

CITY PLANNING COMMISSION DISPOSITION SHEET

REMOTE PUBLIC MEETING:
WEDNESDAY, FEBRUARY 16, 2022
10:00 A.M. NYC CITY PLANNING COMMISSION
VIA THE NYC ENGAGE PORTAL

Sara Avila, Calendar Officer
120 Broadway, 30th Floor
New York, New York 10271
(212) 720-3366

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 220134 ZMM	10	ONE 45 / MUSEUM OF CIVIL RIGHTS	Scheduled to be Heard on 3/2/22
2	N 220135 ZRM	10	" "	" "
3	C 220136 ZSM	10	" "	" "
4	C 220137 ZSM	10	" "	" "
5	C 220137 A ZSM	10	" "	" "
6	C 220142 ZSM	10	" "	" "
7	C 220091 ZSX	6	660-668 EAST FORDHAM ROAD	Favorable Report Adopted
8	C 210386 ZMK	8	1034-1042 ATLANTIC AVENUE REZONING	" "
9	N 210387 ZRK	8	" "	Favorable Report Adopted as Modified
10	C 210379 ZSK	8	" "	Favorable Report Adopted
11	C 210335 ZMK	8	870-888 ATLANTIC AVENUE REZONING	" "
12	N 210336 ZRK	8	" "	Favorable Report Adopted as Modified
13	C 210260 ZSK	8	" "	Favorable Report Adopted
14	N 220217 BDM	2	WEST VILLAGE BID	Forward Report to City Council
15	C 220131 PSM	6	NEW PROVIDENCE REDEVELOPMENT - 225 EAST 45 TH STREET	Favorable Report Adopted
16	C 220132 HAM	6	" "	" "
17	N 220224 BDQ	12	SUTPHIN BOULEVARD BID EXPANSION	Forward Report to City Council

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:															
		Present (P)															
		Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		7	8	9	10	11	12	13	14	15	16	17	18	19	20		
Daniel R. Garodnick Esq., Chair	P	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	AB	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	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	Y	Y	Y		
Allen P. Cappelli, Esq.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	R	R	Y	Y	Y	Y		
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Leah Goodridge	P	Y	N	N	N	N	N	N	Y	Y	Y	Y	AB	AB	Y		
Anna Hayes Levin	P	Y	AB	AB	AB	AB	AB	AB	Y	Y	Y	Y	Y	Y	Y		
Orlando Marin	P	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y		
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 12:02 PM

CITY PLANNING COMMISSION DISPOSITION SHEET

REMOTE PUBLIC MEETING:
WEDNESDAY, FEBRUARY 16, 2022
10:00 A.M. NYC CITY PLANNING COMMISSION
VIA THE NYC ENGAGE PORTAL

Sara Avila, Calendar Officer
 120 Broadway, 30th Floor
 New York, New York 10271
 (212) 720-3366

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 210161 ZMQ	6	98-81 QUEENS BOULEVARD REZONING	Favorable Report Adopted
19	N 210162 ZRQ	6	" "	" "
20	N 220184 ZAR	2	57 ST. JAMES PLACE	Authorization Approved
21	N 210488 ZAR	2	303 FLAGG PLACE	" "
22	N 210490 ZAR	2	" "	" "
23	N 210491 ZAR	2	" "	" "
24	C 200246 ZMQ	13	146-93 GUY BREWER BOULEVARD REZONING	Hearing Closed
25	N 200247 ZRQ	13	" "	" "
26	C 210312 ZMK	1	103 LEE AVENUE	" "
27	N 210313 ZRK	1	" "	" "
28	C 220111 ZMK	5	3285 FULTON STREET REZONING	" "
29	N 220112 ZRK	5	" "	" "
30	C 210098 ZMK	15	1220 AVENUE P REZONING	" "
31	N 210099 ZRK	15	" "	" "
32	C 210321 ZMX	1	OUR LADY OF PITY - 272 EAST 151 ST STREET REZONING	" "
33	N 210322 ZRX	1	" "	" "

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:															
			In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:			21	22	23													
Daniel R. Garodnick, Esq., Chair	P		Y	Y	Y													
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y													
David Burney	P		Y	Y	Y													
Allen P. Cappelli, Esq.	P		Y	Y	Y													
Alfred C. Cerullo, III	P		Y	Y	Y													
Joseph I. Douek	P		Y	Y	Y													
Richard W. Eaddy	P		Y	Y	Y													
Leah Goodridge	P		Y	Y	Y													
Anna Hayes Levin	P		Y	Y	Y													
Orlando Marin	P		Y	Y	Y													
Larisa Ortiz	P		Y	Y	Y													
Raj Rampershad, Commissioners	P		Y	Y	Y													

MEETING ADJOURNED AT: 12:02 PM

CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 16, 2022

MEETING AT 10:00 A.M.

VIA NYC ENGAGE PORTAL



Eric Adams, Mayor
City of New York

[No. 3]

Prepared by Sara Avila, 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 INFORMATION**HOW TO PARTICIPATE:**

In support of the City's efforts to contain the spread of COVID-19, the City Planning Commission will hold this public meeting remotely. To join the meeting and comment, please visit NYC Engage at <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/331544/1> or dial 877-853-5247 (US Toll-free), 888-788-0099 (US Toll-free), (253) 215-8782 (Toll number) or (213) 338-8477 (Toll number). If calling into the meeting, please use the following Meeting ID 618 237 7396, and when prompted for a participation code, please enter “#” followed by the password “1” when prompted. Instructions on how to participate, as well as materials relating to the meeting, will be posted on NYC Engage in advance of the meeting. To help the meeting host effectively manage the meeting, those who do not intend to actively participate are invited to watch the meeting through the livestream/LINK provided on NYC Engage or the recording that will be posted after the meeting on DCP's website.

Please inform DCP if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least five business days before the meeting.

Signing up to speak: Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar should follow the instructions on NYC Engage Portal. 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.

Written 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 may also be submitted by filling out the form below and mailing 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) _____

B

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) 720-3366.

CITY PLANNING COMMISSION

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

DANIEL R. GARODNICK, *Esq.*, *Chair*

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

DAVID BURNEY

ALLEN P. CAPPELLI, *Esq.*

ALFRED C. CERULLO, III

JOSEPH I. DOUEK

RICHARD W. EADDY

LEAH GOODRIDGE

ANNA HAYES LEVIN

ORLANDO MARÍN

LARISA ORTIZ

RAJ RAMPERSHAD, *Commissioners*

SARA AVILA, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m., and will be accessible remotely via Zoom Webinar unless otherwise ordered.

TABLE OF CONTENTS

WEDNESDAY, FEBRUARY 16, 2022

Roll Call; Approval of Minutes.....	1
I. Matters to Be Scheduled for Public Hearing on March 2, 2022.....	1
II. Reports.....	9
III. Public Hearings.....	27
IV. Schedule of Meetings: January 1, 2022 – December 31, 2022.....	44

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 March 2, 2022 will be held remotely via Zoom Webinar. In the event that the suspension of in-person meeting requirement of the Open Meetings Law lapses, this meeting will be held in person at 120 Broadway, with the remote participation available to the public. Please check our website or NYC.gov/Engage for updates.

