



February 18, 2026 / Calendar No. 6

C 250306 MMM

IN THE MATTER OF an application submitted by New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

1. the elimination, discontinuance, and closing of a portion of Allen Street between Delancey Street and Rivington Street; and
2. the establishment of a park along Allen Street between Delancey Street and Rivington Street; and
3. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 3, Borough of Manhattan, accordance with Map No. 30273 dated September 9, 2025 and signed by the Borough President.

This application for an amendment to the City Map (C 250306 MMM) was filed by the New York City Department of Parks and Recreation (DPR) on May 28, 2025. The proposed amendment would eliminate, discontinue, and close a portion of Allen Street between Delancey Street and Rivington Street on the Lower East Side of Manhattan, Community District 3, and would establish this newly eliminated area as a park. A related application, (N 250307 ZRM), would additionally propose a zoning text amendment to preserve existing street-width derived zoning regulations along this block of Allen Street.

RELATED ACTIONS

In addition to the proposed City Map change (C 250306 MMM) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application:

N 250307 ZRM Modifications to Wide Street Definitions (ZR 12-10).

BACKGROUND

The DPR is proposing an amendment to the City Map to eliminate, discontinue, and close of a portion of Allen Street between Delancey Street and Rivington Street. The affected area consists of an existing landscaped mall with a shuttered restroom. The proposed action would designate the eliminated portion of Allen Street as a park, thereby transferring full site control to DPR and enabling the agency to manage and enhance the space.

The project area consists of an existing mall measuring approximately 9,300 square feet in the right-of-way of Allen Street between Delancey and Rivington Streets. It is located within C4-4A and C6-2A zoning districts, characterized by mixed-use, medium- to high-rise residential buildings with ground floor commercial uses such as eateries, small boutiques, and personal service establishments. The project area is served by the F, M, J, and Z trains as well as multiple bus lines. Both Allen Street and Delancey Street feature dedicated bus lanes and painted bike lanes. To control pedestrian circulation, access to the mall is limited by iron picket fences that run parallel to the vehicular travel lanes. The only existing access point within the mall is at the intersection of Allen and Rivington Streets.

To help facilitate DPR's management of the space, the Department of Finance has assigned Block 415, Lot 15 to the mall on this block of Allen Street. Despite this tax lot, this section of Allen Street is mapped at 138 feet. The mall bifurcates the north and southbound lanes of Allen Street, limiting the total width of the travel lanes on either side of the mall to 44 feet. The east and west sides of Allen Street each have an additional 12 to 13 feet of mapped right-of-way used as sidewalks.

In total, the malls along Allen Street are divided into nine sections between East Houston and East Broadway and are approximately 1.6 acres combined. They were constructed under the supervision of the Office of the Borough President in the mid-1920s. In the 1930's, the Borough President was also responsible for siting the 1,075 square foot restroom within the project area.

DPR maintains landscaped properties within the street right-of-way throughout the City. However, none of these sites have buildings that DPR is responsible for maintaining and none

are concessioned. Per an agreement with then-Manhattan Borough President, DPR has operational and maintenance jurisdiction over the project site, but DOT maintains underlying jurisdiction over the mapped street, complicating the potential implementation of a concession as the two agencies have differing concession rules. As such, DPR proposes to map the mall as a public park to give DPR exclusive control of the site, including managing how to repurpose the shuttered restroom to meet the best interests of the community.

In addition, because the project area is established within the mid-portion of Allen Street, mapping it as parkland would change Allen Street's zoning classification from a wide street (75 feet wide or greater) to two 56-foot-wide narrow streets separated by park. This would in turn change setback regulations for lots along the block. A zoning text amendment (N 250307 ZRM) is proposed to maintain the current zoning regulations for the lots fronting on Allen Street. The proposed zoning text amendment would change the definition for a wide street in Section 12-10 of the New York City Zoning Resolution to provide that in Community District 3 in the Borough of Manhattan, the roadways of Allen Street between Delancey and Rivington Streets, which would be separated by mapped public park as a result of this application's successful approval, shall be considered as wide street.

