

CITY PLANNING COMMISSION DISPOSITION SHEET

Remote Public Meeting:
Wednesday, March 16, 2022
10:00 AM 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 210293 PSX	4	EMS STATION 17 NEW FACILITY	Scheduled to be heard on 3/30/22
2	C 210294 ZSX	4	" "	" "
3	C 210391 ZMX	12	1930 ADEE AVENUE REZONING	" "
4	N 210392 ZRX	12	" "	" "
5	C 220159 HAK	5	SUTTER PLACE NCP	" "
6	C 220212 PQK	4	ROUNDTABLE SENIOR CENTER	" "
7	C 220232 ZMQ	14	RESILIENT EDGEMERE	" "
8	N 220233 ZRQ	14	" "	" "
9	C 220235 PPQ	14	" "	" "
10	C 220236 HAQ	14	" "	" "
11	C 220237 HUQ	14	" "	" "
12	C 210321 ZMX	1	OUR LADY OF PITY - 272 EAST 151 ST STREET REZONING	Favorable Report Adopted
13	N 210322 ZRX	1	" "	" "
14	C 210312 ZMK	1	103 LEE AVENUE	" "
15	N 210313 ZRK	1	" "	" "
16	C 220111 ZMK	5	3285 FULTON STREET REZONING	" "
17	N 220112 ZRK	5	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Daniel R. Garodnick, Esq., Chair	P	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	
David Burney	P	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	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	
Richard W. Eaddy	A															
Leah Goodridge	P	R	R	Y	Y	Y	Y	N	N	N	N		Y	Y	Y	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	
Larisa Ortiz	P	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	

MEETING ADJOURNED AT: 11:50 AM

CITY PLANNING COMMISSION DISPOSITION SHEET

Remote Public Meeting:
Wednesday, March 16, 2022
10:00 AM 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 210098 ZMK	15	1220 AVENUE P REZONING	Favorable Report Adopted
19	N 210099 ZRK	15	" "	" "
20	C 200246 ZMQ	13	146-93 GUY BREWER BOULEVARD REZONING	" "
21	N 200247 ZRQ	13	" "	" "
22	N 210158 RCR	3	48 POILLON AVENUE	Laid Over
23	N 210343 ZAR	1	153 HIGHLAND AVENUE	Authorization Approved
24	N 210344 ZAR	1	" "	" "
25	N 210345 ZAR	1	" "	" "
26	C 220050 ZMQ	1	35-01 VERNON BOULEVARD REZONING	Hearing Closed
27	N 220051 ZRQ	1	" "	" "
28	C 220209 HAK	1	BROADWAY TRIANGLE - BARTLETT CROSSING	" "
29	C 200358 ZMK	11	2300 CROPSY AVENUE	" "
30	C 210299 ZMK	1	840 LORIMER STREET REZONING	" "
31	N 210300 ZRK	1	" "	" "

COMMISSION ATTENDANCE: Present (P)
Absent (A)

COMMISSION VOTING RECORD:
In Favor - Y Oppose - N Abstain - AB Recuse - R

Calendar Numbers:

Commissioner Name	P	A	Y	N	AB	R												
Daniel R. Garodnick, Esq., Chair	P																	
Kenneth J. Knuckles, Esq., Vice Chairman	P																	
David Burney	P																	
Allen P. Cappelli, Esq.	P																	
Alfred C. Cerullo, III	P																	
Joseph I. Douek	P																	
Richard W. Eaddy	A																	
Leah Goodridge	P																	
Anna Hayes Levin	P																	
Orlando Marin	P																	
Larisa Ortiz	P																	
Raj Rampershad, Commissioners	P																	

MEETING ADJOURNED AT: 11:50 AM

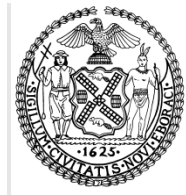
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 16, 2022

MEETING AT 10:00 A.M.

VIA NYC ENGAGE PORTAL



Eric Adams, Mayor
City of New York

[No. 5]

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/342114/1> 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.

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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 30, 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 16, 2022

APPROVAL OF THE MINUTES OF the Public Meeting of March 2, 2022

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 30, 2022
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF THE BRONX

Nos. 1 & 2

EMS STATION 17 NEW FACILITY

No. 1

CD 4

C 210293 PSX

IN THE MATTER OF an application submitted by the NYC Fire Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 1257 Morris Avenue (Block 2450, Lot 42) for use as an ambulance station.

Resolution for adoption scheduling March 30, 2022 for a public hearing.

No. 2

CD 4

C 210294 ZSX

IN THE MATTER OF an application submitted by the NYC Fire Department (FDNY) and the Department of Citywide Administrative Services pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a FDNY Emergency Medical Service (EMS) Station use to be located in a residence district, in connection with a proposed 2-story EMS station building, on property located at 1257 Morris Avenue (Block 2450, Lot 42), in an R7-1 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 10271-0001 or on-line at <https://zap.planning.nyc.gov/projects/P2018X0310>.

Resolution for adoption scheduling March 30, 2022 for a public hearing.

Nos. 3 & 4

1930 ADEE AVENUE REZONING

No. 3

CD 12

C 210391 ZMX

IN THE MATTER OF an application submitted by Centerland Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 2b and 4a, by changing from an R4 District to an R6B District property bounded by Adee Avenue, Edson Avenue, a line 75 feet southeasterly of Adee Avenue, and Grace Avenue, as shown on a diagram (for illustrative purposes only) dated December 13, 2021.

Resolution for adoption scheduling March 30, 2022 for a public hearing.

No. 4

CD 12

N 210392 ZRX

IN THE MATTER OF an application submitted by Centerland 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, 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**

* * *

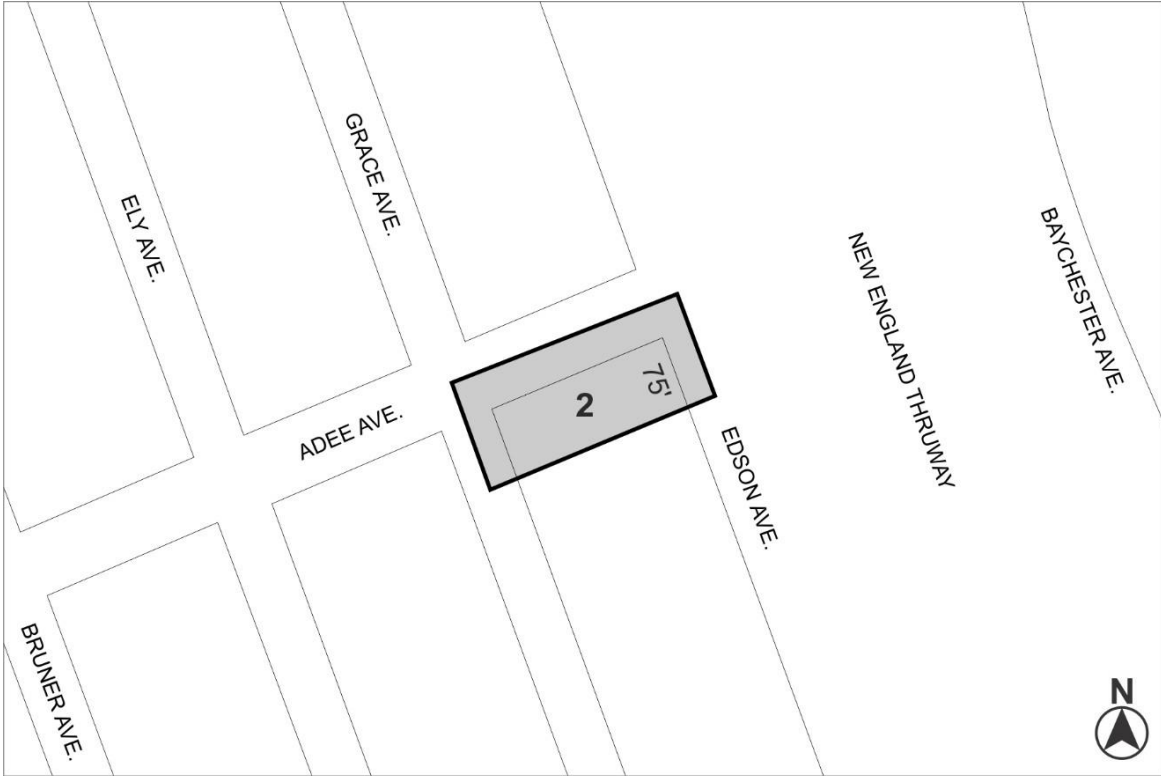
THE BRONX

* * *

The Bronx Community District 12

* * *

Map 2 – [date of adoption]



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

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

Portion of Community District 12, The Bronx

* * *

Resolution for adoption scheduling March 30, 2022 for a public hearing.

BOROUGH OF BROOKLYN**No. 5*****SUTTER PLACE NCP*****CD 5****C 220159 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 492-496 Glenmore Avenue (Block 3725, Lots 12 and 13), 2358-2362 Pitkin Avenue (Block 4015, Lots 22, 23, and 24), 943 Dumont Avenue (Block 4063, Lot 52), and 743 Blake Avenue (Block 3775, Lot 150) 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 four buildings containing an approximate total of 46 affordable housing units and a commercial space.

Resolution for adoption scheduling March 30, 2022 for a public hearing.

No. 6
ROUNDTABLE SENIOR CENTER**CD 4****C 220212 PQK**

IN THE MATTER OF an application submitted by the Department for the 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 1175 Gates Avenue (Block 3331, Lot 25) for continued use as a senior center.

Resolution for adoption scheduling March 30, 2022 for a public hearing.