FEBRUARY 16, 2022

APPROVAL OF THE MINUTES OF the Special Public Meeting of January 31, 2022

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 2, 2022
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF MANHATTAN

Nos. 1 - 6

ONE 45 / MUSEUM OF CIVIL RIGHTS

No. 1

CD 10

C 220134 ZMM

IN THE MATTER OF an application submitted by One45 Lenox LLC 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 a line midway between West 144th Street and West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, and a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard;
2. changing from an R7-2 District to a C4-6 District property bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, and a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard; and
3. changing from a C8-3 District to a C4-6 District property bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 15, 2021, and subject to the conditions of CEQR Declaration E-651.

Resolution for adoption scheduling March 2, 2022 for a public hearing.

No. 2

CD 10

N 220135 ZRM

IN THE MATTER OF an application submitted by One45 Lenox LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 for the purpose of amending location of commercial use regulations, and 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.

74-744

Modification of use regulations

* * *

(b) Location of #commercial# #uses#

For any #large-scale general development#, the Commission may permit #residentialand non-#residential# #uses# to be arranged within a #building# without regard for the regulations set forth in Section 32-42 (Location Within Buildings) provided that the Commission finds that:

- (1) the #commercial# #uses# are located in a portion of the #mixed# #building# that has separate access to the outside with no opening of any kind to the #residential# portion of the #building# at any story;
- (2) the #commercial# #uses# are not located directly over any #story# containing #dwelling units#, except in C4-6 zoning districts within Community District 10 in

the Borough of Manhattan, where an acoustical barrier provides sufficient noise abatement; and

- (3) the modifications shall not have any adverse effect on the #uses# located within the #building#.

* * *

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

* * *

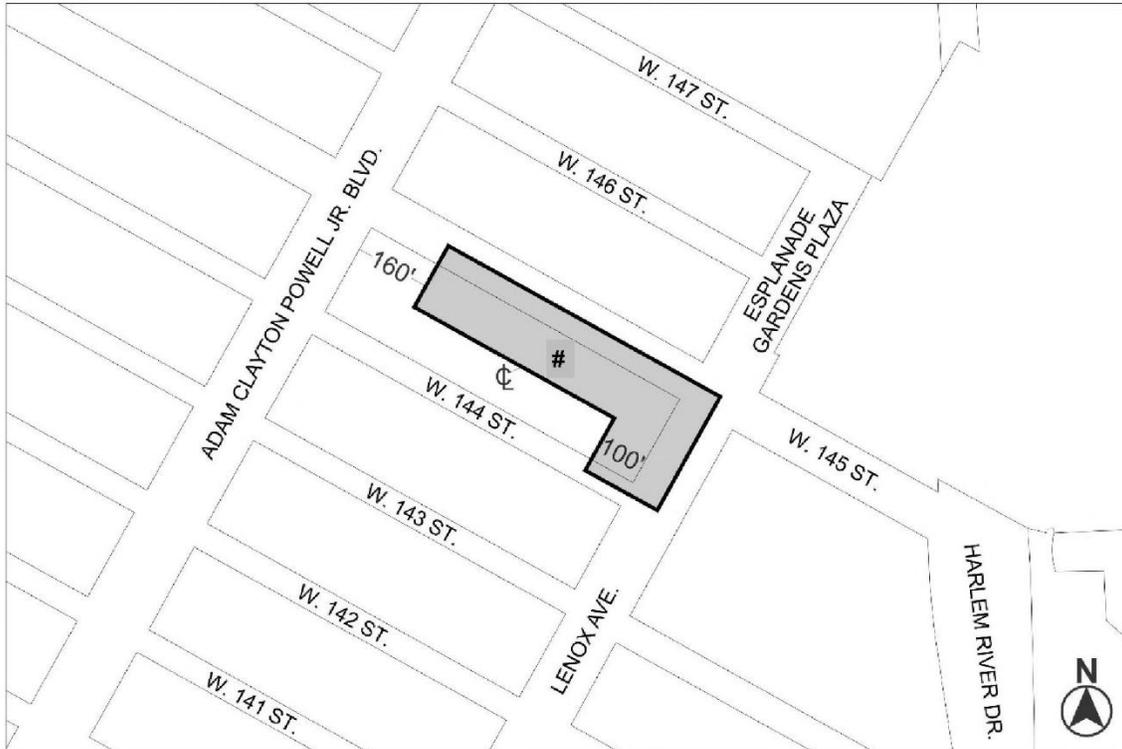
MANHATTAN

* * *

Manhattan Community District 10

* * *

Map 2 – [date of adoption]



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

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

Portion of Community District 10, Manhattan

* * *

Resolution for adoption scheduling March 2, 2022 for a public hearing.

No. 3

CD 10

C 220136 ZSM

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-

743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building (Building 1), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

* Note: This site is proposed to be rezoned by changing existing R7-2/C1-4 and C8-3 Districts to a C4-6 District, under a concurrent related application for a Zoning Map change (C 220134 ZMM).

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

Resolution for adoption scheduling March 2, 2022 for a public hearing.

No. 4

CD 10

C 220137 ZSM

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744* of the Zoning Resolution to modify requirements of Section 32-42 (Location Within Buildings) to allow commercial uses (banquet hall use & office amenity space) to be located above residential use, and to modify the requirements of Section 32-423 (Limitation on ground floor location) to allow Use Group 9 uses (banquet hall use) to be located within 50 feet of the street wall of a mixed-use building (Building 1), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

* Note: A zoning text amendment is proposed to Section 74-744 under a concurrent related application for a Zoning Text change (N 220135 ZRM).

** Note: This site is proposed to be rezoned by changing existing R7-2/C1-4 and C8-3 Districts to a C4-6 District, under a concurrent related application for a Zoning Map change (C 220134 ZMM).

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

Resolution for adoption scheduling March 2, 2022 for a public hearing.

No. 5

CD 10

C 220137 A ZSM

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure of the New York City Charter for the grant of special permits pursuant to:

1. Section 74-744(b)* of the Zoning Resolution to modify requirements of Section 32-42 (Location Within Buildings) to allow commercial uses (banquet hall use & office amenity space) to be located above residential use, and to modify the requirements of Section 32-423 (Limitation on ground floor location) to allow Use Group 9 uses (banquet hall use) to be located within 50 feet of the street wall of a mixed-use building (Building 1); and
2. Section 74-744(c) of the Zoning Resolution to modify the signage regulations of Section 32-641 (Total Surface Area of Signs), 32-642 (Non-Illuminated Signs), 32-644 (Illuminated or Flashing Signs in C4, C5-4, C6 & C7 Districts), Section 32-652 (Permitted Projection in all other Commercial Districts) and Section 32-655 (Height of Signs in all other Commercial Districts);

in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

* Note: A zoning text amendment is proposed to Section 74-744(b) under a concurrent related application for a Zoning Text change (N 220135 ZRM).

** Note: This site is proposed to be rezoned by changing existing R7-2/C1-4 and C8-3 Districts to a C4-6 District, under a concurrent related application for a Zoning Map change (C 220134 ZMM).

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

Resolution for adoption scheduling March 2, 2022 for a public hearing.

