

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, DECEMBER 18, 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 190087 MMX	6	EAST 175 TH AND EAST 180 TH STREET BRIDGE REHABILITATION	Scheduled to be Heard 1/8/20
2	C 190043 MMX	6	" "	" "
3	C 200088 ZMX	10	C7 BAYCHESTER AVENUE REZONING	" "
4	C 190256 ZMK	8	GRAND AVENUE AND PACIFIC STREET REZONING	" "
5	N 190257 ZRK	8	" "	" "
6	C 190172 ZMK	13	271 SEA BREEZE AVENUE	" "
7	C 190295 ZMK	10	8118 13 TH AVENUE REZONING	" "
8	N 190352 ZRQ	2	QUEENS BOULEVARD MIH TEXT AMENDMENT	" "
9	C 190510 ZSM	1	105 DUANE STREET POPS	Favorable Report Adopted
10	N 200195 HIK	6	SOMERS BROTHERS TINWARE FACTORY	Forward Report to City Council
11	N 200196 HIK	6	BROOKLYN RAPID TRANSIT COMPANY CENTRAL POWER STATION ENGINE HOUSE	" "
12	N 200197 HIK	6	MONTAUK PAINT MANUFACTURING COMPANY BUILDING	" "
13	N 200198 HIK	6	GOWANUS CANAL FLUSHING PUMPING STATION AND GATE HOUSE	" "
14	N 200199 HIK	6	AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS	" "
15	N 190284 RCR	3	EUGENE STREET AND AMBOY ROAD B 7774 PARCEL 2	Certification Approved
16	N 200003 RCR	3	" "	" "
17	N 200002 RCR	3	866 RATHBUN AVENUE	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	L	L	L	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	A	A	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	I	I	I	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	D	D	D	
Richard W. Eaddy	P	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	O	O	O	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	V	V	V	
Orlando Marin	A												E	E	E	
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	R	R	R	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 1:05 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, DECEMBER 18, 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
18	N 200049 RCR	3	365 CHELSEA STREET	Certification Approved
19	N 200127 RCR	3	636 DARLINGTON AVENUE	" "
20	N 190328 ZAR	1	70 CEDAR TERRACE	Laid Over
21	N 190329 ZAR	1	" "	" "
22	N 190330 ZAR	1	74 CEDAR TERRACE	" "
23	N 190331 ZAR	1	" "	" "
24	N 190332 ZAR	1	" "	" "
25	N 190456 ZCR	1	26-36 SCRIBNER AVENUE	Certification Approved
26	C 190438 ZMK	14	2513-2523 AVENUE O REZONING	Hearing Closed
27	C 190265 ZSM	2	503 BROADWAY	" "
28	C 200050 ZSM	10	LENOX TERRACE	" "
29	N 200051 ZRM	10	" "	" "
30	C 200052 ZMM	10	" "	" "
31	C 200054 ZSM	10	" "	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:																	
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R																	
Calendar Numbers:		23	24	25															
Marisa Lago, Chair	P			Y															
David Burney	P			Y															
Allen P. Cappelli, Esq.	P	L	L	Y															
Alfred C. Cerullo, III	P	A	A	Y															
Michelle R. De La Uz	P	I	I	Y															
Joseph I. Douek	P	D	D	Y															
Richard W. Eaddy	P			Y															
Hope Knight	P	O	O	Y															
Anna Hayes Levin	P	V	V	Y															
Orlando Marin	A	E	E																
Larisa Ortiz	P	R	R	Y															
Raj Rampershad, Commissioners	P			Y															

MEETING ADJOURNED AT: 1:05 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, DECEMBER 18, 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. 21]

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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V. Schedule of Meetings: January 1, 2020 – December 31, 2020.....27

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 January 8, 2020.

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) _____

DECEMBER 18, 2019

APPROVAL OF THE MINUTES OF the Public Meeting of December 4, 2019

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JANUARY 8, 2020
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

Nos. 1 & 2

EAST 175TH AND EAST 180TH STREET BRIDGE REHABILITATION

No. 1

CD 6

C 190087 MMX

IN THE MATTER OF an application, submitted by the Department of Transportation, Division of Bridges pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the modification of legal grades on East 175th Street between Park Avenue East and Park Avenue West;

in accordance with Map No. 13142 dated May 29, 2019 and signed by the Borough President.

