

CITY PLANNING COMMISSION DISPOSITION SHEET

REMOTE PUBLIC MEETING:
WEDNESDAY, MARCH 2, 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 210299 ZMK	1	840 Lorimer Street Rezoning	Scheduled to be Heard on 3/30/2022
2	N 210300 ZRK	1	" "	" "
3	C 220209 HAK	1	Broadway Triangle - Bartlett Crossing	" "
4	C 200358 ZMK	11	2300 Cropsey Avenue	" "
5	C 220050 ZMQ	1	35-01 Vernon Boulevard Rezoning	" "
6	N 220051 ZRQ	1	" "	" "
7	C 210031 ZMK	5	Sutter Avenue Rezoning	Favorable Report Adopted
8	N 210032 ZRK	5	" "	" "
9	N 220128 RCR	3	Tennyson Drive	Certification Approved
10	N 220231 RCR	3	51 Wilbur Street	" "
11	C 220134 ZMM	10	One 45 / Museum of Civil Rights	Hearing Closed
12	N 220135 ZRM	10	" "	" "
13	C 220136 ZSM	10	" "	" "
14	C 220137 ZSM	10	" "	" "
15	C 220137A ZSM	10	" "	" "
16	C 220142 ZSM	10	" "	" "

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

MEETING ADJOURNED AT: 12:58 PM

CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 2, 2022

MEETING AT 10:00 A.M.

VIA NYC ENGAGE PORTAL



Eric Adams, Mayor
City of New York

[No. 4]

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/331545/1> 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.

C

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.

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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 March 16, 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.

MARCH 2, 2022

APPROVAL OF THE MINUTES OF the Public Meeting of February 16, 2022

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 16, 2022
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF BROOKLYN

Nos. 1 & 2

840 LORIMER STREET REZONING

No. 1

CD 1

C 210299 ZMK

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

1. eliminating from within an existing R6A District a C2-4 District bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue;
2. eliminating a Special Mixed Use District (MX-8) bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;
3. changing from an R6A District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the

northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, Manhattan Avenue, Driggs Avenue, and a line midway between Lorimer Street and Manhattan Avenue; and

- 4. changing from an M1-2/R6 District to a C4-5D District property bounded by a line perpendicular to the northeasterly street line of Lorimer Street distant 135 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Lorimer Street and the northwesterly street line of Driggs Avenue, a line midway between Lorimer Street and Manhattan Avenue, Driggs Avenue, and Lorimer Street;

as shown on a diagram (for illustrative purposes only) dated November 29, 2021, and subject to the conditions of CEQR Declaration E-650.

Resolution for adoption scheduling March 16, 2022 for a public hearing.

No. 2

CD 1

N 210300 ZRK

IN THE MATTER OF an application submitted by Zucker 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 1