No. 6

CD 10

C 220142 ZSM

IN THE MATTER OF an application submitted by One45 Lenox 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 reduce the required accessory off-street parking spaces to 130 spaces (20%) 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, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

* Note: This site is proposed to be rezoned by changing existing R7-2/C1-4 and C8-3 Districts to a C4-6 District, under a concurrent related application for a Zoning Map change (C 220134 ZMM).

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

Resolution for adoption scheduling March 2, 2022 for a public hearing.

NOTICE

On Wednesday, March 2, 2022, a public hearing is being held by the City Planning Commission (CPC), accessible remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by One45 Lenox, LLC (the Applicant). The Applicant is seeking a series of land use actions including a zoning map amendment, zoning text amendments, special permits and CPC certifications (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the development of two mixed-use buildings with mixed income residential, commercial, community facility uses, and a banquet hall/event space (the “Proposed Development”) on the proposed development site comprised of Block 2013, Lots 29, 33, 38, 44, and 50 (the “Proposed Development Site”) in the West Harlem neighborhood of Manhattan, Community District (CD) 10.

The Proposed Actions would result in approximately 940,900 gross square feet (gsf) development, comprised of 48,000 gsf of community facility use (intended for a Museum of Civil Rights); between approximately 17,700 gsf and 75,000 gsf of commercial office use (a portion of which is intended for a new replacement headquarters for the National Action Network (NAN), a nationally renowned civil rights organization); approximately 866–939 new dwelling units (DUs), a portion of which would be permanently affordable pursuant to Mandatory Inclusionary Housing (MIH); approximately 42,000 gsf of ground-floor retail space; and a banquet hall/event space with a 200-person capacity. The proposed buildings would have an approximately 85-foot tall base and two towers each with a height of approximately 363 feet.

The public hearing will also consider a modification to the Proposed Action (ULURP No C220137 (A) ZSM).

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5 p.m. on Monday, March 14, 2022.

For instructions on how to submit comments and participate remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP167M.

II. REPORTS

BOROUGH OF THE BRONX**No. 7*****660-668 EAST FORDHAM ROAD*****CD 6****C 220091 ZSX**

IN THE MATTER OF an application submitted by Shadi 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 all 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 660-668 East Fordham Road (Block 03091, Lots 20, 22, 24, 26 & 27).

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 15, 2021, Cal. No. 1, the Commission scheduled January 5, 2022 for a public hearing. On January 5, 2022, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN**Nos. 8-10*****1034 – 1042 ATLANTIC AVENUE REZONING*****No. 8****CD 8****C 210386 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 an amendment of the Zoning Map, Section No. 16c:

1. changing from an M1-1 District to an R7A District property bounded by a line midway between Atlantic Avenue and Pacific Street, Classon Avenue, Pacific Street, and a line 315 feet northwesterly of Classon Avenue;
2. changing from an M1-1 District to a C6-3A District property bounded by the northeasterly boundary line of the Long Island Rail Road right-of-way (Atlantic Division), Classon Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 315 feet northwesterly of Classon Avenue; and
3. establishing within the proposed R7A District a C2-4 District bounded by a line midway between Atlantic Avenue and Pacific Street, Classon Avenue, Pacific Street, and a line 315 feet northwesterly of Classon Avenue;

as shown on a diagram (for illustrative purposes only) dated September 20, 2021, and subject to the conditions of CEQR Declaration E-637.

(On December 15, 2021, Cal. No. 2, the Commission scheduled January 5, 2022 for a public hearing. On January 5, 2022, Cal. No. 20, the hearing was closed.)

For consideration.

No. 9

CD 8

N 210387 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 Article III Chapter 5 for the purpose of amending street wall location regulations and 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

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

* * *

**Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

* * *

**35-60
MODIFICATION OF HEIGHT AND SETBACK REGULATIONS**

* * *

**35-66
Special Height and Setback Provisions for Certain Areas**

* * *

**35-663
Special height and setback provisions in C6-3A Districts along Atlantic Avenue within
Community District 8, Borough of Brooklyn**

In C6-3A Districts in Community District 8, in the Borough of Brooklyn, for a #zoning lot# with frontage along Atlantic Avenue, the #street wall# provisions of paragraph (a) of Section 35-651 shall apply along the Atlantic Avenue #street# frontage.

