

CITY PLANNING COMMISSION DISPOSITION SHEET

Remote Public Meeting:
Wednesday, March 30, 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 200228 ZMX	12	4541 Furman Avenue Rezoning	Scheduled to be Heard on 4/13/2022
2	N 200229 ZRX	12	" "	" "
3	C 200335 ZMK	2	98 Third Avenue	" "
4	N 200336 ZRK	2	" "	" "
5	C 220174 ZSM	8	3 East 89 th Street	" "
6	N 220281 RAR	3	PS 005 Richmond - Huguenot Expansion	Authorization Approved
7	N 220282 RCR	3	" "	Certification Approved
8	N 220020 RCR	3	350 Edgegrove Avenue	" "
9	N 210158 RCR	3	48 Poillon Avenue	" "
10	N 220085 RCR	3	63 Holcomb Avenue & 64 Canton Avenue	" "
11	N 220168 PXX	4	HRA Office Space - 810 River Avenue	Hearing Closed
12	C 210293 PSX	4	EMS Station 17 New Facility	" "
13	C 210294 ZSX	4	" "	" "
14	C 210391 ZMX	12	1930 Adeo Avenue Rezoning	" "
15	N 210392 ZRX	12	" "	" "
16	C 220212 PQK	4	Roundtable Senior Center	" "
17	C 220159 HAK	5	Sutter Place NCP	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:																	
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R																	
Calendar Numbers:		6	7	8	9	10													
Daniel R. Garodnick, Esq., Chair	P	Y	Y	Y	Y	Y													
Kenneth J. Knuckles, Esq., Vice Chair	P	Y	Y	Y	Y	Y													
David Burney	P	Y	Y	Y	Y	Y													
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y													
Joseph I. Douek	P	Y	Y	Y	Y	Y													
Richard W. Eaddy	P	Y	Y	Y	Y	Y													
Leah Goodridge	P	Y	Y	Y	Y	Y													
Anna Hayes Levin	P	Y	Y	Y	Y	Y													
Orlando Marin	P	Y	Y	Y	Y	Y													
Larisa Ortiz	P	Y	Y	Y	Y	Y													
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y													

MEETING ADJOURNED AT: 12:03 PM

CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 30, 2022

MEETING AT 10:00 A.M.

VIA NYC ENGAGE PORTAL



Eric Adams, Mayor
City of New York

[No. 6]

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/349533/1> 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

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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IV. Schedule of Meetings: January 1, 2022 – December 31, 2022.....40

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 April 13, 2022 and 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 30, 2022

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

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, APRIL 13, 2022
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF THE BRONX

Nos. 1 & 2

4541 FURMAN AVENUE REZONING

No. 1

CD 12

C 200228 ZMX

IN THE MATTER OF an application submitted by Markland 4551 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2a:

1. changing from an M1-1 District to an R7D District property bounded by White Plains Road, East 240th Street, Furman Avenue, and a line 300 feet northeasterly of East 239th Street; and
2. establishing within the proposed R7D District a C2-4 District bounded by White Plains Road, East 240th Street, a line midway between White Plains Road and Furman Avenue, and a line 300 feet northeasterly of East 239th Street

as shown on a diagram (for illustrative purposes only) dated January 3, 2022, and subject to the conditions of CEQR Declaration E-656.

Resolution for adoption scheduling April 13, 2022 for a public hearing.

No. 2

CD 12

N 200229 ZRX

IN THE MATTER OF an application submitted by Markland 4551 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 and APPENDIX I for the purpose of modifying the existing Transit Zone.