ENVIRONMENTAL REVIEW

This application (C 250306 MMM), in conjunction with a related application for a zoning text amendment (N 250307 ZRM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is DPR. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 250306 MMM) was certified as complete by the Department of City Planning on December 1, 2025 and was duly referred to Manhattan Community Board 3 and

the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 250307 ZRM), which was duly referred in accordance with the procedures for non-Uniform Land Use Review Procedure (ULURP) matters.

Community Board Public Hearing

Manhattan Community Board 3 held a public hearing on this application (C 250306 MMM), in conjunction with a related application for a zoning text amendment (N 250307 ZRM), on December 11, 2025. On December 18, 2025, by a vote of 31 in favor, none opposed, and none abstaining, Manhattan Community Board 3 adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 250306 MMM), in conjunction with a related application for a zoning text amendment (N 250307 ZRM), was considered by the Brooklyn Borough President, who, on January 16, 2026, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On January 7, 2026 (Calendar No. 1), the CPC scheduled January 21, 2026, for a public hearing on this application (C 250306 MMM) in conjunction with a related application for a zoning text amendment (N 250307 ZRM). The hearing was duly held on January 21, 2026 (Calendar No. 7).

A representative of the applicant spoke in favor of the application and provided a summary of the application and rationale for the requested actions. The representative confirmed that, absent the proposed zoning text amendment (N 250307 ZRM), the demapping of the mall would cause Allen Street to be considered as two parallel narrow streets for zoning purposes. The representative clarified that the restroom facility is under DPR jurisdiction, but in order to operate the facility and a concession there, they will need jurisdiction over the mall as well, hence the application for a City Map change. Additionally, the representative explained that a Request for Proposals (RFP) for the proposed concession is forthcoming and that a public restroom is proposed to be included. There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a City Map amendment (C 250306 MMM), in conjunction with the related application for a zoning text amendment (N 250307 ZRM), is appropriate.

The Commission recognizes that the proposed City Map amendment, demapping the Allen Street Mall as a street and re-mapping it as a park, would allow DPR full jurisdiction over the site. Additionally, the Commission recognizes that this solution to jurisdictional authority was deemed by DOT and DPR to be the best way to facilitate a concession on the mall, including the renovation and operation of the public restroom by the recipient of said concession.

The Commission notes that this proposed demapping would not necessitate or facilitate any change to vehicular, transit, bicycle, pedestrian, or emergency access along the block, nor would it involve any reconfigurations of lanes within the roadbed.

Additionally, the Commission recognizes that the proposed zoning text amendment (N 250307 ZRM) would maintain the status quo regarding zoning regulations, such as setback requirements, that are dependent on the classification of street (wide or narrow) that the adjacent properties front upon. The Commission further notes that, without the zoning text amendment (N 250307 ZRM), at least one property would become non-complying with bulk regulations. These regulations are intended to preserve light and air, and no development that would limit light and air is proposed or expected within the area proposed to be demapped.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of property related thereto to be appropriate, adopts the following resolution:

RESOLVED, that the action described herein is classified as Type II (6 NYCRR Part 617, Section 617.5(c)(X)) and not subject to review pursuant to State Environmental Quality Review and City Environmental Quality Review; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 250306 MMM) for an amendment to the City Map involving:

1. the elimination, discontinuance, and closing of a portion of Allen Street between Delancey Street and Rivington Street; and
2. the establishment of a park along Allen Street between Delancey Street and Rivington Street; and
3. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 3, Borough of Manhattan, accordance with Map No. ACC 30273 dated September 9, 2025 and signed by the Borough President is hereby approved; and be it further

RESOLVED, that pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED, that, pursuant to Section 5-433 of the New York Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. ACC 30273 dated September 9, 2025, providing for the elimination, discontinuance and closing of a portion of Allen Street between Delancey Street and Rivington Street; particularly described as follows:

