

CITY PLANNING COMMISSION DISPOSITION SHEET

Remote Public Meeting:
Wednesday, May 11, 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			Theater Subdistrict Fund Contribution	Scheduled to be Heard on 5/25/2022
Supp. Cal. 1		CW	Proposed Commission Resolution Concerning Use of Videoconferencing to Conduct Commission Meetings	" "
2	C 200228 ZMX	12	4541 Furman Avenue Rezoning	Favorable Report Adopted
3	N 200229 ZRX	12	" "	" "
4	C 200335 ZMK	2	98 Third Avenue	" "
5	N 200336 ZRK	2	" "	" "
6	C 220174 ZSM	8	3 East 89 th Street	" "
7	C 220232 ZMQ	14	Resilient Edgemere	" "
8	N 220233 ZRQ	14	" "	" "
9	C 220235 PPQ	14	" "	" "
10	C 220236 HAQ	14	" "	" "
11	C 220237 HUQ	14	" "	Favorable Report Adopted as Modified
12	N 220279 ZCR	2	76 Westminster Court	Certification Approved
13	N 220264 RCR	3	284 Dewey Avenue	" "
14	N 220316 RCR	3	55 Hawley Avenue	" "
15	C 200317 ZMK	6	41 Summit Street Rezoning	Hearing Closed
16	N 220296 PXQ	6	NYPD Office Space - 6920-6930 Austin Street	" "

COMMISSION ATTENDANCE:		COMMISSION VOTING RECORD:													
Present (P) Absent (A)		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		2	3	4	5	6	7	8	9	10	11	12	13	14	
Daniel R. Garodnick Esq., Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	A														
David Burney	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Leah Goodridge	A														
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Larisa Ortiz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Raj Rampershad, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 12:10 PM

CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MAY 11, 2022

MEETING AT 10:00 A.M.

VIA NYC ENGAGE PORTAL



Eric Adams, Mayor
City of New York

[No. 9]

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/360398/1> 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 25, 2022 and will be held remotely via Zoom Webinar.

May 11, 2022

APPROVAL OF THE MINUTES OF the Public Meeting of April 27, 2022

**I. PUBLIC HEARING OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MAY 25, 2022
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

BOROUGH OF MANHATTAN

No. 1

THEATER SUBDISTRICT FUND CONTRIBUTION

(Proposed modification of Title 62 of the Rules of the City of New York pursuant to Sections 1043 and 191(b)(2) of the City Charter to facilitate the increase in the price per square foot of the amount to be contributed when development rights are transferred from theaters pursuant to Zoning Resolution Section 81-744.

PLEASE TAKE NOTICE that in accordance with Sections 1043 and 191(b)(2) of the New York City Charter, the New York City Department of City Planning (“City Planning”), proposes to amend rules within Section 3-10 of Subchapter C of Chapter 3 of Title 62 of the Rules of the City of New York:

This proposed rule was not included in the Department of City Planning’s regulatory agenda for this Fiscal Year because it was not contemplated when the Department of City Planning published the agenda.

The time and place of the hearing have been scheduled as follows:

DATE: May 25, 2022

TIME: 10:00 A.M.

In support of the City’s efforts to contain the spread of COVID-19, the City Planning Commission will hold this public hearing remotely. To join the meeting and comment, please visit NYC Engage at <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/360399/1> 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.

Any person in attendance at this hearing shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes. Each speaker shall be allotted a maximum of three (3) minutes.

Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided at the hearing are asked to notify Dominick Answini at the address set forth below, or by telephone at (212) 720-3676, by May 11, 2022. In addition, written statements may be submitted to City Planning at the address stated below, provided the comments are received by 5:00 P.M. on May 25, 2022:

New York City Department of City Planning
Office of the Counsel
120 Broadway, 31st Floor
New York, NY 10271
Attention: Dominick Answini

Written comments received and a tape recording of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt between the hours of 9:00 a.m. and 5:00 p.m. at the Freedom of Information Law Desk, 120 Broadway, 31st Floor, telephone number (212) 720-3454.

The purpose of the hearing is to provide the public with an opportunity to comment on the proposed rule set forth herein.

Title 62 of the Rules of the City of New York is amended to read as follows:

Chapter 3: Fees and Contributions

* * *

Subchapter C: Contributions

§ 3-10 Contributions to Theater Subdistrict Fund Pursuant to § 81-744 of the New York City Zoning Resolution.

Contributions to Theater Subdistrict Fund Pursuant to Section 81-744 of the New York City Zoning Resolution. Contributions to the Theater Subdistrict Fund pursuant to Section 81-744 of the New York City Zoning Resolution shall be made in an amount equal to [\$17.60] \$24.65 per square foot of floor area transferred.

Resolution for adoption scheduling May 25, 2022 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX**Nos. 2 & 3*****4541 FURMAN AVENUE REZONING*****No. 2****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.

(On March 30, 2022, Cal. No. 1, the Commission scheduled April 13, 2022 for a public hearing. On April 13, 2022, Cal. No. 28, the hearing was closed.)

For consideration.

