

CITY PLANNING COMMISSION DISPOSITION SHEET

Remote Public Meeting:
Wednesday, April 27, 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 200317 ZMK	6	41 Summit Street Rezoning	Scheduled to be Heard on 5/11/2022
2	C 210128 ZMQ	8	77-39 Vleigh Place Rezoning	" "
3	N 210129 ZRQ	8	" "	" "
4	C 210234 ZMQ	1	11th Street & 34th Avenue Rezoning	" "
5	N 210235 ZRQ	1	" "	" "
6	C 210293 PSX	4	EMS Station 17 New Facility	Favorable Report Adopted
7	C 210294 ZSX	4	" "	" "
8	C 210391 ZMX	12	1930 Adee Avenue Rezoning	" "
9	N 210392 ZRX	12	" "	" "
10	C 220159 HAK	5	Sutter Place NCP	" "
11	C 220212 PQK	4	Roundtable Senior Center	" "
12	N 220301 RCR	3	415 Edgegrove Avenue	Certification Approved
13	C 220220 ZMM	4	The Lirio - 806 9th Avenue	Hearing Closed
14	N 220219 ZRM	4	" "	" "
15	C 220221 ZSM	4	" "	" "
16	C 220221A ZSM	4	" "	" "
17	C 220223 PQM	4	" "	" "

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	11	12												
Daniel R. Garodnick, Esq., Chair	P	Y	Y	Y	Y	Y	Y	Y												
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y												
David Burney	P	Y	Y	Y	Y	Y	Y	Y												
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y												
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y												
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y												
Leah Goodridge	P	Y	Y	Y	Y	Y	Y	Y												
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y												
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y												
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y												
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y												

MEETING ADJOURNED AT: 11:51 AM

CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 27, 2022

MEETING AT 10:00 A.M.

VIA NYC ENGAGE PORTAL



Eric Adams, Mayor
City of New York

[No. 8]

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/351861/1> 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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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 May 11, 2022 and will be held remotely via Zoom Webinar.

April 27, 2022

APPROVAL OF THE MINUTES OF the Public Meeting of April 13, 2022 and the Special Public Meeting of April 25, 2022

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, MAY 11, 2022 STARTING AT 10:00 A. M. VIA ZOOM WEBINAR

BOROUGH OF BROOKLYN

No. 1

41 SUMMIT STREET REZONING

CD 6

C 200317 ZMK

IN THE MATTER OF an application submitted by 41 Summit Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District property bounded by a line midway between Carroll Street and Summit Street, a line 350 feet northwesterly of Columbia Street, Summit Street, and a line 380 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated January 18, 2022, and subject to the conditions of CEQR Declaration E-658.

Resolution for adoption scheduling May 11, 2022 for a public hearing.

BOROUGH OF QUEENS

Nos. 2 & 3

77 – 39 VLEIGH PLACE REZONING

No. 2

CD 8

C 210128 ZMQ

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

1. eliminating from within an existing R3-2 District a C1-2 District bounded by 77th Road, a line 150 feet easterly of Vleigh Place, 78th Avenue, and Vleigh Place;
2. changing from an R3-2 District to an R6A District property bounded by 77th Road, a line 400 feet southwesterly of Main Street, 78th Avenue, and Vleigh Place; and
3. establish within the proposed R6A District a C2-3 District bounded by 77th Road, a line 400 feet southwesterly of Main Street, 78th Avenue, and Vleigh Place;

as shown on a diagram (for illustrative purposes only) dated January 18, 2022, and subject to the conditions of CEQR Declaration E-657.

Resolution for adoption scheduling May 11, 2022 for a public hearing.

No. 3

CD 8

N 210129 ZRQ

IN THE MATTER OF an application submitted by VP Capital 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**

* * *

QUEENS

* * *

Queens Community District 8

* * *

Map 1 – [date of adoption]



 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 8, Queens

* * *

Resolution for adoption scheduling May 11, 2022 for a public hearing.