* * *

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

* * *

BROOKLYN

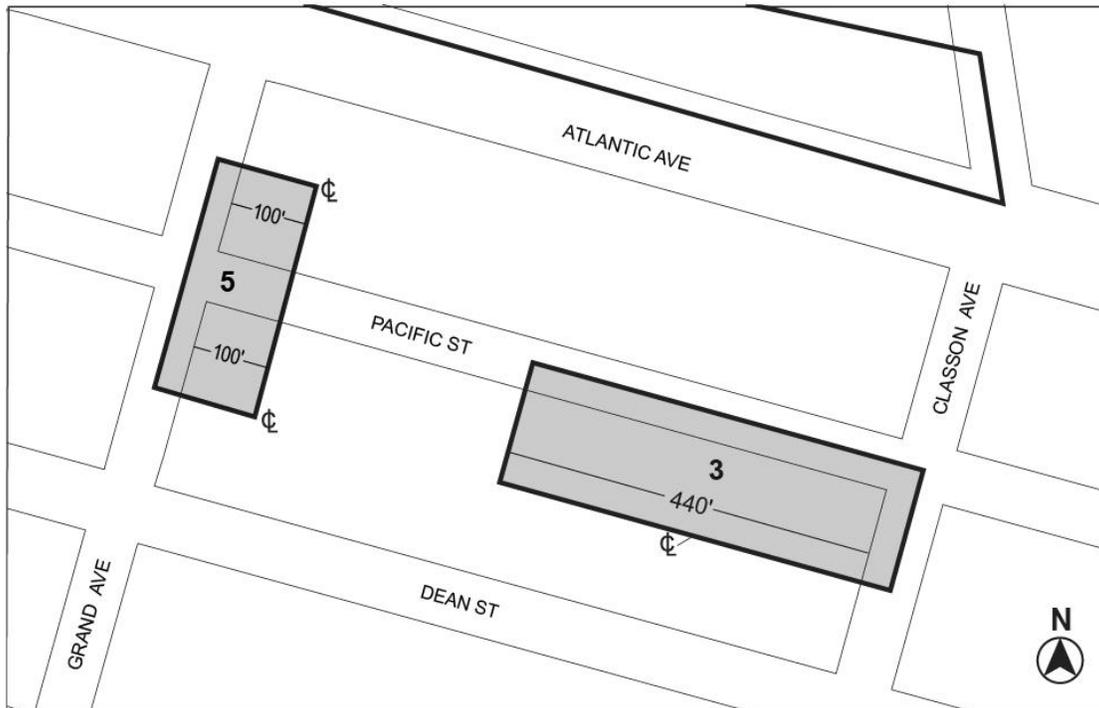
* * *

Brooklyn Community District 8

* * *

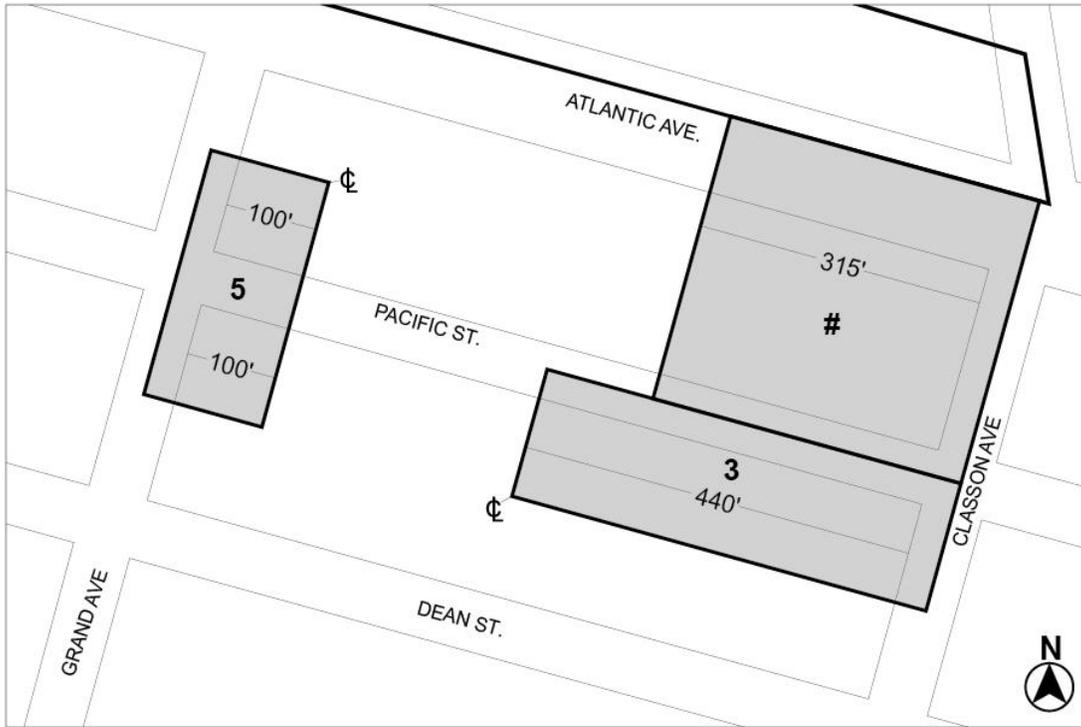
Map 3 – [date of adoption]

[EXISTING MAP]



-  *Inclusionary Housing designated area (within Community District 2, Brooklyn)*
-  **Mandatory Inclusionary Housing Program Area** *see Section 23-154(d)(3)*
 - Area 3** – 5/8/19 MIH Program Option 1 and Option 2
 - Area 5** – 8/27/20 MIH Program Option 1

[PROPOSED MAP]



-  *Inclusionary Housing designated area*
-  **Mandatory Inclusionary Housing Area** (see Section 23-154(d)(3))
 - Area 3 — 5/8/19 MIH Program Option 1 and Option 2
 - Area 5 — 8/27/20 MIH Program Option 1
 - Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 8, Brooklyn

* * *

(On December 15, 2021, Cal. No. 3, the Commission scheduled January 5, 2022 for a public hearing. On January 5, 2022, Cal. No. 21, the hearing was closed.)

For consideration.

No. 10

CD 8

C 210379 ZSK

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 grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the required number of accessory off-street parking spaces to 20 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 1034 -1042 Atlantic Avenue (Block 1125, Lots 29 and 33) in R7A/C2-4* and C6-3A* Districts.

* Note: The site is proposed to be rezoned by changing an existing M1-1 District to R7A/C2-4 and C6-3A Districts under a concurrent related application for a Zoning Map change (C 210386 ZMK).

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

(On December 15, 2021, Cal. No. 4, the Commission scheduled January 5, 2022 for a public hearing. On January 5, 2022, Cal. No. 22, the hearing was closed.)

For consideration.



Nos. 11-13

870 - 888 ATLANTIC AVENUE REZONING

No. 11

CD 8

C 210335 ZMK

IN THE MATTER OF an application submitted by Y & T Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c, by changing from an existing M1-1 District to a C6-3A District bounded by the northerly side of Atlantic Avenue, a line 200 feet westerly of Underhill Avenue, centerline of Atlantic Avenue and Pacific Street, and a line 200 feet westerly of Vanderbilt Avenue as shown on a diagram (for illustrative purposes only) dated September 20, 2021.

(On December 15, 2021, Cal. No. 5, the Commission scheduled January 5, 2022 for a public hearing. On January 5, 2022, Cal. No. 23, the hearing was closed.)

For consideration.

No. 12

CD 8

N 210336 ZRK

IN THE MATTER OF an application submitted by Y & T 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, modifying Article III Chapter 5 for the purpose of amending street wall location regulations and 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

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

* * *

**Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

* * *

**35-60
MODIFICATION OF HEIGHT AND SETBACK REGULATIONS**

* * *

35-66

Special Height and Setback Provisions for Certain Areas

* * *

35-663

Special Height and Setback Provisions in C6-3A Districts along Atlantic Avenue within Community District 8, Borough of Brooklyn

In C6-3A Districts in Community District 8, in the Borough of Brooklyn, for a #zoning lot# with frontage along Atlantic Avenue, the #street wall# provisions of paragraph (a) of Section 35-651 shall apply along the Atlantic Avenue #street# frontage.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