No. 3**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

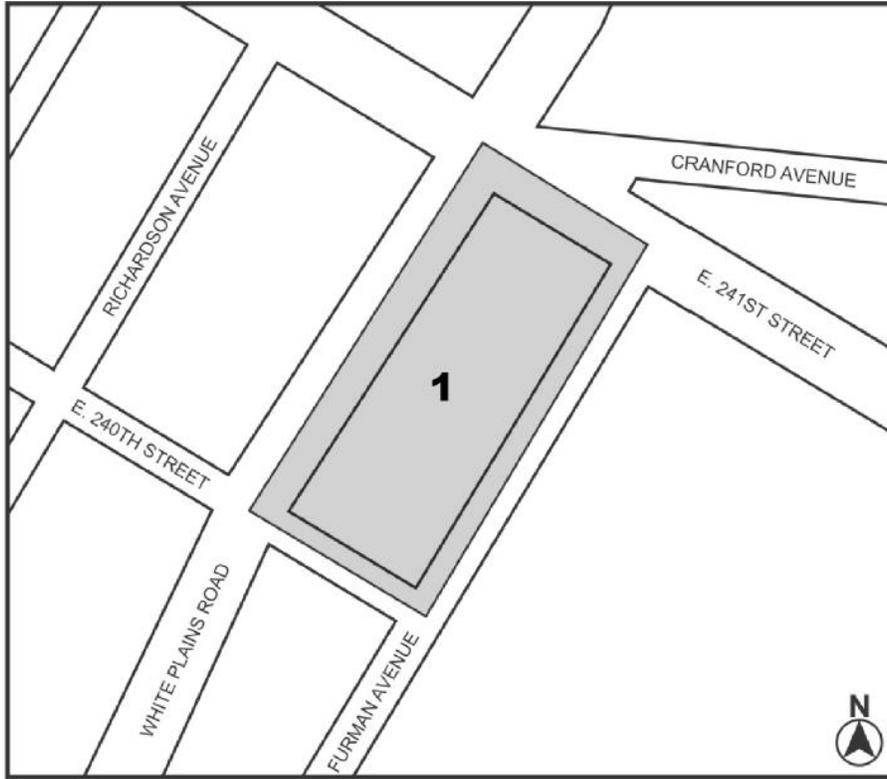
* * *

The Bronx Community District 12

* * *

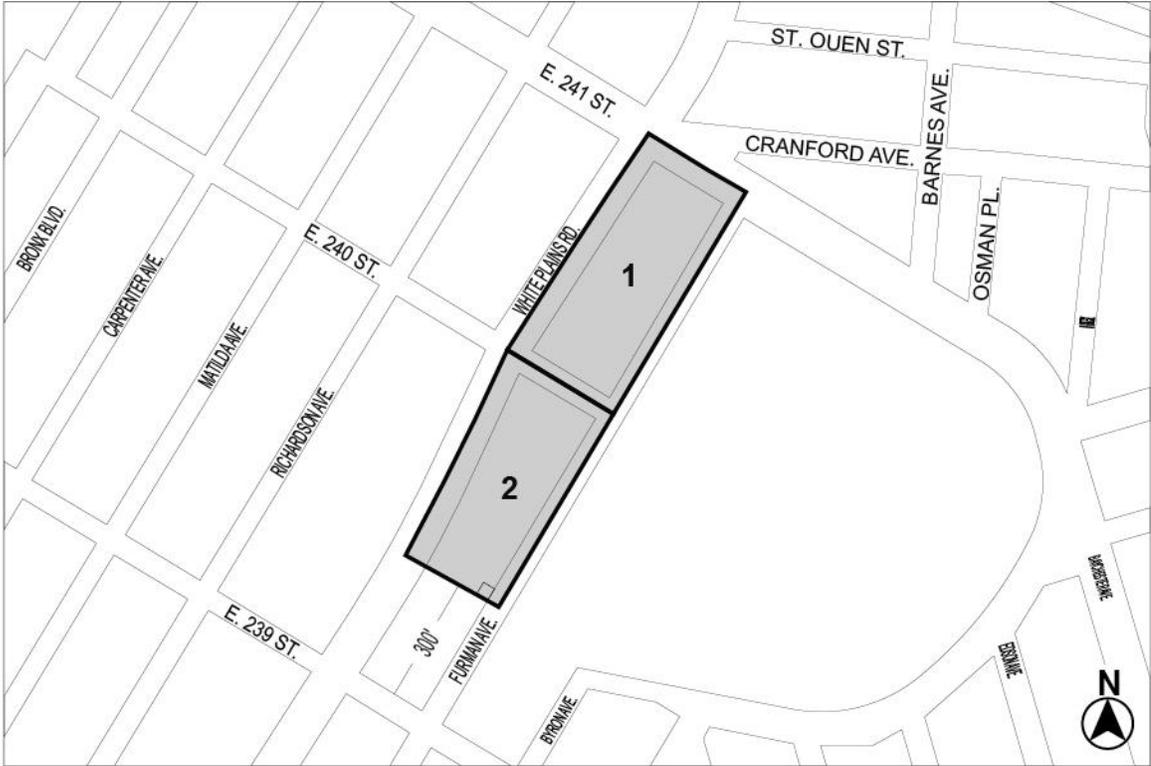
Map 1 – [date of adoption]

[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]

BOROUGH OF BROOKLYN

Nos. 4 & 5

98 THIRD AVENUE

No. 4

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.

(On March 30, 2022, Cal. No. 3, the Commission scheduled April 13, 2022 for a public hearing. On April 13, 2022, Cal. No. 25, the hearing was closed.)

For consideration.