Nos. 4 & 5

11TH STREET & 34TH AVENUE REZONING

No. 4

CD 1

C 210234 ZMQ

IN THE MATTER OF an application submitted by JPP 33rd Street LLC and Lily & John Realty Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a;

1. changing from an R5 District to an M1-5 / R6A District property bounded by 33rd Road, 12th Street, 34th Avenue, and 11th Street; and
2. establishing a Special Mixed Use District (MX-23) bounded by 33rd Road, 12th Street, 34th Avenue, and 11th Street,

as shown on a diagram (for illustrative purposes only) dated February 14, 2022, and subject to the conditions of CEQR Declaration E-661.

Resolution for adoption scheduling May 11, 2022 for a public hearing.

No. 5

CD 1

N 210235 ZRQ

IN THE MATTER OF an application submitted by JPP 33rd Street LLC and Lily & John Realty Inc. pursuant to Section 201 of the New York City Charter for an amendment to the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 3 (Special

Mixed Use District) and 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 XII
SPECIAL PURPOSE DISTRICTS**

**Chapter 3
Special Mixed Use District (MX)**

* * *

**123-60
SPECIAL BULK REGULATIONS**

* * *

**123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Section 23-151 (Basic regulations for R6 through R9 Districts) shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Sections 23-153 (For Quality Housing buildings) or 23-155 (Affordable independent residences for seniors), as applicable.

* * *

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

#Special Mixed Use District#	Designated #Residence District#
* * *	
MX 23 – Community District 1, Queens	<u>R6A</u> R7A

* * *

123-66 Height and Setback Regulations

The height of all #buildings or other structures# in #Special Mixed Use Districts# shall be measured from the #base plane#.

The following modifications of height and setback regulations set forth in paragraphs (a) and (b) apply in Historic Districts designated by the Landmarks Preservation Commission:

[Relocated below]

- (a) For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

[Provisions moved to Section 123-663(a)(1)]

- (b) In #Special Mixed Use District# 2 in the Borough of Brooklyn, where the designated #Residence District# is an R8X District, the maximum base height of a #street wall# may vary between the maximum base height set forth in this Chapter, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than the maximum base height set forth in this Chapter. For the purposes of this paragraph (b), a #building# situated directly across a #street# from a #development# shall be considered an adjacent #building#.

[Applicability text added for clarity]

In #Special Mixed Use Districts# where the designated #Residence District# is an R3, R4 or R5 District, the provisions of Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations) shall apply. On #waterfront blocks#, as defined in

Section 62-11, where the designated #Residence District# is R3, R4 or R5, the height and setback regulations of Section 62-34, inclusive, shall apply to #buildings and other structures#, except that for #mixed use buildings#, the height and setback regulations set forth in Section 123-661 (~~Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations~~) shall apply.

[Applicability text added for clarity]

In #Special Mixed Use Districts# where the designated #Residence District# is an R6 through R10 District, the provisions of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations) shall apply. However, in certain zoning districts in certain #Special Mixed Use Districts#, such provisions are modified by the special rules of Section 123-663 (Special rules for certain districts in certain Special Mixed Use Districts).

[Relocated from above]

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

* * *

123-662

All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations

In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District, the height and setback regulations of Sections 23-60 and 43-40 shall not apply. In lieu thereof, all #buildings or other structures# shall comply with the height and setback regulations of this Section.

(a) Medium and high density non-contextual districts

(4) — In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District without a letter suffix, the height of a #building or other structure#, or portion thereof, located within 10 feet of a #wide street# or 15 feet of a #narrow street#, may not exceed the maximum base height specified in Table A of this Section, except for dormers permitted in accordance with paragraph (c) of this Section. Beyond 10 feet of a #wide street# and 15 feet of a #narrow street#, the height of a

#building or other structure# shall not exceed the maximum #building# height specified in Table A. However, a #building or other structure# may exceed such maximum #building# height by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above the maximum #building# height does not exceed 80 percent of the gross area of that #story# directly below it.