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

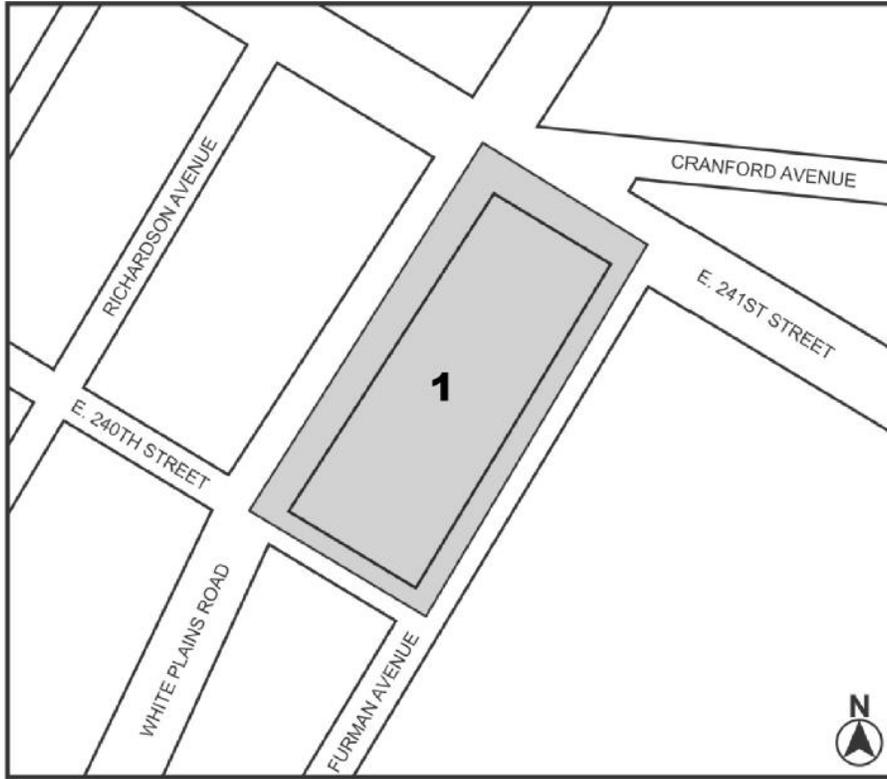
* * *

The Bronx Community District 12

* * *

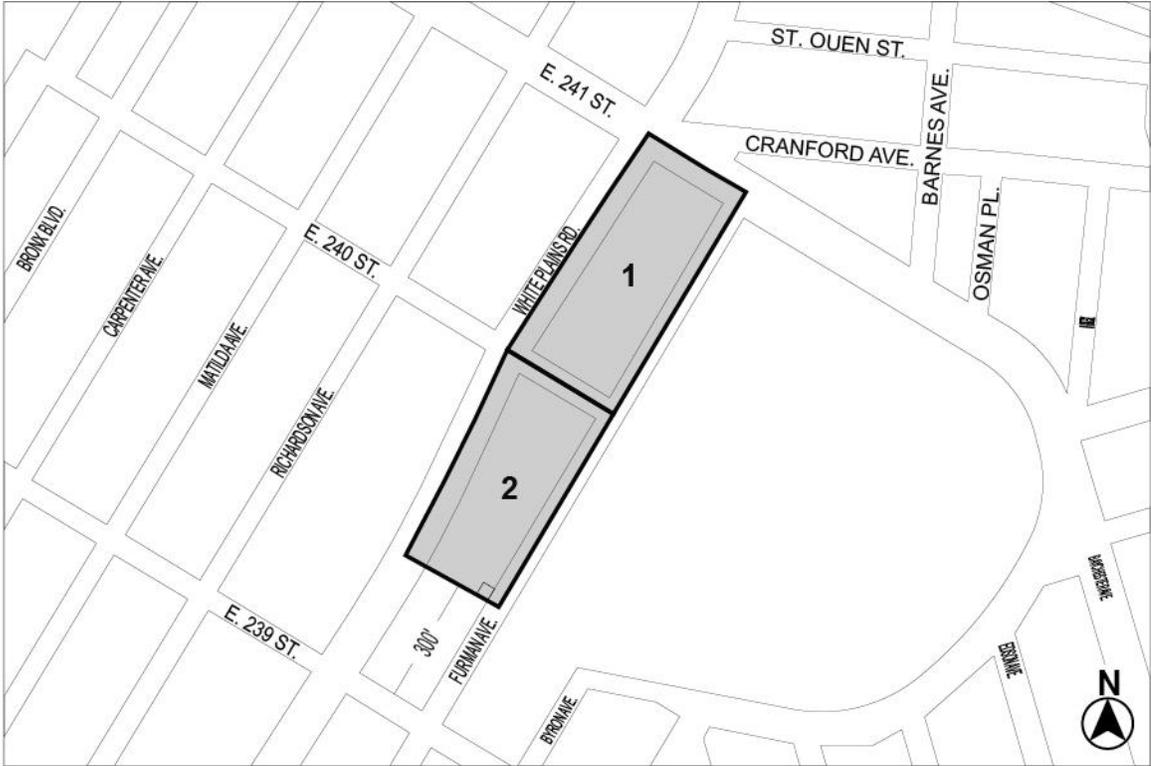
Map 1 – [date of adoption]

[EXISTING MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 1 — 2/13/19 MIH Program Option 1 and Option 2

[PROPOSED MAP]



 Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*
Area 1 — 2/13/19 MIH Program Option 1 and Option 2
Area 2 — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 12, The Bronx

* * *

APPENDIX I

TRANSIT ZONE

[EXISTING MAP]

Existing Transit Zone Map 1



[PROPOSED MAP]

Proposed Transit Zone Map 1



* * *

Resolution for adoption scheduling April 13, 2022 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 3 & 4

98 THIRD AVENUE

No. 3

CD 2

C 200335 ZMK

IN THE MATTER OF an application submitted by 98 Third Avenue Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an M1-2 District to an R6B District property bounded by a line midway between Bergen Street and Wyckoff Street, a line 100 feet northwesterly of 3rd Avenue, Wyckoff Street, and a line 120 feet northwesterly of 3rd Avenue;
2. changing from an M1-2 District to an R7D District property bounded by Bergen Street, 3rd Avenue, Wyckoff Street, and a line 100 feet northwesterly of 3rd Avenue; and
3. establishing within the proposed R7D District a C2-4 District bounded by Bergen Street, 3rd Avenue, Wyckoff Street, and a line 100 feet northwesterly of 3rd Avenue;

as shown on a diagram (for illustrative purposes only) dated December 13, 2021, and subject to the conditions of CEQR Declaration E-647.

Resolution for adoption scheduling April 13, 2022 for a public hearing.

No. 4

CD 2

N 200336 ZRK

IN THE MATTER OF an application submitted by 98 Third Avenue 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 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