BOROUGH OF QUEENS**Nos. 7-11*****RESILIENT EDGEMERE*****No. 7****CD 14****C 220232 ZMQ**

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30c and 31a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. a line 100 feet northerly of Beach Channel Drive, Beach 43rd Street, a line 100 feet southerly of Beach Channel Drive, and Beach 44th Street; and
 - b. a line 150 feet northerly of Beach Channel Drive, Beach 37th Street, Beach Channel Drive, and Beach 38th Street;
2. eliminating from within an existing R4 District, a C2-2 District bounded by Beach Channel Drive, Beach 39th Street, a line 150 feet southerly of Beach Channel Drive, and Beach 40th Street;
3. eliminating from within an existing R5 District a C1-2 bounded by Beach Channel Drive, Beach 49th Street, a line 275 feet northerly of Rockaway Beach Boulevard, and Beach 50th Street;
4. changing from an R4 District to an R3A District property bounded by Norton Avenue, the centerline of former Norton Avenue, a line 100 feet easterly of Beach 43rd Street, a line 335 feet northerly of Beach Channel Drive, a line 125 feet westerly of Beach 43rd Street, Edgemere Drive, Beach 44th Street, a line 180 feet southerly of Norton Avenue, and Beach 45th Street, Norton Avenue, , the northeasterly prolongation of a line 40 feet southeasterly of the northwestern streetline of Norton Avenue, and Beach 45th Street;
5. changing from an R4-1 District to an R3A District property bounded by the U.S. Pierhead and Bulkhead Line, the U.S Pierhead Line and its southerly prolongation, the centerline

- of former Norton Avenue, Norton Avenue, Beach 45th Street, a line 40 feet southeasterly of the northwesterly street line of Norton Avenue and its northeasterly prolongation, and the northerly centerline prolongation of Beach 47th Street;
6. changing from an R4 District to an R4-1 District property bounded by a line 40 feet southeasterly of the northwesterly street line of Norton Avenue, Norton Avenue, Beach 45th Street, a line 180 feet southerly of Norton Avenue, Beach 44th Street, Edgemere Drive, a line 125 feet westerly of Beach 43rd Street, a line 335 feet northerly of Beach Channel Drive, a line 100 feet easterly of Beach 43rd Street, a line 120 feet northerly of Beach Channel Drive, and Beach 49th Street;
 7. changing from an R4 District to an R6A District property bounded by Rockaway Beach Boulevard, Beach 38th Street, a line 85 feet northerly of Shorefront Parkway, and the centerline of former Beach 43rd Street;
 8. changing from an R5 District to an R6A District property bounded by Beach Channel Drive, Beach 49th Street, a line 275 Feet northerly of Rockaway Beach Boulevard and Beach 50th Street;
 9. changing from a C8-1 District to an R6A District property bounded by a line 275 Feet northerly of Rockaway Beach Boulevard, Beach 49th Street, Rockaway Beach Boulevard, and Beach 50th Street;
 10. changing from a C3 District to an C3A District property bounded by the southerly, southeasterly and easterly boundary line of a Park, the U.S. Pierhead and Bulkhead Line, the northerly centerline prolongation of Beach 47th Street, a line 40 feet southeasterly of the northwesterly street line of Norton Avenue, and the southeasterly prolongation of the centerline of former Alameda Avenue;
 11. establishing within an existing R4 District a C2-4 District bounded by a line 100 feet northerly of Beach Channel Drive, Beach 43rd Street, a line 100 feet southerly of Beach Channel Drive, and Beach 44th Street;
 12. establishing within a proposed R6A District a C2-4 District bounded by:
 - a. Beach Channel Drive, Beach 49th Street Rockaway Beach Boulevard, Beach 50th Street; and
 - b. Rockaway Beach Boulevard, Beach 38th Street, a line 85 northerly of Shore Front Parkway, and the centerline of former Beach 43rd Street;

- 13. establishing a Special Coastal Risk District (CR) bounded by the U.S. Pierhead and Bulkhead Line, the U.S Pierhead Line and its southerly prolongation, the centerline of former Norton Avenue, a line 100 feet easterly of Beach 43rd Street, a line 120 feet northerly of Beach Channel Drive, Beach 49th Street, the southeasterly prolongation of the centerline of former Alameda Avenue, and the southerly, southeasterly and easterly boundary line of a Park;

as shown on a diagram (for illustrative purposes only) dated December 13, 2021.

Resolution for adoption scheduling March 30, 2022 for a public hearing.

No. 8

CD 14

N 220233 ZRQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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 7 (Special Coastal Risk District) to establish the Edgemere Special Coastal Risk District, and modifying APPENDIX F to establish Mandatory Inclusionary Housing areas.

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 7
Special Coastal Risk District (CR)**

* * *

**137-10
GENERAL PROVISIONS**

* * *

**137-11
District Plan and Maps**

The District Maps are located in the Appendix to this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

- Map 1 #Special Coastal Risk District# 1 (CR-1), in Broad Channel, Community District 14, Borough of Queens
- Map 2 #Special Coastal Risk District# 2 (CR-2), in Hamilton Beach, Community District 10, Borough of Queens
- Map 3 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Graham Beach and Ocean Breeze, Community District 2, Borough of Staten Island
- Map 4 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Oakwood Beach, Community District 3, Borough of Staten Island
- Map 5 #Special Coastal Risk District# 4 (CR-4), in Gerritsen Beach, Community District 15, Borough of Brooklyn
- Map 6 #Special Coastal Risk District# 5 (CR-5), in Edgemere, Community District 14, Borough of Queens.

**137-12
Applicability of Special Regulations**

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table:

SPECIAL REGULATIONS

#Special Coastal Risk District#	#Residential Use# (137-21)	#Community Facility Use# (137-22)	Modified #Bulk# Requirements (137-31)	Modifications to Article V (137-40)	Special Requirements (137-50)
CR-1 (Broad Channel, Queens)	x	x			
CR-2 (Hamilton Beach, Queens)	x	x	x		
CR-3 (buyout areas, Staten Island)	x	x		x	x
CR-4 (Gerritsen Beach, Brooklyn)	x	x	x		
<u>CR-5</u> (<u>Edgemere, Queens</u>)	<u>x</u>	<u>x</u>			

137-20 SPECIAL USE REGULATIONS

The special #use# regulations of this Section 137-20, inclusive, shall apply in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

137-21

Residential Use

In #Special Coastal Risk Districts#, #residential uses# shall be permitted as follows:

- (a) In #Special Coastal Risk Districts# 1 and 3, #residential uses# shall be limited to #single-family detached residences#.
- (b) In #Special Coastal Risk District# 2, #residential uses# shall be limited to #single-# or #two-family detached residences#.
- (c) In #Special Coastal Risk District# 4, #residential uses# shall be permitted as follows:
 - (~~a~~) (1) for #zoning lots# with a #lot area# of less than 3,000 square feet, #residential uses# shall be limited to #detached# or #semi-detached single-family residences#; and
 - (~~b~~) (2) for #zoning lots# with a #lot area# of 3,000 square feet or more, #residential uses# shall be limited to #detached# or #semi-detached# #single-# or #two-family residences#.

(d) In #Special Coastal Risk District# 5, #residential uses# shall be permitted as follows:

- (1) in R3A and C3A Districts, #residential uses# shall be limited to #single-family detached residences#; and
- (2) in R4-1 Districts:
 - (i) for #zoning lots# with a #lot width# of less than 25 feet, #residential uses# shall be limited to #single-family detached residences#; and
 - (ii) for #zoning lots# with a #lot width# of 25 feet or more, #residential uses# shall be limited to #single-# or #two-family detached residences#.

The inclusion of #accessory# #residential uses# shall not be precluded by the provisions of this Section.