* * *

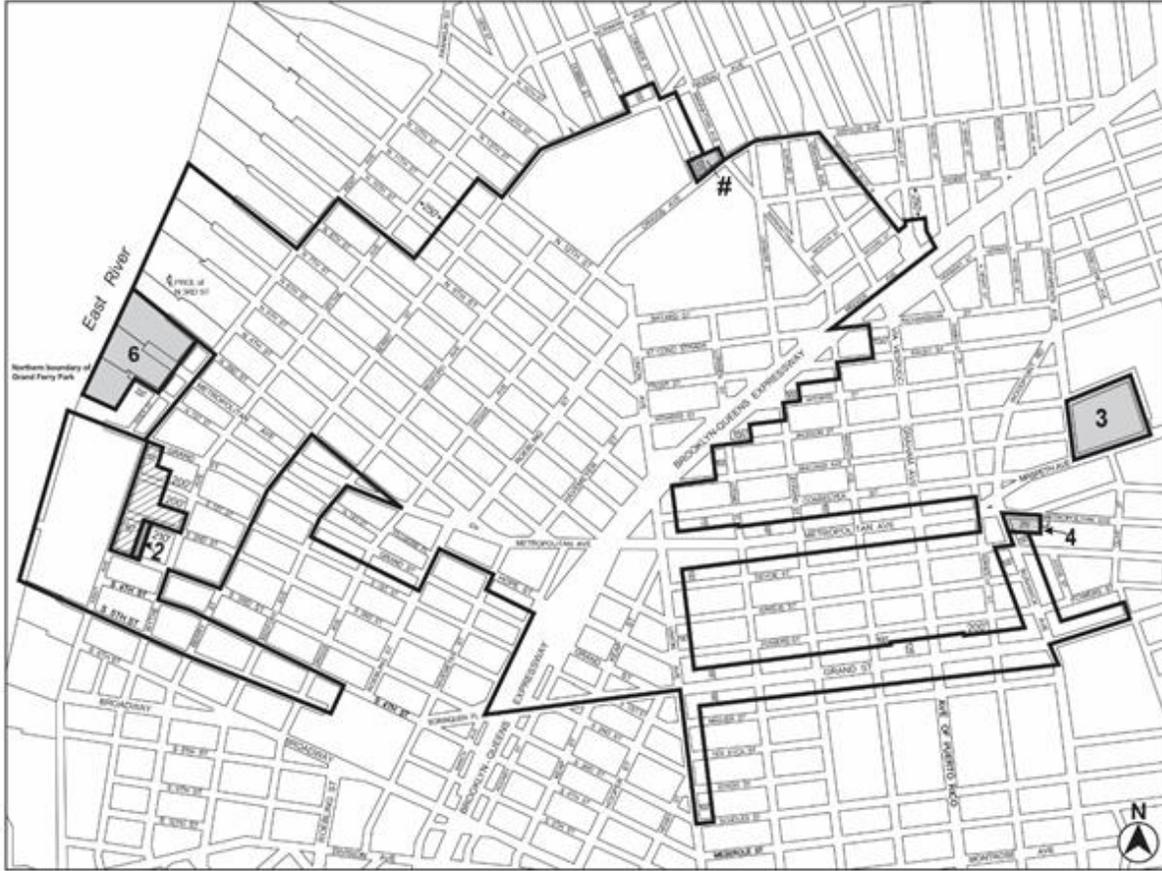
Map 2 – [date of adoption]

[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 2—10/7/21 MIH Program Option 1 and Option 2
 - Area 3—11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 4—11/23/21 MIH Program Option 1 and Deep Affordability Option
 - Area 6—12/15/21 MIH Program Option 1
-  Excluded Area

[PROPOSED MAP]



Portion of Community District 1, Brooklyn

* * *

Resolution for adoption scheduling March 16, 2022 for a public hearing.

No. 3

BROADWAY TRIANGLE – BARTLETT CROSSING

CD 1

C 220209 HAK

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 31 Bartlett Street (Block 2269, Lot 52) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a nine-story building containing approximately 29 affordable housing units.

Resolution for adoption scheduling March 16, 2022 for a public hearing.

No. 4

2300 CROPSEY AVENUE

CD 11

C 200358 ZMK

IN THE MATTER OF an application submitted by Cropsey Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 28c, by establishing within an existing R6 District a C2-4 District bounded by Cropsey Avenue, a line 380 feet northwesterly of 24th Avenue, Leif Ericson Drive and a line 620 feet northwesterly of 24th Avenue, as shown on a diagram (for illustrative purposes only) dated December 13, 2021.

Resolution for adoption scheduling March 16, 2022 for a public hearing.

BOROUGH OF QUEENS

Nos. 5 & 6

35-01 VERNON BOULEVARD REZONING

No. 5

CD 1

C 220050 ZMQ

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

1. changing from an R5 District to an M1-4/R7A District property bounded by Vernon Boulevard, 35th Avenue, 9th Street, and a line 175 feet southwesterly of 35th Avenue; and
2. establishing a Special Mixed Use District (MX-23) bounded by Vernon Boulevard, 35th Avenue, 9th Street, and a line 175 feet southwesterly of 35th Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2022 and subject to the conditions of CEQR Declaration E-645.

Resolution for adoption scheduling March 16, 2022 for a public hearing.

