

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 6, 2017
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007**

**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 170392 ZMX	9	1965 LAFAYETTE AVENUE REZONING	Scheduled to be Heard 9/19/17												
2	N 170393 ZRX	9	" "	" "												
3	C170445 ZMX	11	1776 EASTCHESTER ROAD	" "												
4	N 170446 ZRX	11	" "	" "												
5	C 170447 ZSX	11	" "	" "												
6	C 170416 ZMK	9	BEDFORD UNION ARMORY	" "												
7	N 170417 ZRK	9	" "	" "												
8	C 170418 ZSK	9	" "	" "												
9	C 170419 ZSK	9	" "	" "												
10	C 170420 PPK	9	" "	" "												
11	C 170442 ZMM	11	NATIONAL BLACK THEATER	" "												
12	N 170443 ZRM	11	" "	" "												
13	C 170444 ZSM	11	" "	" "												
14	C 160253 MMX	10, 11	WESTCHESTER AVENUE BRIDGE	Favorable Report Adopted												
15	N 180012 ZCX	8	4725 INDEPENDENCE AVENUE-STEIN RESIDENCE	Certification Approved												
16	C 150382 PQK	8	ALBANY NEIGHBORHOOD SENIOR CENTER	Favorable Report Adopted												
17	N 180021 ZAM	4	BLOCK 4 CONTRIBUTION IN KIND-66 HUDSON BOULEVARD	Authorization Approved												
COMMISSION ATTENDANCE:		Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
		Calendar Numbers:	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Marisa Lago, Chair		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		A														
Irwin G. Cantor, P.E.		P	Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Alfred C. Cerullo, III		P	Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Michelle R. De La Uz		P	Y	Y	Y	Y	Y	R	R	Y	Y	Y	AB	AB	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		A														
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: 11:20 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 6, 2017
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007**

**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	C 150395 PQQ	12	ALL MY CHILDREN DAY CARE CENTER 6	Favorable Report Adopted
19	C 170336 ZMQ	12	NORTHEASTERN TOWERS ANNEX REZONING	" "
20	N 170337 ZRQ	12	" "	" "
21	C 170180 ZMQ	7	135-01 35 TH AVENUE REZONING	Withdrawn
22	C 170180(A)ZMQ	7	" "	Favorable Report Adopted
23	N 170181 ZRQ	7	" "	" "
24	C 160174 ZSR	1	SOUTH AVENUE RETAIL DEVELOPMENT	" "
25	C 150359 MMR	1	" "	" "
26	N 160323 ZAR	2	45 HELENA ROAD	Authorization Approved
27	N 160324 ZAR	2	" "	" "
28	N 160325 ZAR	2	" "	" "
29	N 160372 ZAR	2	90 OLD FARMERS LANE	" "
30	N 160373 ZAR	2	" "	" "
31	N 170338 ZAR	1	ST. PETER'S CEMETERY	" "
32	N 170339 ZAR	1	" "	" "
33	N 170340 ZAR	1	" "	" "
34	C 170025 ZMK	3	723-733 MYRTLE AVENUE REZONING	Hearing Closed

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		28	29	30	31	32	33							
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y							
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y							
Rayann Besser	A													
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y							
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y							
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y							
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y							
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y							
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y							
Hope Knight	P	Y	Y	Y	Y	Y	Y							
Anna Hayes Levin	A													
Orlando Marin	P	Y	Y	Y	Y	Y	Y							
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y							

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 6, 2017

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



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

[No. 17]

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 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).

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

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

MARISA LAGO, *Chair*

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.

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WEDNESDAY, SEPTEMBER 6, 2017

Roll Call; Approval of Minutes.....1

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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 September 19, 2017, at One Centre Street, Municipal Building, North Mezzanine, New York, NY.

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 generally be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If many people wish to speak on a particular item, statements may 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.

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

SEPTEMBER 6, 2017

APPROVAL OF THE MINUTES OF the Regular Meeting of August 23, 2017

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, SEPTEMBER 19, 2017
STARTING AT 9:00 A. M. ONE CENTRE STREET
MUNICIPAL BUILDING, NORTH MEZZANINE
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1 & 2

1965 LAFAYETTE AVENUE REZONING

No. 1

CD 9

C 170392 ZMX

IN THE MATTER OF an application submitted by the Park Lane Residence Co. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. changing from an R6 District to an R8 District property bounded by Turnbull Avenue, a line 250 feet westerly of Pugsley Avenue, Lafayette Avenue, and White Plains Road; and
2. establishing within the proposed R8 District a C2-4 District bounded by Turnbull Avenue, a line 200 feet easterly of White Plains Road, Lafayette Avenue, and White Plains Road;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-434.

Resolution for adoption scheduling September 19, 2017 for a public hearing.

No. 2

CD 9

N 170393 ZRX

IN THE MATTER OF an application submitted by Park Lane Residences Co., 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

* * *

THE BRONX

* * *

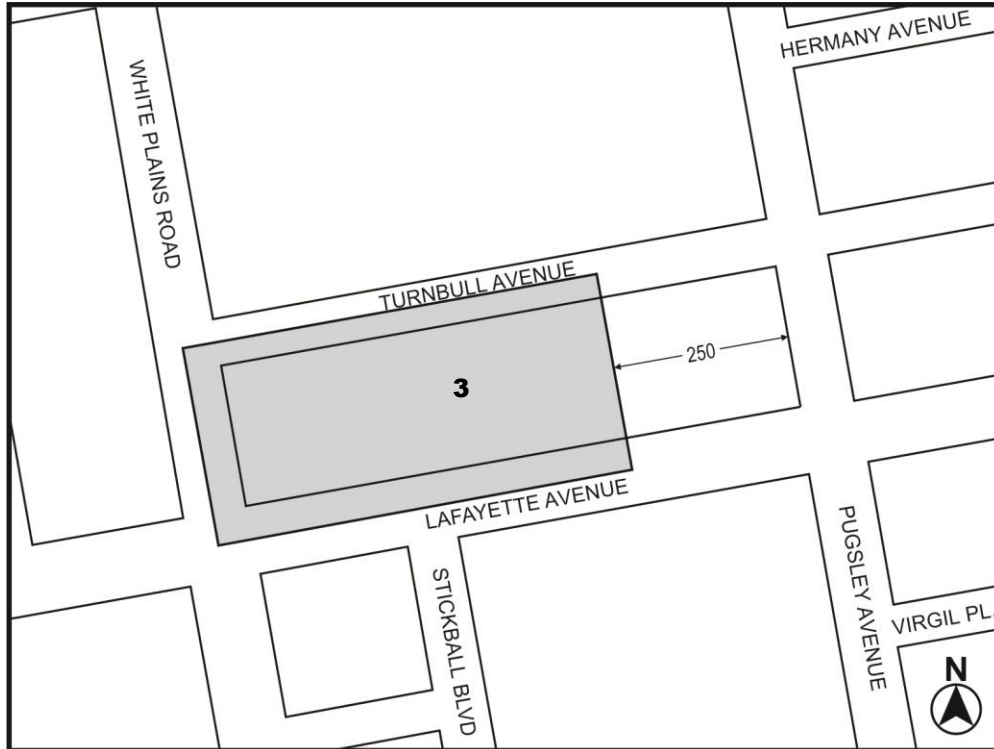
The Bronx Community District 9

* * *

In the R8 District within the area shown on the following Map 3:

Map 3 - [date of adoption]

[PROPOSED MAP]



 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 9, The Bronx

* * *

Resolution for adoption scheduling September 19, 2017 for a public hearing.

Nos. 3, 4 & 5

1776 EASTCHESTER ROAD

No. 3

CD 11

C 170445 ZMX

IN THE MATTER OF an application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 4a and 4b:

1. changing from an M1-1 District to an R5 District property bounded by the centerline of former Morris Park Avenue, the southerly prolongation of a Railroad Right-Of-Way, Waters Place, and Marconi Street;
2. changing from an M1-1 District to a C4-2 District property bounded by the centerline of former Morris Park Avenue, Marconi Street, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way; and
3. changing from an M1-1 District to a C4-2A District property bounded by a line 900 feet southerly of the former centerline of Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-436.

Resolution for adoption scheduling September 19, 2017 for a public hearing.

No. 4

CD 11

N 170446 ZRX

IN THE MATTER OF an application submitted by 1776 Eastchester Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to modify the text of the special permit for non-profit hospital staff dwellings in

Article VII, Chapter 4, and to modify 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 VII
ADMINISTRATION**

**Chapter 4
Special Permits by the City Planning Commission**

* * *

**74-70
NON-PROFIT HOSPITAL STAFF DWELLINGS**

The City Planning Commission may permit #non-profit hospital staff dwellings# in accordance with the conditions of paragraph (a) of this Section, provided that the findings of paragraph (b) are met.

(a) The Commission may permit:

(1) ~~In~~ in all #Residence Districts#, or in C1, C2, C3, C4, C5, C6 or C7 Districts, the City Planning Commission may permit #non-profit hospital staff dwellings# located on a #zoning lot#, no portion of which is located more than 1,500 feet from the non-profit or voluntary hospital and related facilities, ~~provided that the following findings are made;~~ or

(2) in C4-2 Districts without a letter suffix, in Community District 11 in the Borough of the Bronx, #non-profit hospital staff dwellings# on #zoning lots# located not more than 1,500 feet from the non-profit or voluntary hospital and related facilities.