137-22

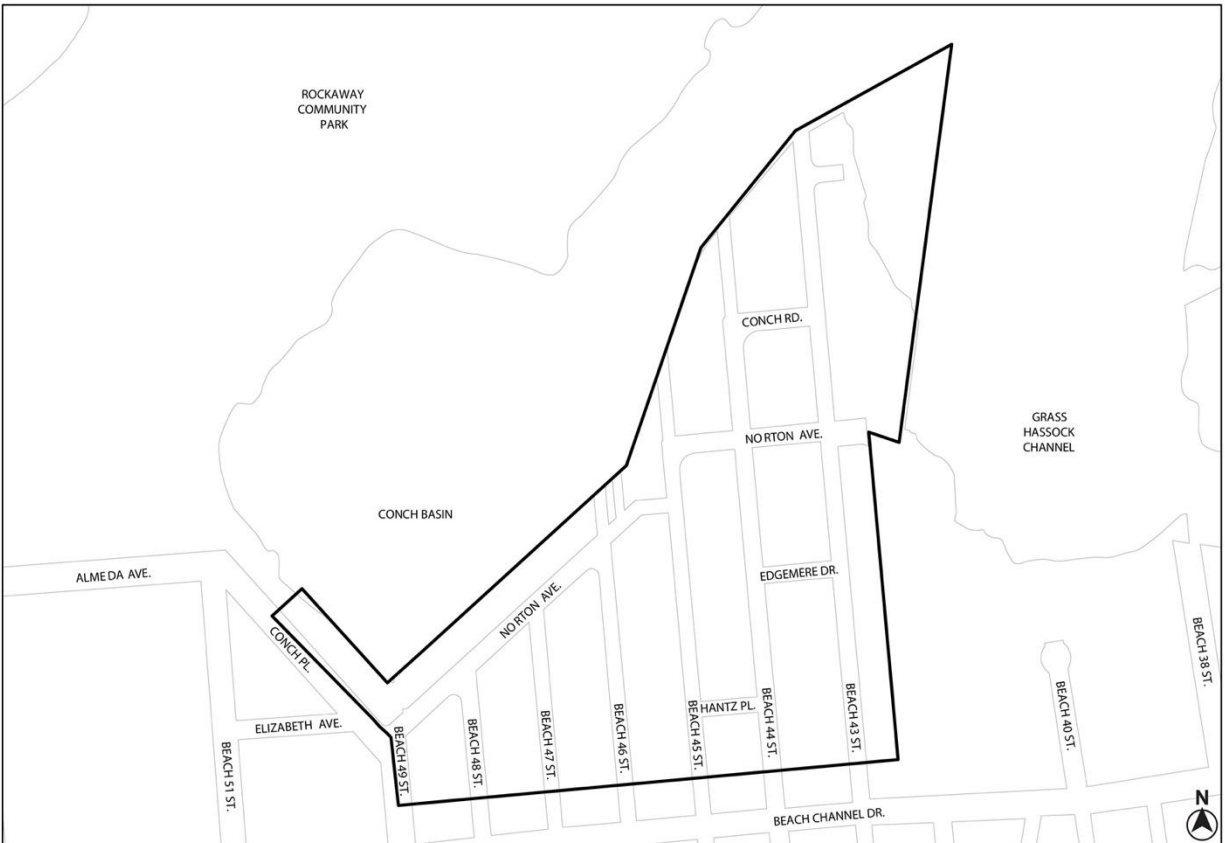
Community Facility Use

APPENDIX
Special Coastal Risk District Plan

* * *

Map 6 – Special Coastal Risk District 5, in Edgemere, Community District 14, Borough of Queens
[date of adoption]

[PROPOSED MAP]



 District boundary

* * *

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

* * *

APPENDIX F

QUEENS

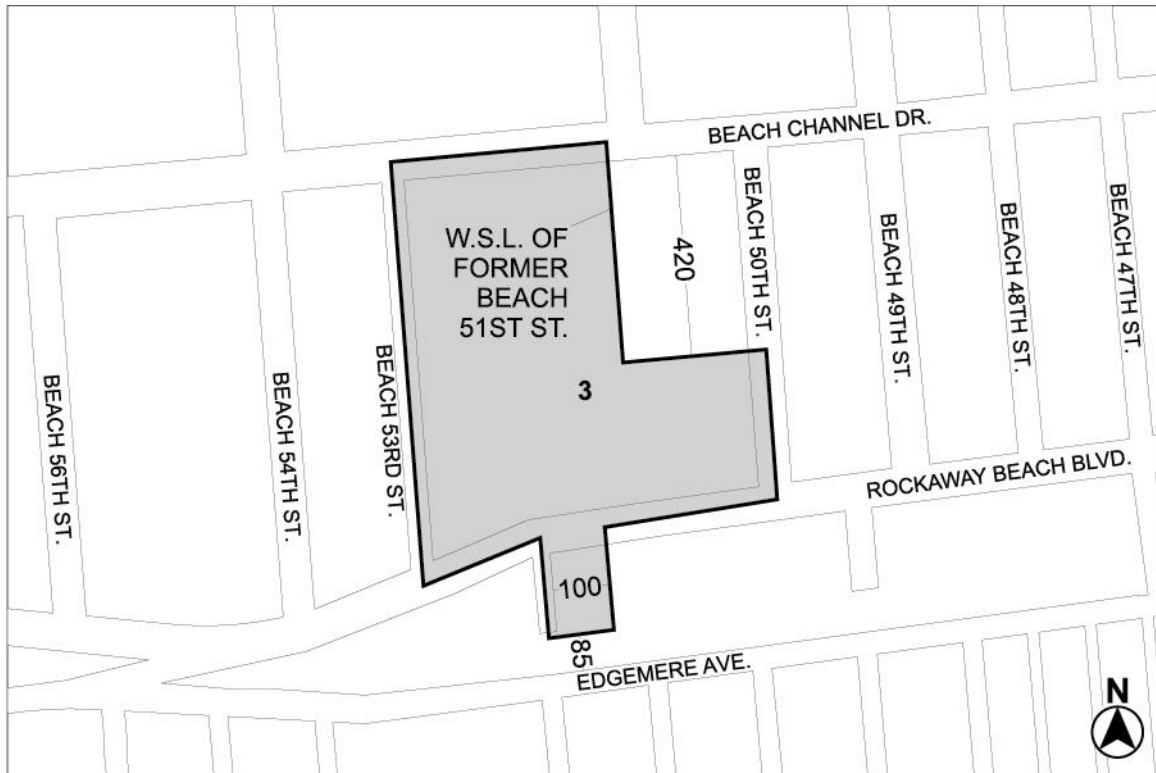
* * *

Queens Community District 14

* * *

Map 3 – (11/14/19) [date of adoption]

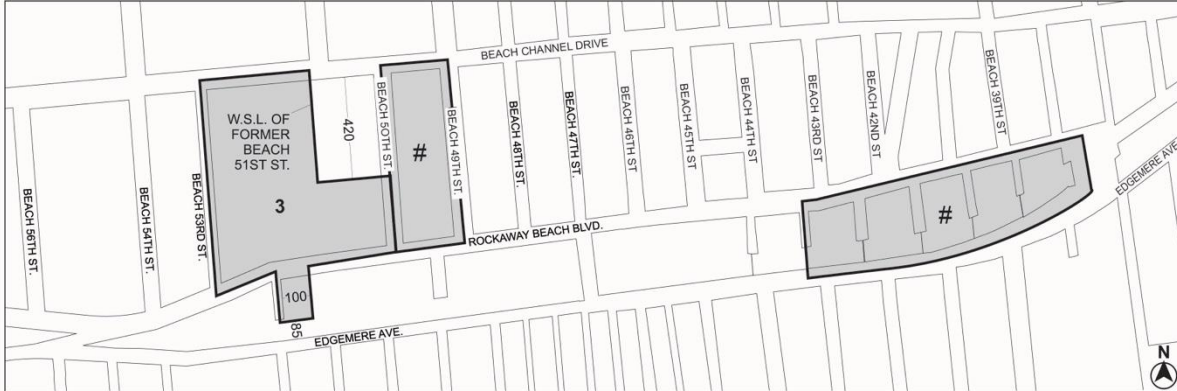
[EXISTING MAP]



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

Area 3 — (11/14/19) MIH Program Option 1

[PROPOSED MAP]



Mandatory Inclusionary Housing Area see Section 23-154(d)(3)
 Area 3 – (11/14/19) MIH Program Option 1
 Area # – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 14, Queens

* * *

Resolution for adoption scheduling March 30, 2022 for a public hearing.

No. 9

CD 14

C 220235 PPQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the disposition of city owned properties listed below for uses identified in the Edgemere Urban Renewal Plan.

Address	Block	Lot
35-01 BEACH CHANNEL DRIVE	15825	7
312 BEACH 37 STREET	15826	1
314 BEACH 37 STREET	15826	3
318 BEACH 37 STREET	15826	4
320 BEACH 37 STREET	15826	5
324 BEACH 37 STREET	15826	6

Address	Block	Lot
BEACH 36 STREET	15953	47
443 BEACH 36 STREET	15953	50
433 BEACH 36 STREET	15953	54
431 BEACH 36 STREET	15953	56
427 BEACH 36 STREET	15953	58
425 BEACH 36 STREET	15953	59

326 BEACH 37 STREET	15826	8	425 BEACH 36 STREET	15953	60
330 BEACH 37 STREET	15826	9	419 BEACH 36 STREET	15953	61
332 BEACH 37 STREET	15826	11	415 BEACH 36 STREET	15953	62
331 BEACH 36 STREET	15826	12	413 BEACH 36 STREET	15953	64
329 BEACH 36 STREET	15826	13	409 BEACH 36 STREET	15953	66
325 BEACH 36 STREET	15826	15	407 BEACH 36 STREET	15953	68
323 BEACH 36 STREET	15826	16	403 BEACH 36 STREET	15953	70
319 BEACH 36 STREET	15826	17	428 BEACH 37 STREET	15953	114
317 BEACH 36 STREET	15826	18	418 BEACH 38 STREET	15954	10
ROCKAWAY BEACH BLVD	15826	31	424 BEACH 38 STREET	15954	13
3-14 BEACH 39 STREET	15828	7	434 BEACH 38 STREET	15954	18
3-18 BEACH 39 STREET	15828	9	440 BEACH 38 STREET	15954	20
3-20 BEACH 39 STREET	15828	11	442 BEACH 38 STREET	15954	23
3-24 BEACH 39 STREET	15828	13	BEACH 38 STREET	15954	25
3-26 BEACH 39 STREET	15828	15	BEACH 38 STREET	15954	27
3-30 BEACH 39 STREET	15828	17	BEACH 38 STREET	15954	28
3-36 BEACH 39 STREET	15828	18	BEACH 38 STREET	15954	30
3-38 BEACH 39 STREET	15828	21	BEACH 38 STREET	15954	31
38-19 BEACH CHANNEL DRIVE	15828	26	BEACH 38 STREET	15954	33
333 BEACH 38 STREET	15828	37	461 BEACH 37 STREET	15954	51
331 BEACH 38 STREET	15828	40	BEACH 37 STREET	15954	56
311 BEACH 38 STREET	15828	50	443 BEACH 37 STREET	15954	60
309 BEACH 38 STREET	15828	51	435 BEACH 37 STREET	15954	63
305 BEACH 38 STREET	15828	52	433 BEACH 37 STREET	15954	65
303 BEACH 38 STREET	15828	53	429 BEACH 37 STREET	15954	67
3-32 BEACH 39 STREET	15828	117	427 BEACH 37 STREET	15954	68
327 BEACH 38 STREET	15828	140	419 BEACH 37 STREET	15954	72
ROCKAWAY BEACH BLVD	15829	1	415 BEACH 37 STREET	15954	74
ROCKAWAY BEACH BLVD	15829	2	413 BEACH 37 STREET	15954	75
ROCKAWAY BEACH BLVD	15829	6	411 BEACH 37 STREET	15954	77
ROCKAWAY BEACH BLVD	15829	8	409 BEACH 37 STREET	15954	79
ROCKAWAY BEACH BLVD	15829	9	405 BEACH 37 STREET	15954	81
306 BEACH 40 STREET	15829	11	403 BEACH 37 STREET	15954	82
310 BEACH 40 STREET	15829	13	37-10 BEACH CHANNEL DRIVE	15954	83