DISCONTINUING AND CLOSING OF A PORTION OF ALLEN STREET, BOROUGH OF MANHATTAN, AS SHOWN ON THE CITY OF NEW YORK OFFICE OF THE BOROUGH PRESIDENT OF MANHATTAN MAP NO. ACC 30273, DATED SEPTEMBER 9, 2025:

Starting at a point 56 feet east of the intersection of the northerly street line of Delancey Street and the westerly street line of Allen Street along the easterly prolongation of the northerly street line of Delancey Street and running 72.81 feet in a northerly direction along a course that makes an interior angle to the right of 90 degrees, 39 minutes, and 26 seconds with the prolongation of the northerly street line of Delancey Street, thence;

- a. running 39.83 feet along a course that makes an interior angle of 178 degrees, 26 minutes, and 20 seconds to the right of the previous course, thence;
- b. running 283.77 feet along a course that makes an exterior angle of 178 degrees, 34 minutes, 12 seconds to the left of the previous course, thence;
- c. running 3.53 feet along a curve to the right, with a radius of 11.78 feet, said curve having an interior angle of 178 degrees, 42 minutes, and 26 seconds, thence;
- d. running 21.31 feet along a course that makes an interior angle of 106 degrees, 58 minutes, 20 seconds to the right of the previous course, thence;
- e. running 3.93 feet along a curve to the right with a radius of 11.98 feet with an interior angle of 173 degrees, 58 minutes, and 36 seconds that makes an interior angle of 106 degrees, 13 minutes, and 54 seconds to the right of the previous course, thence;
- f. running 294.07 feet along the established course, thence;
- g. running 20.10 feet along a course that makes an exterior angle of 179 degrees, 13 minutes, and 41 seconds to the left of the previous course, thence;
- h. running 82.54 feet along a course that makes an interior angle of 178 degrees, 8 minutes, and 54 seconds to the right of the previous course, thence;
- i. running 25.07 feet along a course that makes an interior angle to the right of the previous course of 89 degrees, 23 minutes, and 0 seconds to the point or place of beginning;

The area described above consisting of 9,344.33 square feet, and be it further

RESOLVED, that, pursuant to subdivision 1a of Section 5-433 of the New York City Administrative Code, public utility facilities within the subsurface of the streets cited herein which are to be discontinued and closed by this action may be maintained in place or relocated within such subsurface by the public utility, so that such maintenance in place or relocation of such facilities is consistent with the proposed use of the closed portion or portions of such subsurface, and the requirements of other facilities located therein;

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 30273 dated September 9, 2025 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and
- b. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 250306 MMM), duly adopted by the City Planning Commission on February 18, 2026 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO III, Esq.,
JOSEPH I. DOUEK, RASMIA KIRMANI FRYE, DAVID GOLD, Esq.,
LEAH GOODRIDGE, Esq., RAJU MANN, JUAN CAMILO OSORIO, Ph.D.,
RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Allen Street Mall Demapping	
Applicant: DPR - Department of Parks & Recreation NYC	Applicant's Primary Contact: Antonios Michelakis
Application # 250306MMM	Borough:
CEQR Number:	Validated Community Districts: M03

Docket Description:
 IN THE MATTER OF an application submitted by New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: 1. the elimination, discontinuance, and closing portions of Allen Street north of Delancey Street and south of Rivington Street; and2. the establishment of a park at Allen Street north of Delancey Street and south of Rivington Street; and3. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 3, Borough of Manhattan, accordance with Map No. 30273 dated September 9, 2025 and signed by the Borough President.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 31	# Against: 0	# Abstaining: 0	Total members appointed to the board: 31
Date of Vote: 12/18/2025 12:00 AM		Vote Location: PS 20	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 12/11/2025 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	30 Delancey Street

CONSIDERATION: See uploaded resolution.		
Recommendation submitted by	MN CB3	Date: 12/19/2025 1:50 PM

ULURP 250306 MMM for the city map change to demap part of Allen Street and map parkland, and N 250307 ZRM for the accompanying text amendment to preserve Allen Street as a "wide" street for zoning purposes

VOTE: TITLE: To Support City Map Amendment (C 250306 MMM) and Zoning Text Amendment (N250307 ZRM)