No. 6

CD 1

N 220051 ZRQ

N THE MATTER OF an application submitted by Agayev Holding 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**

* * *

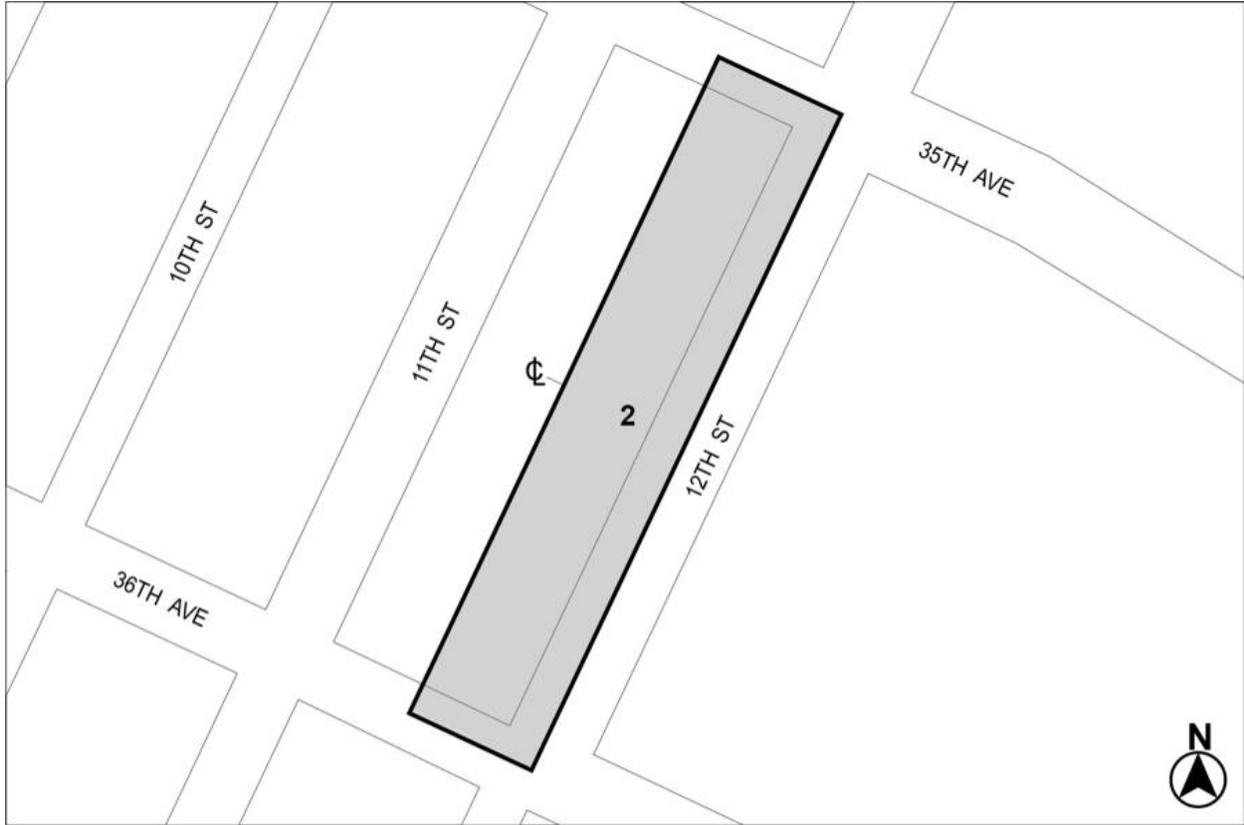
QUEENS

Queens Community District 1

* * *

Map 4 – [date of adoption]

[EXISTING MAP]



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

[PROPOSED MAP]



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

Portion of Community District 1, Queens

* * *

Resolution for adoption scheduling March 16, 2022 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

Nos. 7 & 8

SUTTER AVENUE REZONING

No. 7

CD 5

C 210031 ZMK

IN THE MATTER OF an application submitted by Almonte Lincoln LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 17c and 18a:

1. changing from an R5 District to an R6A District property bounded by a line 90 feet northerly of Sutter Avenue, Lincoln Avenue, Sutter Avenue, and Autumn Avenue; and
2. establishing within the proposed R6A District a C2-4 District bounded by a line 90 feet northerly of Sutter Avenue, Lincoln Avenue, Sutter Avenue, and Autumn Avenue;

as shown on a diagram (for illustrative purposes only) dated October 4, 2021, and subject to the conditions of CEQR Declaration E-633.