Resolution for adoption scheduling January 8, 2020 for a public hearing.

No. 2

CD 6

C 190043 MMX

IN THE MATTER OF an application, submitted by the Department of Transportation, Division of Bridges pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the modification of legal grades on East 180th Street between Park Avenue East and Park Avenue West;

in accordance with Map No. 13143 dated May 29, 2019 and signed by the Borough President.

Resolution for adoption scheduling January 8, 2020 for a public hearing.



No. 3

C7 BAYCHESTER AVENUE REZONING

CD 10

C 200088 ZMX

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 4a, by changing from a C7 District to a C8-2 District property bounded by a line 175 feet northwesterly of Bartow Avenue, Asch Loop, Bartow Avenue and Baychester Avenue, as shown on a diagram (for illustrative purposes only) dated September 23, 2019.

Resolution for adoption scheduling January 8, 2020 for a public hearing.



BOROUGH OF BROOKLYN

Nos. 4 & 5

GRAND AVENUE AND PACIFIC STREET REZONING

No. 4

CD 8

C 190256 ZMK

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

1. changing from an M1-1 District to a R7D District property bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street; and
2. establishing within the proposed R7D District a C2-4 District bounded by Grand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Grand Avenue, and a line midway between Pacific Street and Dean Street;

as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration of E-550.

Resolution for adoption scheduling January 8, 2020 for a public hearing.

No. 5

CD 8

N 190257 ZRK

IN THE MATTER OF an application submitted by EMP Capital Group 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; and

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

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

BROOKLYN

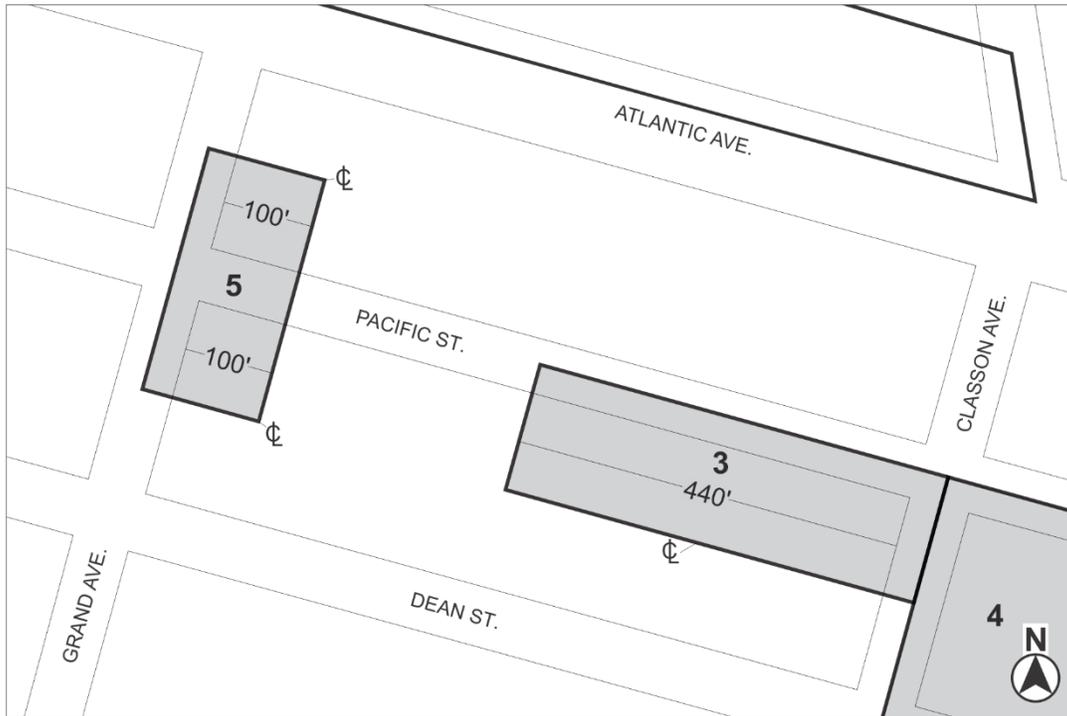
* * *

Brooklyn Community District 8

* * *

Map 4 – [date of adoption]

[PROPOSED MAP]



 Inclusionary Housing Designated Area (Portion of Community District 2, Brooklyn)

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

Area **3** — 5/8/19 — MIH Program Option 1 and Option 2

Area **4** — 5/8/19 — MIH Program Option 1 and Option 2

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

Portion of Community District 8, Brooklyn

* * *

Resolution for adoption scheduling January 8, 2020 for a public hearing.