BEACH 40 STREET	15829	15	37-12 BEACH CHANNEL DRIVE	15954	84
330 BEACH 40 STREET	15829	21	37-16 BEACH CHANNEL DRIVE	15954	85
332 BEACH 40 STREET	15829	22	37-18 BEACH CHANNEL DRIVE	15954	86
340 BEACH 40 STREET	15829	25	37-20 BEACH CHANNEL DRIVE	15954	87
342 BEACH 40 STREET	15829	26	BEACH 38 STREET	15954	131
346 BEACH 40 STREET	15829	32	BEACH 43 STREET	15960	3
348 BEACH 40 STREET	15829	33	404 BEACH 43 STREET	15960	4
350 BEACH 40 STREET	15829	34	408 BEACH 43 STREET	15960	7
3-43 BEACH 39 STREET	15829	35	410 BEACH 43 STREET	15960	8
3-41 BEACH 39 STREET	15829	36	420 BEACH 43 STREET	15960	15
3-37 BEACH 39 STREET	15829	37	422 BEACH 43 STREET	15960	16
3-35 BEACH 39 STREET	15829	38	424 BEACH 43 STREET	15960	17
3-31 BEACH 39 STREET	15829	47	BEACH 43 STREET	15960	18
3-27 BEACH 39 STREET	15829	49	430 BEACH 43 STREET	15960	20
3-23 BEACH 39 STREET	15829	51	BEACH 43 STREET	15960	21
BEACH 39 STREET	15829	52	434 BEACH 43 STREET	15960	22
BEACH 39 STREET	15829	54	436 BEACH 43 STREET	15960	23
BEACH 39 STREET	15829	58	438 BEACH 43 STREET	15960	24
336 BEACH 40 STREET	15829	123	BEACH 43 STREET	15960	28
40-16 ROCKAWAY BEACH BLVD	15830	8	BEACH 43 STREET	15960	29
40-18 ROCKAWAY BEACH BLVD	15830	10	BEACH 43 STREET	15960	30
3-18 BEACH 41 STREET	15830	18	462 BEACH 43 STREET	15960	34
3-20 BEACH 41 STREET	15830	20	464 BEACH 43 STREET	15960	35
3-24 BEACH 41 STREET	15830	21	466 BEACH 43 STREET	15960	37
3-26 BEACH 41 STREET	15830	22	472 BEACH 43 STREET	15960	39
3-30 BEACH 41 STREET	15830	24	476 BEACH 43 STREET	15960	41
3-32 BEACH 41 STREET	15830	25	478 BEACH 43 STREET	15960	42
3-36 BEACH 41 STREET	15830	27	480 BEACH 43 STREET	15960	43
3-38 BEACH 41 STREET	15830	29	BEACH 43 STREET	15960	46
40-09 BEACH CHANNEL DRIVE	15830	32	BEACH 43 STREET	15960	48
40-07 BEACH CHANNEL DRIVE	15830	35	498 BEACH 43 STREET	15960	49

40-05 BEACH CHANNEL DRIVE	15830	41	502 BEACH 43 STREET	15960	51
337A BEACH 40 STREET	15830	44	406 BEACH 43 STREET	15960	104
337 BEACH 40 STREET	15830	47	518 BEACH 43 STREET	15961	61
335 BEACH 40 STREET	15830	48	BEACH 43 STREET	15961	63
333 BEACH 40 STREET	15830	49	BEACH 43 STREET	15961	78
331 BEACH 40 STREET	15830	56	546 BEACH 43 STREET	15961	83
329 BEACH 40 STREET	15830	57	BEACH 43 STREET	15961	85
327 BEACH 40 STREET	15830	58	552 BEACH 43 STREET	15961	87
323 BEACH 40 STREET	15830	59	584A BEACH 43 STREET	15961	95
325 BEACH 40 STREET	15830	158	584 BEACH 43 STREET	15961	97
321 BEACH 40 STREET	15830	159	590 BEACH 43 STREET	15961	100
324 BEACH 42 STREET	15831	17	518 BEACH 44 STREET	15962	1
326 BEACH 42 STREET	15831	18	524 BEACH 44 STREET	15962	3
330 BEACH 42 STREET	15831	19	526 BEACH 44 STREET	15962	5
332 BEACH 42 STREET	15831	21	528 BEACH 44 STREET	15962	6
338 BEACH 42 STREET	15831	26	530 BEACH 44 STREET	15962	7
344 BEACH 42 STREET	15831	27	534 BEACH 44 STREET	15962	9
41-19 BEACH CHANNEL DRIVE	15831	28	536 BEACH 44 STREET	15962	10
41-15 BEACH CHANNEL DRIVE	15831	31	BEACH 44 STREET	15962	11
3-43 BEACH 41 STREET	15831	33	BEACH 44 STREET	15962	14
3-41 BEACH 41 STREET	15831	34	542 BEACH 44 STREET	15962	15
3-37 BEACH 41 STREET	15831	36	544 BEACH 44 STREET	15962	17
3-35 BEACH 41 STREET	15831	38	BEACH 44 STREET	15962	19
3-25 BEACH 41 STREET	15831	39	574 BEACH 44 STREET	15962	28
3-21 BEACH 41 STREET	15831	40	BEACH 44 STREET	15962	30
3-15 BEACH 41 STREET	15831	43	BEACH 44 STREET	15962	33
41-02 ROCKAWAY BEACH BLVD	15831	46	BEACH 43 STREET	15962	54
41-06 ROCKAWAY BEACH BLVD	15831	47	BEACH 43 STREET	15962	56
41-08 ROCKAWAY BEACH BLVD	15831	49	575 BEACH 43 STREET	15962	57
336 BEACH 42 STREET	15831	121	569 BEACH 43 STREET	15962	59
342 BEACH 42 STREET	15831	126	565 BEACH 43 STREET	15962	61
41-21 BEACH CHANNEL DRIVE	15831	127	561 BEACH 43 STREET	15962	63

41-17 BEACH CHANNEL DRIVE	15831	128
41-11 BEACH CHANNEL DRIVE	15831	131
312 BEACH 43 STREET	15833	5
316 BEACH 43 STREET	15833	6
320 BEACH 43 STREET	15833	8
322 BEACH 43 STREET	15833	11
326 BEACH 43 STREET	15833	13
328 BEACH 43 STREET	15833	15
332 BEACH 43 STREET	15833	17
334 BEACH 43 STREET	15833	19
338 BEACH 43 STREET	15833	21
343 BEACH 42 STREET	15833	46
341 BEACH 42 STREET	15833	47
337 BEACH 42 STREET	15833	48
335 BEACH 42 STREET	15833	49
331 BEACH 42 STREET	15833	50
327 BEACH 42 STREET	15833	51
325 BEACH 42 STREET	15833	52
321 BEACH 42 STREET	15833	53
319 BEACH 42 STREET	15833	54
42-12 ROCKAWAY BEACH BLVD	15833	72
42-14 ROCKAWAY BEACH BLVD	15833	74
42-16 ROCKAWAY BEACH BLVD	15833	75
312 BEACH 44 STREET	15834	8
322 BEACH 44 STREET	15834	12
338 BEACH 44 STREET	15834	18
340 BEACH 44 STREET	15834	20
354 BEACH 44 STREET	15834	27
356 BEACH 44 STREET	15834	29
363 BEACH 43 STREET	15834	38
357 BEACH 43 STREET	15834	42
355 BEACH 43 STREET	15834	44
335 BEACH 43 STREET	15834	53

557 BEACH 43 STREET	15962	64
BEACH 43 STREET	15962	73
533 BEACH 43 STREET	15962	78
531 BEACH 43 STREET	15962	80
529 BEACH 43 STREET	15962	81
DELMORE COURT	15962	82
DELMORE COURT	15962	83
DELMORE COURT	15962	84
DELMORE COURT	15962	85
DELMORE COURT	15962	86
DELMORE COURT	15962	89
DELMORE COURT	15962	90
527 BEACH 43 STREET	15962	91
525 BEACH 43 STREET	15962	92
DELMORE COURT	15962	95
508 BEACH 44 STREET	15962	101
510 BEACH 44 STREET	15962	102
514 BEACH 44 STREET	15962	104
BEACH 43 STREET	15962	183
5 DELMORE COURT	15962	201
BEACH 45 STREET	15963	1
BEACH 44 STREET	15963	21
555 BEACH 44 STREET	15963	30
551 BEACH 44 STREET	15963	33
549 BEACH 44 STREET	15963	34
547 BEACH 44 STREET	15963	35
545 BEACH 44 STREET	15963	36
BEACH 44 STREET	15963	38
BEACH 44 STREET	15963	39
BEACH 44 STREET	15963	40
BEACH 44 STREET	15963	41
BEACH 44 STREET	15963	42
BEACH 44 STREET	15963	43