WHEREAS, the New York City Department of Parks and Recreation (Parks) has submitted an application to eliminate, discontinue and close a portion of Allen Street between Delancey Street and Rivington Street and map this area as parkland, consisting of an existing landscaped mall of approximately 9,300 square feet with a long-shuttered restroom facility; and

WHEREAS, since 1929 Parks has maintained the Allen Street malls under an agreement with the Manhattan Borough President, and since 1938 Parks has held jurisdiction over the restroom building, which has remained closed since the 1950s; and

WHEREAS, Community Board 3 has repeatedly called on Parks to reactivate and repurpose this restroom structure for community benefit, and both DOT and Parks have determined that demapping this section of Allen Street and mapping it as parkland is necessary for Parks to gain full site control and manage a potential concession without operational impediments associated with a mapped street right-of-way; and

WHEREAS, the project area is currently mapped at 138 feet wide, defined as a "wide street" under the Zoning Resolution, but the proposed map change would create two narrow streets of approximately 56–57 feet each, thereby necessitating a zoning text amendment to preserve the existing zoning regulations for lots fronting Allen Street in this area; and

WHEREAS, the accompanying Zoning Text Amendment (ZR 12-10) would modify the definition of a wide street to ensure that the two remaining roadways of Allen Street between Delancey and Rivington Streets are each treated as wide streets for zoning purposes, preventing unintended changes to allowable bulk, height, and density for adjacent properties; and

WHEREAS, the proposed action would not alter the physical layout of the street or mall, but would provide Parks with sole management authority to determine future uses of the shuttered restroom building in coordination with the community, including possible concession operation consistent with neighborhood need; and

WHEREAS, the Allen Street Mall serves as an important open space corridor in a densely

populated area with limited accessible public open space, and mapping this portion as parkland strengthens long-term protection, stewardship, and potential programming opportunities; so

THEREFORE, BE IT RESOLVED, that Community Board 3 recommends approval of:

1) The City Map Amendment (C 250306 MMM) to eliminate, discontinue and close the midblock portion of Allen Street between Delancey and Rivington Streets and map it as parkland, and

2) The Zoning Text Amendment (N 250307 ZRM) modifying ZR 12-10 to maintain existing wide street zoning conditions for lots fronting Allen Street;

BE IT FURTHER RESOLVED, that Community Board 3 requests that Parks continue working with CB3 and local residents to develop a community-driven plan for reactivation of the shuttered restroom building, including exploring public amenities, cultural uses, concessions, or other uses that directly benefit the neighborhood.



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Allen Street Mall Demapping	
Applicant: DPR - Department of Parks & Recreation NYC	Applicant's Administrator: Antonios Michelakis
Application # 250306MMM	Borough: Manhattan
CEQR Number:	Validated Community Districts: M03

Docket Description:
 IN THE MATTER OF an application submitted by New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: 1. the elimination, discontinuance, and closing portions of Allen Street north of Delancey Street and south of Rivington Street; and 2. the establishment of a park at Allen Street north of Delancey Street and south of Rivington Street; and 3. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 3, Borough of Manhattan, accordance with Map No. 30273 dated September 9, 2025 and signed by the Borough President.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 1/16/2026 11:11 AM
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OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

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Brad Hoylman-Sigal, Borough President

January 16, 2026

**Recommendation on ULURP Application Nos. C250306MMM and N250307ZRM –
Allen Street Mall Demapping
by The New York City Department of Parks and Recreation**

PROPOSED ACTIONS

The New York City Department of Parks and Recreation (“Parks”) (the “Applicant”) is proposing multiple land use actions to facilitate a future concession and reactivation of a shuttered restroom facility (the “Proposed Project”) located at Allen Street between Delancey Street and Rivington Street (Block 415, Lot 150), in Manhattan Community District 3 (the “Site”).