* * *

[Provisions for MX-15 moved to 123-663(b)]

- (2) ~~In #Special Mixed Use District# 15 in the Borough of Manhattan, where the designated #Residence District# is an R7-2 District, the height and setback regulations of paragraph (a)(1) of this Section shall not apply. In lieu thereof, the height and setback regulations of this paragraph (a)(2) shall apply.~~
- (i) ~~A #building or other structure#, or portion thereof, located within 10 feet of a #wide street# or 15 feet of a #narrow street#, shall rise to a minimum height of 60 feet, and may rise to a maximum height of 85 feet, except for dormers permitted in accordance with paragraph (c) of this Section.~~
- (ii) ~~At least 70 percent of the #aggregate width of street walls# shall be located on the street line and shall extend to the minimum base height of 60 feet or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line#.~~
- (iii) ~~Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location provisions of this paragraph (a)(2). Beyond 10 feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed a maximum #building# height of 135 feet. However, a #building or other structure# may exceed a height of 135 feet by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above 135 feet does not exceed 80 percent of the gross area of that #story# directly below it.~~

- (b) Medium and high density contextual districts

[Provisions for MX-2 moved to 123-663(a)(1)]

In ~~Special Mixed Use Districts~~ where the ~~Residence District~~ designation is an R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X District, the height and setback provisions of Section 23-662 shall apply. However, where the ~~Residence District~~ designation is an R6A, R6B, R7A, R7D, R8A or R8X District located outside the ~~Manhattan Core~~, for ~~buildings~~ with ~~qualifying ground floors~~ utilizing the additional heights set forth in paragraph (b) of Section 23-662, the supplemental ground floor provisions set forth in paragraph (b)(2) of such Section shall be modified so that any permitted non-~~residential use~~ in the ~~Manufacturing District~~ that is paired with such ~~Residence District~~ may be utilized to satisfy the ground floor ~~use~~ and depth requirements of Section 26-52 (Ground Floor Use and Depth Requirements). Where the ~~Residence District~~ designation is an R10X District, a tower may be provided in accordance with the provisions of Section 23-663. In addition, in all applicable districts, for ~~buildings~~ meeting the criteria set forth in paragraph (a) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), the height and setback provisions of paragraph (b) of Section 23-664 shall apply. Separate maximum ~~building~~ heights are set forth within Sections 23-662 and 23-664 for ~~Quality Housing buildings~~ with ~~qualifying ground floors~~ as well as for those with ~~non-qualifying ground floors~~. ~~In R8X Districts within Special Mixed Use District 2, the maximum building height for any development or enlargement that is not predominantly commercial, manufacturing, or a combination of commercial and manufacturing, shall be governed by the maximum building height and setback regulations applicable to an R8A District. For the purposes of this provision, "predominantly" shall mean at least 75 percent of the floor area of a building.~~

* * *

123-663

Special rules for certain districts in certain Special Mixed Use Districts

For zoning districts in certain Special Mixed Use Districts specified by this Section, the height and setback regulations of paragraphs (a) and (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations) shall be modified as follows:

- (a) In R8X Districts within Special Mixed Use District 2:
- (1) the maximum building height for any development or enlargement that is not predominantly commercial, manufacturing, or a combination of commercial and manufacturing, shall be governed by the underlying maximum building height and setback regulations applicable to an R8A

District. For the purposes of this provision, “predominantly” shall mean at least 75 percent of the #floor area# of a #building#; and

- (2) in Historic Districts designated by the Landmarks Preservation Commission, the maximum base height of a #street wall# may vary between the maximum base height of this Section, and the height of the #street wall# of an adjacent #building# before setback, if such height is higher than such maximum base height. For the purposes of this paragraph, a #building# situated directly across a #street# from a #development# shall be considered an adjacent #building#.
- (b) In R7-2 Districts within #Special Mixed Use District# 15:
- (1) a #building or other structure#, or portion thereof, located within 10 feet of a #wide street# or 15 feet of a #narrow street#, shall rise to a minimum height of 60 feet, and may rise to a maximum height of 85 feet;
- (2) at least 70 percent of the #aggregate width of street walls# shall be located on the #street line# and shall extend to the minimum base height of 60 feet or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line#; and
- (3) existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location provisions of this paragraph. Beyond 10 feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed a maximum #building# height of 135 feet. However, a #building or other structure# may exceed a height of 135 feet by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above 135 feet does not exceed 80 percent of the gross area of that #story# directly below it.
- (c) In R6A Districts within #Special Mixed Use District# 23, where such R6A District is paired with an M1-5 District, the underlying height and setback regulations applicable to an R7A District shall apply.