* * *

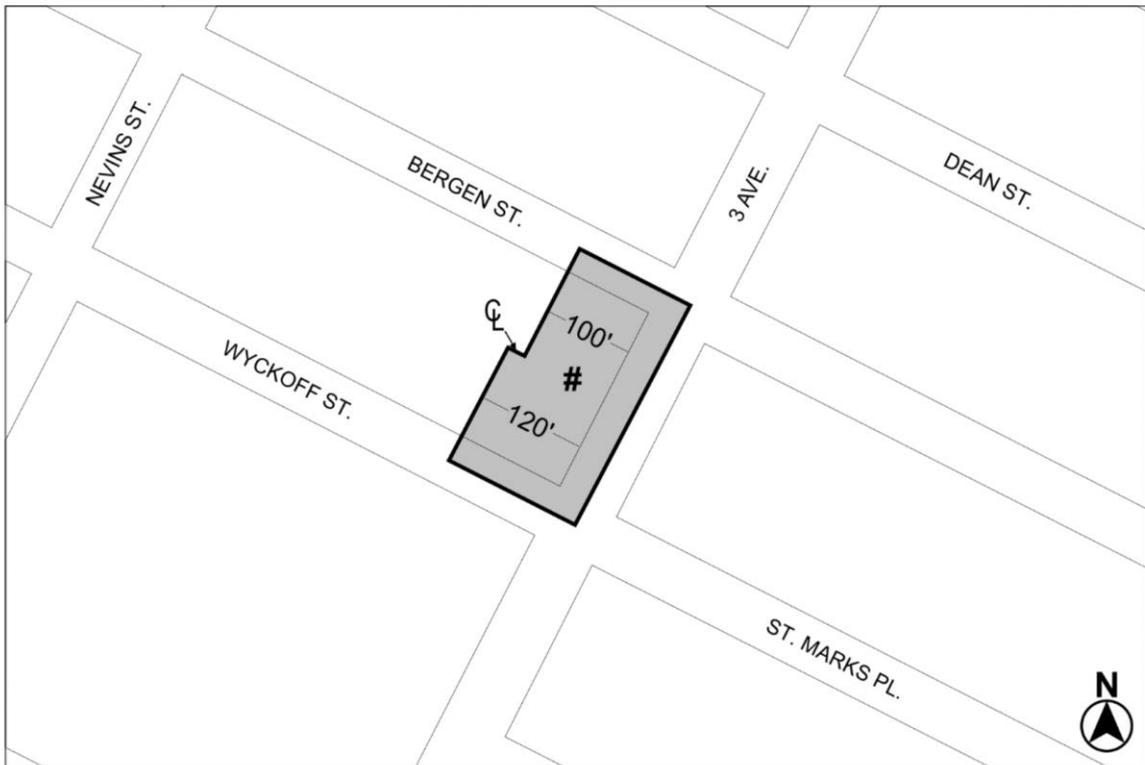
BROOKLYN

* * *

Brooklyn Community District 2

* * *

Map 10 – [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 2, Brooklyn

* * *

Resolution for adoption scheduling April 13, 2022 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

3 EAST 89TH STREET

CD 8

C 220174 ZSM

IN THE MATTER OF an application submitted by 3 East 89th Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution:

1. to modify the use provisions of Section 22-10 (USES PERMITTED AS-OF-RIGHT) to allow Use Group 6 Uses (art gallery) on floors one through five; and
2. to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the height and setback requirements of Sections 23-662 (Maximum height of buildings and setback regulations), and 23-692 (Height limitations for narrow buildings or enlargements), and the minimum distance between building requirements of Section 23-711 (Standard minimum distance between buildings),

in connection with a proposed enlargement and change of use of an existing 5-story residential building at 3 East 89th Street (Block 1501, Lot 5), on a zoning lot (Block 1501, Lots 4, 5 and 7), in R8B and R10 Districts, partially within the Special Park Improvement District, within the Expanded Carnegie Hill Historic District.

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

Resolution for adoption scheduling April 13, 2022 for a public hearing.

II. REPORTS

BOROUGH OF STATEN ISLAND

Nos. 6 & 7

PS 005 RICHMOND – HUGUENOT EXPANSION

No. 6

CD 3

N 220281 RAR

IN THE MATTER OF an application submitted by the New York City School Construction Authority for the grant of an authorization pursuant to Section 107-64 of the Zoning Resolution for the removal of trees to facilitate the development of a new three-story school facility at Public School 5 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. 7

CD 3

N 220282 RCR

IN THE MATTER OF an application submitted by the New York City School Construction Authority for the grant of a certification pursuant to Section 107-323 of the Zoning Resolution for the substitution of plant material to satisfy planting requirements at Public School 5 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. 8

350 EDGEGROVE AVENUE

CD 3

N 220020 RCR

IN THE MATTER OF an application submitted by Nessa 21 LLC for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of an existing zoning lot into two new zoning lots located at 350 Edgegrove Avenue (Block 6277, Existing Lot 61, Tentative Lots 61 and 62) 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. 9

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.

No. 10

63 HOLCOMB AVENUE & 64 CANTON AVENUE

CD 3

N 220085 RCR

IN THE MATTER OF an application submitted by Carmine Cautela for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a reapportionment of two existing zoning lots located at 63 Holcomb Avenue and 64 Canton Avenue (Block 6014, Existing Lots 14 and 76) 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 THE BRONX

No. 11

HRA OFFICE SPACE - 810 RIVER AVENUE

CD 4

N 220168 PXX

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Human Resources Administration, pursuant to Section 195 of the New York City Charter for use of property located at 810 River Avenue (Block 2483, Lot 7501) (Human Resources Administration office).

(On March 16, 2022, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 12 & 13

EMS STATION 17 NEW FACILITY

No. 12

CD 4

C 210293 PSX

PUBLIC HEARING:

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.

(On March 16, 2022, Cal. No. 1, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 4

C 210294 ZSX

PUBLIC HEARING:

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>.

(On March 16, 2022, Cal. No. 2, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 14 & 15

1930 ADEE AVENUE REZONING

No. 14

CD 12

C 210391 ZMX

PUBLIC HEARING:

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.