No. 6

271 SEA BREEZE AVENUE

CD 13

C 190172 ZMK

IN THE MATTER OF an application submitted by 271 Sea Breeze Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d, by establishing within an existing R6 District a C2-4 District bounded by West Brighton Avenue, West 2nd Street, Sea Breeze Avenue and West 5th Street, as shown on a diagram (for illustrative purposes only) dated September 23, 2019, and subject to the conditions of CEQR Declaration E-535.

Resolution for adoption scheduling January 8, 2020 for a public hearing.



No. 7

8118 13TH AVENUE REZONING

CD 10

C 190295 ZMK

IN THE MATTER OF an application submitted by Stars and Stripes Holding Co. Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22b, by establishing within an existing R5B District a C1-3 District bounded by a line 100 feet northwesterly of 13th Avenue, a line midway between 81st Street and 82nd Street, 13th Avenue and 82nd Street, as shown on a diagram (for illustrative purposes only) dated October 15, 2019.

Resolution for adoption scheduling January 8, 2020 for a public hearing.



BOROUGH OF QUEENS

No. 8

QUEENS BOULEVARD MIH TEXT AMENDMENT

CD 2

N 190352 ZRQ

IN THE MATTER OF an application submitted by 64-11 QB Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

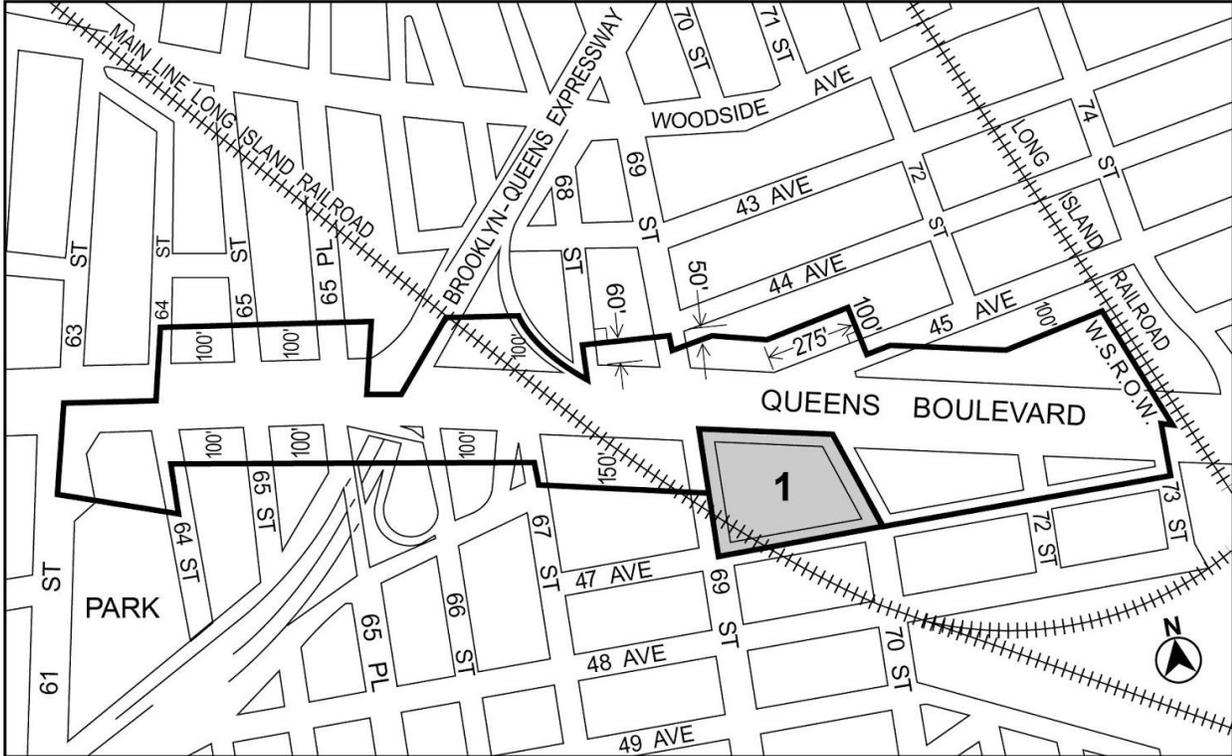
* * *

Queens Community District 2

* * *

Map 2 – [date of adoption]