No. 5

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

* * *

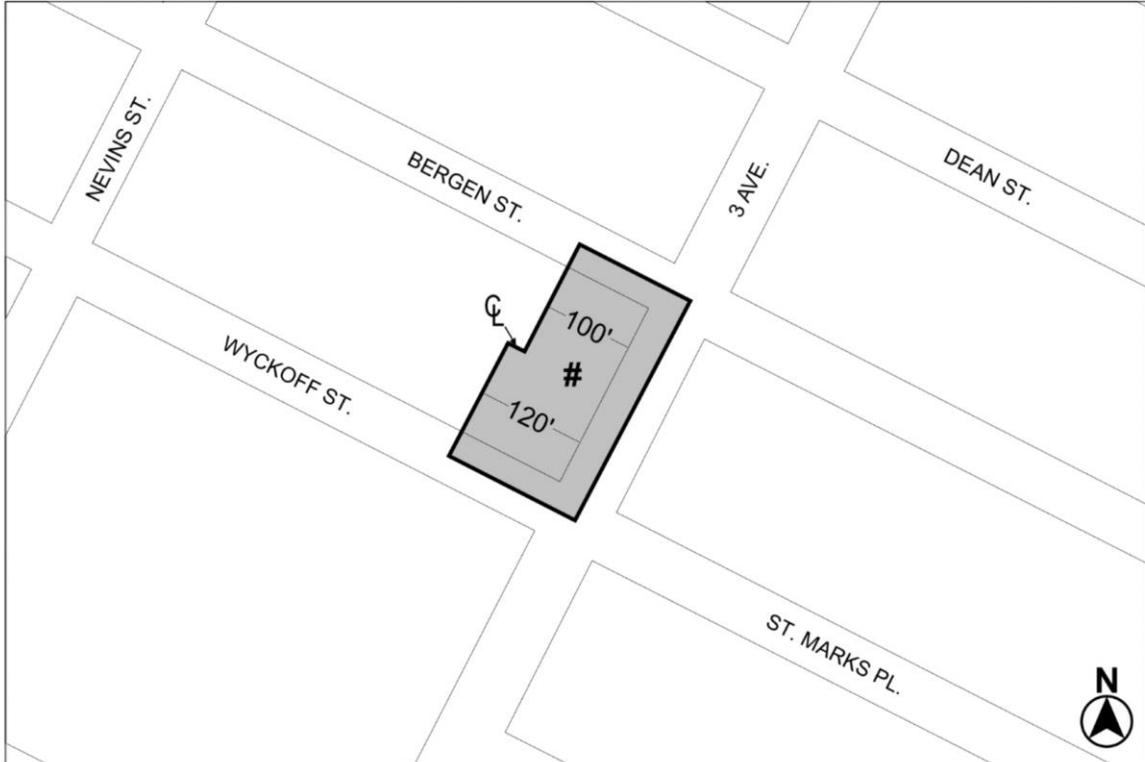
BROOKLYN

* * *

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

* * *

(On March 30, 2022, Cal. No. 4, the Commission scheduled April 13, 2022 for a public hearing.
On April 13, 2022, Cal. No. 26, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 6

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.

(On March 30, 2022, Cal. No. 5, the Commission scheduled April 13, 2022 for a public hearing. On April 13, 2022, Cal. No. 27, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 7 – 11

RESILIENT EDGEMERE

No. 7

CD 14

C 220232 ZMQ

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

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

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

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

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

(On March 16, 2022, Cal. No. 7, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 18, the hearing was closed.)

For consideration.

No. 8

CD 14

N 220233 ZRQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Edgemere Special Coastal Risk District, and modifying APPENDIX F to establish Mandatory Inclusionary Housing areas.

Matter underlined is new, to be added;

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

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

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

* * *

**ARTICLE XIII
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 7
Special Coastal Risk District (CR)**

* * *

**137-10
GENERAL PROVISIONS**

* * *

**137-11
District Plan and Maps**

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

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

137-12**Applicability of Special Regulations**

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

SPECIAL REGULATIONS

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

137-20**SPECIAL USE REGULATIONS**

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

**137-21
Residential Use**

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

- (a) In #Special Coastal Risk Districts# 1 and 3, #residential uses# shall be limited to #single-family detached residences#.
- (b) In #Special Coastal Risk District# 2, #residential uses# shall be limited to #single-# or #two-family detached residences#.
- (c) In #Special Coastal Risk District# 4, #residential uses# shall be permitted as follows:
 - ~~(a)~~ (1) for #zoning lots# with a #lot area# of less than 3,000 square feet, #residential uses# shall be limited to #detached# or #semi-detached single-family residences#; and
 - ~~(b)~~ (2) for #zoning lots# with a #lot area# of 3,000 square feet or more, #residential uses# shall be limited to #detached# or #semi-detached# #single-# or #two-family residences#.
- (d) In #Special Coastal Risk District# 5, #residential uses# shall be permitted as follows:
 - (1) in R3A and C3A Districts, #residential uses# shall be limited to #single-family detached residences#; and
 - (2) in R4-1 Districts:
 - (i) for #zoning lots# with a #lot width# of less than 25 feet, #residential uses# shall be limited to #single-family detached residences#; and
 - (ii) for #zoning lots# with a #lot width# of 25 feet or more, #residential uses# shall be limited to #single-# or #two-family detached residences#.