* * *

**123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED**

The Special Mixed Use District is mapped in the following areas:

* * *

#Special Mixed Use District# - 23 [date of adoption]
Ravenswood, Queens

The #Special Mixed Use District# - 23 is established in Northwest Ravenswood in Queens as indicated on the #zoning maps#.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

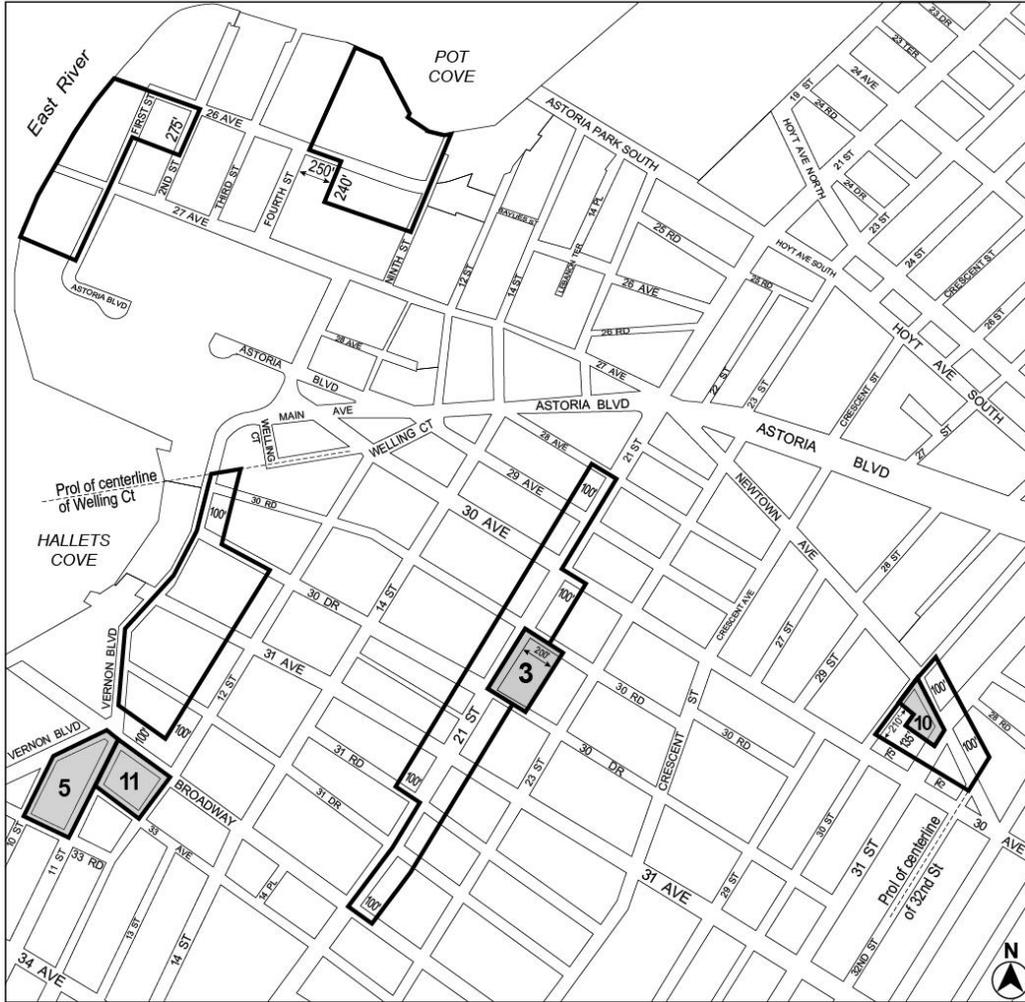
* * *

Queens Community District 1

* * *

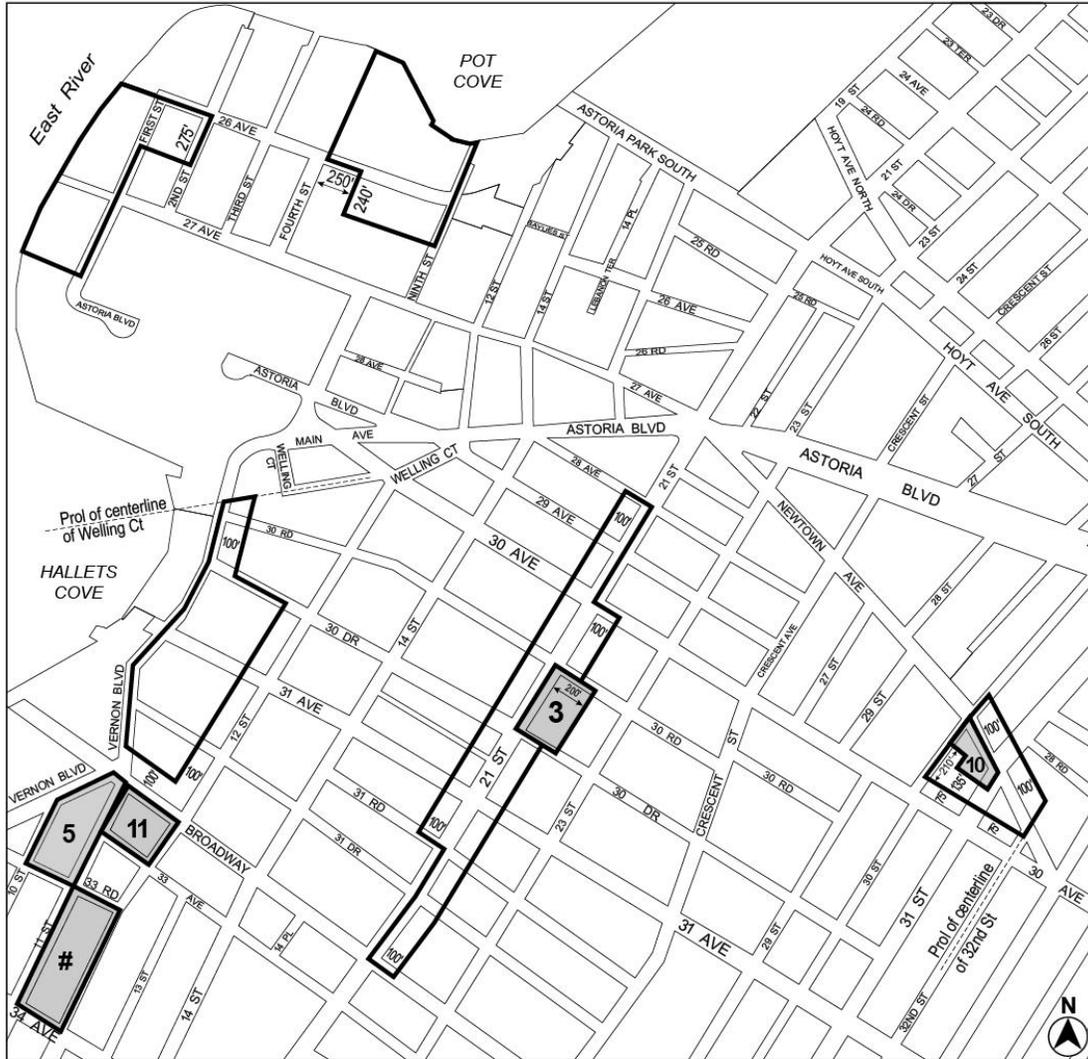
Map 1 – (10/17/19)-[date of adoption]

[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 3 – 10/31/18 MIH Program Option 1 and Option 2
 - Area 5 – 10/17/19 MIH Program Option 1
 - Area 10 – 6/17/21 MIH Program Option 1
 - Area 11 – 10/21/21 MIH Program Option 1

[PROPOSED MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
 - Area 3 – 10/31/18 MIH Program Option 1 and Option 2
 - Area 5 – 10/17/19 MIH Program Option 1
 - Area 10 – 6/17/21 MIH Program Option 1
 - Area 11 – 10/21/21 MIH Program Option 1
 - Area # – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Queens

* * *

Resolution for adoption scheduling May 11, 2022 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 6 & 7

EMS STATION 17 NEW FACILITY

No. 6

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.

(On March 16, 2022, Cal. No. 1, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 12, the hearing was closed.)

For consideration.

No. 7

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>.

(On March 16, 2022, Cal. No. 2, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 13, the hearing was closed.)