The Applicant proposes the following actions:

1. Changes to the City Map to eliminate, discontinue, and close a portion of Allen Street between Delancey and Rivington Streets, and establish that section of Allen Street as parkland; and
2. A zoning text amendment to Section 12-10 of the New York City Zoning Resolution (ZR) to allow the roadways of Allen Street between Rivington and Delancey Streets in Manhattan Community District 3, separated by a mapped public park, to be considered a wide street.

These actions would facilitate Parks taking control of the Site and having the authority to repurpose the restroom building, while maintaining Allen Street as a wide street.

BACKGROUND

In the mid-1920s, the Office of the Manhattan Borough President was responsible for the construction of the Allen Street Malls and the subsequent construction of the restroom facility at the Site in the 1930s. In 1929, Manhattan Borough President Julius Miller entered into an agreement with Parks to maintain the Allen Street Malls. In 1938, the Board of Estimate approved a resolution that gave Parks jurisdiction over restroom

Nos. C250306MMM and N250307ZRM - Allen Street Mall Demapping

facilities in Manhattan, including the Allen Street restroom. In the 1950s, the restroom closed, and the building has been vacant since.

The Allen Street Malls comprise nine sections totaling 1.6 acres, spanning from East Broadway to East Houston Street. The malls are located within Allen Street, which is mapped as a wide street, under New York City Department of Transportation (“DOT”) jurisdiction. Parks, through an informal agreement, maintains the malls as landscaped properties.

Manhattan Community Board 3 (“CB 3”) has requested that Parks reactivate the restroom facility for many years. Parks and DOT determined that the proposed actions are necessary for Parks to have control of the Site.

Proposed Development

The proposed actions would facilitate approximately 9,300 square feet of the Allen Street Malls to be eliminated, discontinued, and closed as right-of-way, and then mapped as a public park. This would give Parks exclusive control of the Site and enable the reactivation of the shuttered 1,075-square-foot restroom building with a potential future concession.

Allen Street between Delancey Street and Rivington Street is currently mapped at 138 feet, with 44-foot-wide travel lanes and 13-foot-wide sidewalks on either side of the mall. Per the NYC Zoning Resolution, a wide street is 75 feet or more in width. Demapping the mall without an additional zoning action would result in two narrow streets on either side, instead of the existing wide street. The proposed zoning text amendment would maintain the Site as a wide street, keeping the existing lots in compliance with regulations for fronting a wide street.

While the plan for the future of the restroom building has not been finalized, the Applicant has issued a notice of intent to seek Franchise and Concession Review Committee (FCRC) approval to issue a Request for Proposals (RFP) for a food service concession at the Site. The Applicant has also said they will work with the community on the future of the facility.

Area Context

The Site is located in Manhattan Community District 3 in the Lower East Side neighborhood. The surrounding area is primarily zoned C4-4A and C6-2A. The Site is well served by transit by the F, M, J, and Z trains at Delancey Street-Essex Street and the M15, B39, and nearby M9 and M14A buses. The Site is located within the Lower East Side Business Improvement District (BID).

COMMUNITY BOARD RESOLUTION

On December 18, 2025, CB 3 voted 31-0 to recommend approval of the project. CB 3 also requested that Parks continue to work with the community board and local residents on the plan for reactivating the restroom building to ensure that the new use benefits the neighborhood.

BOROUGH PRESIDENT'S COMMENTS

I welcome this opportunity to improve the public realm of the Allen Street Malls by transforming a long-shuttered restroom building into a vibrant community asset. The restroom building, last operational in the 1950s, is fenced off, in obvious disrepair, and does not serve the community in its current state.

I commend Parks for taking this crucial step toward revitalizing the building into an activated public amenity that could become a neighborhood focal point. Simultaneously, Parks has kicked off the process to release an RFP for a food service facility at the Site. I urge Parks to work directly with Community Board 3 and other local residents throughout the RFP process to ensure that their priorities are reflected in the RFP language. Any further improvements to the public realm as part of the reactivation of the restroom building should also go through community-based planning processes.