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

**137-22
Community Facility Use**

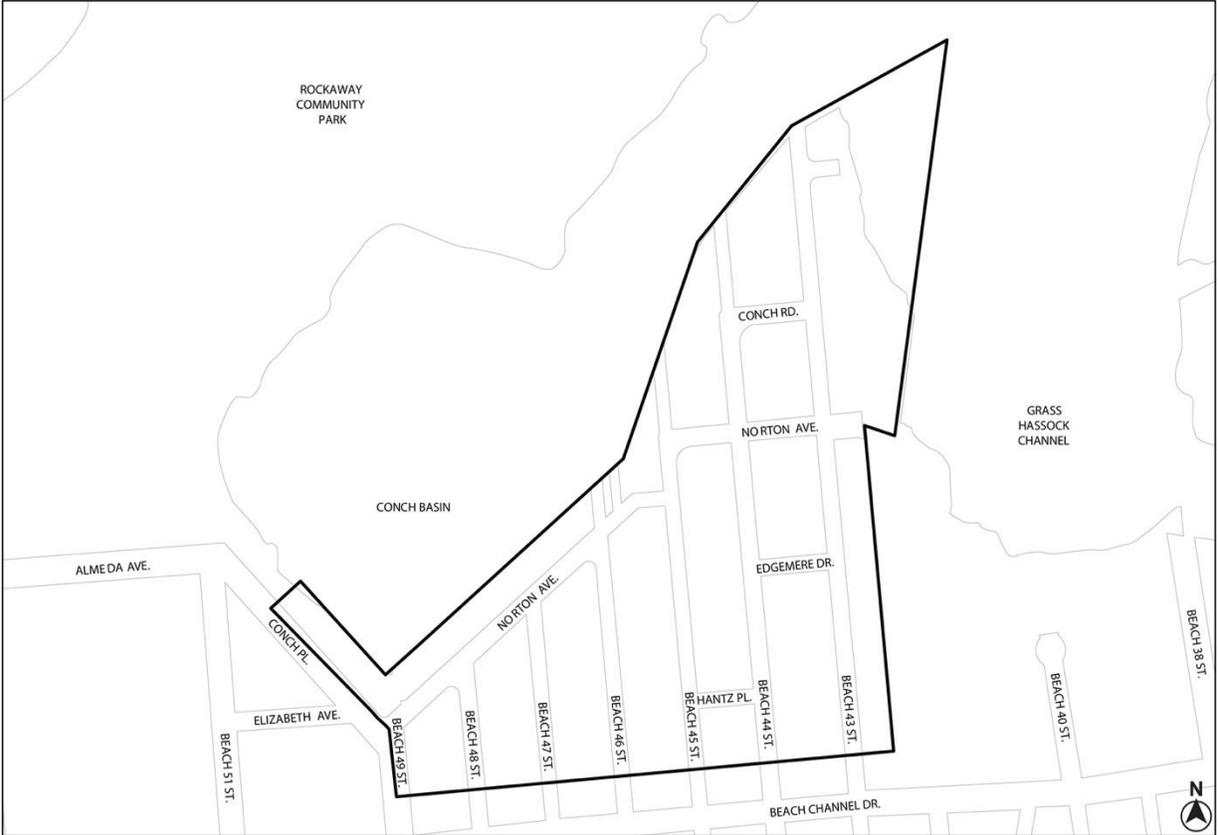
* * *

APPENDIX
Special Coastal Risk District Plan

* * *

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

[PROPOSED MAP]



□ District boundary

* * *

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

* * *

APPENDIX F

QUEENS

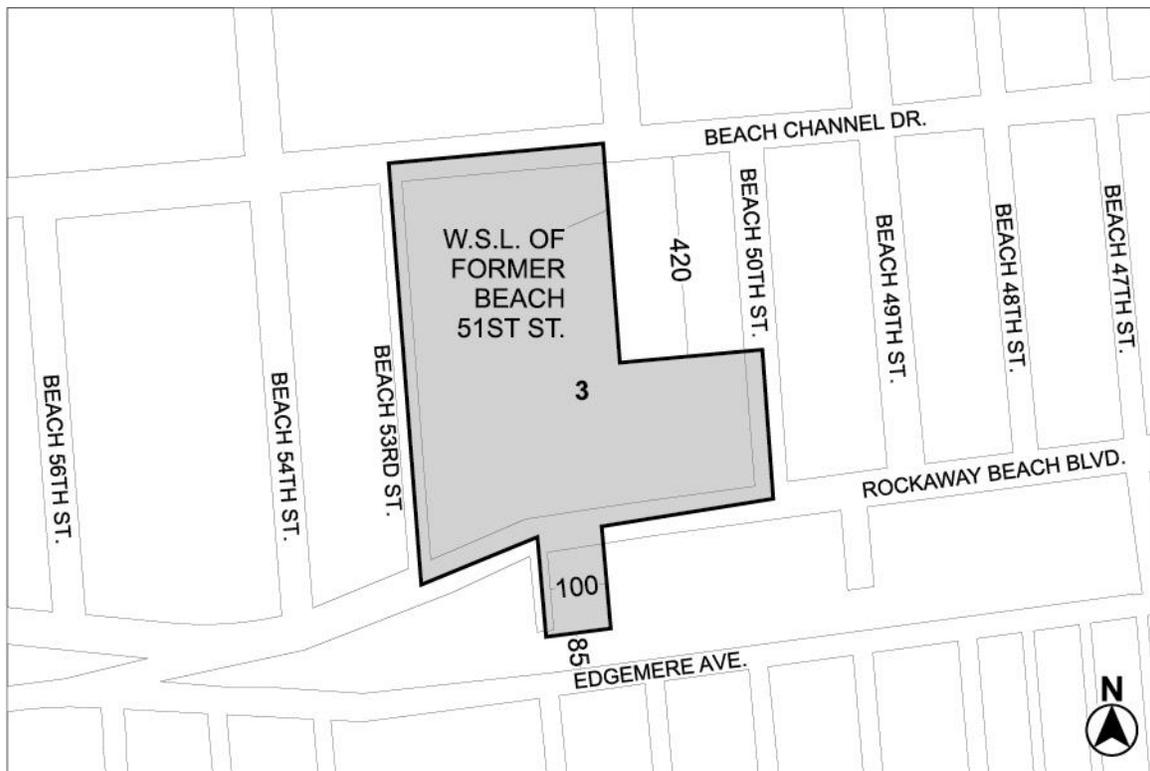
* * *

Queens Community District 14

* * *

Map 3 – (11/14/19) [date of adoption]

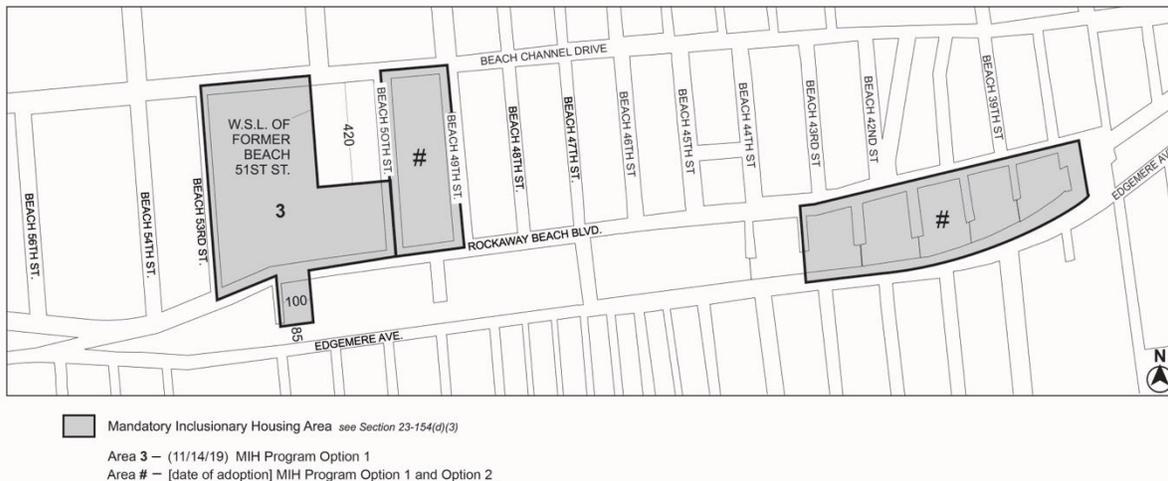
[EXISTING MAP]



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

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

[PROPOSED MAP]



Portion of Community District 14, Queens

* * *

(On March 16, 2022, Cal. No. 8, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 19, the hearing was closed.)