For consideration.

Nos. 8 & 9

1930 ADEE AVENUE REZONING

No. 8

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.

(On March 16, 2022, Cal. No. 3, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 14, the hearing was closed.)

For consideration.

No. 9

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

* * *

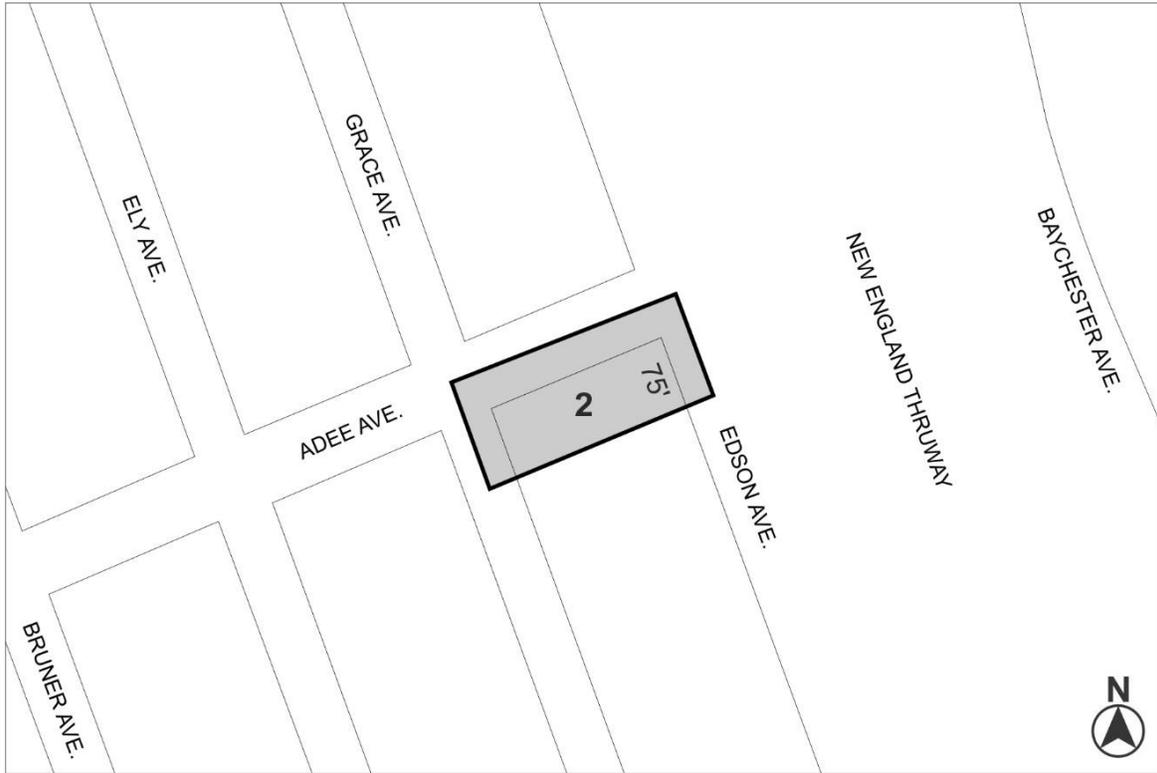
THE BRONX

* * *

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

* * *

(On March 16, 2022, Cal. No. 4, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 10

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.

(On March 16, 2022, Cal. No. 5, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 17, the hearing was closed.)

For consideration.

No. 11

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.

(On March 16, 2022, Cal. No. 6, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 16, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 12

415 EDGE GROVE AVENUE

CD 3

N 220301 RCR

IN THE MATTER OF an application submitted by Block 4403 Corp. for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 415 Edgegrove Avenue (Block 6281, Lots 53, 55 & 56, Tentative Lots 53, 56) within the Special South Richmond Development District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

Nos. 13 - 18

THE LIRIO – 806 9th AVENUE

No. 13

CD 4

C 220220 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. eliminating from within an existing R8 District a C1-5 District bounded by West 54th Street, a line 150 feet easterly of Ninth Avenue, a line midway between West 54th Street and West 53rd Street, a line 150 feet westerly of Eighth Avenue, West 53rd Street, a line 250 feet easterly of Ninth Avenue, a line 55 feet northerly of West 53rd Street, and Ninth Avenue; and
2. changing from an R8 District to a C6-2 District property bounded by West 54th Street, a line 150 feet westerly of Eighth Avenue, West 53rd Street, a line 250 feet easterly of Ninth Avenue, a line 55 feet northerly of West 53rd Street, and Ninth Avenue;

as shown on a diagram (for illustrative purposes only) dated January 3, 2022.