(b) To permit such #non-profit hospital staff dwellings#, the Commission shall find:

~~(a)~~(1) that the #bulk# of such #non-profit hospital staff dwelling# and the density of population housed on the site will not impair the essential character or the future use or development of the surrounding area; and

~~(b)~~(2) that the number of #accessory# off-street parking spaces provided for such #use# will be sufficient to prevent undue congestion of #streets# by such #use#.

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

* * *

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

* * *

THE BRONX

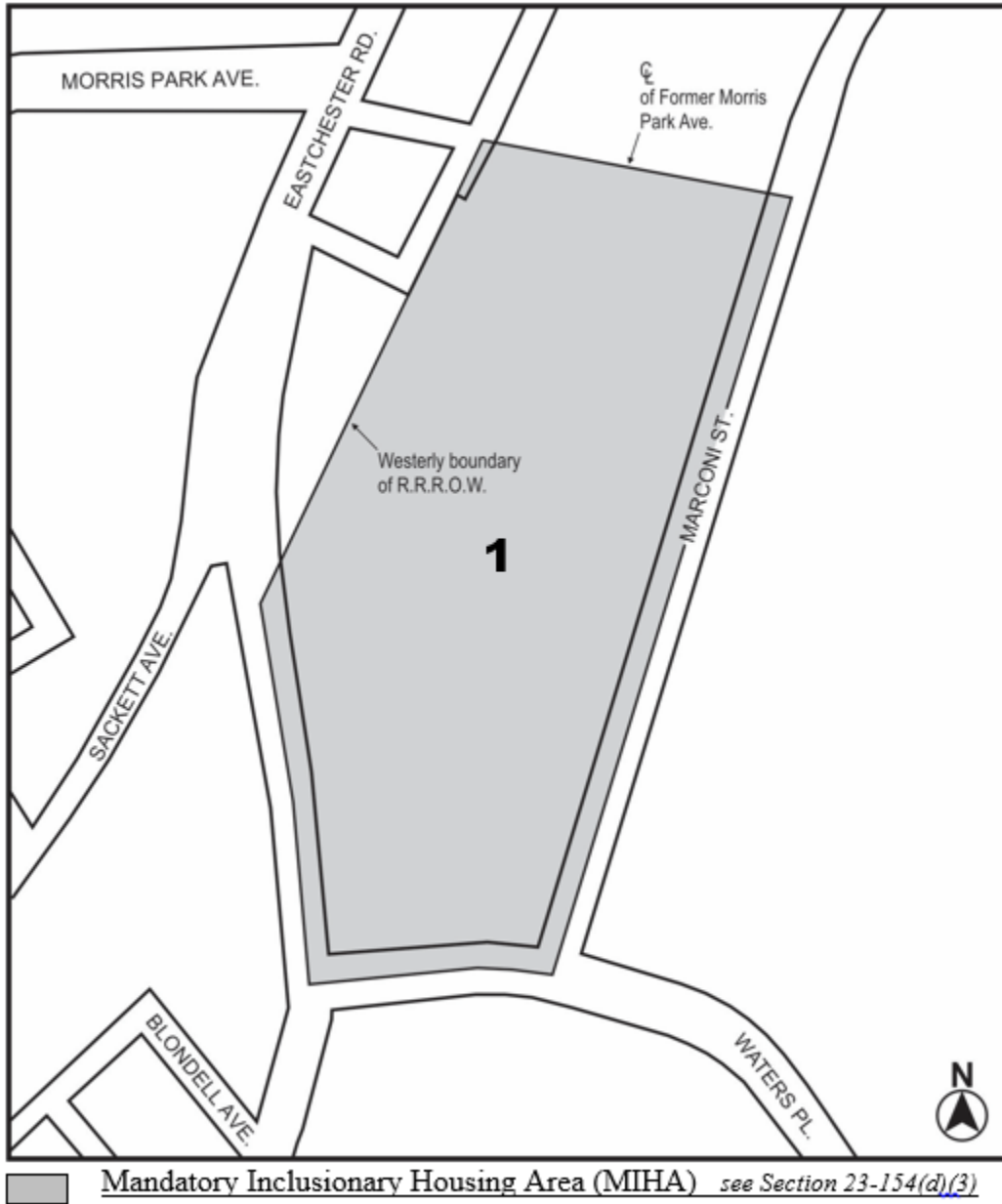
* * *

The Bronx Community District 11

In the C4-2 (R6 equivalent) and C4-2A (R6A equivalent) Districts within the area shown on the following Map 1:

Map 1- [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 11, The Bronx

* * *

Resolution for adoption scheduling September 19, 2017 for a public hearing.

No. 5

CD 11

C 170447 ZSX

IN THE MATTER OF an application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-70(a)(2)* of the Zoning Resolution to allow non-profit hospital staff dwellings to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities to facilitate the construction of a 12-story non-profit hospital staff dwelling building, on property located at 1776 Eastchester Road (Block 4226, Lots 1101 and 1102), in a C4-2** District.

*Note: A zoning text amendment is proposed to Section 74-70 (Special Permit for Non-Profit Hospital Staff Dwellings) to create a new special permit 74-70(a)(2), under a concurrent related application N 170446 ZRX.

** Note: The site is proposed to be rezoned by changing an existing M1-1 District to a C4-2 District under a concurrent related application for a Zoning Map change (C 170445 ZMX).

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 September 19, 2017 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 6-10

BEDFORD UNION ARMORY

No. 6

CD 9

C 170416 ZMK

IN THE MATTER OF an application submitted by NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17b:

1. changing from an R6 District to an R7-2 District property bounded by Union Street, a line 100 feet westerly of Rogers Avenue, President Street, and Bedford Avenue; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by, Union Street, a line 220 feet westerly of Rogers Avenue, President Street, and Bedford Avenue;

as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-428.

Resolution for adoption scheduling September 19, 2017 for a public hearing.

No. 7

CD 9

N 170417 ZRK

IN THE MATTER OF an application submitted by the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

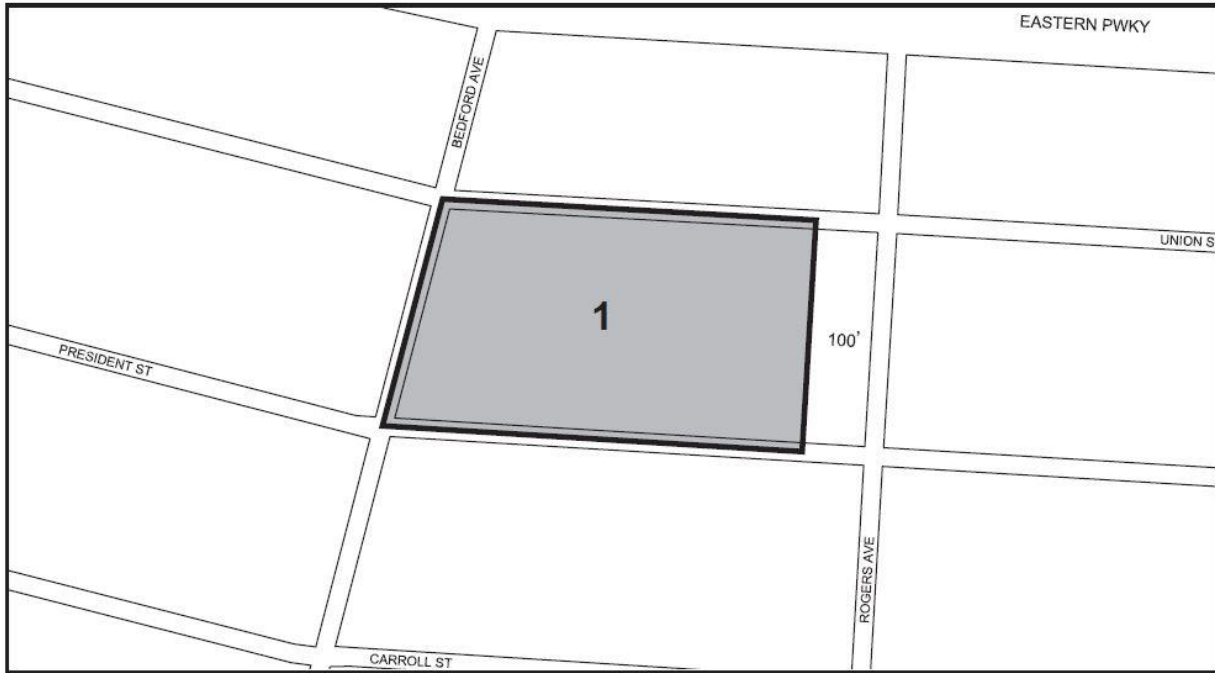
* * *


Brooklyn Community District 9

In the R7-2 District within the area shown on the following Map 1:

Map 1 - (date of adoption)

[PROPOSED]



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

Portion of Community District 9, Brooklyn

* * *

Resolution for adoption scheduling September 19, 2017 for a public hearing.