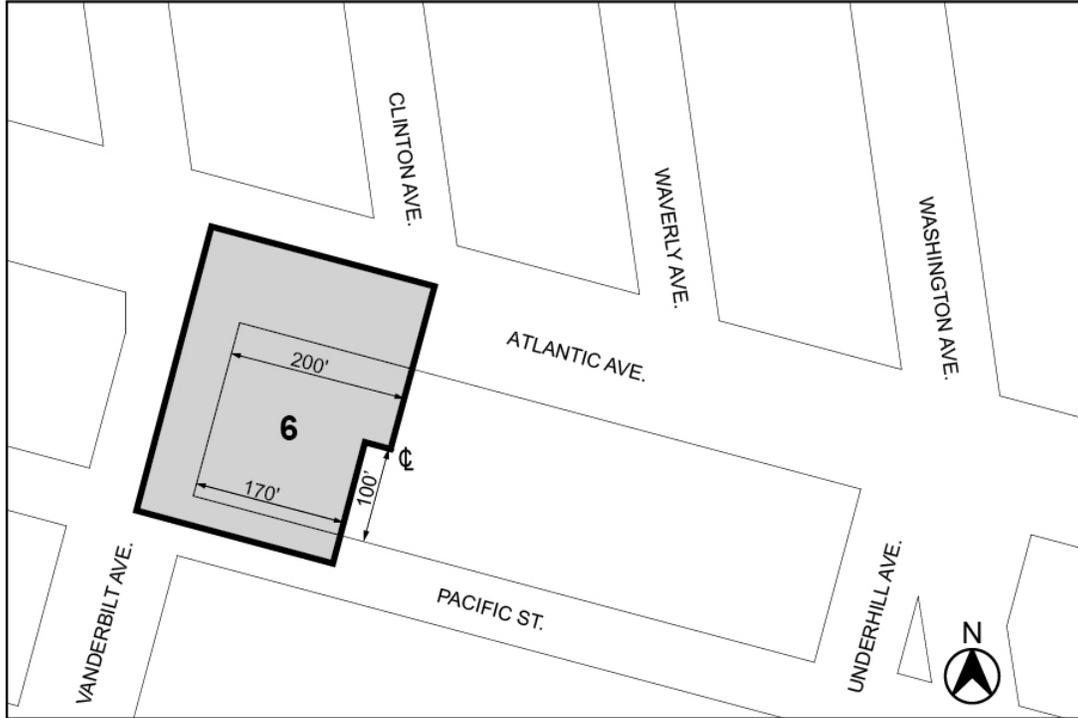
* * *

Brooklyn Community District 8

* * *

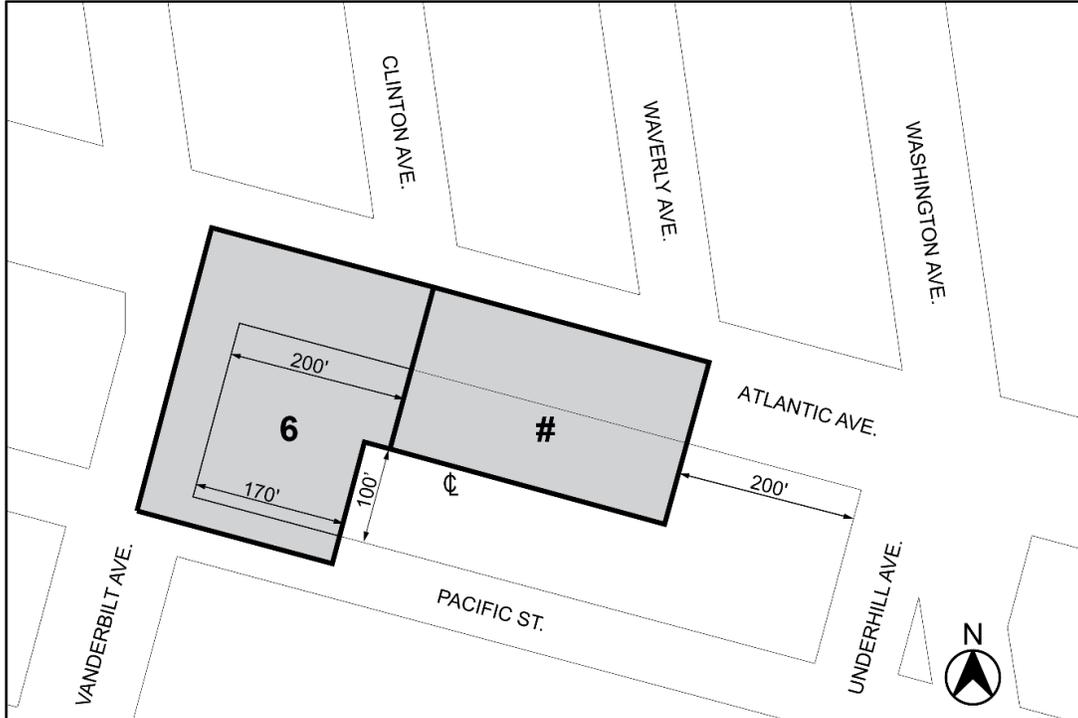
Map 4 – [Date of adoption]

[EXISTING MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 6 – 9/23/21 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 6 – 9/23/21 MIH Program Option 1 and Deep Affordability Option
- Area # – [date of adoption] MIH Program Option 2 and Workforce Option

Portion of Community District 8, Brooklyn

* * *

(On December 15, 2021, Cal. No. 6, the Commission scheduled January 5, 2022 for a public hearing. On January 5, 2022, Cal. No. 24, the hearing was closed.)

For consideration.

No. 13

CD 8

C 210260 ZSK

IN THE MATTER OF an application submitted by Y & T 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 reduce the number of 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 generally bounded by the northerly side of Atlantic Avenue, a line 200 feet westerly of Underhill Avenue, centerline of Atlantic Avenue and Pacific Street, and a line 200 feet westerly of Vanderbilt Avenue (Block 1122, Lots 21 & 26), in a C6-3A* District.

* Note: The development site is proposed to be rezoned by changing an existing M1-1 District to C6-3A District under a concurrent related application for a Zoning Map change (C 210335 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.

(On December 15, 2021, Cal. No. 7, the Commission scheduled January 5, 2022 for a public hearing. On January 5, 2022, Cal. No. 25, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 14

WEST VILLAGE BID

CD 2

N 220217 BDM

IN THE MATTER OF an application submitted by New York City Department of Small Business Services on behalf of the West Village Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the West Village Business Improvement District.

(On January 5, 2022, Cal. No. 3, the Commission scheduled January 19, 2022 for a public hearing. On January 19, 2022. Cal. No. 14, the hearing was closed.)

For consideration.

Nos. 15 & 16

NEW PROVIDENCE REDEVELOPMENT - 225 EAST 45TH STREET

No. 15

CD 6

C 220131 PSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) and the Department of Homeless Services (DHS), pursuant to Section 197-c of the New York City Charter, modifying the restriction limiting the capacity of the shelter facility located at 215-225 East 45th Street (Block 1319, Lots 8 and 11) for use as supportive and affordable housing.

(On January 5, 2022, Cal. No. 4, the Commission scheduled January 19, 2022 for a public hearing. On January 19, 2022. Cal. No. 16, the hearing was closed.)

For consideration.

No. 16

CD 6

C 220132 HAM

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

1) pursuant to Article 16 of the General Municipal Law of New York State for:

1. the designation of property located at 215-225 East 45th Street (Block 1319, Lots 8 and 11) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and

- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a development containing approximately 171 shelter beds and 130 supportive and affordable housing units.

(On January 5, 2022, Cal. No. 5, the Commission scheduled January 19, 2022 for a public hearing. On January 19, 2022. Cal. No. 17, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 17

SUTPHIN BOULEVARD BID EXPANSION

CD 12

N 220224 BDQ

IN THE MATTER OF an application submitted by New York City Department of Small Business Services pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning amending of the Sutphin Boulevard Business Improvement District.

(On January 5, 2022, Cal. No. 6, the Commission scheduled January 19, 2022 for a public hearing. On January 19, 2022. Cal. No. 10, the hearing was closed.)

For consideration.

Nos. 18 & 19

98-81 QUEENS BOULEVARD REZONING

No. 18

CD 6

C 210161 ZMQ

IN THE MATTER OF an application submitted by Trylon LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14a:

1. eliminating from within an existing R7-1 District a C1-2 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;
2. changing from an R7-1 District to an R8X District property bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard; and
3. establishing within the proposed R8X District a C2-4 District bounded by 66th Avenue, 99th Street, 66th Road and Queens Boulevard;

as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the conditions of CEQR Declaration E-634.

(On January 5, 2022, Cal. No. 7, the Commission scheduled January 19, 2022 for a public hearing. On January 19, 2022. Cal. No. 12, the hearing was closed.)

For consideration.