(On March 16, 2022, Cal. No. 3, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 12

N 210392 ZRX

PUBLIC HEARING:

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

* * *

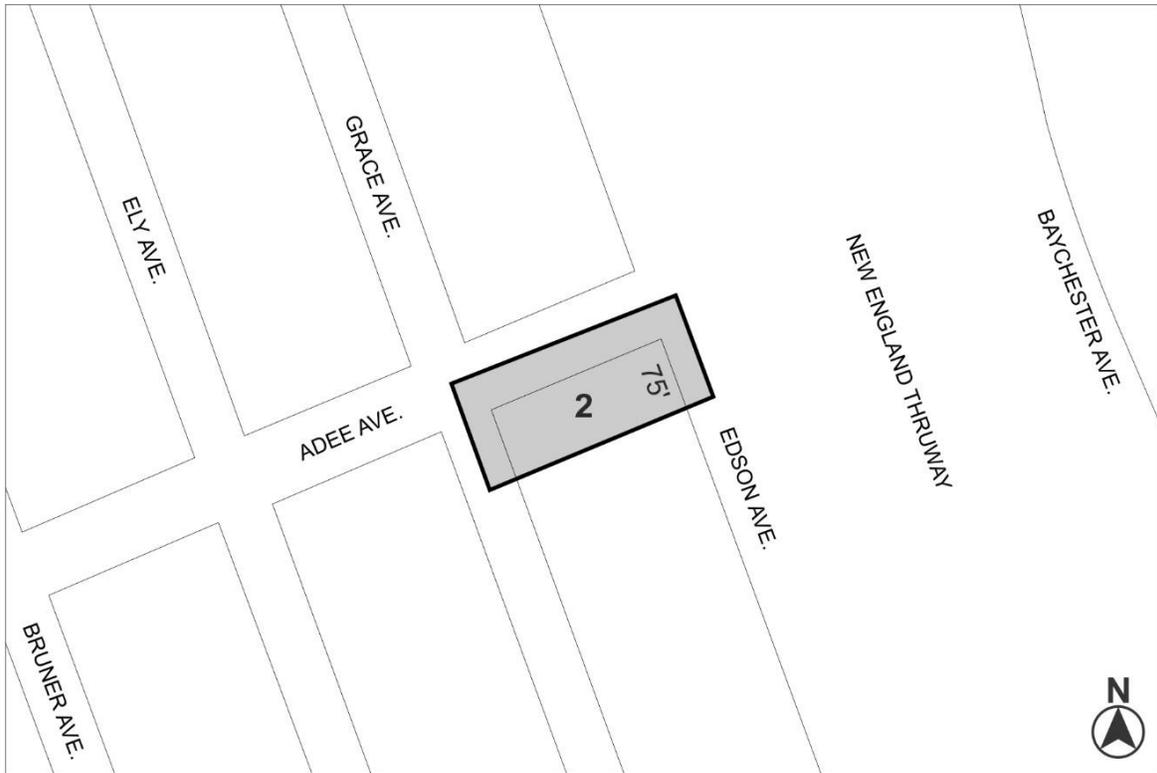
THE BRONX

* * *

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

* * *

(On March 16, 2022, Cal. No. 4, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 16

ROUNDTABLE SENIOR CENTER

CD 4

C 220212 PQK

PUBLIC HEARING:

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.

(On March 16, 2022, Cal. No. 6, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

SUTTER PLACE NCP

CD 5

C 220159 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 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.

(On March 16, 2022, Cal. No. 5, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 18 - 22

RESILIENT EDGEMERE

No. 18

CD 14

C 220232 ZMQ

PUBLIC HEARING:

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.

(On March 16, 2022, Cal. No. 7, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 14

N 220233 ZRQ

PUBLIC HEARING:

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		
CR-5 (Edgemere, Queens)	<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**