No. 8

CD 9

C 170418 ZSK

IN THE MATTER OF an application submitted by NYC Economic Development Corporation 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 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors) and 35-65 (Height and Setback Requirements for Quality Housing Buildings) to facilitate a proposed mixed use development, within a large scale general development, on property bounded by Bedford Avenue, Union Street, a line 100 feet westerly of Rogers Avenue, and President Street (Block 1274, Lot 1), in R7-2* and R7-2/C2-4* Districts.

* Note: The site is proposed to be rezoned by changing from an R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 170416 ZMK).

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 September 19, 2017 for a public hearing.

No. 9

CD 9

C 170419 ZSK

IN THE MATTER OF an application submitted by NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to reduce the number of required accessory residential off-street parking spaces from 129 to 118 spaces, in connection with a proposed mixed used development, within a large scale general development, in the Transit Zone, on property generally bounded by Bedford Avenue, Union Street, a line 100 feet westerly of Rogers Avenue, and President Street (Block 1274, Lot 1), in R7-2* and R7-2/C2-4* Districts.

* Note: The site is proposed to be rezoned by changing from an R6 District to R7-2 and R7-2/C2-4 Districts under a concurrent related application for a Zoning Map change (C 170416 ZMK).

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 September 19, 2017 for a public hearing.

No. 10

CD 9

C 170420 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 1555 Bedford Avenue (Block 1274, Lot 1), pursuant to zoning.

Resolution for adoption scheduling September 19, 2017 for a public hearing.

NOTICE

On Tuesday, September 19, 2017, at 9:00 a.m., in the North Mezzanine, at One Centre Street, Municipal Building, 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 New York City (NYC) Economic Development Corporation (EDC), on behalf of the New York City (NYC) Office of the Deputy Mayor for Housing and Economic Development (ODMHED), in coordination with Bedford Courts LLC (the "Applicant"), and along with the New York City Department of Citywide Administrative Services (DCAS), for a series of discretionary actions including a zoning text amendment, a zoning map amendment, a special permit for a large-scale plan, and a parking related special permit (the "Proposed Actions"), to facilitate the redevelopment of the historic Bedford Union Armory (the "Armory") located at 1555 Bedford Avenue (Block 1274, Lot 1) in the Crown Heights neighborhood of Brooklyn (the "Project Site") into an approximately 542,393 gross square feet (gsf) three-building mixed-use development. DCAS is the applicant only for the disposition action. In addition, in the future the Applicant may seek public financing by the New York City Department of Housing Preservation and Development (HPD) and/or the New York City Housing Development Corporation (HDC) to facilitate the Proposed

Development. Depending on the public funding source additional review under the State Environmental Quality Review Act (SEQRA) may be required at a later point in time.

The redevelopment of the historic Armory would result in approximately 390 residential dwelling units (DUs), including approximately 177 affordable DUs; up to 48,997 gsf of office space; up to 18,122 gsf of academic space; approximately 72,252 gsf of community facility space; and a minimum of 118 parking spaces (the “Proposed Development”, or “Analysis Scenario 1”). In order to provide a conservative analysis, the DEIS also considers a second Reasonable Worst Case Development Scenario (RWCDS), “Analysis Scenario 2”, which assumes 25 additional DUs (including 14 affordable DUs) would be incorporated into the Proposed Development in lieu of the 18,122 gsf of academic space and associated office space (approximately 8,278 gsf).

Written comments on the DEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development, the Lead Agency, through Friday , September 29, 2017, at 5:00 p.m.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 16DME005K.

BOROUGH OF MANHATTAN

Nos. 11, 12 & 13

NATIONAL BLACK THEATER

No. 11

CD 11

C 170442 ZMM

IN THE MATTER OF an application submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from a C4-4A District to a C4-7 District property bounded by Fifth Avenue, East 126th Street, a line 85 feet easterly of Fifth Avenue, and East 125th Street/Dr. Martin Luther King Jr. Boulevard, as shown on a diagram (for illustrative purposes only) dated June 5, 2017, and subject to the conditions of CEQR Declaration E-435.

Resolution for adoption scheduling September 19, 2017 for a public hearing.

No. 12

CD 11

N 170443 ZRM

IN THE MATTER OF an application submitted by NBT Victory Development 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 Article IX, Chapter 7 (Special 125th Street District) to establish regulations for a proposed C4-7 District, and to modify 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 with # # is defined in Section 12-10;

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

[NOTE: Section titles and provisions in the following Chapter may reflect the proposed text amendment, East Harlem Rezoning (ULURP No. N 170359 ZRM).]

ARTICLE IX: SPECIAL PURPOSE DISTRICTS

Chapter 7 – Special 125th Street District

97-00

GENERAL PURPOSES

* * *

97-03

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special 125th Street District# Plan. The District Plan, including Map 1 (Special 125th Street District and ~~Core~~ Subdistricts) and Map 2 (Permitted Small Sidewalk Cafe Locations), is set forth in Appendix A of this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

97-04

Establishment of ~~Core~~ Subdistricts

In order to carry out the purposes and provisions of this Chapter, ~~the Core two S~~subdistricts ~~is~~ are established within the ~~#Special 125th Street District# and~~: the Core Subdistrict and Subdistrict A. Each subdistrict includes specific regulations designed to support an arts and entertainment environment and other relevant planning objectives along 125th Street. The boundaries of the ~~Core~~ Ssubdistricts are shown on Map 1 in Appendix A of this Chapter.

* * *

97-06

Applicability of ~~Special Transit Land Use~~ District Regulations

[Note: existing provisions moved to Section 97-061]

97-061

Applicability of Special Transit Land Use District Regulations

[Note: existing provisions moved from Section 97-06 and modified]

Wherever the ~~#Special 125th Street District#~~ includes an area which also lies within the ~~#Special Transit Land Use District#~~, the requirements of the ~~#Special Transit Land Use District#~~, as set forth in Article IX, Chapter 5, shall apply, subject to the modifications described in paragraphs ~~(e)~~ (a)(5) and ~~(f)~~ (a)(6) of Section 97-433 ~~(Street wall location)~~ 432 (Height and setback regulations in the Core Subdistrict and areas outside of a subdistrict).

~~The #Special Transit Land Use District# includes the area within the #Special 125th Street District# bounded by a line 50 feet west of Second Avenue from 124th Street midway to 125th Street where such area widens to a line 100 feet west of Second Avenue.~~

97-062

Applicability of the Quality Housing Program

[Note: Existing Quality Housing provisions moved from Section 97-40 (SPECIAL BULK REGULATIONS)]

In the #Special 125th Street District#, #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program, and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**97-063
Applicability of Inclusionary Housing Program**

[Note: Existing provision moved from Section 97-421 (Inclusionary Housing) and changed to include Mandatory Inclusionary Housing applicability]

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas# within the #Special 125th Street District# are shown on the maps in APPENDIX F of this Resolution.

* * *

**97-30
SPECIAL SIGN REGULATIONS**

* * *

**97-31
Definitions**

Marquee

A “marquee” is a permanent structure or canopy located above the primary entrance to an arts #use# fronting on 125th Street or Fifth Avenue, that projects over the sidewalk and is attached to, and entire supported from, the #street wall# of the #building#. The location and dimensions of the #marquee# shall be determined by the requirements of Sections 97-32.

* * *

**97-32
Location, Height and Width of Marquees and Marquee Signs**

For the purposes of this Chapter, #marquees# shall be permitted only above the primary entrance to one of the following #uses# fronting upon 125th Street or Fifth Avenue:

- Museums
- Performance spaces
- Theaters

* * *

97-34
Accessory Signs for Visual or Performing Arts Uses

Notwithstanding the regulations of paragraph (b) of Section 32-653 (Additional regulations for projecting signs) and the relevant provisions of the Administrative Code, only the following visual or performing arts #uses# fronting on 125th Street or Fifth Avenue within the #Special 125th Street District# shall be permitted to erect a #marquee sign# on or above a #marquee#:

- Museums
- Performance spaces
- Theaters

#Flashing signs# shall not be permitted as #accessory signs# for arts #uses#

* * *

97-40
SPECIAL BULK REGULATIONS

Within the #Special 125th Street District#, all for #developments# or #enlargements#, ~~containing #residences# shall comply with the requirements of Article II, Chapter 8 (Quality Housing), and~~ the applicable #bulk# regulations of the underlying districts shall apply, except as modified ~~in~~ by the provisions of this Section, inclusive.

97-41
Special Floor Area Regulations

The maximum #floor area ratio#, #open space ratio# and #lot coverage# requirements of the applicable underlying district shall apply within the #Special 125th Street District#, unless modified by the following regulations.

97-411

Maximum floor area ratio in ~~C4-4D, C4-7 and C6-3~~ Districts within the Core Subdistrict and areas outside of a subdistrict

In C4-4D, C4-7 or C6-3 Districts in the Core Subdistrict, as shown on Map 1 in Appendix A of this Chapter and in such Districts in areas outside of any subdistrict, the maximum permitted #floor area ratios# shall be as listed in the following table for #residential#, #commercial# and #community facility uses#, and may only be increased pursuant to Section 97-42 (Additional Floor Area ~~Bonuses~~ and Lot Coverage Regulations), inclusive.