333 BEACH 43 STREET	15834	54	529 BEACH 44 STREET	15963	44
331 BEACH 43 STREET	15834	55	527 BEACH 44 STREET	15963	45
329 BEACH 43 STREET	15834	57	44-02 NORTON AVENUE	15963	46
327 BEACH 43 STREET	15834	59	44-04 NORTON AVENUE	15963	47
323 BEACH 43 STREET	15834	60	44-06 NORTON AVENUE	15963	48
319 BEACH 43 STREET	15834	61	44-16 NORTON AVENUE	15963	53
317 BEACH 43 STREET	15834	63	NORTON AVENUE	15963	54
315 BEACH 43 STREET	15834	65	528 BEACH 45 STREET	15963	55
311 BEACH 43 STREET	15834	66	45-18 NORTON AVENUE	15964	50
43-02 ROCKAWAY BEACH BLVD	15834	67	45-16 NORTON AVENUE	15964	51
43-06 ROCKAWAY BEACH BLVD	15834	68	45-14 NORTON AVENUE	15964	53
43-10 ROCKAWAY BEACH BLVD	15834	69	NORTON AVENUE	15964	54
43-12 ROCKAWAY BEACH BLVD	15834	70	BEACH 45 STREET	15964	55
43-16 ROCKAWAY BEACH BLVD	15834	71	BEACH 45 STREET	15964	58
43-18 ROCKAWAY BEACH BLVD	15834	72	45-02 NORTON AVENUE	15964	61
348 BEACH 44 STREET	15834	123	45-04 NORTON AVENUE	15964	62
350 BEACH 44 STREET	15834	124	45-06 NORTON AVENUE	15964	63
353 BEACH 43 STREET	15834	144	45-08 NORTON AVENUE	15964	64
351 BEACH 43 STREET	15834	145	45-10 NORTON AVENUE	15964	65
332 BEACH 45 STREET	15835	29	45-12R NORTON AVENUE	15964	152
44-18 ROCKAWAY BEACH BLVD	15836	1	45-12 NORTON AVENUE	15964	153
312 BEACH 45 STREET	15836	8	402 BEACH 44 STREET	15965	3
315 BEACH 44 STREET	15836	14	416 BEACH 44 STREET	15965	12
44-02 ROCKAWAY BEACH BLVD	15836	17	432 BEACH 44 STREET	15965	19
44-06 ROCKAWAY BEACH BLVD	15836	18	434 BEACH 44 STREET	15965	20
44-10 ROCKAWAY BEACH BLVD	15836	19	438 BEACH 44 STREET	15965	21
44-12 ROCKAWAY BEACH BLVD	15836	20	BEACH 44 STREET	15965	29
44-16 ROCKAWAY BEACH BLVD	15836	21	BEACH 44 STREET	15965	31
BEACH 46 STREET	15837	9	BEACH 44 STREET	15965	34
BEACH 46 STREET	15837	10	BEACH 44 STREET	15965	35

BEACH 46 STREET	15837	12
338 BEACH 46 STREET	15837	19
BEACH 46 STREET	15837	23
354 BEACH 46 STREET	15837	27
358 BEACH 46 STREET	15837	29
BEACH 46 STREET	15837	31
BEACH CHANNEL DRIVE	15837	33
BEACH 45 STREET	15837	41
BEACH 45 STREET	15837	47
BEACH 45 STREET	15837	49
BEACH 45 STREET	15837	51
BEACH 45 STREET	15837	52
BEACH 45 STREET	15837	54
319 BEACH 45 STREET	15837	64
317 BEACH 45 STREET	15837	68
315 BEACH 45 STREET	15837	70
311 BEACH 45 STREET	15837	71
309 BEACH 45 STREET	15837	72
305 BEACH 45 STREET	15837	73
303 BEACH 45 STREET	15837	74
316 BEACH 47 STREET	15838	3
318 BEACH 47 STREET	15838	5
320 BEACH 47 STREET	15838	6
BEACH 47 STREET	15838	7
BEACH 47 STREET	15838	9
334 BEACH 47 STREET	15838	11
336 BEACH 47 STREET	15838	12
BEACH 47 STREET	15838	13
BEACH 47 STREET	15838	15
BEACH 47 STREET	15838	17
BEACH 47 STREET	15838	19
BEACH 47 STREET	15838	20
354 BEACH 47 STREET	15838	21
356 BEACH 47 STREET	15838	22
360 BEACH 47 STREET	15838	24

466 BEACH 44 STREET	15965	36
468 BEACH 44 STREET	15965	37
BEACH 44 STREET	15965	38
474 BEACH 44 STREET	15965	40
482 BEACH 44 STREET	15965	43
498 BEACH 44 STREET	15965	51
500 BEACH 44 STREET	15965	52
502 BEACH 44 STREET	15965	53
504 BEACH 44 STREET	15965	54
BEACH 44 STREET	15965	55
BEACH 43 STREET	15965	67
BEACH 43 STREET	15965	68
BEACH 43 STREET	15965	69
BEACH 43 STREET	15965	70
BEACH 43 STREET	15965	71
BEACH 43 STREET	15965	73
489 BEACH 43 STREET	15965	75
483 BEACH 43 STREET	15965	79
481 BEACH 43 STREET	15965	80
479 BEACH 43 STREET	15965	81
473 BEACH 43 STREET	15965	84
471 BEACH 43 STREET	15965	85
469 BEACH 43 STREET	15965	86
467 BEACH 43 STREET	15965	87
453 BEACH 43 STREET	15965	93
BEACH 43 STREET	15965	95
443 BEACH 43 STREET	15965	96
441 BEACH 43 STREET	15965	97
439 BEACH 43 STREET	15965	98
437 BEACH 43 STREET	15965	99
435 BEACH 43 STREET	15965	100
BEACH 43 STREET	15965	101
433 BEACH 43 STREET	15965	103
431 BEACH 43 STREET	15965	104
425 BEACH 43 STREET	15965	107

BEACH 47 STREET	15838	25
46-15 BEACH CHANNEL DRIVE	15838	27
46-11 BEACH CHANNEL DRIVE	15838	30
46-09 BEACH CHANNEL DRIVE	15838	31
46-05 BEACH CHANNEL DRIVE	15838	34
BEACH 46 STREET	15838	37
357 BEACH 46 STREET	15838	39
BEACH 46 STREET	15838	51
47-15 BEACH CHANNEL DRIVE	15839	26
357 BEACH 47 STREET	15839	40
351 BEACH 47 STREET	15839	44
335 BEACH 47 STREET	15839	51
3-02 BEACH 49 STREET	15840	1
ROCKAWAY BEACH BLVD	15845	4
ROCKAWAY BEACH BLVD	15845	8
37-01 ROCKAWAY BEACH BLVD	15845	10
ROCKAWAY BEACH BLVD	15845	13
ROCKAWAY BEACH BLVD	15845	14
ROCKAWAY BEACH BLVD	15845	15
ROCKAWAY BEACH BLVD	15845	21
ROCKAWAY BEACH BLVD	15845	44
BEACH 39 STREET	15847	79
2-04 BEACH 39 STREET	15847	80
BEACH 39 STREET	15847	81
BEACH 39 STREET	15847	82
BEACH 39 STREET	15847	83
ROCKAWAY BEACH BLVD	15847	84
ROCKAWAY BEACH BLVD	15847	85
ROCKAWAY BEACH BLVD	15847	86
ROCKAWAY BEACH BLVD	15847	87
ROCKAWAY BEACH BLVD	15847	88
ROCKAWAY BEACH BLVD	15847	89

BEACH 43 STREET	15965	108
	15965	
419 BEACH 43 STREET	15965	109
	15965	
417 BEACH 43 STREET	15965	110
	15965	
415 BEACH 43 STREET	15965	111
	15965	
BEACH 43 STREET	15965	112
BEACH 43 STREET	15965	114
43-00 BEACH CHANNEL DRIVE	15965	115
	15965	
478 BEACH 44 STREET	15965	140
	15966	
440 BEACH 45 STREET	15966	3
444 BEACH 45 STREET	15966	5
446 BEACH 45 STREET	15966	7
448 BEACH 45 STREET	15966	8
468 BEACH 45 STREET	15966	17
470 BEACH 45 STREET	15966	18
472 BEACH 45 STREET	15966	19
	15966	
474 BEACH 45 STREET	15966	20
480 BEACH 45 STREET	15966	23
482 BEACH 45 STREET	15966	25
BEACH 45 STREET	15966	27
504 BEACH 45 STREET	15966	28
506 BEACH 45 STREET	15966	29
BEACH 45 STREET	15966	30
NORTON AVENUE	15966	36
BEACH 44 STREET	15966	45
BEACH 44 STREET	15966	52
493 BEACH 44 STREET	15966	53
491 BEACH 44 STREET	15966	54
479 BEACH 44 STREET	15966	59
477 BEACH 44 STREET	15966	61
469 BEACH 44 STREET	15966	65
465 BEACH 44 STREET	15966	66
461 BEACH 44 STREET	15966	68

222 BEACH 40 STREET	15848	48
222 BEACH 40 STREET	15848	50
ROCKAWAY BEACH BLVD	15848	52
ROCKAWAY BEACH BLVD	15848	54
ROCKAWAY BEACH BLVD	15848	55
ROCKAWAY BEACH BLVD	15848	57
ROCKAWAY BEACH BLVD	15848	58
ROCKAWAY BEACH BLVD	15848	60
2-19 BEACH 39 STREET	15848	62
BEACH 39 STREET	15848	63
BEACH 39 STREET	15848	65
BEACH 39 STREET	15848	67
BEACH 41 STREET	15849	6
BEACH 41 STREET	15849	8
BEACH 41 STREET	15849	9
BEACH 41 STREET	15849	10
ROCKAWAY BEACH BLVD	15849	17
ROCKAWAY BEACH BLVD	15849	18
ROCKAWAY BEACH BLVD	15849	19
ROCKAWAY BEACH BLVD	15849	20
BEACH 40 STREET	15849	27
BEACH 40 STREET	15849	28
BEACH 40 STREET	15849	29
41-19 ROCKAWAY BEACH BLVD	15850	1
41-17 ROCKAWAY BEACH BLVD	15850	2
41-13 ROCKAWAY BEACH BLVD	15850	3
41-11 ROCKAWAY BEACH BLVD	15850	4
BEACH 41 STREET	15850	6
ROCKAWAY BEACH BLVD	15851	33
ROCKAWAY BEACH BLVD	15851	35
ROCKAWAY BEACH BLVD	15851	40
ROCKAWAY BEACH BLVD	15851	42
BEACH 42 STREET	15851	44