(On April 13, 2022, Cal. No. 1, the Commission scheduled April 27, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 4

N 220219 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation & 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 a special permit provision of Article IX, Chapter 6 (Special Clinton District).

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

**Chapter 6
Special Clinton District**

* * *

**96-10
PRESERVATION AREA**

* * *

**96-104
Height and setback regulations**

The underlying height and setback regulations shall not apply, except as set forth in Sections 23-62 or 33-42 (Permitted Obstructions), as applicable. In lieu thereof, the height and setback provisions of this Section shall apply. All height shall be measured from #curb level#.

* * *

~~However, the City Planning Commission, by special permit, may modify the special height and setback regulations set forth in this Section. In order to grant such special permit, the Commission shall find that the distribution of #bulk# permits adequate access of light and air to surrounding #streets# and properties and that the maximum height does not exceed 99 feet beyond 100 feet of a #wide street#, and 115 feet within 100 feet of a #wide street#.~~

~~The Commission may prescribe appropriate conditions and safeguards to protect and minimize any adverse effects on the character of the surrounding area.~~

* * *

96-112
Special permits

For #developments# or #enlargements# within the Preservation Area, or subject to the regulations of paragraph (a) of Section 96-31 (Special Regulations in R8 Districts), the City Planning Commission may allow, by special permit, the modifications set forth in paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

(a) The Commission may allow modifications to:

- (1) the special height and setback regulations set forth in Section 96-104 (Height and setback regulations), provided that the height of the #building# shall not exceed 115 feet within 100 feet of a #wide street#, and 99 feet beyond 100 feet of a #wide street#; and
- (2) the other applicable #bulk# regulations of this Resolution, except #floor area ratio#, for #buildings# that are located on a #zoning lot# that has an area of at least 40,000 square feet, occupies the frontage of a #wide street#, and contains existing public infrastructure.

(b) In order to grant such special permit, the Commission shall find that:

- (1) for height modifications to paragraph (a)(1) of this Section, the distribution of #bulk# permits adequate access to light and air to surrounding #streets# and properties;
- (2) for other #bulk# modifications:
 - (i) there are physical conditions, including the presence of existing #buildings or other structures#, public infrastructure, or topographical features, that create practical difficulties in complying with the #bulk# regulations that would adversely affect the #building# configuration or site plan;

- (ii) the proposed modifications will not unduly obstruct access to light and air to adjoining properties or #streets#;
- (iii) the proposed scale and placement of the #development# or #enlargement# relates harmoniously with the surrounding area; and
- (iv) the requested modification is reasonable in relation to the practical difficulties on the site or the public benefit derived from the #development# or #enlargement#.

The Commission may prescribe appropriate conditions and safeguards to protect and minimize any adverse effects on the character of the surrounding area.

**96-20
PERIMETER AREA**

* * *

(On April 13, 2022, Cal. No. 2, the Commission scheduled April 27, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 4

C 220221 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2* District, within the Special Clinton District (Preservation Area).

*Note: The site is proposed to be rezoned by changing existing R8 and R8/C1-5 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 220220 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020M0112>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

(On April 13, 2022, Cal. No. 3, the Commission scheduled April 27, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 4

C 220221A ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation & Development to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 96-112 of the Zoning Resolution to modify the lot coverage and usable landscaped open area requirements of Section 96-102 (Lot Coverage Regulations) and the height and setback requirements of Section 96-104 (Height and setback regulations), in connection with a proposed mixed-use development on property located at 806 Ninth Avenue (Block 1044, Lot 3), in a C6-2* District, within the Special Clinton District (Preservation Area).