* * *

97-412

Maximum floor area ratio in Subdistrict A

In Subdistrict A, the maximum #residential floor area ratio# shall be 9.0 and the maximum #floor area ratio# for non-#residential uses# shall be 10.0. Such maximum non-#residential floor area# may only be increased pursuant to paragraph (b) of Section 97-422 (Floor area bonus for visual or performing arts uses).

97-42

Additional Floor Area and Lot Coverage ~~Bonuses~~ Regulations

Within #Inclusionary Housing designated areas#, as specified in APPENDIX F of this Resolution, ~~the~~ the maximum #floor area ratio# may be increased ~~by a~~ pursuant to the #floor area# ~~bonus~~, pursuant to provisions of Sections ~~23-154 (Inclusionary Housing)~~ 97-421 (Inclusionary Housing) or paragraph (a) of Section 97-422 (Floor area bonus for visual or performing arts uses), which may be used concurrently.

Within #Mandatory Inclusionary Housing areas#, as specified in APPENDIX F of this Resolution, the maximum #floor area ratio# may be increased pursuant to the provisions of paragraph (b) of Section 97-422.

97-421

Inclusionary Housing

[NOTE: existing Inclusionary Housing applicability provision moved to Section 97-063]

~~Within the #Special 125th Street District#, In #Inclusionary Housing designated areas# within C4-4D, C4-7 and C6-3 Districts in the Core Subdistrict or areas outside of a subdistrict, shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90(INCLUSIONARY HOUSING), inclusive, and this Section, applicable within the Special District. Within such #Inclusionary Housing designated areas#, the #residential floor area ratio# may be increased by an Inclusionary Housing bonus, pursuant to the provisions of Section 23-154 (Inclusionary Housing).~~

97-422

Floor area bonus for visual or performing arts uses

- (a) In C4-4D, C4-7 or C6-3 Districts within the ~~#Special 125th Street District#~~ Core Subdistrict or areas outside of a subdistrict, for a #development# or #enlargement# with frontage on 125th Street, the maximum #floor area ratio# otherwise permitted for #residential# or #commercial uses# listed in Section 97-411 may be increased up to the maximum #floor area ratio# specified in the table in this Section, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of such bonused #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 have been met.

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR)
FOR RESIDENTIAL AND COMMERCIAL USES WITH
FLOOR AREA BONUS FOR VISUAL OR PERFORMING ARTS USES

Outside the Core District Within areas outside of a subdistrict		Within the Core Subdistrict	
#Residential Floor Area Ratio#	#Commercial Floor Area Ratio#	#Residential Floor Area Ratio#	#Commercial Floor Area Ratio#

* * *

- (b) In C4-7 Districts within Subdistrict A, for a #development# or #enlargement#, the maximum #floor area ratio# permitted in Section 97-412 (Maximum floor area ratio in Subdistrict A) may be increased up to a maximum #floor area ratio# of 12.0, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 have been met.

97-423

Certification for floor area bonus for visual or performing arts uses

The #floor area# bonus provisions of Section 97-422 shall apply only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the following conditions have been met:

- (a) Drawings have been provided that clearly designate all #floor area# that will result from the permitted increase in #floor area ratio# pursuant to Section 97-422, including the location of such #floor area#.
- (b) Drawings also have been provided that clearly designate all #floor area# and/or below grade floor space for any new visual or performing arts #uses# for which a bonus is to be received pursuant to Section 97-422.

Such drawings shall be of sufficient detail to show that such designated space shall be designed, arranged and used for the new visual arts or performing arts #uses#, and shall also show that:

- (1) all such visual or performing arts #uses# are located at or above the ground floor level of the #building#, except that performance space meeting the requirements of paragraph (b)(4) of this Section may be located below grade, and #accessory uses# may be located below grade, subject to the requirements of paragraph (b)(5) of this Section;

- (2) all bonused #floor area# or below grade space occupied by visual or performing arts #uses# is primarily accessed from 125th Street;, except that all bonused #floor area# or below grade space occupied by visual or performing arts #uses# within a #development# may be primarily accessed from Fifth Avenue, provided the following conditions are met:
- (i) the #zoning lot# must have at least 150 feet of Fifth Avenue frontage where such primary entrance is provided; and
 - (ii) signage that identifies the visual or performing arts #uses# shall be provided at both the primary entrance on Fifth Avenue and on 125th Street.
- (3) in the case of primary rehearsal space, where such space does not consist of #accessory uses# subject to the requirements of paragraph (b)(4), such space:
- (i) can be adapted for rehearsals or performances open to the public;
 - (ii) is located on the first #story# of the #building# or on any higher #story# with a ceiling height not greater than 60 feet above grade;
 - (iii) has a #street wall# with at least 50 feet of frontage along 125th Street, except for visual or performing arts #uses# with primary entrances provided pursuant to (b)(2)(i) of this Section, and has a minimum area of 2,000 square feet, with a floor-to-ceiling height of not less than nine feet six inches; and
 - (iv) complies with the following glazing requirements, except for visual or performing arts #uses# with primary entrances provided pursuant to (b)(2)(i) of this Section,: At least 70 percent of the total surface area of the #street wall# abutting the primary rehearsal space, measured from finished floor to ceiling shall be glazed. Furthermore, at least 90 percent of such area shall be transparent from within one foot of the finished floor level to at least eight feet above such level. For primary rehearsal spaces located at the corner of 125th Street and an intersecting #street#, the glazing requirements of this Section shall be applied separately for each #street wall#, and up to 100 feet along such intersecting #street#;

(4) for performance space which is exclusively designed and arranged for the presentation of live drama, music, dance and interactive or multidisciplinary performances open to the public, such space may be below grade provided it has a minimum area of 2,000 square feet of column-free space with a floor-to-ceiling height of not less than 16 feet;

(5) #Accessory# space

- (i) For primary rehearsal spaces, no more than 25 percent of such minimum required #floor area# or equivalent below grade floor space, or such bonused #floor area# or below grade floor space shall be occupied by #uses accessory# to such primary rehearsal spaces. #Accessory uses# shall include but are not limited to educational and classroom space, administrative offices, circulation space, restrooms and equipment space;
- (ii) For visual or performing arts #uses# other than a primary rehearsal space, no more than 40 percent of such minimum required #floor area# or equivalent below grade floor space, or such bonused #floor area# or below grade floor space, shall be occupied by #uses accessory# to such visual or performing arts #uses#, provided no single #accessory use# occupies more than 25 percent of such total minimum required #floor area# or equivalent below grade floor space, or bonused #floor area# or below grade floor space. #Accessory uses# shall include but are not limited to educational and classroom space, non-primary rehearsal space, administrative offices, lobbies, circulation space, ticket offices, restrooms, dressing rooms, other backstage areas and equipment space; and

(6) Signage

- (i) Signage that identifies the visual or performing arts facility shall be provided at the 125th Street entrance of the visual or performing arts facility, subject to the requirements of Section 97-30, inclusive, except where such visual or performing arts #uses# comply with (b)(2)(i) of this Section; and

97-43 424
Special Lot Coverage Regulations

The maximum #lot coverage# for #residential use# in C6-3 Districts within the #Special 125th Street District# shall be 70 percent for #interior# or #through# lots and 100 percent for #corner# lots.

97-44 43
Special Height and Setback Regulations

Within the #Special 125th Street District#, the underlying height and setback regulations shall be modified in accordance with the provisions of this Section, inclusive.

97-441 431
Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section 23-621 (Permitted obstructions in certain districts).

97-442 432
Height and setback regulations for ~~C4-7 and C6-3~~ Districts in the Core Subdistrict and areas outside of a subdistrict

- (a) Street wall location

[NOTE: the existing street wall provisions, moved from Section 97-443]

In all #Commercial Districts# within the Core Subdistrict and areas outside of a subdistrict, the #street wall# shall be located on the #street line# of 125th Street and extend along the entire #street# frontage of the #zoning lot# up to at least the applicable minimum base height of the underlying district, or the height of the #building#, whichever is less.