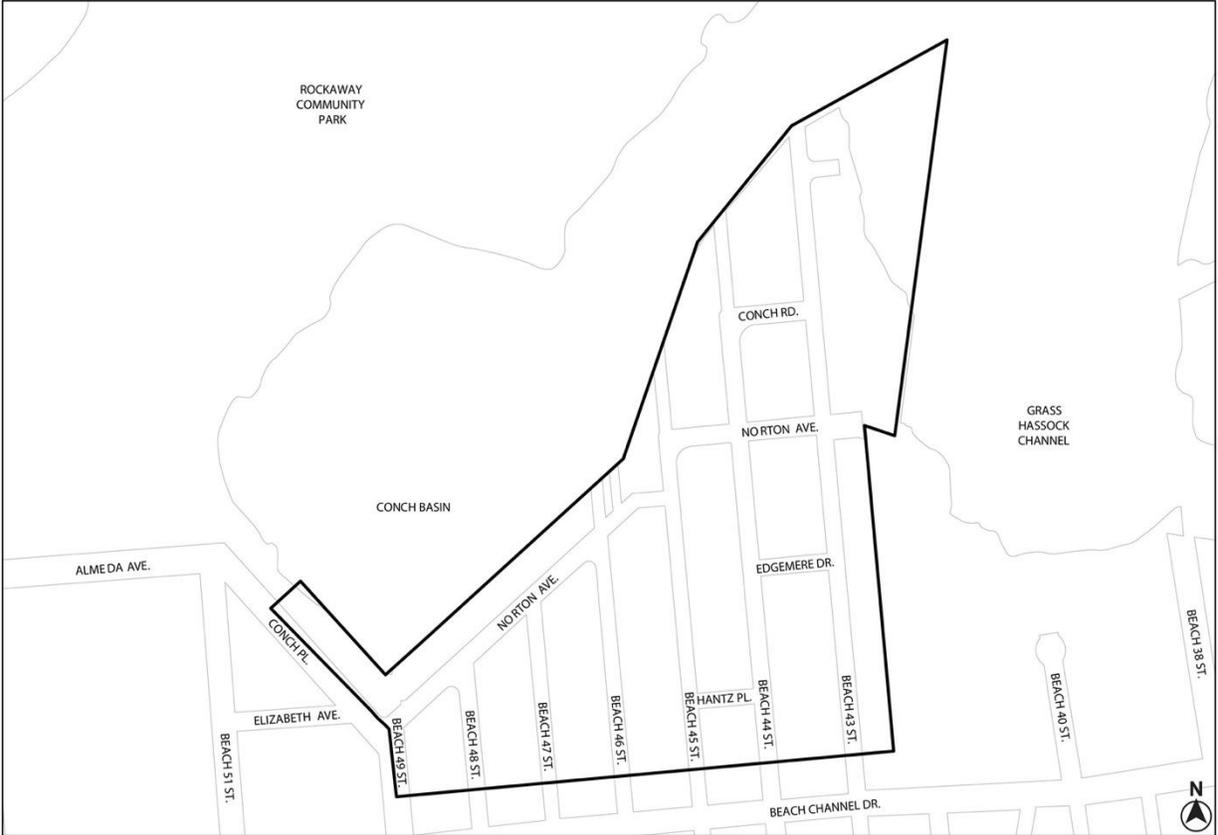
* * *

**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

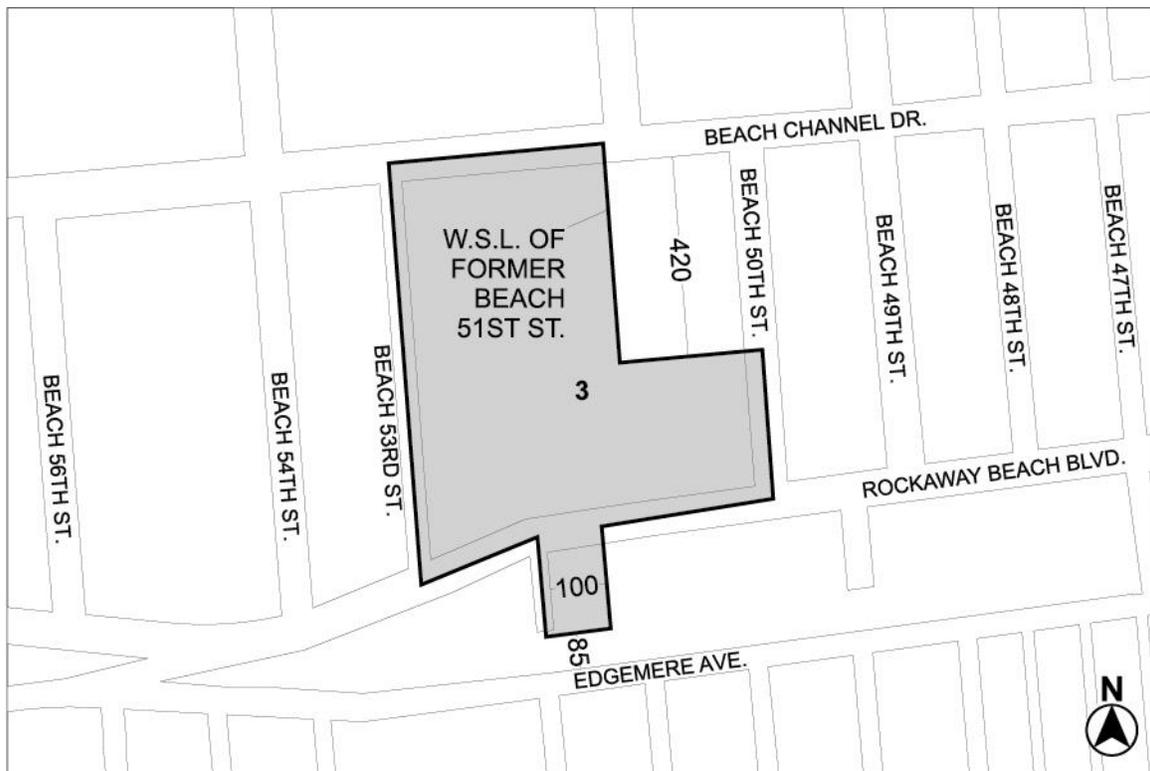
* * *

Queens Community District 14

* * *

Map 3 – (11/14/19) [date of adoption]

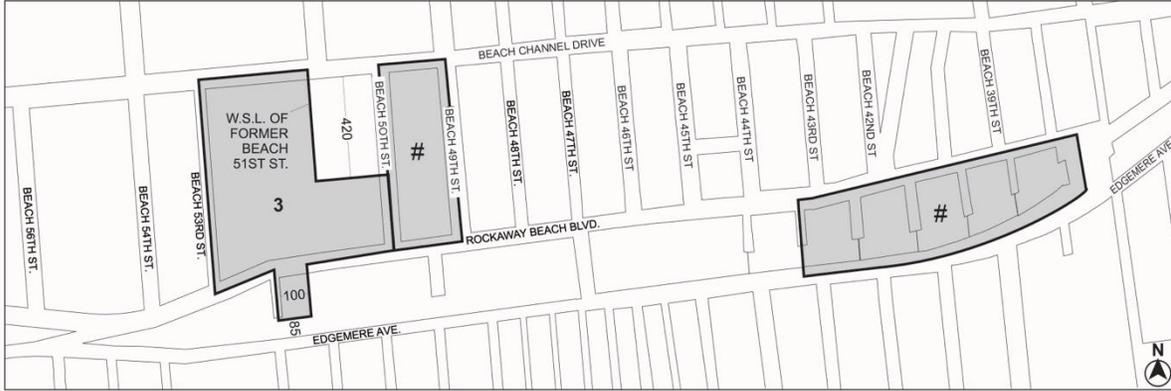
[EXISTING MAP]