No. 19

CD 6

N 210162 ZRQ

IN THE MATTER OF an application submitted by Trylon, 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 an 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

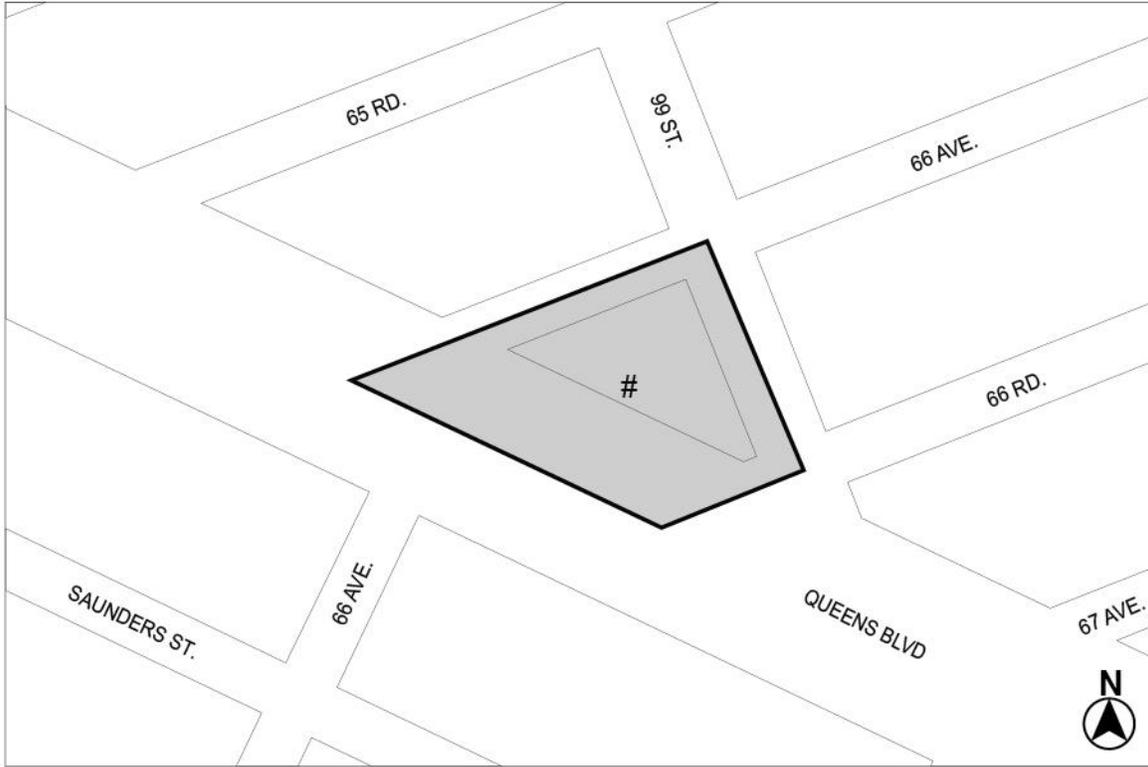
* * *

Queens Community District 6

* * *

Map 4 – [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 6, Queens

* * *

(On January 5, 2022, Cal. No. 8, the Commission scheduled January 19, 2022 for a public hearing. On January 19, 2022, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 20

57 ST. JAMES PLACE

CD 2

N 220184 ZAR

IN THE MATTER OF an application submitted by Richard Cardinale for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution to facilitate the construction of an in-ground pool and patio area within the Special Natural Area District.

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

For consideration.

Nos. 21-23

303 FLAGG PLACE

No. 21

CD 2

N 210488 ZAR

IN THE MATTER OF an application submitted by Sam Antonio for the grant of an Authorization pursuant to Section 105-422 of the Zoning Resolution for development of a three-story, single-family home on a Tier II site at 303 Flagg Place (Block 898, Lot 9) within the Special Natural Area District.

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

For consideration.

No. 22

CD 2

N 210490 ZAR

IN THE MATTER OF an application submitted by Sam Antonio for the grant of an Authorization pursuant to Section 105-433 of the Zoning Resolution for the modification of grading controls to facilitate the development of a three-story, single-family house at 303 Flagg Place (Block 898, Lot 9) within the Special Natural Area District.

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

For consideration.

No. 23

CD 2

N 210491 ZAR

IN THE MATTER OF an application submitted by Sam Antonio for the grant of an Authorization pursuant to Section 105-433 of the Zoning Resolution for the modification of driveway requirements to facilitate the development of a three-story, single-family house at 303 Flagg Place (Block 898, Lot 9) within the Special Natural Area District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF QUEENS

Nos. 24 & 25

146-93 GUY BREWER BLVD REZONING

No. 24

CD 13

C 200246 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Ranbir LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 19b:

1. changing from an R3-2 District to an R6A District property bounded by 146th Terrace, a line 100 feet easterly of Guy R. Brewer Boulevard, 147th Avenue, and Guy R. Brewer Boulevard; and
2. establishing within the proposed R6A District a C2-2 District bounded by 146th Terrace, a line 100 feet easterly of Guy R. Brewer Boulevard, 147th Avenue, and Guy R. Brewer Boulevard;

as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-646.

(On January 31, 2022, Cal. No. 9, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 13

N 200247 ZRQ

IN THE MATTER OF an application submitted by Ranbir 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 13

* * *

Map 1 – [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 13, Queens

* * *

(On January 31, 2022, Cal. No. 10, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 26 & 27

103 LEE AVENUE

No. 26

CD 1

C 210312 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sbeny Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. eliminating from within an existing R6 District a C1-3 District bounded by Williamsburg Street East, Lee Avenue, and the southwesterly prolongation of a line midway between Keap Street and Hooper Street;
2. changing from an R6 District to an R7X District property bounded by Williamsburg Street East, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, and a line midway between Keap Street and Hooper Street and its southwesterly prolongation; and
3. establishing within the proposed R7X District a C2-4 District bounded by Williamsburg Street East, Keap Street and its southwesterly centerline prolongation, a line 100 feet northeasterly of Lee Avenue, and a line midway between Keap Street and Hooper Street and its southwesterly prolongation;

as shown on a diagram (for illustrative purposes only) dated November 15, 2021.

(On January 31, 2022, Cal. No. 7, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 1

N 210313 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Sbeny Holdings 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

