE MATTER OF an application submitted by 86 Ridgcrest LLC for the grant of a 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 86 Ridgcrest Avenue (Block 5295, Existing Lot 27, Tentative Lots 21 and 27) 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.

III. PUBLIC HEARING

BOROUGH OF MANHATTAN

No. 14

105 DUANE STREET POPS

CD 1

C 190510 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Tribeca Equity Partners, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-91 of the Zoning Resolution to modify the provisions of Section 37-70 (Public Plaza) in connection with the proposed design changes to an existing residential plaza on property located at 105 Duane Street (Block 151, Lots 1, 20 and 22), in C6-4 and C6-4A Districts.

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

(On October 28, 2019, Cal. No. 1, the Commission scheduled November 13, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2019 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY			1 New Year's Day	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 Martin Luther King, Jr. Day	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
FEBRUARY	3	4	5 Chinese New Year	6	7	8	9
	10	11 REVIEW SESSION	12 Lincoln's Birthday	13 CPC PUBLIC MEETING	14	15	16
	17	18 Presidents' Day	19	20	21	22 Washington's Birthday	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28		
						1	2
MARCH	3	4	5	6 Ash Wednesday	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 St. Patrick's Day	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
	31						
APRIL		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15 Palm Sunday	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30				
MAY				1	2	3	4
	5	6 REVIEW SESSION Ramadan	7	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 Memorial Day Observed	28	29	30	31	
JUNE							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	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							

Review Sessions start at 1:00 PM

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY		1	2	3	4 Independence Day	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
AUGUST					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION Eid al-Adha	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
SEPTEMBER	1	2 Labor Day	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 Rosh Hashanah					
OCTOBER			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14 Columbus Day	15 REVIEW SESSION	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
NOVEMBER						1	2
	3	4	5 Election Day	6	7	8	9
	10	11 Veterans' Day	12 REVIEW SESSION	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
DECEMBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	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 Hanukkah	31	Christmas	Kwanzaa		

Public Meetings start at 10:00 AM

V. CITY PLANNING COMMISSION 2020 SCHEDULE OF MEETINGS

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

Review Sessions start at 1:00 PM

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY				1	2	3 INDEPENDENCE DAY OBSERVED	4 INDEPENDENCE DAY
	5	6 REVIEW SESSION	7	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	31 EID AL-ADHA	
AUGUST	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	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					
SEPTEMBER							
	6	7 LABOR DAY	8	9 CPC PUBLIC MEETING	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19 ROSH HASHANAH
	20	21	22	23	24	25	26
	27	28 YOM KIPPUR	29	30			
OCTOBER						1	2
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 COLUMBUS DAY	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31 HALLOWEEN
NOVEMBER	1	2 REVIEW SESSION	3 ELECTION DAY	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11 VETERANS' DAY	12	13	14 DIWALI
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					
DECEMBER							
				1 CPC PUBLIC MEETING	2	3	4
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25 CHRISTMAS	26 KWANZAA BEGINS
27	28	29	30	31			

Public Meetings start at 10:00 AM