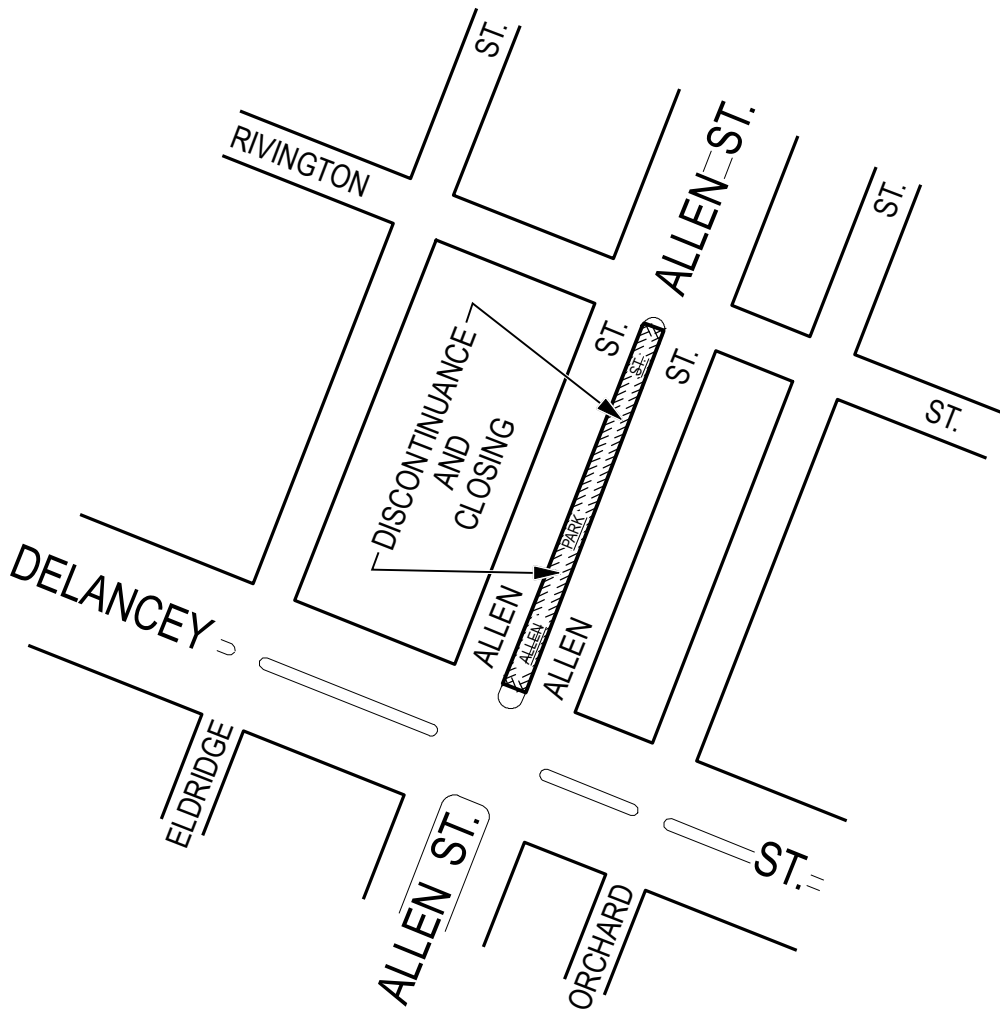
I am pleased that local advocacy has gotten us to this point, and I look forward to seeing this project become a reality through continued partnership with the community.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I recommend **approval** of ULURP Application Nos. C250306MMM and N250307ZRM.



Brad Hoylman-Sigal
Manhattan Borough President



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED

MAP CHANGE

ON SECTIONAL MAP

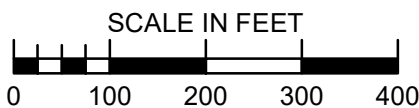
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BOROUGH OF
Manhattan

S. Lenard
S. Lenard, Director
Technical Review Division



New York, Certification Date:
December 01, 2025



NOTE:

- Indicates line of street legally adopted.
- Indicates line of street proposed to be established.
- Indicates Park line proposed to be established.

(Discontinuance and Closing is shown on Alt. Map No. ACC 30273).