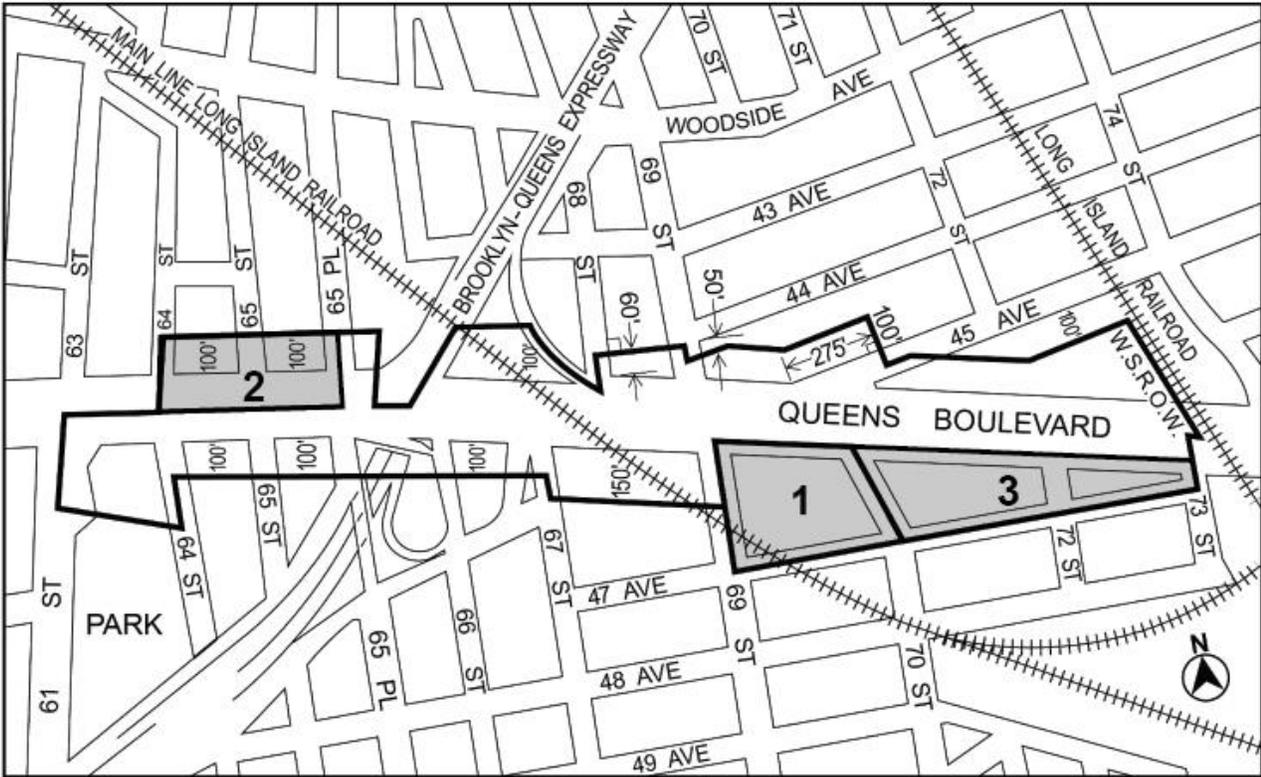
[EXISTING MAP]



 *Inclusionary Housing designated area*

 **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
Area 1—10/31/18 MIH Program Option 2

[PROPOSED MAP]



-  *Inclusionary Housing designated area*
-  **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
Area 1—10/31/18 MIH Program Option 2
-  **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
Area 2 — [date of adoption] MIH Program Option 1 and Option 2
-  **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
Area 3 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 2, Queens

* * *

Resolution for adoption scheduling January 8, 2020 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

No. 9

105 DUANE STREET POPS

CD 1

C 190510 ZSM

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. On November 13, 2019, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 10

SOMERS BROTHERS TINWARE FACTORY

CD 6

N 200195 HIK

IN THE MATTER OF a communication dated November 8, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Somers Brothers Tinware Factory (later American Can Company), 238-246 3rd Street, 365-379 3rd Avenue,

and 232-236 3rd Street (aka 361-363 3rd Avenue) (Block 351, p/o Lot 12) by the Landmarks Preservation Commission on October 29, 2019 (List No. 515/LP No. 2640).

