



February 18, 2026 / Calendar No. 7

N 250307 ZRM

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**IN THE MATTER OF an** application by NYC Department of Parks and Recreation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Section 12-10 (DEFINITIONS).

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This application for a zoning text amendment (N 250307 ZRM) was filed by the New York City Department of Parks and Recreation (DPR) on May 28, 2025. The proposed amendment would preserve existing street-width derived zoning regulations along Allen Street between Delancey Street and Rivington Street by amending Article I, Chapter 2, Section 10 to specify that the roadways of this block, though separated by mapped public park, shall each be considered a wide street. A related application, (C 250306 MMM), proposes an amendment to the City Map that would eliminate, discontinue, and close the 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.

### **RELATED ACTIONS**

In addition to the proposed zoning text amendment (N 250307 ZRM) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application:

**C 250306 MMM**      Amendment to the City Map on Allen Street between Delancey Street and Rivington Street.

## **BACKGROUND**

A full background discussion and description of this application appear in the report for the related City Map amendment (C 250306 MMM).

## **ENVIRONMENTAL REVIEW**

This application (N 250307 ZRM), in conjunction with a related application for an amendment to the City Map (C 250306 MMM), 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.

## **PUBLIC REVIEW**

This application (N 250307 ZRM) was duly referred to Manhattan Community Board 3 and the Manhattan Borough President in accordance with the procedures for non-Uniform Land Use Review Procedure (ULURP) matters, along with the related application for a City Map amendment (C 250306 MMM), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the Rules of the City of New York, section 2-02(b).

### **Community Board Public Hearing**

Manhattan Community Board 3 held a public hearing on this application (N 250307 ZRM), in conjunction with a related application for a City Map amendment (C 250306 MMM), 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 (N 250307 ZRM), in conjunction with a related application for a zoning text amendment (C 250306 MMM), 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. 2), the CPC scheduled January 21, 2026, for a public hearing on this application (N 250307 ZRM) in conjunction with a related application for a City Map amendment (C 250306 MMM). The hearing was duly held on January 21, 2026 (Calendar No. 8).

A full discussion of the City Planning Commission public hearing appears in the report for the related City Map amendment (C 250306 MMM).

## **CONSIDERATION**

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

A summary of the consideration appears in the report for the related City Map amendment (C 250306 MMM).

## **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 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck-out~~ is old, to be deleted;

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

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

**ARTICLE I GENERAL  
PROVISIONS**

\* \* \*

**Chapter 2  
Construction of Language and Definitions**

\* \* \*

**12-10  
DEFINITIONS**

\* \* \*

Street, wide

A “wide street” is any #street# 75 feet or more in width. In C5-3, C6-4 or C6-6 Districts, when a #front lot line# of a #zoning lot# adjoins a portion of a #street# whose average width is 75 feet or more and whose minimum width is 65 feet, such portion of a #street# may be considered a #wide street#; or when a #front lot line# adjoins a portion of a #street# 70 feet or more in width, which is between two portions of a #street# 75 feet or more in width, and which portion is less than 700 feet in length, such portion may be considered a #wide street#, and in that case, for the purposes of the height and setback regulations and the measurement of any #publicly accessible open area# or #arcade#, the #street line# shall be considered to be a continuous line connecting the respective #street lines# of the nearest portions of the #street# which are 75 feet or more in width.

In Community District 7 in the Borough of Manhattan, the roadways of Broadway between West 94th and West 97th Streets and in Community District 3 in the Borough of Manhattan, the roadways of Allen Street between Rivington and Delancey Streets, which are separated by mapped #public park# shall each be considered a #wide street#.

Surface area (of a sign)

\* \* \*

The above resolution (N 250307 ZRM), duly adopted by the City Planning Commission on February 18, 2026 (Calendar No. 7), 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

<b>Project Name:</b> Allen Street Mall Demapping	
<b>Applicant:</b> DPR - Department of Parks & Recreation NYC	<b>Applicant's Primary Contact:</b> Antonios Michelakis
<b>Application #</b> 250307ZRM	<b>Borough:</b>
<b>CEQR Number:</b>	<b>Validated Community Districts:</b> 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*

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

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

<b>Date of Public Hearing:</b> 12/11/2025 6:30 PM	
<b>Was a quorum present?</b> 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>
<b>Public Hearing Location:</b>	30 Delancey Street

<b>CONSIDERATION:</b> 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.



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

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<b>Date of Vote:</b> 12/18/2025 12:00 AM		<b>Vote Location:</b> PS 20	

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

<b>Date of Public Hearing:</b> 12/11/2025 6:30 PM	
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<b>Public Hearing Location:</b>	30 Delancey Street

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



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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