459 BEACH 44 STREET	15966	70
BEACH 44 STREET	15966	72
BEACH 44 STREET	15966	74
BEACH 44 STREET	15966	75
447 BEACH 44 STREET	15966	76
BEACH 44 STREET	15966	77
BEACH 44 STREET	15966	78
441 BEACH 44 STREET	15966	79
439 BEACH 44 STREET	15966	80
437 BEACH 44 STREET	15966	81
BEACH 45 STREET	15967	10
BEACH 45 STREET	15967	12
BEACH 45 STREET	15967	13
429 BEACH 44 STREET	15967	18
BEACH 45 STREET	15967	111
406 BEACH 46 STREET	15968	5
408 BEACH 46 STREET	15968	6
BEACH 46 STREET	15968	10
BEACH 46 STREET	15968	11
424 BEACH 46 STREET	15968	12
426 BEACH 46 STREET	15968	14
430 BEACH 46 STREET	15968	16
432 BEACH 46 STREET	15968	17
492 BEACH 46 STREET	15968	44
477 BEACH 45 STREET	15968	72
475 BEACH 45 STREET	15968	73
BEACH 45 STREET	15968	74
BEACH 45 STREET	15968	79
463 BEACH 45 STREET	15968	80
459 BEACH 45 STREET	15968	82
457 BEACH 45 STREET	15968	83
455 BEACH 45 STREET	15968	84
453 BEACH 45 STREET	15968	85

216 BEACH 43 STREET	15851	58
BEACH 43 STREET	15851	59
ROCKAWAY BEACH BLVD	15852	64
BEACH 43 STREET	15852	68
	15853	40 (C1142)
	15853	48 (C967)
402 BEACH 36 STREET	15952	1
406 BEACH 36 STREET	15952	2
408 BEACH 36 STREET	15952	4
412 BEACH 36 STREET	15952	6
414 BEACH 36 STREET	15952	8
BEACH 36 STREET	15952	13
BEACH 36 STREET	15952	25
BEACH 36 STREET	15952	27
BEACH 35 STREET	15952	38
BEACH 35 STREET	15952	42
4-31 BEACH 35 STREET	15952	46
4-23 BEACH 35 STREET	15952	48
4-21 BEACH 35 STREET	15952	50
4-17 BEACH 35 STREET	15952	52
4-15 BEACH 35 STREET	15952	53
407 BEACH 35 STREET	15952	56
405 BEACH 35 STREET	15952	58
403 BEACH 35 STREET	15952	60
401 BEACH 35 STREET	15952	61
402 BEACH 37 STREET	15953	1
404 BEACH 37 STREET	15953	2
406 BEACH 37 STREET	15953	4
422 BEACH 37 STREET	15953	10
424 BEACH 37 STREET	15953	12
426 BEACH 37 STREET	15953	14
434 BEACH 37 STREET	15953	16
436 BEACH 37 STREET	15953	18
440 BEACH 37 STREET	15953	20

451 BEACH 45 STREET	15968	86
BEACH 45 STREET	15968	87
447 BEACH 45 STREET	15968	88
445 BEACH 45 STREET	15968	89
443 BEACH 45 STREET	15968	90
441 BEACH 45 STREET	15968	91
429 BEACH 45 STREET	15968	97
403 BEACH 45 STREET	15968	108
45-08 BEACH CHANNEL DRIVE	15968	208
414 BEACH 47 STREET	15969	6
416 BEACH 47 STREET	15969	7
466 BEACH 47 STREET	15969	30
468 BEACH 47 STREET	15969	31
472 BEACH 47 STREET	15969	33
BEACH 47 STREET	15969	35
481 BEACH 46 STREET	15969	40
479 BEACH 46 STREET	15969	42
BEACH 46 STREET	15969	47
BEACH 46 STREET	15969	48
BEACH 46 STREET	15969	49
BEACH 46 STREET	15969	50
457 BEACH 46 STREET	15969	51
413 BEACH 46 STREET	15969	73
BEACH 47 STREET	15969	135
NORTON AVENUE	15970	32
NORTON AVENUE	15971	1
47-10 NORTON AVENUE	15971	16
NORTON AVENUE	15971	21
NORTON AVENUE	15971	100
BEACH 48 STREET	15972	3
BEACH 47 STREET	15972	33
420 BEACH 49 STREET	15973	1
409 BEACH 48 STREET	15973	38
407 BEACH 48 STREET	15973	39

442 BEACH 37 STREET	15953	22	405 BEACH 48 STREET	15973	40
BEACH 37 STREET	15953	25	403 BEACH 48 STREET	15973	41
BEACH 37 STREET	15953	27	ELIZABETH AVENUE	15976	45
BEACH 37 STREET	15953	31	CONCH PLACE	15977	1
BEACH 36 STREET	15953	40	CONCH PLACE	15977	50
BEACH 36 STREET	15953	43	CONCH PLACE	15977	75
(Formerly Rockaway Beach Blvd. aka former Lot 9)	15825		Formerly Beach 37th Street and Beach 38th Street now demapped	15953	
Rockaway Beach Blvd.	15826		Norton Avenue	15961	
Beach 41st Place	15831		Formerly Norton Avenue now demapped	15961	
Formerly Beach 39th Street now demapped	15847		Formerly Beach 44th Street, Beach 45th Street, Beach 46th Street now demapped	15962	
Formerly Beach 43 Street now demapped	15851		Conch Place (formerly Almeda Avenue)	15971	
Formerly Norton Avenue and Beach 36th Street now demapped	15952		Formerly Almeda Avenue now demapped	15977	

Resolution for adoption scheduling March 30, 2022 for a public hearing.

No. 10

CD 14

C 220236 HAQ

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 Rockaway Beach Boulevard (Block 15852, Lots 64, 68) ; (Block 15851, Lots 33, 35, 40, 42, 44, 58, 59) ; (Block 15850, Lot 6), (Block 15849 Lots 6, 8, 9, 10, 17, 18, 19, 20, 27, 28, 29); (Block 15848, Lots 52, 54, 55, 57, 58, 60, 62, 63, 65, 67), (Block 15847, Lots 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89), the demapped roadbed of Beach 43rd Street between Blocks 15852 and 15851 and the demapped roadbed of Beach 39th Street between Blocks 15848 and 15849

- 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 approximately 1,222 residential housing units, and commercial, community facility and open space.

Resolution for adoption scheduling March 30, 2022 for a public hearing.

No. 11

CD 14

C 220237 HUQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the second amendment to the Edgemere Urban Renewal Plan.

Resolution for adoption scheduling March 30, 2022 for a public hearing.

NOTICE

On Wednesday, March 30, 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 the New York City Department of Housing Preservation and Development (“HPD”). HPD is seeking a series of land use actions including zoning map amendments, zoning text amendments, amendments to the Edgemere URP including acquisition of real property, disposition of City-owned property, Urban Development Action Area (UDAA) designation and Urban Development Action Area Project (UDAAP) approval, and a Mayoral Zoning Override and potential future construction financing from HPD (the “Proposed Actions”) to facilitate the development of market-rate and affordable housing and community amenities to benefit the neighborhood in transit-oriented areas and discourage future development in areas at greater risk to coastal hazards.

The Project Area is generally bounded by Beach 35th Street to the east, Rockaway Freeway and Rockaway Beach Boulevard to the south, Beach 50th Street and Beach 51st Street to the west, and Jamaica Bay to the north in the neighborhood of Edgemere in Queens Community District 14 on the Rockaway Peninsula.

In total, the reasonable worst-case development scenario (RWCDS) for the Proposed Actions is expected to result in 1,222 residential units in approximately 1,313,659 gross square feet (gsf), including up to 465 affordable units; approximately 115,849 gsf of local retail uses; and approximately 640 new parking spaces. Under the RWCDS, the Proposed Actions would also result in a net increment of 3,568 residents and 389 workers.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5 p.m. on Monday, April 11, 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. 21HPD009Q.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 12 & 13

OUR LADY OF PITY - 272 EAST 151ST STREET REZONING

No. 12

CD 1

C 210321 ZMX

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. On February 16, 2022, Cal. No. 32, the hearing was closed.)

For consideration.

No. 13

CD 1

N 210322 ZRX

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.