The #street wall# location provisions of such #Commercial Districts# shall be modified,

as follows:

- (a)(1) On Park Avenue, within 10 feet of its intersection with any #street#, the #street wall# may be located anywhere within 10 feet of the Park Avenue #street line#. However, to allow articulation of the #street walls# pursuant to the provisions of paragraph (b) of this Section, the #street walls# may be located anywhere within an area bounded by a #street line#, the #street wall# on Park Avenue and a line connecting these two lines 15 feet from their intersection.
- (b)(2) To allow articulation of #street walls# at the intersection of any two #streets# within the Special District, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.
- (c)(3) Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of the second #story# and up to the applicable maximum base height, recesses are permitted for #outer courts# or balconies, provided that the aggregate width of such recesses does not exceed 30 percent of the width of the #street wall# at any level, and the depth of such recesses does not exceed five feet. No recesses shall be permitted within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except in compliance with corner articulation rules.
- (d)(4) The #street wall# location and minimum #street wall# height provisions of this Section shall not apply to any existing #buildings# that are to remain on the #zoning lot#.
- (e)(5) For any #development# or #enlargement# ~~within the #Special 125th Street District#~~ that is partially within the #Special Transit Land Use District# and located directly over the planned Second Avenue subway line tunnel, the #residential# portion of such #development# or #enlargement# may be constructed pursuant to the R8A #street wall# requirements and the #commercial# portion of such #development# or #enlargement# may be constructed pursuant to the C4-4D #street wall# requirements in lieu of the requirements of this Section.
- (f)(6) The requirements of this Section shall apply within the #Special Transit Land Use District# except that, for the area of the #Special Transit Land Use District# that is also within the #Special 125th Street District#, a #street wall# of a #development# or #enlargement# located on the #street line# of a #zoning lot# need not exceed 15 feet if that portion of the #development# or #enlargement# is located directly over

the planned Second Avenue subway line tunnel.

(b) Maximum height of building and setback

[NOTE: existing height and setback provisions, moved from Section 97-442]

The following modifications of the underlying district regulations shall apply for C4-7 and C6-3 Districts within ~~the Special District~~ the Core Subdistrict and areas outside of a subdistrict:

~~(a)~~(1) The minimum and maximum base height of the #street wall# and the maximum height of a #building or other structure# shall be as set forth in the following table:

* * *

~~(b)~~(2) Special regulations for certain C4-7 Districts

~~(1)~~(i) For the area located within 50 feet of the 126th Street frontage and between 200 feet east of Adam Clayton Powell Boulevard and 150 feet west of Lenox Avenue/Malcolm X Boulevard, the height of any portion of a #building or other structure# shall be limited to 80 feet.

~~(2)~~(ii) For #zoning lots# bounded by 125th Street, Park Avenue and 124th Street, the maximum height of a #building or other structure# shall be 330 feet.

~~(3)~~(iii) For Lots 1 and 7501 on Block 1910, the requirements of City Environmental Quality Review (CEQR) Environmental Designation Number (E-102) have been modified, as set forth in the Technical Memorandum to the Final Environmental Impact Statement for CEQR Number 07DCP030M, dated July 18, 2008.

~~(e)~~(3) In C6-3 Districts, the maximum length of any #story# located above a height of 85 feet shall not exceed 150 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 85 feet. No side of such rectangle shall exceed a width of 150 feet.

* * *

Height and setback regulations in Subdistrict A

Within Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, the underlying height and setback regulations for #Quality Housing buildings# shall apply, except that in C4-7 Districts, the minimum and maximum base heights and the overall maximum #building# height provisions of Section 35-65, inclusive, shall be modified in accordance with the following table:
Maximum height of #buildings.

**MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND
MAXIMUM BUILDING HEIGHT**

District	#Street Wall# Height (in feet)		Maximum Height of #Building or Other Structure# (in feet)
	Minimum Base Height	Maximum Base Height	
C4-7	60	85	245

Above the maximum base height, a setback shall be provided in accordance with the provisions of paragraph (c) of Section 23-662.

* * *

97-45 44

Special Provisions for Zoning Lots Divided by District Boundaries

* * *

97-50

SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

* * *

97-55

Certification for Access to Required Uses

If access to a required #accessory residential# parking facility or loading berth is not possible because of the requirements of Section 97-53 or for #developments# in Subarea A the requirements of Section 36-683, a curb cut may be allowed if the City Planning Commission certifies to the Commissioner of Buildings that such location is:

- (a) the only possible location for the facility or loading berth;
- (b) not hazardous to traffic safety;
- (c) located not less than 50 feet from the intersection of any two #street lines#; and
- (d) constructed and maintained so as to have a minimal effect on the streetscape.

Such curb cut, if granted, shall be no greater than 20 feet in width.

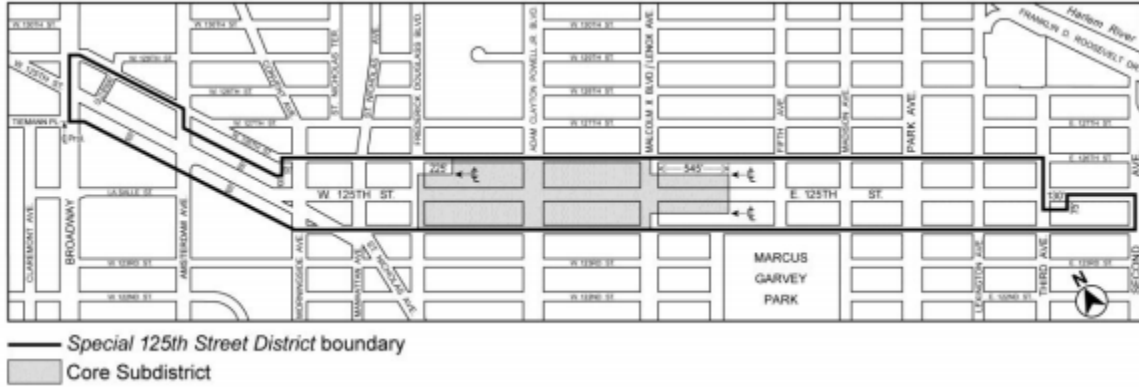
The Commissioner may refer such matter to the Department of Transportation, or its successor, for a report and may base the determination on such report.

* * *

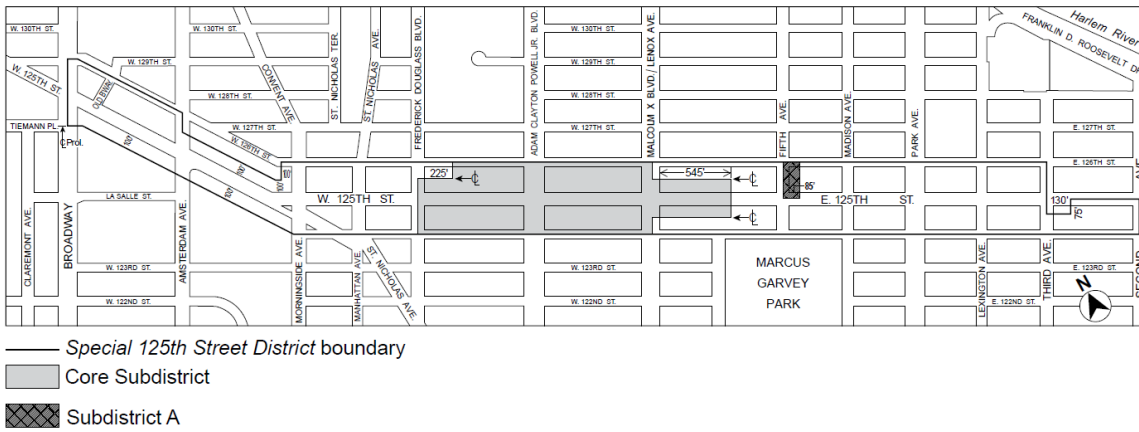
**Appendix A
Special 125th Street District Plan**

Map 1: #Special 125th Street District# and ~~Core~~ Subdistricts

[existing map]



[proposed map]



* * *

**Appendix F:
 Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Area**

* * *

MANHATTAN

* * *

Manhattan Community District 11

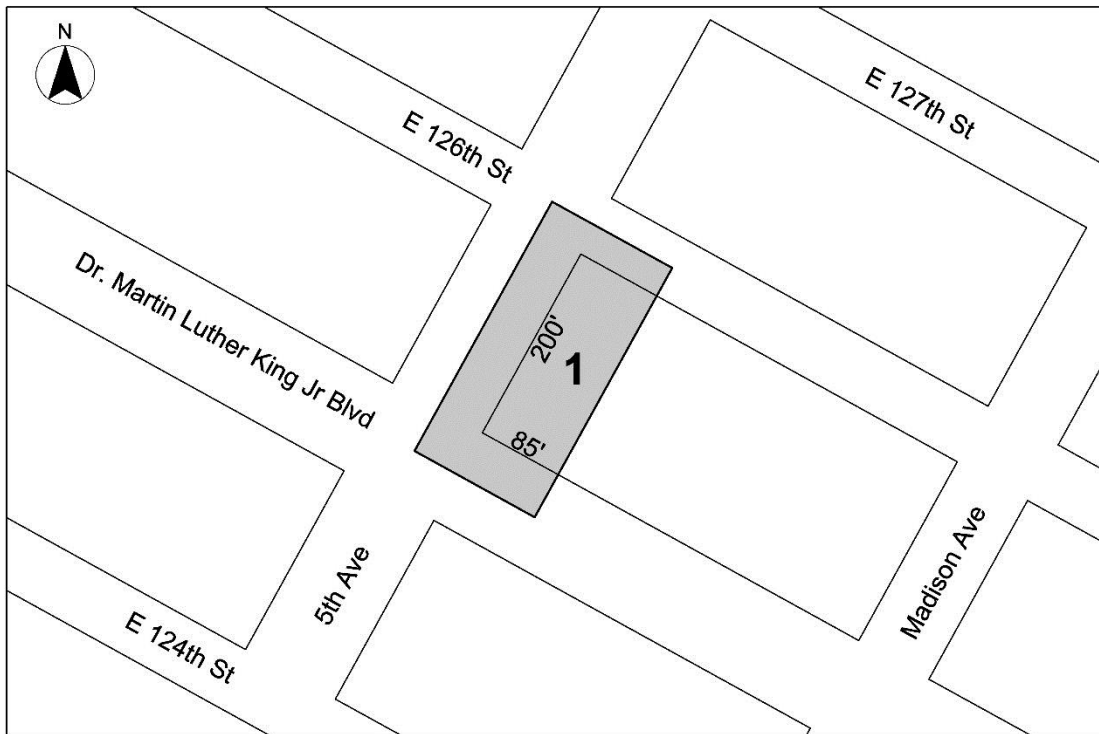
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In the R9 District and in portions of the #Special 125th Street District# in the C4-7 (R10 equivalent) District within the areas shown on the following Maps 1 and 2:

* * *

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 11, Manhattan

* * *

Resolution for adoption scheduling September 19, 2017 for a public hearing.