*Note: The site is proposed to be rezoned by changing existing R8 and R8/C1-5 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 220220 ZMM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020M0112>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

(On April 13, 2022, Cal. No. 4, the Commission scheduled April 27, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 4

C 220223 PQM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 806 9th Avenue (Block 1044, Lot 3) to facilitate the expansion of Metropolitan Transportation Authority's New York City Transit operations.

(On April 13, 2022, Cal. No. 5, the Commission scheduled April 27, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 4

C 220222 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation & Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city owned property located at 806 9th Avenue (Block 1044, Lot 3), to facilitate a building containing approximately 111 affordable and supportive housing units, and community facility and retail space.

(On April 13, 2022, Cal. No. 6, the Commission scheduled April 27, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

Nos. 19 & 20

WETHEROLE STREET AND 67TH AVENUE REZONING

No. 19

CD 6

C 210375 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Novel Medicine, P.C. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 14a, changing from an R4B District to an R6A District property bounded by a line 100 feet northeasterly of Wetherole Street, 67th Avenue, Wetherole Street, and a line 175 feet northwesterly of 67th Avenue, as shown on a diagram (for illustrative purposes only) dated January 31, 2022, and subject to the conditions of CEQR Declaration E-649.

(On April 13, 2022, Cal. No. 7, the Commission scheduled April 27, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 6

N 210376 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Novel Medicine, P.C. 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**

* * *

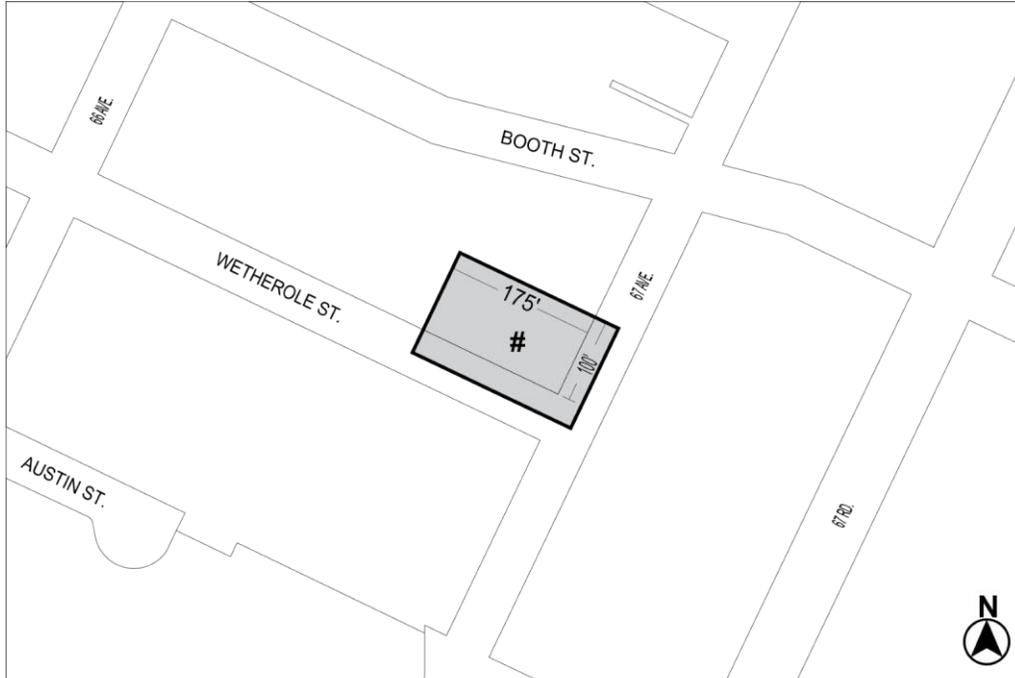
QUEENS

* * *

Queens Community District 6

* * *

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 6, Queens

* * *

(On April 13, 2022, Cal. No. 8, the Commission scheduled April 27, 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	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 PRESIDENTS DAY	24	25	26	27	28	29
30							
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 RAMADAN	4	5	6	7	8	9
	10 PALM SUNDAY	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15 GOOD FRIDAY	16 PASSOVER
	17	18	19	20	21	22	23
	24 EASTER	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2 IID - AL FITR	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 LABOR DAY	5	6 REVIEW SESSION	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
30	31						
NOVEMBER			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
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
DECEMBER					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 WINTER BREAK	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