 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

* * *

(On March 16, 2022, Cal. No. 8, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 14

C 220235 PPQ

PUBLIC HEARING:

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

Address	Block	Lot
BEACH 36 STREET	15953	47
443 BEACH 36 STREET	15953	50

314 BEACH 37 STREET	15826	3
318 BEACH 37 STREET	15826	4
320 BEACH 37 STREET	15826	5
324 BEACH 37 STREET	15826	6
326 BEACH 37 STREET	15826	8
330 BEACH 37 STREET	15826	9
332 BEACH 37 STREET	15826	11
331 BEACH 36 STREET	15826	12
329 BEACH 36 STREET	15826	13
325 BEACH 36 STREET	15826	15
323 BEACH 36 STREET	15826	16
319 BEACH 36 STREET	15826	17
317 BEACH 36 STREET	15826	18
ROCKAWAY BEACH BLVD	15826	31
3-14 BEACH 39 STREET	15828	7
3-18 BEACH 39 STREET	15828	9
3-20 BEACH 39 STREET	15828	11
3-24 BEACH 39 STREET	15828	13
3-26 BEACH 39 STREET	15828	15
3-30 BEACH 39 STREET	15828	17
3-36 BEACH 39 STREET	15828	18
3-38 BEACH 39 STREET	15828	21
38-19 BEACH CHANNEL DRIVE	15828	26
333 BEACH 38 STREET	15828	37
331 BEACH 38 STREET	15828	40
311 BEACH 38 STREET	15828	50
309 BEACH 38 STREET	15828	51
305 BEACH 38 STREET	15828	52
303 BEACH 38 STREET	15828	53
3-32 BEACH 39 STREET	15828	117
327 BEACH 38 STREET	15828	140
ROCKAWAY BEACH BLVD	15829	1
ROCKAWAY BEACH BLVD	15829	2
ROCKAWAY BEACH BLVD	15829	6
ROCKAWAY BEACH BLVD	15829	8

433 BEACH 36 STREET	15953	54
431 BEACH 36 STREET	15953	56
427 BEACH 36 STREET	15953	58
425 BEACH 36 STREET	15953	59
425 BEACH 36 STREET	15953	60
419 BEACH 36 STREET	15953	61
415 BEACH 36 STREET	15953	62
413 BEACH 36 STREET	15953	64
409 BEACH 36 STREET	15953	66
407 BEACH 36 STREET	15953	68
403 BEACH 36 STREET	15953	70
428 BEACH 37 STREET	15953	114
418 BEACH 38 STREET	15954	10
424 BEACH 38 STREET	15954	13
434 BEACH 38 STREET	15954	18
440 BEACH 38 STREET	15954	20
442 BEACH 38 STREET	15954	23
BEACH 38 STREET	15954	25
BEACH 38 STREET	15954	27
BEACH 38 STREET	15954	28
BEACH 38 STREET	15954	30
BEACH 38 STREET	15954	31
BEACH 38 STREET	15954	33
461 BEACH 37 STREET	15954	51
BEACH 37 STREET	15954	56
443 BEACH 37 STREET	15954	60
435 BEACH 37 STREET	15954	63
433 BEACH 37 STREET	15954	65
429 BEACH 37 STREET	15954	67
427 BEACH 37 STREET	15954	68
419 BEACH 37 STREET	15954	72
415 BEACH 37 STREET	15954	74
413 BEACH 37 STREET	15954	75
411 BEACH 37 STREET	15954	77
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
40-07 BEACH CHANNEL DRIVE	15830	35
40-05 BEACH CHANNEL DRIVE	15830	41
337A BEACH 40 STREET	15830	44
337 BEACH 40 STREET	15830	47
335 BEACH 40 STREET	15830	48
333 BEACH 40 STREET	15830	49
331 BEACH 40 STREET	15830	56
329 BEACH 40 STREET	15830	57
327 BEACH 40 STREET	15830	58
323 BEACH 40 STREET	15830	59
325 BEACH 40 STREET	15830	158
321 BEACH 40 STREET	15830	159
324 BEACH 42 STREET	15831	17
326 BEACH 42 STREET	15831	18
330 BEACH 42 STREET	15831	19
332 BEACH 42 STREET	15831	21
338 BEACH 42 STREET	15831	26
344 BEACH 42 STREET	15831	27
41-19 BEACH CHANNEL DRIVE	15831	28
41-15 BEACH CHANNEL DRIVE	15831	31
3-43 BEACH 41 STREET	15831	33
3-41 BEACH 41 STREET	15831	34
3-37 BEACH 41 STREET	15831	36
3-35 BEACH 41 STREET	15831	38
3-25 BEACH 41 STREET	15831	39
3-21 BEACH 41 STREET	15831	40
3-15 BEACH 41 STREET	15831	43
41-02 ROCKAWAY BEACH BLVD	15831	46
41-06 ROCKAWAY BEACH BLVD	15831	47
41-08 ROCKAWAY BEACH BLVD	15831	49
336 BEACH 42 STREET	15831	121