No. 13

CD 11

C 170444 ZSM

IN THE MATTER OF an application submitted by NBT Victory Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to waive 72 required accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed use development, on property located at 2031-2033 Fifth Avenue (Block 1750, Lot 1), in a C4-7* District.

* Note: The site is proposed to be rezoned by changing an existing C4-4A District to a C4-7 District under a concurrent related application for a Zoning Map change (C 170442 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 September 19, 2017 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 14

WESTCHESTER AVENUE BRIDGE

CDs 10, 11

C 160253 MMX

IN THE MATTER OF an application, submitted by The New York City 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 Westchester Avenue between Waters Place and Hutchinson River Parkway East Service Road, in accordance with Map No. 13139 dated March 2, 2017 and signed by the Borough President.

(On July 26, 2017, Cal. No. 1, the Commission scheduled August 9, 2017 for a public hearing. On August 9, 2017, Cal. No. 36, the hearing was closed.)

For consideration.

No. 15

4725 INDEPENDENCE AVENUE – STEIN RESIDENCE

CD 8

N 180012 ZCX

IN THE MATTER OF an application (N 180012 ZCX) and the related drawings submitted by Michael Stein pursuant to Sections 105-41 of the Zoning Resolution, for the grant of a certification that no authorization or special permit is required to facilitate an enlargement to an existing single-family house located at 4725 Independence Avenue (Block 5926, Lot 70) within the Special Natural Area District (NA-2).

For consideration.

BOROUGH OF BROOKLYN

No. 16

ALBANY NEIGHBORHOOD SENIOR CENTER

CD 8

C 150382 POK

IN THE MATTER OF an application submitted by the Department for Aging and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 196 Albany Avenue (Block 1230, Lot 44) for continued use as a senior citizen center.

(On July 26, 2017, Cal. No. 4, the Commission scheduled August 9, 2017 for a public hearing. On August 9, 2017, Cal. No. 41, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 17

BLOCK 4 CONTRIBUTION IN KIND- 66 HUDSON BOULEVARD

CD 4

N 180021 ZAM

IN THE MATTER OF an application submitted by 509 W 34, L.L.C. and 509 W 34 TRS, L.L.C. for the grant of an authorization pursuant to Section 93-32(b) of the Zoning Resolution to allow a contribution-in-kind to the Hudson Yards District Improvement Fund for a receiving site located at 66 Hudson Boulevard (Block 706, Lots 17, 20, 29, 35 & 36) in connection with the improvement of the granting site (Block 708, p/o Lot 1) as a public park and street in accordance with the approved plan for the Hudson Boulevard and Park, within the Special Hudson Yards District.

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

For consideration.

BOROUGH OF QUEENS

No. 18

ALL MY CHILDREN DAY CARE CENTER 6

CD 12

C 150395 PQQ

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 117-16 Sutphin Blvd. (Block 12022, Lot 20) for continued use as a child care center.

(On July 26, 2017, Cal. No. 6, the Commission scheduled August 9, 2017 for a public hearing. On August 9, 2017, Cal. No. 43, the hearing was closed.)

For consideration.

Nos. 19 & 20

NORTHEASTERN TOWERS ANNEX REZONING

No. 19

CD 12

C 170336 ZMQ

IN THE MATTER OF an application submitted by Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, by changing from an R3X District to an R6 District property bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350

feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426.

(On July 26, 2017, Cal. No. 7, the Commission scheduled August 9, 2017 for a public hearing. On August 9, 2017, Cal. No. 44, the hearing was closed.)

For consideration.



No. 20

CD 12

N 170337 ZRQ

IN THE MATTER OF an application submitted by Northeastern Towers Annex LP 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

* * *

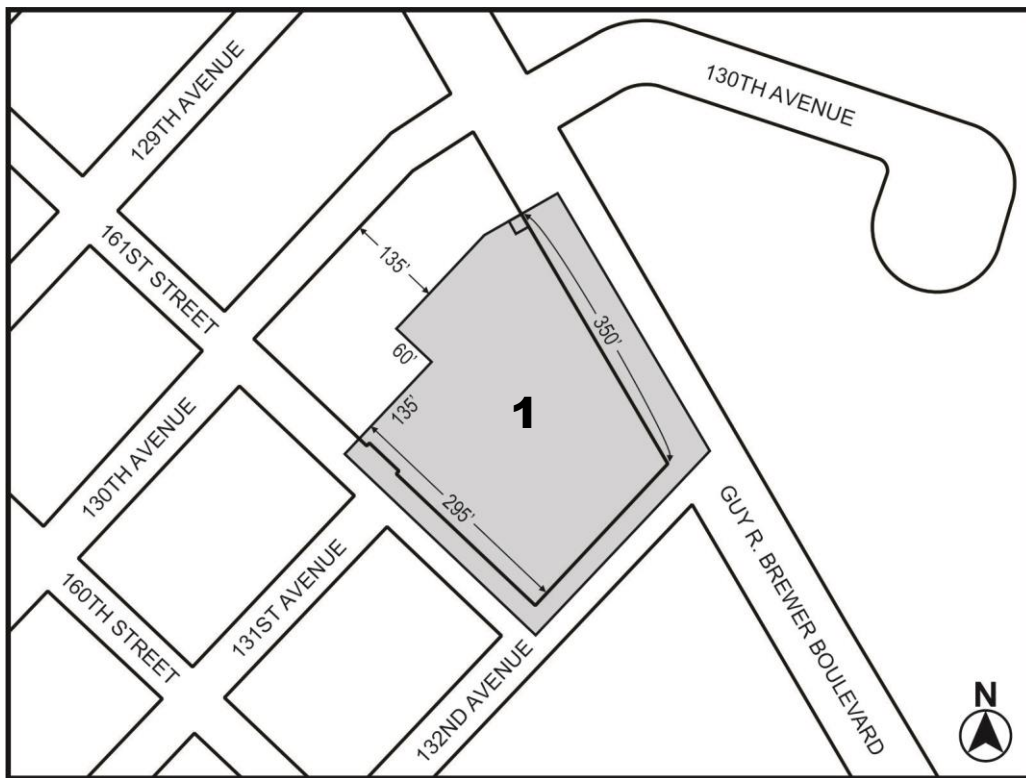
Queens Community District 12

* * *

In the R6 District within the area shown on the following Map 2:

Map 2 – (date of adoption)

[PROPOSED MAP]



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

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

Portion of Community District 12, Queens

* * *

(On July 26, 2017, Cal. No. 8, the Commission scheduled August 9, 2017 for a public hearing. On August 9, 2017, Cal. No. 45, the hearing was closed.)

For consideration.

Nos. 21, 22 & 23

135-01 35TH AVENUE REZONING

No. 21

CD 7

C 170180 ZMQ

IN THE MATTER OF an application submitted by Stemmax Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 10a:

1. changing from an M1-1 District to an R7A District property bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street; and
2. establishing within the proposed R7A District a C2-3 District bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street;

as shown on a diagram (for illustrative purposes only) dated May 8, 2017, and subject to the conditions of CEQR Declaration E-424.

(On July 12, 2017, Cal. No. 5, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 36, the hearing was closed.)

For consideration.

No. 22

CD 7

C 170180(A) ZMQ

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

10a, changing from an M1-1 District to an R7A District property bounded by a line 150 feet northerly of 35th Avenue, Linden Place, 35th Avenue, and Farrington Street, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated July 12, 2017 and subject to the conditions of CEQR Declaration E-424.

(On July 12, 2017, Supplemental Cal. No. 1, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 37, the hearing was closed.)

For consideration.