For consideration.

No. 9

CD 14

C 220235 PPQ

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

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

Address	Block	Lot
BEACH 36 STREET	15953	47
443 BEACH 36 STREET	15953	50
433 BEACH 36 STREET	15953	54
431 BEACH 36 STREET	15953	56

320 BEACH 37 STREET	15826	5	427 BEACH 36 STREET	15953	58
324 BEACH 37 STREET	15826	6	425 BEACH 36 STREET	15953	59
326 BEACH 37 STREET	15826	8	425 BEACH 36 STREET	15953	60
330 BEACH 37 STREET	15826	9	419 BEACH 36 STREET	15953	61
332 BEACH 37 STREET	15826	11	415 BEACH 36 STREET	15953	62
331 BEACH 36 STREET	15826	12	413 BEACH 36 STREET	15953	64
329 BEACH 36 STREET	15826	13	409 BEACH 36 STREET	15953	66
325 BEACH 36 STREET	15826	15	407 BEACH 36 STREET	15953	68
323 BEACH 36 STREET	15826	16	403 BEACH 36 STREET	15953	70
319 BEACH 36 STREET	15826	17	428 BEACH 37 STREET	15953	114
317 BEACH 36 STREET	15826	18	418 BEACH 38 STREET	15954	10
ROCKAWAY BEACH BLVD	15826	31	424 BEACH 38 STREET	15954	13
3-14 BEACH 39 STREET	15828	7	434 BEACH 38 STREET	15954	18
3-18 BEACH 39 STREET	15828	9	440 BEACH 38 STREET	15954	20
3-20 BEACH 39 STREET	15828	11	442 BEACH 38 STREET	15954	23
3-24 BEACH 39 STREET	15828	13	BEACH 38 STREET	15954	25
3-26 BEACH 39 STREET	15828	15	BEACH 38 STREET	15954	27
3-30 BEACH 39 STREET	15828	17	BEACH 38 STREET	15954	28
3-36 BEACH 39 STREET	15828	18	BEACH 38 STREET	15954	30
3-38 BEACH 39 STREET	15828	21	BEACH 38 STREET	15954	31
38-19 BEACH CHANNEL DRIVE	15828	26	BEACH 38 STREET	15954	33
333 BEACH 38 STREET	15828	37	461 BEACH 37 STREET	15954	51
331 BEACH 38 STREET	15828	40	BEACH 37 STREET	15954	56
311 BEACH 38 STREET	15828	50	443 BEACH 37 STREET	15954	60
309 BEACH 38 STREET	15828	51	435 BEACH 37 STREET	15954	63
305 BEACH 38 STREET	15828	52	433 BEACH 37 STREET	15954	65
303 BEACH 38 STREET	15828	53	429 BEACH 37 STREET	15954	67
3-32 BEACH 39 STREET	15828	117	427 BEACH 37 STREET	15954	68
327 BEACH 38 STREET	15828	140	419 BEACH 37 STREET	15954	72
ROCKAWAY BEACH BLVD	15829	1	415 BEACH 37 STREET	15954	74
ROCKAWAY BEACH BLVD	15829	2	413 BEACH 37 STREET	15954	75
ROCKAWAY BEACH BLVD	15829	6	411 BEACH 37 STREET	15954	77
ROCKAWAY BEACH BLVD	15829	8	409 BEACH 37 STREET	15954	79
ROCKAWAY BEACH BLVD	15829	9	405 BEACH 37 STREET	15954	81
306 BEACH 40 STREET	15829	11	403 BEACH 37 STREET	15954	82

310 BEACH 40 STREET	15829	13	37-10 BEACH CHANNEL DRIVE	15954	83
BEACH 40 STREET	15829	15	37-12 BEACH CHANNEL DRIVE	15954	84
330 BEACH 40 STREET	15829	21	37-16 BEACH CHANNEL DRIVE	15954	85
332 BEACH 40 STREET	15829	22	37-18 BEACH CHANNEL DRIVE	15954	86
340 BEACH 40 STREET	15829	25	37-20 BEACH CHANNEL DRIVE	15954	87
342 BEACH 40 STREET	15829	26	BEACH 38 STREET	15954	131
346 BEACH 40 STREET	15829	32	BEACH 43 STREET	15960	3
348 BEACH 40 STREET	15829	33	404 BEACH 43 STREET	15960	4
350 BEACH 40 STREET	15829	34	408 BEACH 43 STREET	15960	7
3-43 BEACH 39 STREET	15829	35	410 BEACH 43 STREET	15960	8
3-41 BEACH 39 STREET	15829	36	420 BEACH 43 STREET	15960	15
3-37 BEACH 39 STREET	15829	37	422 BEACH 43 STREET	15960	16
3-35 BEACH 39 STREET	15829	38	424 BEACH 43 STREET	15960	17
3-31 BEACH 39 STREET	15829	47	BEACH 43 STREET	15960	18
3-27 BEACH 39 STREET	15829	49	430 BEACH 43 STREET	15960	20
3-23 BEACH 39 STREET	15829	51	BEACH 43 STREET	15960	21
BEACH 39 STREET	15829	52	434 BEACH 43 STREET	15960	22
BEACH 39 STREET	15829	54	436 BEACH 43 STREET	15960	23
BEACH 39 STREET	15829	58	438 BEACH 43 STREET	15960	24
336 BEACH 40 STREET	15829	123	BEACH 43 STREET	15960	28
40-16 ROCKAWAY BEACH BLVD	15830	8	BEACH 43 STREET	15960	29
40-18 ROCKAWAY BEACH BLVD	15830	10	BEACH 43 STREET	15960	30
3-18 BEACH 41 STREET	15830	18	462 BEACH 43 STREET	15960	34
3-20 BEACH 41 STREET	15830	20	464 BEACH 43 STREET	15960	35
3-24 BEACH 41 STREET	15830	21	466 BEACH 43 STREET	15960	37
3-26 BEACH 41 STREET	15830	22	472 BEACH 43 STREET	15960	39
3-30 BEACH 41 STREET	15830	24	476 BEACH 43 STREET	15960	41
3-32 BEACH 41 STREET	15830	25	478 BEACH 43 STREET	15960	42
3-36 BEACH 41 STREET	15830	27	480 BEACH 43 STREET	15960	43
3-38 BEACH 41 STREET	15830	29	BEACH 43 STREET	15960	46
40-09 BEACH CHANNEL DRIVE	15830	32	BEACH 43 STREET	15960	48