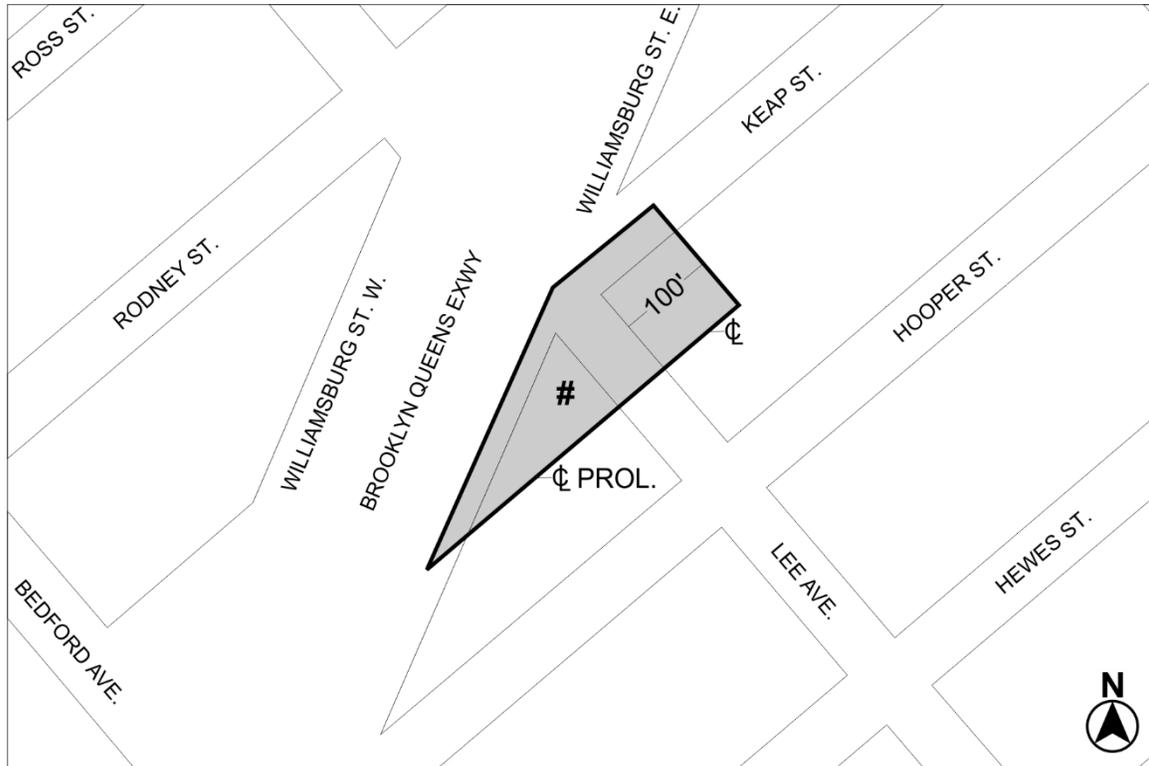
* * *

BROOKLYN

Brooklyn Community District 1

* * *

Map 5 – [date of adoption]



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

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

Portion of Community District 1, Brooklyn

* * *

(On January 31, 2022, Cal. No. 8, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 28 & 29

3285 FULTON STREET REZONING

No. 28

CD 5

C 220111 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by MHANY Management, Inc. and Cypress Hills Local Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c:

1. eliminating from within an existing R5 District a C2-3 District bounded by a line 150 feet northerly of Fulton Street, Pine Street, Fulton Street, and Euclid Avenue - Father John Kreg Place;
2. changing from an R5 District to an R7A District property bounded by a line 100 feet northerly of Fulton Street, Pine Street, Fulton Street, and Euclid Avenue - Father John Kreg Place;
3. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet northerly of Fulton Street, Pine Street, Fulton Street, and Euclid Avenue - Father John Kreg Place; and
4. establishing a Special Enhanced Commercial District (EC-6) bounded by a line 100 feet northerly of Fulton Street, Pine Street, Fulton Street, and Euclid Avenue – Father John Kreg Place

as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-654.

(On January 31, 2022, Cal. No. 3, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 5

N 220112 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by MHANY Management, Inc. and Cypress Hills Local 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 Article XIII, Chapter 2 (Special Enhanced Commercial District), and 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

**ARTICLE XIII
SPECIAL PURPOSE DISTRICTS**

**Chapter 2
Special Enhanced Commercial District (EC)**

* * *

**132-10
GENERAL PROVISIONS**

* * *

**132-11
Special Enhanced Commercial Districts Specified**

The #Special Enhanced Commercial District# is mapped in the following areas:

* * *

(f) #Special Enhanced Commercial District# 6

The #Special Enhanced Commercial District# 6 (EC-6) is established on April 20, 2016, on the following #designated commercial streets# as indicated on zoning map 17c:

- (1) Fulton Street, in the Borough of Brooklyn, between Sheffield Avenue and ~~Euclid Avenue~~ Pine Street.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

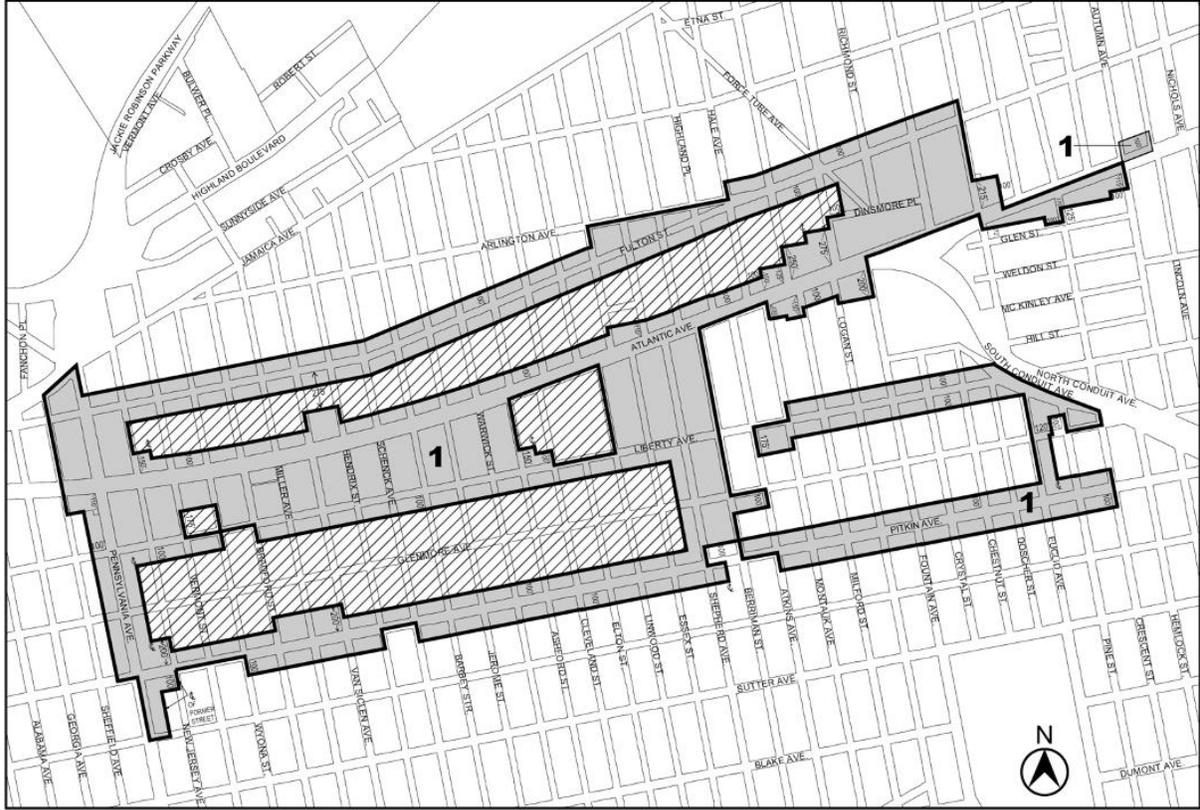
BROOKLYN

* * *

Brooklyn Community District 5

Map 1 [date of adoption]

[EXISTING MAP]



-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
-  Area **1** — 4/20/16 MIH Program Option 1 and Deep Affordability Option
-  Excluded area

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 Area 1 – 4/20/16 MIH Program Option 1 and Deep Affordability Option
 Area # – [date of adoption] MIH Program Options 1 and 2

Excluded area

Portion of Community District 5, Brooklyn

* * *

(On January 31, 2022, Cal. No. 4, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 30 & 31

1220 AVENUE P REZONING

No. 30

CD 15

C 210098 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Omni Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d, by changing from an R5B District to an R7A District property bounded by Avenue P, East 13th Street, a line 140 feet southerly of Avenue P, East 12th Street, a line 100 feet southerly of Avenue P, and a line midway between Coney Island Avenue and East 12th Street, as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-653.