No. 23

CD 7

N 170181 ZRQ

IN THE MATTER OF an application submitted by Stemmax Realty 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 7

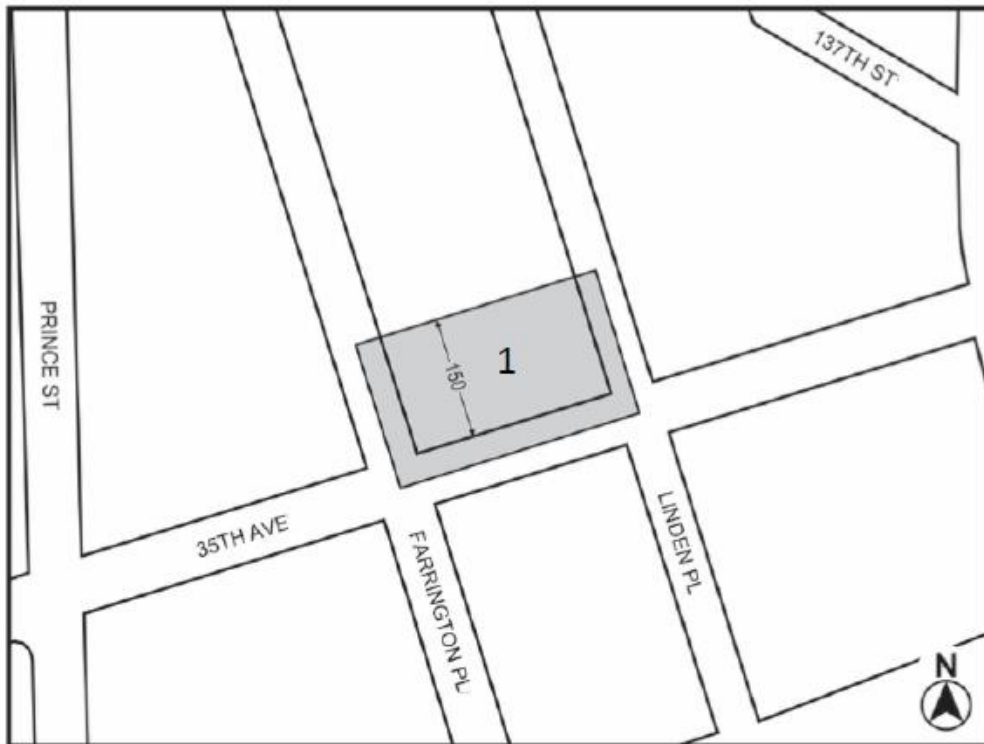
* * *

In the R7A and R7X Districts within the areas shown on the following Maps 1 and 2:

* * *

Map 2 – (date of adoption)

[PROPOSED MAP]



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

Portion of Community District 7, Queens

* * *

(On July 12, 2017, Cal. No. 6, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 38, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 24 & 25

SOUTH AVENUE RETAIL DEVELOPMENT

No. 24

CD 1

C 160174 ZSR

IN THE MATTER OF an application submitted by Josif A 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) greater than 10,000 square feet within a proposed multi-building commercial development with a total floor area of approximately 219,377 square feet on property located at 534 South Avenue (Block 1707, Lots 1 and 5), in an M1-1 District.

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

(On July 12, 2017, Cal. No. 8, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 40, the hearing was closed.)

For consideration.

No. 25

CD 1

C 150359 MMR

IN THE MATTER OF an application, submitted by Josif A 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:

1. the establishment of North Morrow Street (formally Morrow Street) from Forest Avenue to a point 437 feet south; and
2. the elimination, discontinuance and closing of a portion of Morrow Street between Amador Street and a point 286 feet north; and
3. the elimination of Albany Avenue between Goethals Road North and Amador Street; and
4. the elimination of Amador Street between Morrow Street and South Avenue; and
5. the elimination of Garrick Street between Goethals Road North and Wemple Street; and
6. the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4243 dated December 5, 2016 and signed by the Borough President.

(On July 12, 2017, Cal. No. 9, the Commission scheduled July 26, 2017 for a public hearing. On July 26, 2017, Cal. No. 41, the hearing was closed.)

For consideration.

Nos. 26, 27 & 28

45 HELENA ROAD

No. 26

CD 2

N 160323 ZAR

IN THE MATTER OF an application submitted by Michael Pugliese for the grant of an authorization pursuant to Section 105-431 of the Zoning Resolution facilitate the construction of a 2 – car detached garage, modifications to existing terraces, new outdoor stairs, new retaining walls for the terrace and stairs at 45 Helena Road (Block 908, Lot 158) located 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. 27

CD 2

N 160324 ZAR

IN THE MATTER OF an application submitted by Michael Pugliese for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution to facilitate the construction of a 2 – car detached garage, modifications to existing terraces, new outdoor stairs, new retaining walls for the terrace and stairs at 45 Helena Road (Block 908, Lot 158) located 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. 28

CD 2

N 160325 ZAR

IN THE MATTER OF an application submitted by Michael Pugliese for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution to facilitate the construction of a 2 – car detached garage, modifications to existing terraces, new outdoor stairs, new retaining walls for the terrace and stairs at 45 Helena Road (Block 908, Lot 158) located 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.



Nos. 29 & 30

90 OLD FARMERS LANE

No. 29

CD 2

N 160372 ZAR

IN THE MATTER OF an application submitted by Colleen Massoni for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution to facilitate the enlargement of an existing detached single-family home at 90 Old Farmers Lane (Block 860, Lot 95) located 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. 30

CD 2

N 160373 ZAR

IN THE MATTER OF an application submitted by Colleen Massoni for the grant of an authorization pursuant to Section 105-432 of the Zoning Resolution to facilitate enlargement of an existing detached single-family home and construction of an attached garage at 90 Old Farmers Lane (Block 860, Lot 95) located 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.

Nos. 31, 32 & 33

ST. PETER'S CEMETERY

No. 31

CD 1

N 170338 ZAR

IN THE MATTER OF an application submitted by St. Peter's Cemetery for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution to facilitate the internal expansion of an existing cemetery at 740 Clove Road (Block 322, Lots 1 and 70) located within the Special Hillside Preservation District (HS).

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. 32

CD 1

N 170339 ZAR

IN THE MATTER OF an application submitted by St. Peter's Cemetery for the grant of an authorization pursuant to Section 119-312 of the Zoning Resolution to facilitate the internal expansion of an existing cemetery at 740 Clove Road (Block 322, Lots 1 and 70) located within the Special Hillside Preservation District (HS).

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. 33

CD 1

N 170340 ZAR

IN THE MATTER OF an application submitted by Michael Pugliese for the grant of an authorization pursuant to Section 119-316 of the Zoning Resolution to facilitate the internal expansion of an existing cemetery at 740 Clove Road (Block 322, Lots 1 and 70) located within the Special Hillside Preservation District (HS).

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

Nos. 34 & 35

723-733 MYRTLE AVENUE REZONING

No. 34

CD 3

C 170025 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by JMS Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R7D District property bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street;
2. changing from an M1-2 District to an R6A District property bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;
3. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Myrtle Avenue, Nostrand Avenue, Myrtle Avenue, and Walworth Street; and
4. establishing within the proposed R6A District a C2-4 District bounded by Myrtle Avenue, Nostrand Avenue, a line 100 feet southerly of Myrtle Avenue, and Sandford Street;

as shown on a diagram (for illustrative purposes only), dated June 5, 2017 and subject to the conditions of the CEQR Declaration E-433.

(On August 23, 2017, Cal. No. 1, the Commission scheduled September 6, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CD 3

N 170026 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by JMS Realty Corp., 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 Housing Designated Areas