For consideration.



No. 11

BROOKLYN RAPID TRANSIT COMPANY CENTRAL POWER STATION ENGINE HOUSE

CD 6

N 200196 HIK

IN THE MATTER OF a communication dated November 8, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Brooklyn Rapid Transit Company Central Power Station Engine House, 153 2nd Street (Block 967, p/o Lot 1) by the Landmarks Preservation Commission on October 29, 2019 (List No. 515/LP No. 2639).

For consideration.



No. 12

MONTAUK PAINT MANUFACTURING COMPANY BUILDING

CD 6

N 200197 HIK

IN THE MATTER OF a communication dated November 8, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Montauk Paint Manufacturing Company Building, 170 Second Avenue (Block 1025, Lot 49) by the Landmarks Preservation Commission on October 29, 2019 (Designation List No. 515/LP No. 2641).

For consideration.



No. 13

GOWANUS CANAL FLUSHING PUMPING STATION AND GATE HOUSE

CD 6

N 200198 HIK

IN THE MATTER OF a communication dated November 8, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Gowanus Canal Flushing Tunnel Pumping Station and Gate House, 201 Douglass Street (Block 411, Lot 14) by the Landmarks Preservation Commission on October 29, 2019 (List No. 515/LP No. 2638).

For consideration.



No. 14

AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

CD 6

N 200199 HIK

IN THE MATTER OF a communication dated November 8, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the American Society for the Prevention of Cruelty to Animals Brooklyn Office, Shelter, and Garage Building, 233 Butler Street (Block 405, Lot 51), and a portion of the Butler Street sidewalk in front of Lot 51 by the Landmarks Preservation Commission of October 19, 2019 (Designation List No. 515/LP-2637).

For consideration.



BOROUGH OF STATEN ISLAND

Nos. 15 & 16

EUGENE STREET AND AMBOY ROAD B 7774 PARCEL 2

No. 15

CD 3

N 190284 RCR

IN THE MATTER OF an application submitted by Eugene Development, LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a reapportionment and future subdivision of the current four zoning lots into eight new zoning lots at Eugene Street and Amboy Road (Block 7774, Existing Lots 22, 33, 39 and 41, Tentative Lots A, B, C, D, E, F, G, H) located within Special Area D of the Special South Richmond Development District.

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

For consideration.



No. 16

CD 3

N 200003 RCR

IN THE MATTER OF an application submitted by Eugene Development, LLC for the grant of a certification pursuant to Section 107-02 of the Zoning Resolution for development within Area D to facilitate the development of nine (9) two-story detached homes within eight new zoning lots at Eugene Street and Amboy Road (Block 7774, Existing Lots 22, 33, 39 and 41, Tentative Lots A, B, C, D, E, F, G, H) located within Special Area D of the Special South Richmond Development District.

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

For consideration.



No. 17

866 RATHBUN AVENUE

CD 3

N 200002 RCR

IN THE MATTER OF an application submitted by P & R Direct Developing Solutions 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 866 Rathbun Avenue (Block 6885, Existing Lot 12, Tentative Lots 10 and 12) 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. 18

365 CHELSEA STREET

CD 3

N 200049 RCR

IN THE MATTER OF an application submitted by Peter Molinelli 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 365 Chelsea Street (Block 7885, Existing Lots 78 and 79, Tentative Lots 78 and 79) within the Special South Richmond Development District.

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

For consideration.



No. 19

636 DARLINGTON AVENUE

CD 3

N 200127 RCR

IN THE MATTER OF an application submitted by Dominick Pigno 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 636 Stafford Avenue (Block 6913, Existing Lot 8, Tentative Lots 3 & 5 and 8) 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.



Nos. 20 & 21

70 CEDAR TERRACE

No. 20

CD 1

N 190328 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a detached, two-family home at 70 Cedar Terrace (Block 627, Lot 7) within the Special Hillside Preservation 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. 21

CD 1

N 190329 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-314 of the Zoning Resolution to facilitate the development of a detached, two-family home at 70 Cedar Terrace (Block 627, Lot 7) within the Special Hillside Preservation 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.



