

CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

MONDAY, APRIL 25, 2022
SPECIAL MEETING AT 1:00 PM

VIA NYC ENGAGE PORTAL



Eric Adams, Mayor
City of New York

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

A
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.

B

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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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 27, 2022 and will be held remotely via Zoom Webinar.

APRIL 25, 2022

I. REPORTS

BOROUGH OF MANHATTAN

Nos. 1 - 9

ONE 45 / MUSEUM OF CIVIL RIGHTS

No. 1

CD 10

C 220134 ZMM

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from an existing R7-2 District a C1-4 District bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, and a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard;
2. changing from an R7-2 District to a C4-6 District property bounded by a line midway between West 144th Street and West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, and a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard; and
3. changing from a C8-3 District to a C4-6 District property bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard;

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

(On February 16, 2022, Cal. No. 1, the Commission scheduled March 2, 2022 for a public hearing. On March 2, 2022, Cal. No. 11, the hearing was closed.)

For consideration.

No. 2

CD 10

N 220135 ZRM

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

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

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

74-744

Modification of use regulations

* * *

(b) Location of #commercial# #uses#

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

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

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

* * *

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

* * *

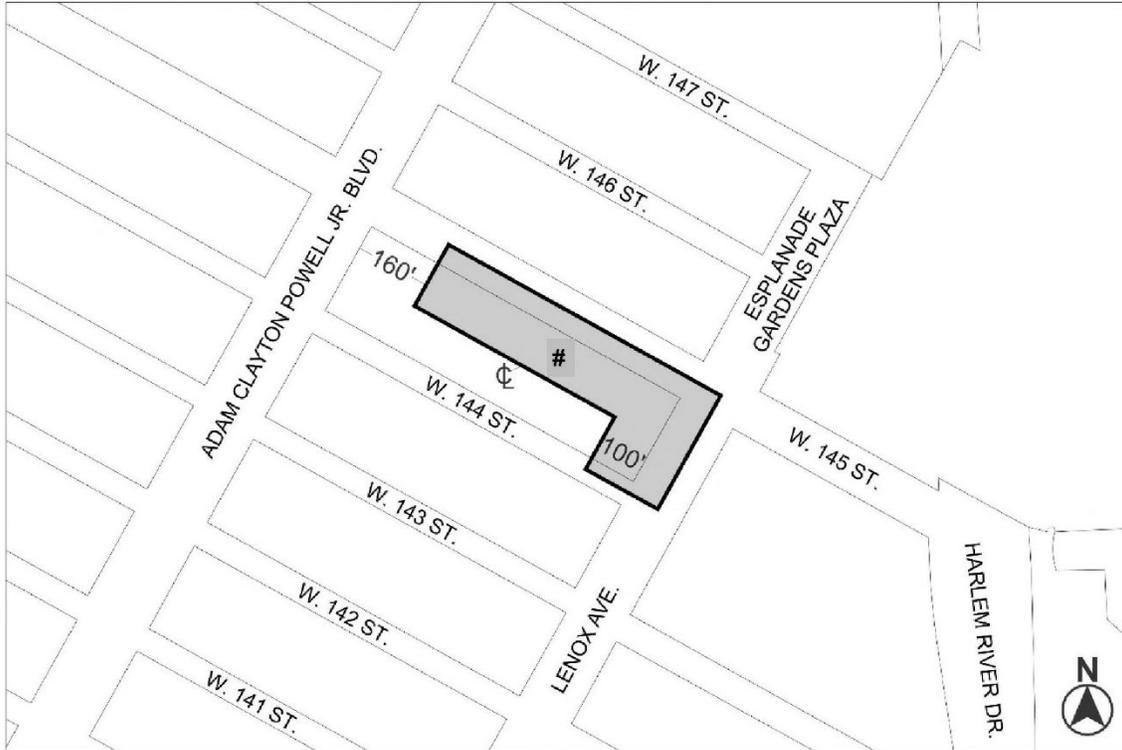
MANHATTAN

* * *

Manhattan Community District 10

* * *

Map 2 – [date of adoption]



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

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

Portion of Community District 10, Manhattan

* * *

(On February 16, 2022, Cal. No. 2, the Commission scheduled March 2, 2022 for a public hearing. On March 2, 2022, Cal. No. 12, the hearing was closed.)

For consideration.