40-07 BEACH CHANNEL DRIVE	15830	35
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
342 BEACH 42 STREET	15831	126

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
565 BEACH 43 STREET	15962	61

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
355 BEACH 43 STREET	15834	44

561 BEACH 43 STREET	15962	63
557 BEACH 43 STREET	15962	64
BEACH 43 STREET	15962	73
533 BEACH 43 STREET	15962	78
531 BEACH 43 STREET	15962	80
529 BEACH 43 STREET	15962	81
DELMORE COURT	15962	82
DELMORE COURT	15962	83
DELMORE COURT	15962	84
DELMORE COURT	15962	85
DELMORE COURT	15962	86
DELMORE COURT	15962	89
DELMORE COURT	15962	90
527 BEACH 43 STREET	15962	91
525 BEACH 43 STREET	15962	92
DELMORE COURT	15962	95
508 BEACH 44 STREET	15962	101
510 BEACH 44 STREET	15962	102
514 BEACH 44 STREET	15962	104
BEACH 43 STREET	15962	183
5 DELMORE COURT	15962	201
BEACH 45 STREET	15963	1
BEACH 44 STREET	15963	21
555 BEACH 44 STREET	15963	30
551 BEACH 44 STREET	15963	33
549 BEACH 44 STREET	15963	34
547 BEACH 44 STREET	15963	35
545 BEACH 44 STREET	15963	36
BEACH 44 STREET	15963	38
BEACH 44 STREET	15963	39
BEACH 44 STREET	15963	40
BEACH 44 STREET	15963	41
BEACH 44 STREET	15963	42

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 46 STREET	15837	9

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 44 STREET	15965	34

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
356 BEACH 47 STREET	15838	22

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
431 BEACH 43 STREET	15965	104

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
ROCKAWAY BEACH BLVD	15847	88

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
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		15968	
41-11 ROCKAWAY BEACH BLVD	15850	4	477 BEACH 45 STREET		72
BEACH 41 STREET	15850	6		15968	
ROCKAWAY BEACH BLVD	15851	33	475 BEACH 45 STREET		73
ROCKAWAY BEACH BLVD	15851	35	BEACH 45 STREET		74
ROCKAWAY BEACH BLVD	15851	40	BEACH 45 STREET	15968	79
ROCKAWAY BEACH BLVD	15851	42	463 BEACH 45 STREET	15968	80
			459 BEACH 45 STREET	15968	82
			457 BEACH 45 STREET	15968	83
			455 BEACH 45 STREET	15968	84

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
436 BEACH 37 STREET	15953	18

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
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. On March 30, 2022, Cal. No. 20, the hearing was closed.)

For consideration.

No. 10

CD 14

C 220236 HAQ

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at Rockaway Beach Boulevard (Block 15852, Lots 64, 68) ; (Block 15851, Lots 33, 35, 40, 42, 44, 58, 59) ; (Block 15850, Lot 6), (Block 15849 Lots 6, 8, 9, 10, 17, 18, 19, 20, 27, 28, 29); (Block 15848,

Lots 52, 54, 55, 57, 58, 60, 62, 63, 65, 67), (Block 15847, Lots 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89), the demapped roadbed of Beach 43rd Street between Blocks 15852 and 15851 and the demapped roadbed of Beach 39th Street between Blocks 15848 and 15849

- b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of approximately 1,222 residential housing units, and commercial, community facility and open space.

(On March 16, 2022, Cal. No. 10, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 21, the hearing was closed.)

For consideration.

No. 11

CD 14

C 220237 HUQ

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

(On March 16, 2022, Cal. No. 11, the Commission scheduled March 30, 2022 for a public hearing. On March 30, 2022, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 12

76 WESTMINSTER COURT

CD 2

N 220279 ZCR

IN THE MATTER OF an application submitted by Timmy Markoglu for the grant of certification of restoration plans pursuant to Section 105-45 of the Zoning Resolution for the unauthorized installation of a circular driveway at 73 Westminster Court (Block 878, Lot 90) within the Special Natural Area 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. 13

284 DEWEY AVENUE

CD 3

N 220264 RCR

IN THE MATTER OF an application submitted by Marco Savo for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate future subdivision of one existing zoning lot into two zoning lots (Block 5439, Tentative Lots 98 & 99) at 284 Dewey 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. 14

55 HAWLEY AVENUE

CD 3

N 220316 RCR

IN THE MATTER OF an application submitted by Margaret Sierp 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 55 Hawley Avenue (Block 6816, Existing Lot 23, Tentative Lots 23 and 25) 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 BROOKLYN

No. 15

41 SUMMIT STREET REZONING

CD 6

C 200317 ZMK

PUBLIC HEARING:

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.