Nos. 22-24

74 CEDAR TERRACE

No. 22

CD 1

N 190330 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a detached, two-family home at 74 Cedar Terrace (Block 627, Lot 10) within the Special Hillside Preservation 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. 23

CD 1

N 190331 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-314 of the Zoning Resolution to facilitate the development of a detached, two-family home at 74 Cedar Terrace (Block 627, Lot 10) within the Special Hillside Preservation 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. 24

CD 1

N 190332 ZAR

IN THE MATTER OF an application submitted by Frances Sarcona for the grant of an authorization pursuant to Section 119-317 of the Zoning Resolution to facilitate the development of a detached, two-family home at 74 Cedar Terrace (Block 627, Lot 10) within the Special Hillside Preservation 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. 25

26-36 SCRIBNER AVENUE

CD 1

N 190456 ZCR

IN THE MATTER OF an application submitted by Formica Construction for the grant of a certification pursuant to Section 119-04 of the Zoning Resolution to facilitate a future subdivision of the current two zoning lots into six new zoning lots at 26-36 Scribner Avenue (Block 36, Existing Lots 67 and 62, Tentative Lots 62, 63, 64, 65, 66 and 67) within the Special Hillside Preservation 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 HEARINGS

BOROUGH OF BROOKLYN

No. 26

2513-2523 AVENUE O REZONING

CD 14

C 190438 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Pulmonary and Sleep Medical, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23b, changing from an R2 District to an R3-2 District property bounded by a line 100 feet northerly of Avenue O, East 26th Street, Avenue O, and a line midway between East 26th Street and Bedford Avenue, as shown on a diagram (for illustrative purposes only) dated August 26, 2019 and subject to the conditions of CEQR Declaration E-541.

(On December 4, 2019, Cal. No. 2, the Commission scheduled December 18, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 27

503 BROADWAY

CD 2

C 190265 ZSM

CONTINUED PUBLIC HEARING:

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.

(On November 13, 2019, Cal. No. 6, the Commission scheduled December 4, 2019 for a public hearing. On December 4, 2019, Cal. No. 14, the hearing was continued.)

Close the hearing.

Nos. 28-31

LENOX TERRACE

No. 28

CD 10

C 200050 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Lenox Terrace Development Associates 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 of the Zoning Resolution to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and 35-60 (Modification of Height and Setback Regulations), and the distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), in connection with a proposed mixed use development, within a large scale general development, on property generally bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75), in a C6-2* District.

*Note: The site is proposed to be rezoned by changing from R7-2 and R7-2/C1-4 Districts to a C6-2 District under a concurrent related application for a change in the Zoning Map (C 200052 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.

(On December 4, 2019, Cal. No. 3, the Commission scheduled December 18, 2019 for a public hearing which has been duly advertised.)

Close the hearing.



No. 29

CD 10

N 200051 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Lenox Terrace Development Associates, 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