No. 3**CD 10****C 220136 ZSM**

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the tower regulations of Section 35-64 (Special Tower Regulations for Mixed Buildings) of a mixed-use building (Building 1), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

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

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

(On February 16, 2022, Cal. No. 3, the Commission scheduled March 2, 2022 for a public hearing. On March 2, 2022, Cal. No. 13, the hearing was closed.)

For consideration.

No. 4
CD 10**C 220137 ZSM**

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

southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

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

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

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

(On February 16, 2022, Cal. No. 4, the Commission scheduled March 2, 2022 for a public hearing. On March 2, 2022, Cal. No. 14, the hearing was closed.)

For consideration.

No. 5

CD 10

C 220137 A ZSM

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

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

in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West

144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

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

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

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

(On February 16, 2022, Cal. No. 5, the Commission scheduled March 2, 2022 for a public hearing. On March 2, 2022, Cal. No. 15, the hearing was closed.)

For consideration.

No. 6

CD 10

C 220142 ZSM

IN THE MATTER OF an application submitted by One45 Lenox LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to reduce the required accessory off-street parking spaces to 130 spaces (20%) for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue – Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue – Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

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

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

(On February 16, 2022, Cal. No. 6, the Commission scheduled March 2, 2022 for a public hearing. On March 2, 2022, Cal. No. 16, the hearing was closed.)

For consideration.

No. 7

CD 10

N 220138 ZCM

IN THE MATTER OF an application submitted by One45 Lenox LLC for certification by the City Planning Commission and the Department of Transportation to the Commissioner of Buildings pursuant to Section 26-15 of the Zoning Resolution to allow more than one curb cut on a narrow street (West 144th Street) for a zoning lot in excess of 30,000 square feet of lot area, in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

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

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

For consideration.

No. 8

CD 10

N 220139 ZCM

IN THE MATTER OF an application submitted by One45 Lenox LLC for certification by the City Planning Commission and the Department of Transportation to the Commissioner of Buildings pursuant to Section 26-17 of the Zoning Resolution to modify the requirements of Section 26-15 (Curb Cuts) to allow one 30 foot-wide curb cut on a wide street (West 145th Street), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, a line

100 feet northwesterly of Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

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

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

For consideration.

No. 9

CD 10

N 220143 ZCM

IN THE MATTER OF an application submitted by One45 Lenox LLC for certification by the City Planning Commission to the Commissioner of Buildings pursuant to Section 32-435(c) of the Zoning Resolution to modify the retail continuity requirements of Section 32-435(c) (Retail Continuity) to allow a reduction in the width occupied by commercial use of the ground floor of a building along West 145th Street (Building 1), in connection with a proposed mixed-use development, within a large-scale general development, bounded by West 145th Street, Lenox Avenue - Malcolm X. Boulevard, West 144th Street, a line 100 feet northwesterly of Lenox Avenue - Malcolm X. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 160 feet southeasterly of Adam Clayton Powell Jr. Boulevard (Block 2013, Lots 29, 33, 38, 44 and 50), in a C4-6* District.

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

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

For consideration.

II. 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
MAY	1	2	3	4	5	6	7
	8	9	10	CPC PUBLIC MEETING	11	12	13
	15	16	17	18	19	20	21
	22	23	24	CPC PUBLIC MEETING	25	26	27
JUNE				1	2	3	4
	5	6	7	CPC PUBLIC MEETING	8	9	10
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
JULY						1	2
	3	4	5	6	7	8	9
	10	11	12	CPC PUBLIC MEETING	13	14	15
	17	18	19	20	21	22	23
AUGUST							
	7	8	9	CPC PUBLIC MEETING	10	11	12
	14	15	16	17	18	19	20
	21	22	23	CPC PUBLIC MEETING	24	25	26
SEPTEMBER					1	2	3
	4	5	6	CPC PUBLIC MEETING	7	8	9
	11	12	13	14	15	16	17
	18	19	20	CPC PUBLIC MEETING	21	22	23
OCTOBER							1
	2	3	4	5	6	7	8
	9	10	11	CPC PUBLIC MEETING	12	13	14
	16	17	18	19	20	21	22
NOVEMBER							
	6	7	8	CPC PUBLIC MEETING	9	10	11
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
DECEMBER					1	2	3
	4	5	6	7	8	9	10
	11	12	13	CPC PUBLIC MEETING	14	15	16
	18	19	20	21	22	23	24

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