(On April 27, 2022, Cal. No. 1, the Commission scheduled May 11, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 16

NYPD OFFICE SPACE – 6920 - 6930 AUSTIN STREET

CD 6

N 220296 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the New York Police Department, pursuant to Section 195 of the New York City Charter for use of property located at 6920-6930 Austin Street (Block 3234, p/o Lot 7501) (NYPD offices).

(On April 27, 2022, the Commission scheduled May 11, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 17 & 18

77 – 39 VLEIGH PLACE REZONING

No. 17

CD 8

C 210128 ZMQ

PUBLIC HEARING:

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.

(On April 27, 2022, Cal. No. 2, the Commission scheduled May 11, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 8

N 210129 ZRQ

PUBLIC HEARING:

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

* * *

(On April 27, 2022, Cal. No. 3, the Commission scheduled May 11, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 19 & 20

11TH STREET & 34TH AVENUE REZONING

No. 19

CD 1

C 210234 ZMQ

PUBLIC HEARING:

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.

(On April 27, 2022, Cal. No. 4, the Commission scheduled May 11, 2022 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 1

N 210235 ZRQ

PUBLIC HEARING:

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

(1) — 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

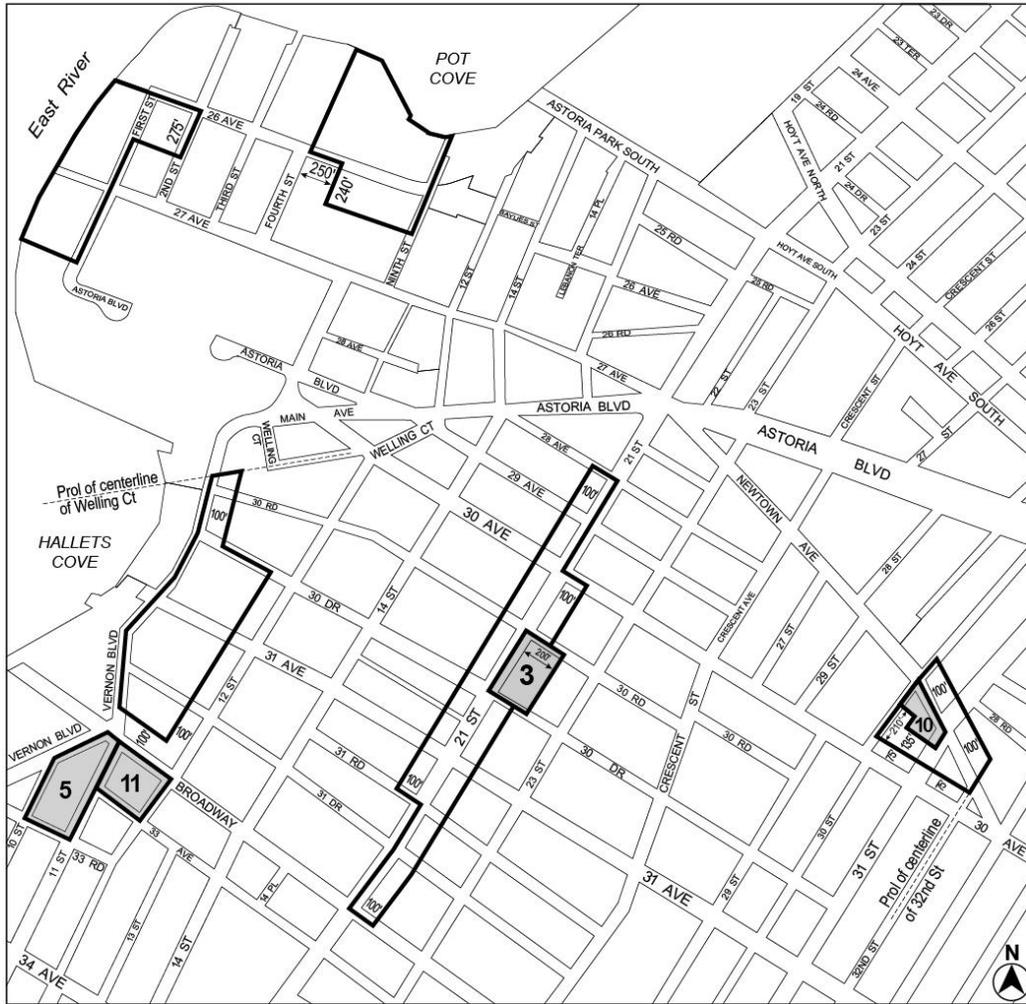
* * *

Queens Community District 1

* * *

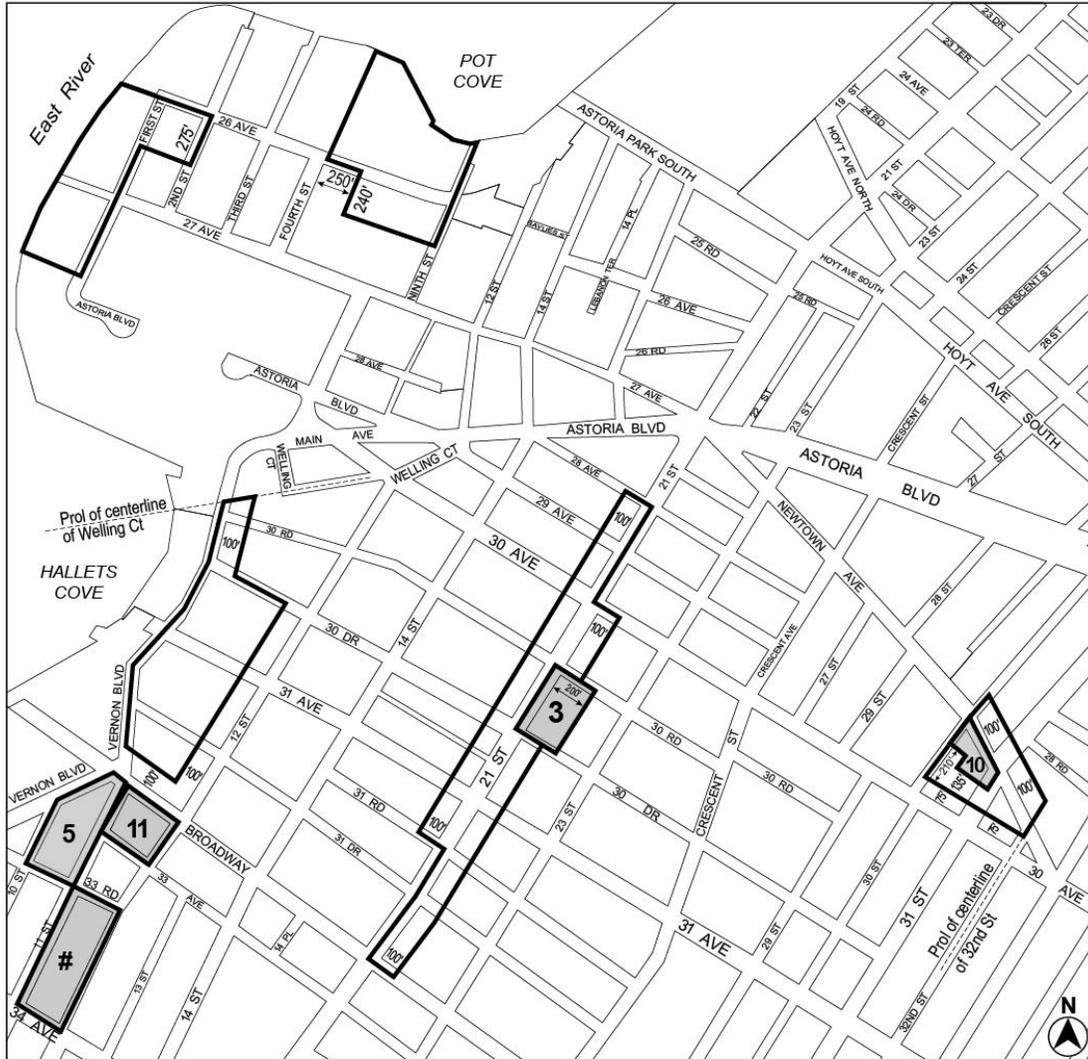
Map 1 – (10/17/19)-[date of adoption]

[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

* * *

(On April 27, 2022, Cal. No. 5, the Commission scheduled May 11, 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	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
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

**SUPPLEMENTAL
CITY PLANNING CALENDAR
of
The City of New York**

CITY PLANNING COMMISSION

WEDNESDAY, MAY 11, 2022

MEETING AT 10:00 A.M.

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 May 25, 2022 will be held remotely via Zoom Webinar.

May 11, 2022

**I. PUBLIC HEARING OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MAY 25, 2022
STARTING AT 10:00 A. M. VIA ZOOM WEBINAR**

CITYWIDE

No. 1

***PROPOSED COMMISSION RESOLUTION CONCERNING USE OF
VIDEOCONFERENCING TO CONDUCT COMMISSION MEETINGS***

IN THE MATTER OF a resolution to authorize the use of videoconferencing to conduct City Planning Commission meetings, as authorized by and in conformance with amendments to the New York State Open Meetings Law, Part WW of Chapter 56 of the Laws of 2022.