(On January 31, 2022, Cal. No. 5, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 15

N 210099 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Omni Enterprises, 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

* * *

BROOKLYN

* * *

Brooklyn Community District 15

* * *

Map 1 – [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 15, Brooklyn

* * *

(On January 31, 2022, Cal. No. 6, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 32 & 33

OUR LADY OF PITY - 272 EAST 151ST STREET REZONING

No. 32

CD 1

C 210321 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Our Lady of Pity Apartments LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an R6 District to an R7A District property bounded by East 151st Street, a line 220 feet southeasterly of Morris Avenue, a line midway between East 150th Street and East 151st Street, a line 270 feet southeasterly of Morris Avenue, East 150th Street, and Morris Avenue, as shown on a diagram (for illustrative purposes only) dated November 1, 2021, and subject to the conditions of CEQR Declaration E-652.

(On January 31, 2022, Cal. No. 1, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CD 1

N 210322 ZRX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Our Lady of Pity Apartments 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.
* * *

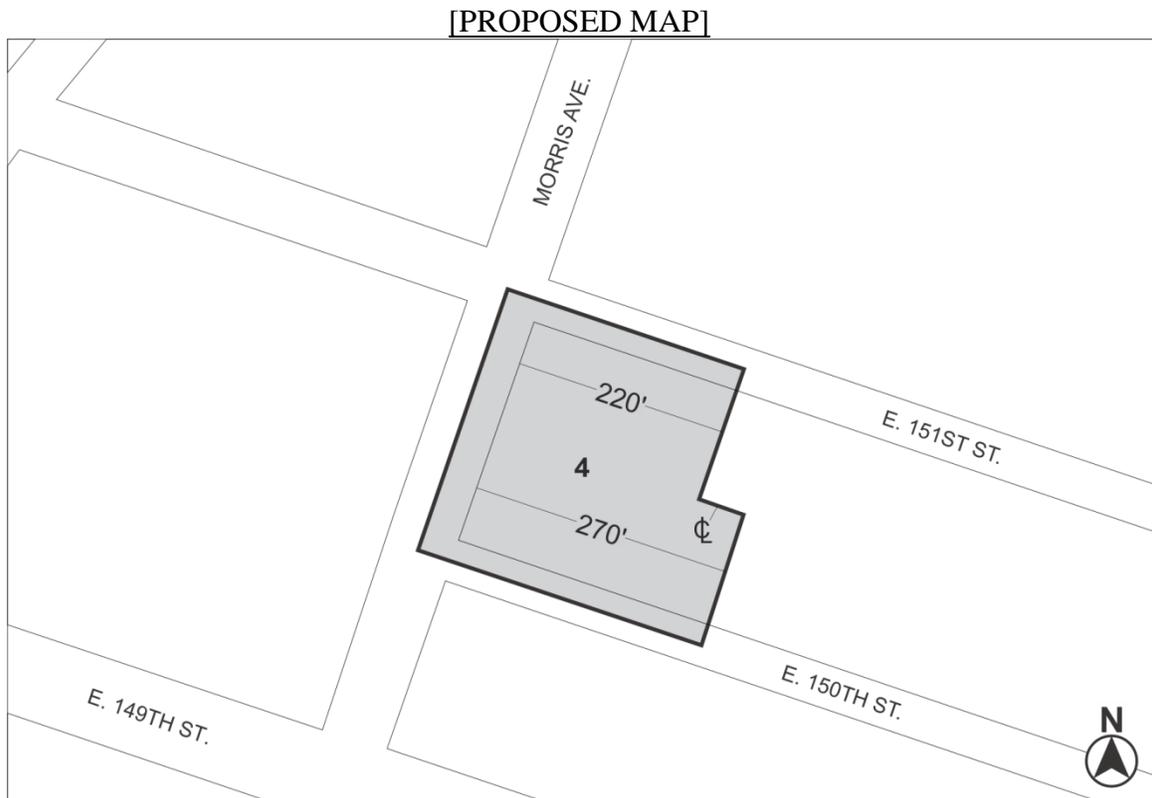
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

THE BRONX

The Bronx Community District 1

* * *

Map 10 - (date of adoption)



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

Area 4 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, The Bronx

* * *

(On January 31, 2022, Cal. No. 2, the Commission scheduled February 16, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2022 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							1 NEW YEAR'S DAY
	2	REVIEW SESSION	3	4	CPC PUBLIC MEETING	5	6
	9	10	11	12	13	14	15
	16	17	REVIEW SESSION	18	CPC PUBLIC MEETING	19	20
	23	24	25	26	27	28	29
30							
FEBRUARY				1	CPC PUBLIC MEETING	2	3
	6	7	8	9	10	11	12
	13	14	15	CPC PUBLIC MEETING	16	17	18
	20	21	22	23	24	25	26
	27	28					
MARCH			1	CPC PUBLIC MEETING	2	3	4
	6	7	8	9	10	11	12
	13	14	15	CPC PUBLIC MEETING	16	17	18
	20	21	22	23	24	25	26
	27	28	29	CPC PUBLIC MEETING	30	31	
APRIL						1	2
	3	4	5	6	7	8	9
	10	11	12	CPC PUBLIC MEETING	13	14	15
	17	18	19	20	21	22	23
	24	25	26	CPC PUBLIC MEETING	27	28	29
MAY	1	2	3	4	5	6	7
	8	9	10	CPC PUBLIC MEETING	11	12	13
	15	16	17	18	19	20	21
	22	23	24	CPC PUBLIC MEETING	25	26	27
	29	30	31				
JUNE				1	2	3	4
	5	6	7	CPC PUBLIC MEETING	8	9	10
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	CPC PUBLIC MEETING	29	30	
JULY						1	2
	3	4	5	6	7	8	9
	10	11	12	CPC PUBLIC MEETING	13	14	15
	17	18	19	20	21	22	23
	24	25	26	CPC PUBLIC MEETING	27	28	29
31							
AUGUST		1	2	3	4	5	6
	7	8	9	CPC PUBLIC MEETING	10	11	12
	14	15	16	17	18	19	20
	21	22	23	CPC PUBLIC MEETING	24	25	26
	28	29	30	31			
SEPTEMBER					1	2	3
	4	5	6	CPC PUBLIC MEETING	7	8	9
	11	12	13	14	15	16	17
	18	19	20	CPC PUBLIC MEETING	21	22	23
	25	26	27	28	29	30	
OCTOBER							1
	2	3	4	5	6	7	8
	9	10	11	CPC PUBLIC MEETING	12	13	14
	16	17	18	19	20	21	22
	23	24	25	CPC PUBLIC MEETING	26	27	28
30	31						
NOVEMBER			1	2	3	4	5
	6	7	8	CPC PUBLIC MEETING	9	10	11
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	CPC PUBLIC MEETING	30		
DECEMBER					1	2	3
	4	5	6	7	8	9	10
	11	12	13	CPC PUBLIC MEETING	14	15	16
	18	19	20	21	22	23	24
	25	26	27	28	29	30	31

Review Sessions are held at 120 Broadway, lower level, starting at 1:00 PM
 Public Meetings are held at 120 Broadway, lower level, starting at 10:00 AM