BEACH 43 STREET	15960	48
498 BEACH 43 STREET	15960	49
502 BEACH 43 STREET	15960	51
406 BEACH 43 STREET	15960	104
518 BEACH 43 STREET	15961	61
BEACH 43 STREET	15961	63
BEACH 43 STREET	15961	78
546 BEACH 43 STREET	15961	83
BEACH 43 STREET	15961	85
552 BEACH 43 STREET	15961	87
584A BEACH 43 STREET	15961	95
584 BEACH 43 STREET	15961	97
590 BEACH 43 STREET	15961	100
518 BEACH 44 STREET	15962	1
524 BEACH 44 STREET	15962	3
526 BEACH 44 STREET	15962	5
528 BEACH 44 STREET	15962	6
530 BEACH 44 STREET	15962	7
534 BEACH 44 STREET	15962	9
536 BEACH 44 STREET	15962	10
BEACH 44 STREET	15962	11
BEACH 44 STREET	15962	14
542 BEACH 44 STREET	15962	15
544 BEACH 44 STREET	15962	17
BEACH 44 STREET	15962	19
574 BEACH 44 STREET	15962	28
BEACH 44 STREET	15962	30
BEACH 44 STREET	15962	33
BEACH 43 STREET	15962	54
BEACH 43 STREET	15962	56
575 BEACH 43 STREET	15962	57
569 BEACH 43 STREET	15962	59

342 BEACH 42 STREET	15831	126
41-21 BEACH CHANNEL DRIVE	15831	127
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

565 BEACH 43 STREET	15962	61
	15962	
561 BEACH 43 STREET		63
	15962	
557 BEACH 43 STREET		64
	15962	
BEACH 43 STREET		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
	15963	
BEACH 45 STREET		1
	15963	
BEACH 44 STREET		21
	15963	
555 BEACH 44 STREET		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

355 BEACH 43 STREET	15834	44
335 BEACH 43 STREET	15834	53
333 BEACH 43 STREET	15834	54
331 BEACH 43 STREET	15834	55
329 BEACH 43 STREET	15834	57
327 BEACH 43 STREET	15834	59
323 BEACH 43 STREET	15834	60
319 BEACH 43 STREET	15834	61
317 BEACH 43 STREET	15834	63
315 BEACH 43 STREET	15834	65
311 BEACH 43 STREET	15834	66
43-02 ROCKAWAY BEACH BLVD	15834	67
43-06 ROCKAWAY BEACH BLVD	15834	68
43-10 ROCKAWAY BEACH BLVD	15834	69
43-12 ROCKAWAY BEACH BLVD	15834	70
43-16 ROCKAWAY BEACH BLVD	15834	71
43-18 ROCKAWAY BEACH BLVD	15834	72
348 BEACH 44 STREET	15834	123
350 BEACH 44 STREET	15834	124
353 BEACH 43 STREET	15834	144
351 BEACH 43 STREET	15834	145
332 BEACH 45 STREET	15835	29
44-18 ROCKAWAY BEACH BLVD	15836	1
312 BEACH 45 STREET	15836	8
315 BEACH 44 STREET	15836	14
44-02 ROCKAWAY BEACH BLVD	15836	17
44-06 ROCKAWAY BEACH BLVD	15836	18
44-10 ROCKAWAY BEACH BLVD	15836	19
44-12 ROCKAWAY BEACH BLVD	15836	20
44-16 ROCKAWAY BEACH BLVD	15836	21

BEACH 44 STREET	15963	42
BEACH 44 STREET	15963	43
529 BEACH 44 STREET	15963	44
527 BEACH 44 STREET	15963	45
44-02 NORTON AVENUE	15963	46
44-04 NORTON AVENUE	15963	47
44-06 NORTON AVENUE	15963	48
44-16 NORTON AVENUE	15963	53
NORTON AVENUE	15963	54
528 BEACH 45 STREET	15963	55
45-18 NORTON AVENUE	15964	50
45-16 NORTON AVENUE	15964	51
45-14 NORTON AVENUE	15964	53
NORTON AVENUE	15964	54
BEACH 45 STREET	15964	55
BEACH 45 STREET	15964	58
45-02 NORTON AVENUE	15964	61
45-04 NORTON AVENUE	15964	62
45-06 NORTON AVENUE	15964	63
45-08 NORTON AVENUE	15964	64
45-10 NORTON AVENUE	15964	65
45-12R NORTON AVENUE	15964	152
45-12 NORTON AVENUE	15964	153
402 BEACH 44 STREET	15965	3
416 BEACH 44 STREET	15965	12
432 BEACH 44 STREET	15965	19
434 BEACH 44 STREET	15965	20
438 BEACH 44 STREET	15965	21
BEACH 44 STREET	15965	29
BEACH 44 STREET	15965	31

BEACH 46 STREET	15837	9
BEACH 46 STREET	15837	10
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

BEACH 44 STREET	15965	34
BEACH 44 STREET	15965	35
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

356 BEACH 47 STREET	15838	22
360 BEACH 47 STREET	15838	24
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

431 BEACH 43 STREET	15965	104
425 BEACH 43 STREET	15965	107
BEACH 43 STREET	15965	108
419 BEACH 43 STREET	15965	109
417 BEACH 43 STREET	15965	110
415 BEACH 43 STREET	15965	111
BEACH 43 STREET	15965	112
BEACH 43 STREET	15965	114
43-00 BEACH CHANNEL DRIVE	15965	115
478 BEACH 44 STREET	15965	140
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
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