(On January 5, 2022, Cal. No. 1, the Commission scheduled January 19, 2022 for a public hearing. On January 19, 2022, Cal. No. 18, the hearing was closed.)

For consideration.

No. 8

CD 5

N 210032 ZRK

IN THE MATTER OF an application submitted by Almonte Lincoln 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

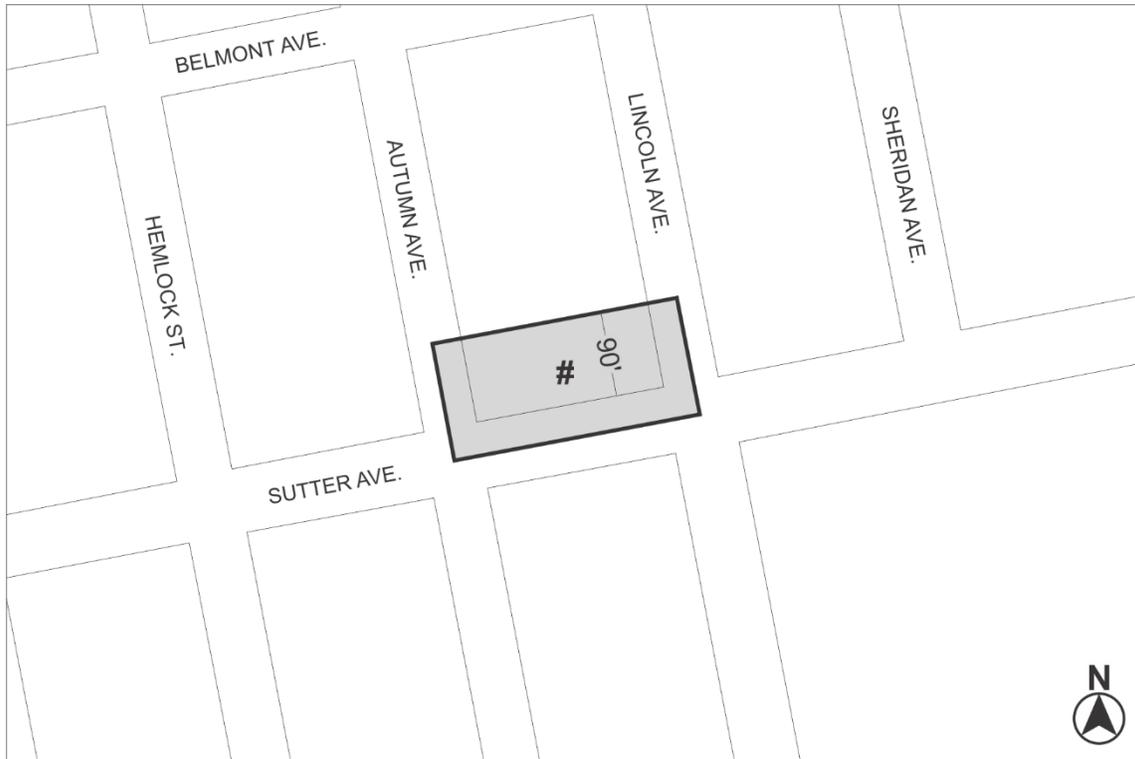
* * *

Brooklyn Community District 5

* * *

Map 4 – [date of adoption]

[PROPOSED MAP]



 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 5, Brooklyn

* * *

(On January 5, 2022, Cal. No. 2, the Commission scheduled January 19, 2022 for a public hearing. On January 19, 2022, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 9

TENNYSON DRIVE

CD 3

N 220128 RCR

IN THE MATTER OF an application submitted by Tora Development, LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into twenty-seven tentative zoning lots at Tennyson Drive (Block 5212, Existing Lot 37, Tentative Lots 36-38, 41, 43, 44, 47, 49, 51, 53, 55, 57, 59, 61, 71, 73, 83, 84, 87, 88, and 90-99) within the Special South Richmond Development District.

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

For consideration.