* * *

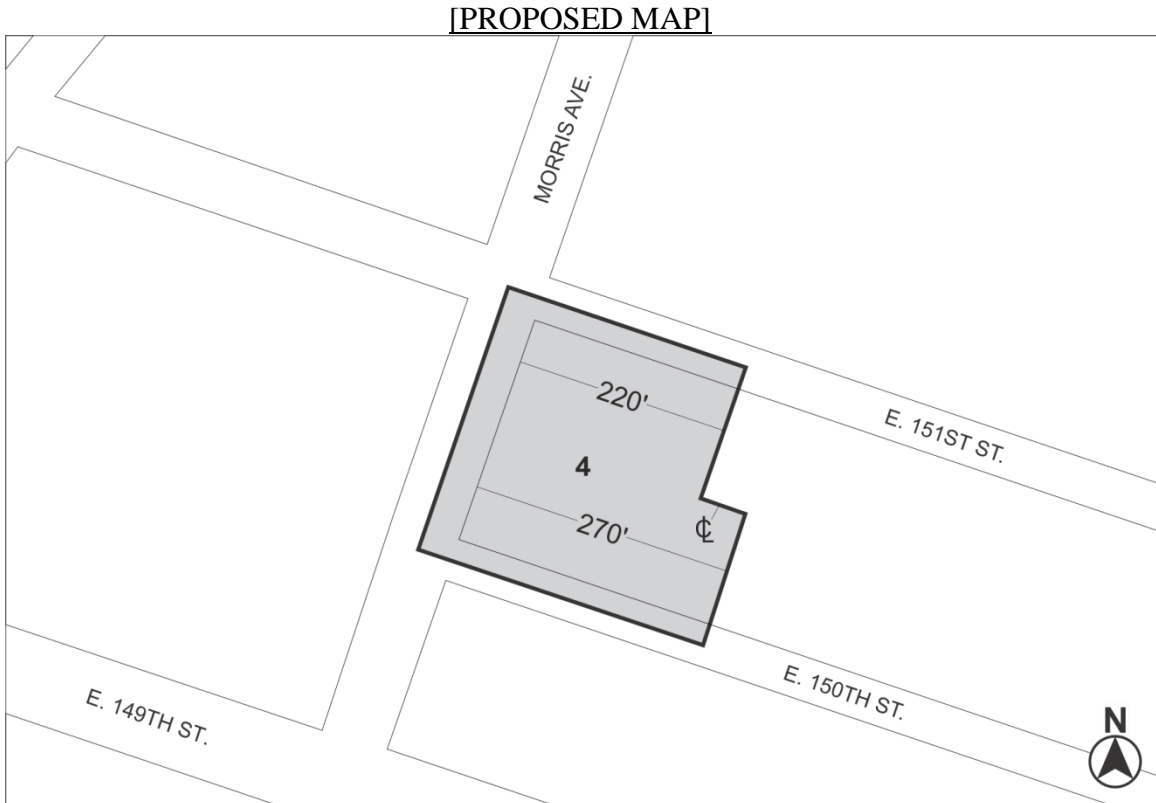
APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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. On February 16, 2022, Cal. No. 33, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 14 & 15

103 LEE AVENUE

No. 14

CD 1

C 210312 ZMK

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. On February 16, 2022, Cal. No. 26, the hearing was closed.)

For consideration.

No. 15

CD 1

N 210313 ZRK

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

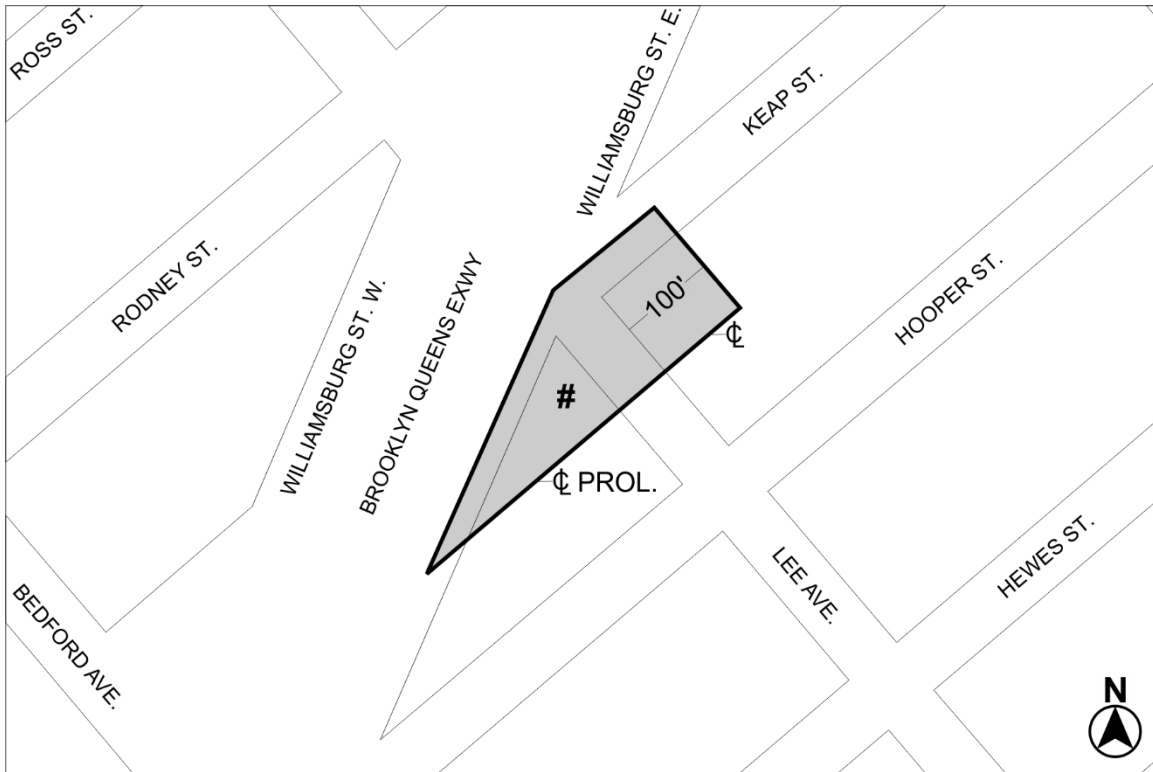
* * *

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. On February 16, 2022, Cal. No. 27, the hearing was closed.)

For consideration.

Nos. 16 & 17

3285 FULTON STREET REZONING

No. 16

CD 5

C 220111 ZMK

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. On February 16, 2022, Cal. No. 28, the hearing was closed.)

For consideration.

No. 17

CD 5

N 220112 ZRK

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

* * *

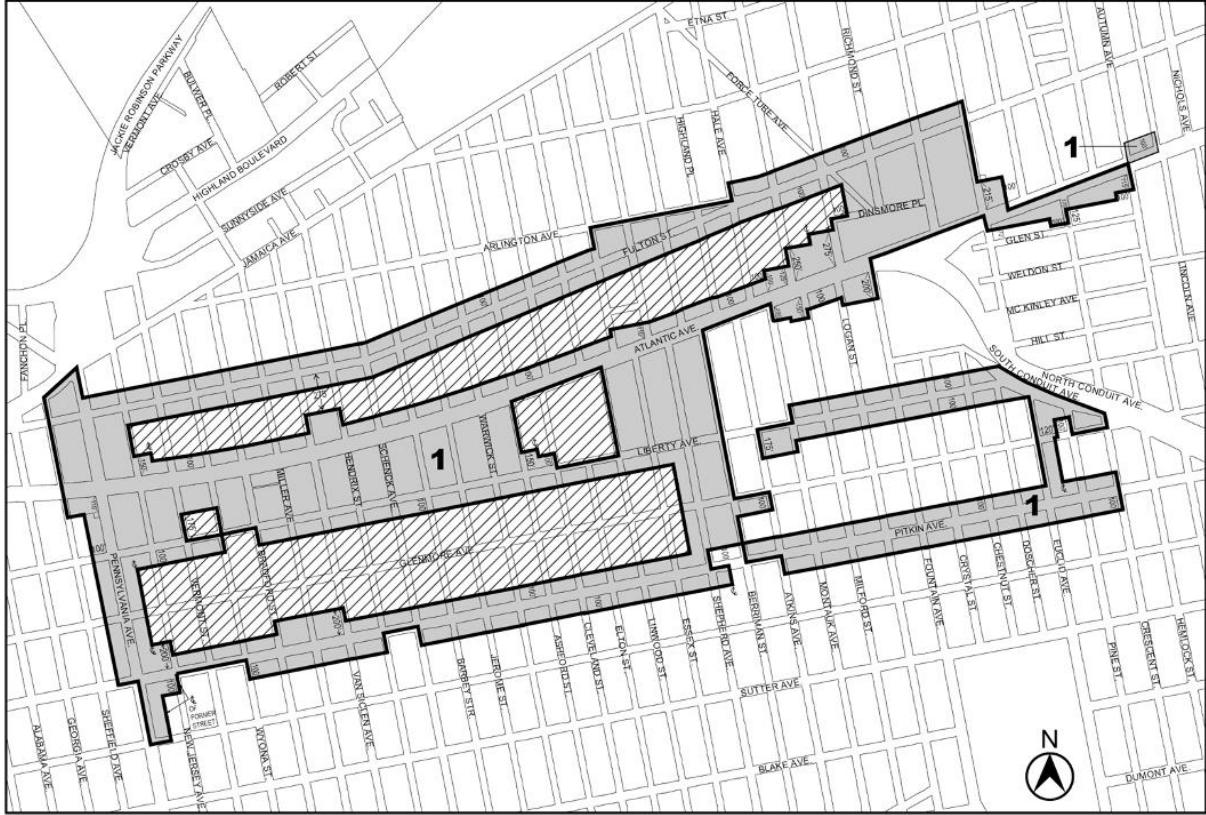
BROOKLYN




* * *

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. On February 16, 2022, Cal. No. 29, the hearing was closed.)

For consideration.

Nos. 18 & 19

1220 AVENUE P REZONING

No. 18

CD 15

C 210098 ZMK

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. On February 16, 2022, Cal. No. 30, the hearing was closed.)

For consideration.

No. 19

CD 15

N 210099 ZRK

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. On February 16, 2022, Cal. No. 31, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 20 & 21

146-93 GUY BREWER BLVD REZONING

No. 20

CD 13

C 200246 ZMQ

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. On February 16, 2022, Cal. No. 24, the hearing was closed.)