Proposed Resolution:

RESOLVED, by the City Planning Commission, that the use of videoconferencing to conduct Commission meetings is hereby authorized in conformance with the requirements of the New York State Open Meetings Law, including the following:

1. For all Commission meetings, a minimum of seven Commissioners, sufficient to constitute a quorum of the Commission, shall be present in a physical location or locations where the public can attend in person; and
2. If a quorum of Commissioners is physically present at a Commission meeting where the public can attend in person, a Commissioner may attend and participate in a Commission meeting by videoconference from any location and without providing access to members of the public to such location if such Commissioner is unable to attend the meeting in person due to extraordinary circumstances, which include but are not limited to, disability, illness, caregiving responsibilities, or any other significant or unexpected event which precludes the Commissioner's physical attendance at the meeting; and
3. Members of the public may view Commission meetings by video and may attend and, where public comment is authorized, participate in Commission meetings in person, by videoconference, or by any other remote means established by the Commission; and

4. The procedures for remote participation and attendance by the Commission and members of the public shall be posted on the Commission's website;

RESOLVED, that this Resolution shall take effect on June 9, 2022.

Resolution for adoption scheduling May 25, 2022 for a public hearing

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
	24	25	26	CPC PUBLIC MEETING	27	28	29
MAY	1	2	3	4	5	6	7
	8	9	10	CPC PUBLIC MEETING	11	12	13
	15	16	17	18	19	20	21
	22	23	24	CPC PUBLIC MEETING	25	26	27
	29	30	31				
JUNE				1	2	3	4
	5	6	7	CPC PUBLIC MEETING	8	9	10
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	CPC PUBLIC MEETING	29	30	
JULY						1	2
	3	4	5	6	7	8	9
	10	11	12	CPC PUBLIC MEETING	13	14	15
	17	18	19	20	21	22	23
	24	25	26	CPC PUBLIC MEETING	27	28	29
31							
AUGUST		1	2	3	4	5	6
	7	8	9	CPC PUBLIC MEETING	10	11	12
	14	15	16	17	18	19	20
	21	22	23	CPC PUBLIC MEETING	24	25	26
	28	29	30	31			
SEPTEMBER					1	2	3
	4	5	6	CPC PUBLIC MEETING	7	8	9
	11	12	13	14	15	16	17
	18	19	20	CPC PUBLIC MEETING	21	22	23
	25	26	27	28	29	30	
OCTOBER							1
	2	3	4	5	6	7	8
	9	10	11	CPC PUBLIC MEETING	12	13	14
	16	17	18	19	20	21	22
	23	24	25	CPC PUBLIC MEETING	26	27	28
30	31						
NOVEMBER			1	2	3	4	5
	6	7	8	CPC PUBLIC MEETING	9	10	11
	13	14	15	16	17	18	19
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