* * *

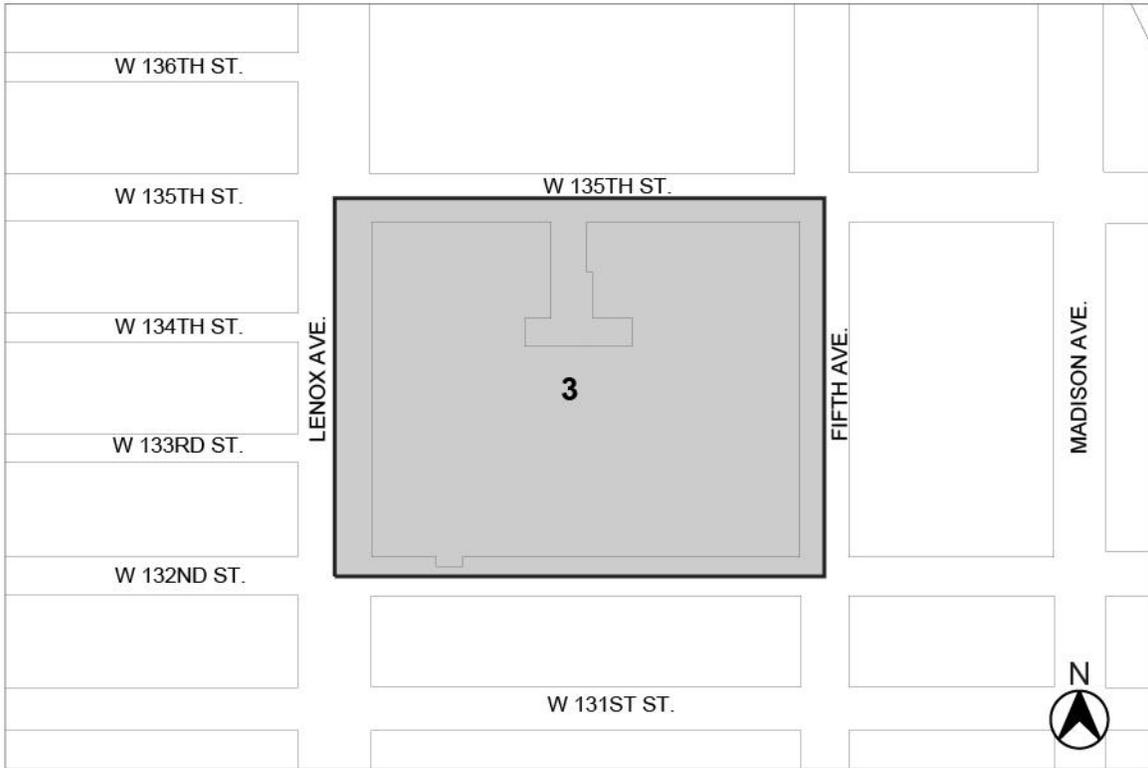
MANHATTAN

* * *

Manhattan Community District 10

Map 1 - [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 10, Manhattan

(On December 4, 2019, Cal. No. 4, the Commission scheduled December 18, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30**CD 10****C 200052 ZMM****PUBLIC HEARING:**

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

1. eliminating from an existing R7-2 District a C1-4 District bounded by West 135th Street, Fifth Avenue, West 132nd Street, a line 100 feet westerly of Fifth Avenue, the easterly centerline prolongation of West 134th Street, the easterly street line terminus of West 134th Street, the southerly, easterly and northerly boundary line of Public Bath and its westerly prolongation, Lenox Terrace Place, a line 100 feet southerly of West 135th Street, a line 100 feet easterly of Lenox Avenue-Malcolm X. Boulevard, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard; and
2. changing from an R7-2 District to a C6-2 District property bounded by West 135th Street, Fifth Avenue, West 132nd Street, and Lenox Avenue-Malcolm X. Boulevard;

as shown in a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-547.

(On December 4, 2019, Cal. No. 5, the Commission scheduled December 18, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31
CD 10**C 200054 ZSM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(1) to allow the distribution of open space without regard for zoning district boundaries; and
2. Section 74-743(a)(2) to modify the rear yard regulations of Sections 23-532 (Required rear yard equivalents) and 33-283 (Required rear yard equivalents), to modify the height and setback regulations of Sections 23-632 (Front setbacks in districts where front yards are not required), 33-43 (Maximum Height of Walls and Required Setbacks), 35-62 (Maximum Height of Wall in Initial Setback Distance) and 23-663 (Street wall location and height and setback regulations in certain districts), and to modify the minimum required distance between two or more buildings regulations of Section 23-711 (Standard minimum distance between buildings);

to facilitate a proposed mixed-use development on property located at 592-608 Eleventh Avenue a.k.a. 507-533 West 44th Street a.k.a. 508-558 West 45th Street (Block 1073, Lot 1), within a General Large Scale Development, in R8/C2-5 and R10/C2-5 Districts*, within the Special Clinton District (Excluded Area).

* Note: The site is proposed to be rezoned from an M1-5 District to R8/C2-5 and R10/C2-5 Districts under a related application C 100051 ZMM.

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

(On December 4, 2019, Cal. No. 6, the Commission scheduled December 18, 2019 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, December 18, 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 Lenox Terrace Development Associates. The Proposed Actions consist of a series of land use actions including zoning map and zoning text amendments, a zoning special permit for a large-scale general development, a zoning special permit to reduce required parking, and a zoning authorization to modify curb cut requirements. The affected area comprises the proposed development site (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52,

64, 68, and 75) as well as four additional, non-applicant owned lots on the project block and within the rezoning area (Block 1730, Lot 16, 19, 55, and 65). The project block is bounded by West 132nd and West 135th streets, and Lenox and Fifth avenues in the Central Harlem neighborhood of Manhattan, Community District 10.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, December 30, 2019.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 18DCP084M.

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 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	6	7	8	9	10	11	12 HANUKKAH
	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