No. 10

51 WILBUR STREET

CD 3

N 220231 RCR

IN THE MATTER OF an application submitted by Anthony Guddemi for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of two existing zoning lots into three new zoning lots located at 51 Wilbur Street (Block 6668, Lots 94 & 100, Tentative Lots 94, 96 & 100) within the Special South Richmond Development District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

Nos. 11 - 16

ONE 45 / MUSEUM OF CIVIL RIGHTS

No. 11

CD 10

C 220134 ZMM

PUBLIC HEARING:

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.

(On February 16, 2022, Cal. No. 1, the Commission scheduled March 2, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 10

N 220135 ZRM

PUBLIC HEARING:

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**

* * *

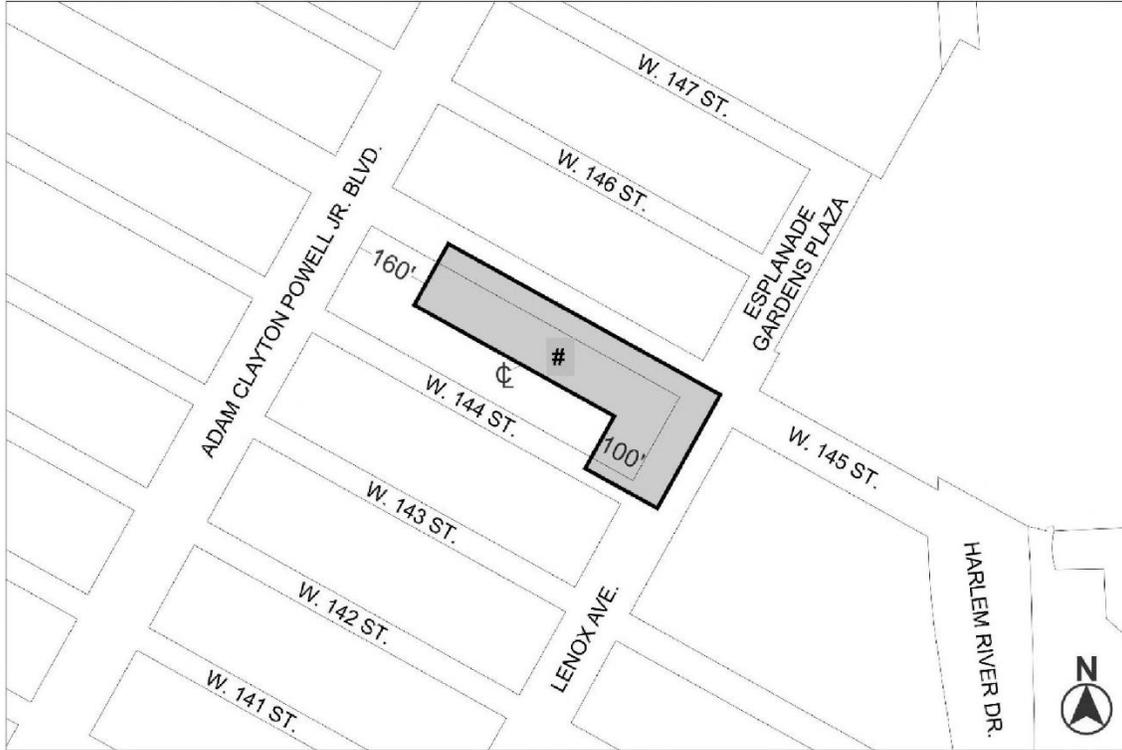
MANHATTAN

* * *

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

* * *

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

Close the hearing.

No. 13

CD 10

C 220136 ZSM

PUBLIC HEARING:

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.

(On February 16, 2022, Cal. No. 3, the Commission scheduled March 2, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 10

C 220137 ZSM

PUBLIC HEARING:

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.

(On February 16, 2022, Cal. No. 4, the Commission scheduled March 2, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 10

C 220137 A ZSM

PUBLIC HEARING:

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.

(On February 16, 2022, Cal. No. 5, the Commission scheduled March 2, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 10

C 220142 ZSM

PUBLIC HEARING:

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.

(On February 16, 2022, Cal. No. 6, the Commission scheduled March 2, 2022 for a public hearing which has been duly advertised.)

Close the 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.

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	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					
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
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
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
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
AUGUST							
	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
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
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
NOVEMBER							
	6	7	8	CPC PUBLIC MEETING	9	10	11
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
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

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