ROCKAWAY BEACH BLVD	15847	88	465 BEACH 44 STREET	15966	66
ROCKAWAY BEACH BLVD	15847	89	461 BEACH 44 STREET	15966	68
222 BEACH 40 STREET	15848	48	459 BEACH 44 STREET	15966	70
222 BEACH 40 STREET	15848	50	BEACH 44 STREET	15966	72
ROCKAWAY BEACH BLVD	15848	52	BEACH 44 STREET	15966	74
ROCKAWAY BEACH BLVD	15848	54	BEACH 44 STREET	15966	75
ROCKAWAY BEACH BLVD	15848	55	447 BEACH 44 STREET	15966	76
ROCKAWAY BEACH BLVD	15848	57	BEACH 44 STREET	15966	77
ROCKAWAY BEACH BLVD	15848	58	BEACH 44 STREET	15966	78
ROCKAWAY BEACH BLVD	15848	60	441 BEACH 44 STREET	15966	79
2-19 BEACH 39 STREET	15848	62	439 BEACH 44 STREET	15966	80
BEACH 39 STREET	15848	63	437 BEACH 44 STREET	15966	81
BEACH 39 STREET	15848	65	BEACH 45 STREET	15967	10
BEACH 39 STREET	15848	67	BEACH 45 STREET	15967	12
BEACH 41 STREET	15849	6	BEACH 45 STREET	15967	13
BEACH 41 STREET	15849	8	429 BEACH 44 STREET	15967	18
BEACH 41 STREET	15849	9	BEACH 45 STREET	15967	111
BEACH 41 STREET	15849	10	406 BEACH 46 STREET	15968	5
ROCKAWAY BEACH BLVD	15849	17	408 BEACH 46 STREET	15968	6
ROCKAWAY BEACH BLVD	15849	18	BEACH 46 STREET	15968	10
ROCKAWAY BEACH BLVD	15849	19	BEACH 46 STREET	15968	11
ROCKAWAY BEACH BLVD	15849	20	424 BEACH 46 STREET	15968	12
BEACH 40 STREET	15849	27	426 BEACH 46 STREET	15968	14
BEACH 40 STREET	15849	28	430 BEACH 46 STREET	15968	16
BEACH 40 STREET	15849	29	432 BEACH 46 STREET	15968	17
41-19 ROCKAWAY BEACH BLVD	15850	1		15968	
41-17 ROCKAWAY BEACH BLVD	15850	2	492 BEACH 46 STREET		44
41-13 ROCKAWAY BEACH BLVD	15850	3	477 BEACH 45 STREET	15968	72
41-11 ROCKAWAY BEACH BLVD	15850	4	475 BEACH 45 STREET	15968	73
BEACH 41 STREET	15850	6	BEACH 45 STREET	15968	74
ROCKAWAY BEACH BLVD	15851	33	BEACH 45 STREET	15968	79
ROCKAWAY BEACH BLVD	15851	35	463 BEACH 45 STREET	15968	80
ROCKAWAY BEACH BLVD	15851	40	459 BEACH 45 STREET	15968	82
			457 BEACH 45 STREET	15968	83

ROCKAWAY BEACH BLVD	15851	42
BEACH 42 STREET	15851	44
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

455 BEACH 45 STREET	15968	84
453 BEACH 45 STREET	15968	85
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

436 BEACH 37 STREET	15953	18	409 BEACH 48 STREET	15973	38
440 BEACH 37 STREET	15953	20	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		15977	
(Formerly Rockaway Beach Blvd. aka former Lot 9)	15825		CONCH PLACE		75
Rockaway Beach Blvd.	15826		Formerly Beach 37th Street and Beach 38th Street now demapped	15953	
Beach 41st Place	15831		Norton Avenue	15961	
Formerly Beach 39th Street now demapped	15847		Formerly Norton Avenue now demapped	15961	
Formerly Beach 43 Street now demapped	15851		Formerly Beach 44th Street, Beach 45th Street, Beach 46th Street now demapped	15962	
Formerly Norton Avenue and Beach 36th Street now demapped	15952		Conch Place (formerly Almeda Avenue)	15971	
			Formerly Almeda Avenue now demapped	15977	

(On March 16, 2022, Cal. No. 9, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 14

C 220236 HAQ

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 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.

(On March 16, 2022, Cal. No. 10, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 14

C 220237 HUQ

PUBLIC HEARING:

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.

(On March 16, 2022, Cal. No. 11, the Commission scheduled March 30, 2022 for a public hearing which has been duly advertised.)

Close the 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.

IV. CITY PLANNING COMMISSION 2022 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY							1 NEW YEAR'S DAY
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 MARTIN LUTHER KING, JR. DAY	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30	31					
FEBRUARY			1 CHINESE NEW YEAR	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12 UNCLE BEN'S BIRTHDAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21 PRESIDENTS DAY	22	23	24	25	26
	27	28 REVIEW SESSION					
MARCH			1 CPC PUBLIC MEETING	2	3	4	5
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17 ST. PATRICK'S DAY	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15 GOOD FRIDAY	16 PASSOVER
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 MEMORIAL DAY	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 JUNETENITH OBSERVED	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
JULY						1	2
	3	4 INDEPENDENCE DAY	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
	31						
AUGUST		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
SEPTEMBER					1	2	3
	4	5 LABOR DAY	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26 ROSH HASHANAH	27	28	29	30	
OCTOBER							1
	2	3	4	5 YOAM KIPPUR	6	7	8
	9	10 COLUMBUS DAY	11 REVIEW SESSION	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
NOVEMBER	30	31					
			1	2	3	4	5
	6	7 REVIEW SESSION	8 ELECTION DAY	9 CPC PUBLIC MEETING	10	11 VETERANS DAY	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
DECEMBER	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
25	26 CHRISTMAS OBSERVED	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