For consideration.

No. 21

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. On February 16, 2022, Cal. No. 25, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 22

48 POILLON AVENUE

CD 3

N 210158 RCR

IN THE MATTER OF an application submitted by Robert Woloshen for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate the future subdivision of an existing zoning lot (Block 6469, Lot 78) into two tentative zoning lots (Block 6469, Tentative Lot 76 and Tentative Lots 77 and 78) at 48 Poillon Avenue within the Special South Richmond Development District.

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

For consideration.

Nos. 23 – 25

153 HIGHLAND AVENUE

No. 23

CD 1

N 210343 ZAR

IN THE MATTER OF an application submitted by AMK Contracting Corporation for the grant of an authorization for development on steep slope or steep slope buffer pursuant to Section 119-311 of the Zoning Resolution to facilitate the development of a single-family home located at 153 Highland Avenue (Block 597, Lot 17) within the Special Hillside Preservation District.

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

For consideration.

No. 24

CD 1

N 210344 ZAR

IN THE MATTER OF an application submitted by AMK Contracting Corporation for the grant of an authorization for modification of lot coverage controls pursuant to Section 119-314 of the Zoning Resolution to facilitate the development of a single-family home located at 153 Highland Avenue (Block 597, Lot 17) within the Special Hillside Preservation District.

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

For consideration.



No. 25

CD 1

N 210345 ZAR

IN THE MATTER OF an application submitted by AMK Contracting Corporation for the grant of an authorization for modification of grading controls pursuant to Section 119-316 of the Zoning Resolution to facilitate the development of a single-family home located at 153 Highland Avenue (Block 597, Lot 17) within the Special Hillside Preservation District.

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

For consideration.



III. PUBLIC HEARINGS

BOROUGH OF QUEENS

Nos. 26 & 27

35-01 VERNON BOULEVARD REZONING

No. 26

CD 1

C 220050 ZMQ

PUBLIC HEARING:

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.

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

Close the hearing.

No. 27

CD 1

N 220051 ZRQ

PUBLIC HEARING:

IN 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

* * *

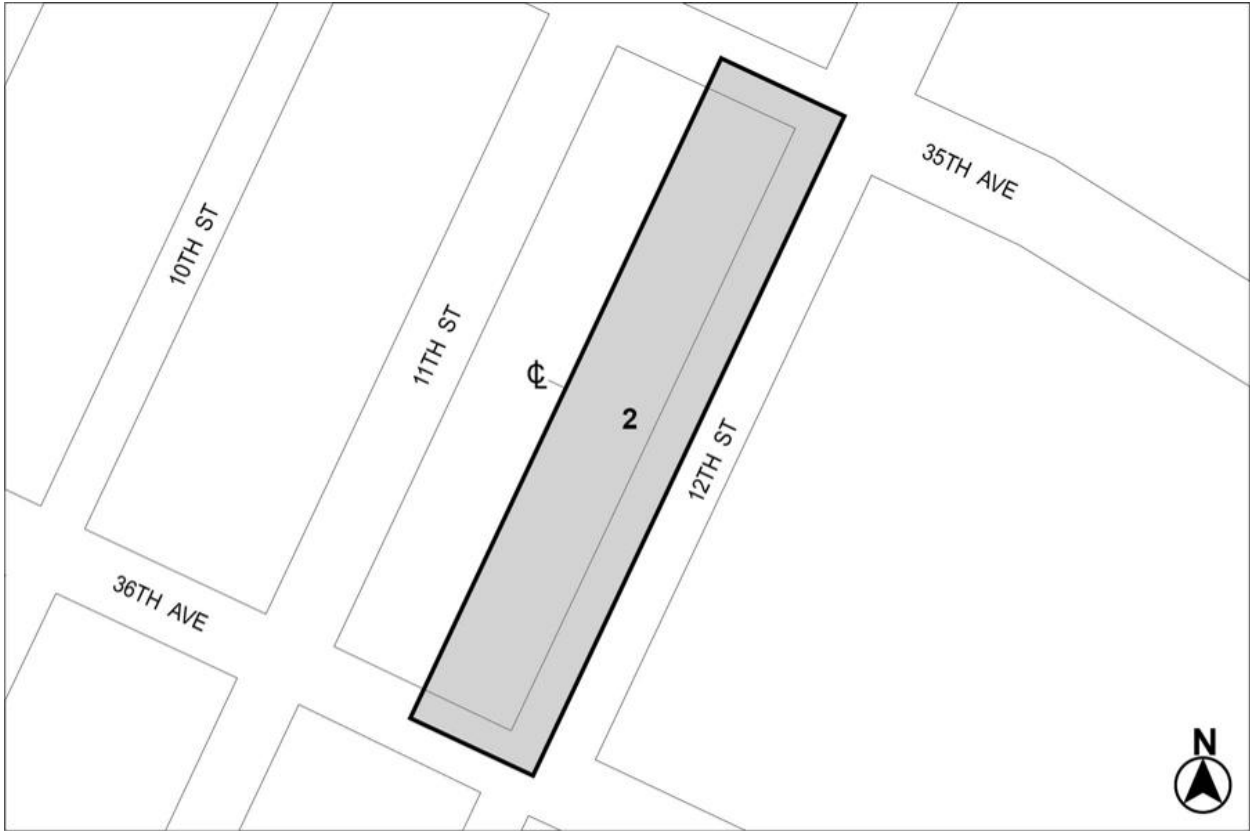
QUEENS


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

* * *

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

Close the hearing.

BOROUGH OF BROOKLYN

No. 28

BROADWAY TRIANGLE – BARTLETT CROSSING

CD 1

C 220209 HAK

PUBLIC HEARING:

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.

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

Close the hearing.

No. 29

2300 CROPSEY AVENUE

CD 11

C 200358 ZMK

PUBLIC HEARING:

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.

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

Close the hearing.

Nos. 30 & 31

840 LORIMER STREET REZONING

No. 30

CD 1

C 210299 ZMK

PUBLIC HEARING:

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.

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

Close the hearing.

No. 31

CD 1

N 210300 ZRK

PUBLIC HEARING:

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

* * *

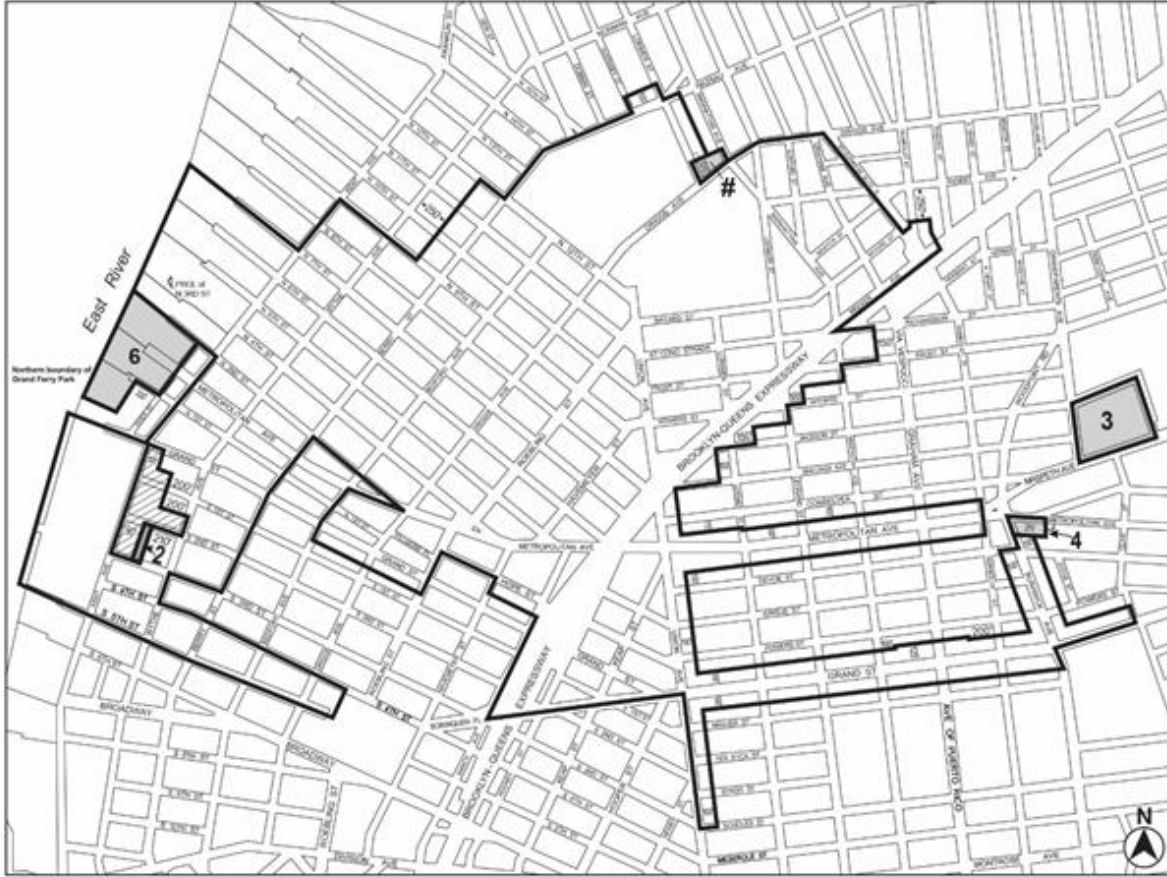
Map 2 – [date of adoption]




[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]



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

Portion of Community District 1, Brooklyn

* * *

(On March 2, 2022, Cal. No. 2, the Commission scheduled March 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	YOM KIPPUR	5	6	7
	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