* * *

BROOKLYN

* * *

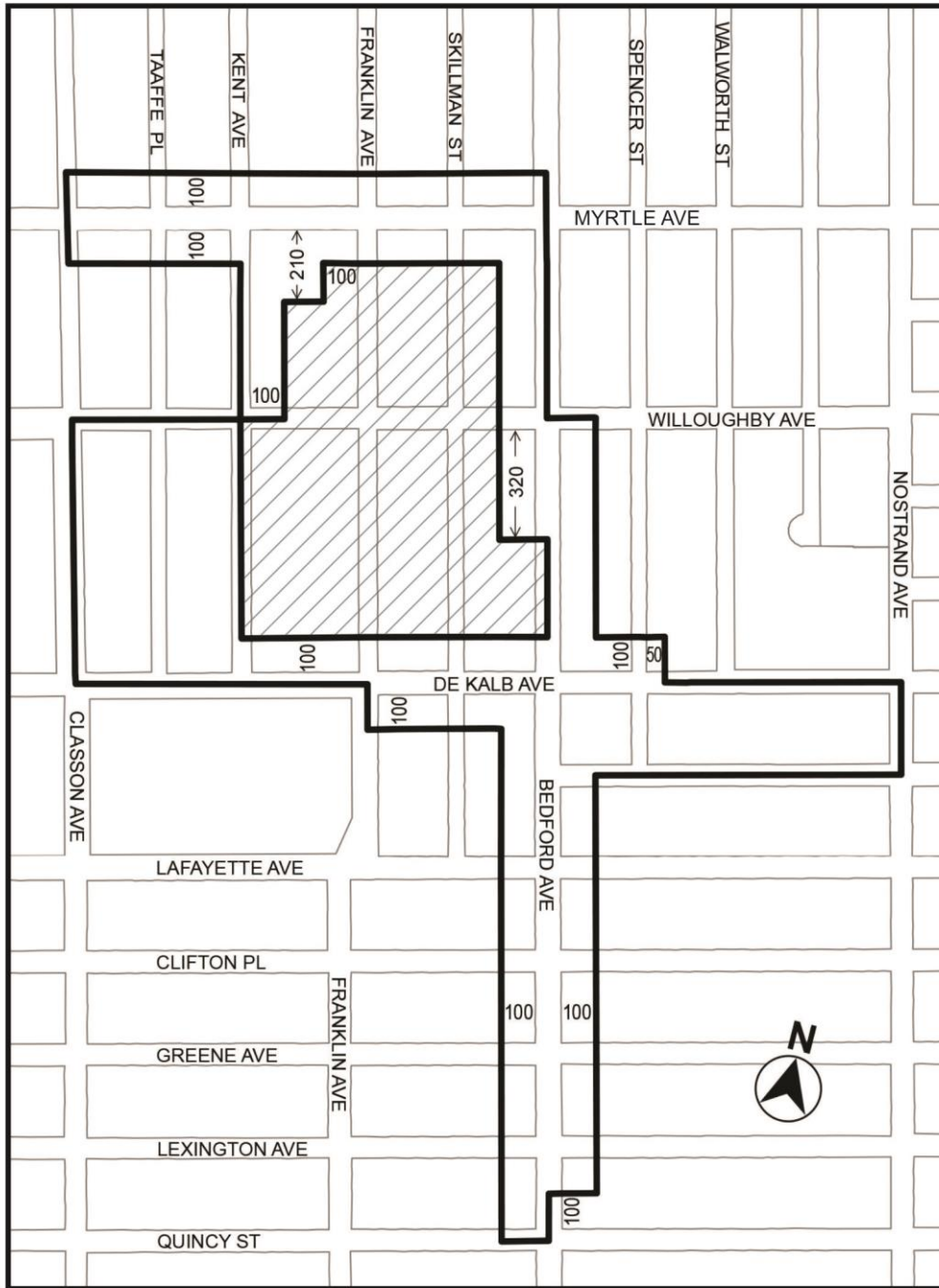
Brooklyn Community District 3



In the R6A, R7A and R7D Districts within the areas shown on the following Maps 1, 2, 3, 4, and 5:

* * *

Map 3 – (10/11/12)

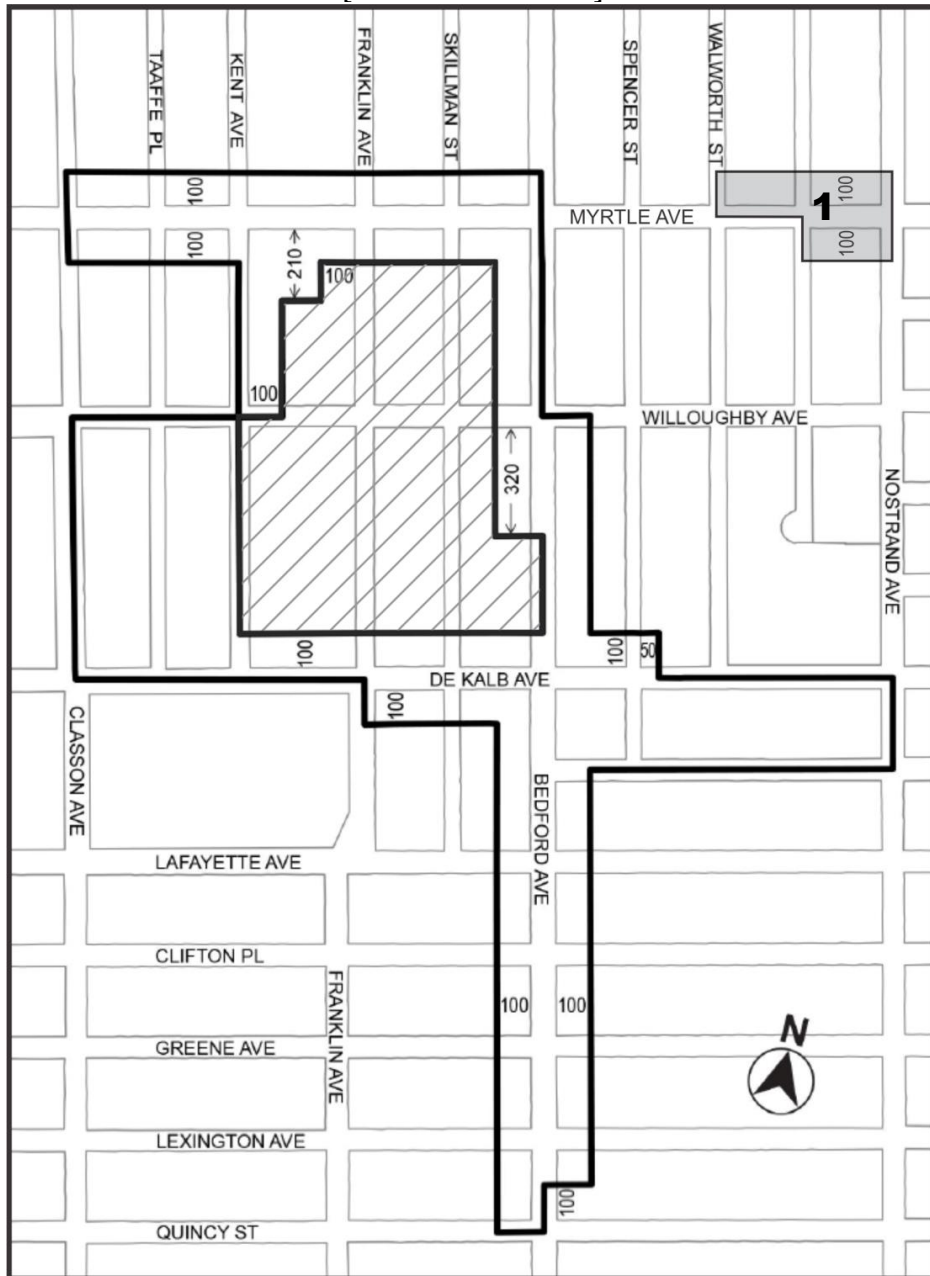
[EXISTING MAP]






-  Inclusionary Housing Designated Area
-  Excluded Area

Map 3 - [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 3, Brooklyn

* * *

(On August 23, 2017, Cal. No. 2, the Commission scheduled September 6, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



No. 36

ALL MY CHILDREN DAY CARE AND NURSERY 11

CD 9

C 160132 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 317 Rogers Avenue (Block 1296, Lot 1) for continued use as a child care center.

(On August 23, 2017, Cal. No. 3, the Commission scheduled September 6, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



BOROUGH OF MANHATTAN

No. 37

ESCUELA HISPANA MONTESSORI 2 CHILD CARE CENTER

CD 3

C 160207 PQM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 180 Suffolk Street (Block 350, Lot 8) for continued use as a child care center.

(On August 23, 2017, Cal. No. 4, the Commission scheduled September 6, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

19 EAST 72ND STREET

CD 8

C 170452 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 19 East 72nd Street Corporation 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 22-10 to allow a retail use (Use Group 6 uses) on portions of the ground floor, and the sign regulations of Section 22-30 to allow accessory commercial signs for an existing 17-story building on property located at 19 East 72nd Street (Block 1387, Lot 14), in R10 and C5-1 Districts, partially within the Special Madison Avenue Preservation District and the Special Park Improvement District, within the Upper East Side 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 August 23, 2017, Cal. No. 5, the Commission scheduled September 6, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

IV CITY PLANNING COMMISSION 2017 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	1 New Year's Day	2 New Year's Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15 Martin Luther King, Jr. Day	16	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28 Chinese New Year
	29	30 REVIEW SESSION	31				
FEBRUARY				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12 Lincoln's Birthday	13	14	15	16	17	18
	19 Presidents' Day	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23	24	25
26	27	28					
MARCH				1 Ash Wednesday	2	3	4
	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17 St. Patrick's Day	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
26	27	28	29	30	31		
APRIL							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9 Palm Sunday	10	11 Passover	12	13	14 Good Friday	15
	16	17	18	19	20	21	22
	23 Easter	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30							
MAY		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 First Day Ramadan
28	29 Memorial Day	30	31				
JUNE					1	2	3
	4	5 REVIEW SESSION	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		
JULY							
	2	3	4 Independence Day	5	6	7	8 1
	9	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30	31						
AUGUST			1	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 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
27	28	29	30	31			
SEPTEMBER						1	2
	3	4 Labor Day	5 REVIEW SESSION	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21 Bost Hashanah	22	23
	24	25	26	27	28	29	30 Yom Kippur
OCTOBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9 Columbus Day Observed	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19 Divali	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
NOVEMBER				1 CPC PUBLIC MEETING	2	3	4
	5	6	7 Election Day	8	9	10 Veterans' Day Observed	11 Veterans' Day
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23 Thanksgiving	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
DECEMBER						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 Christmas	26 Kwanzaa Begins	27	28	29	30
31							

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