

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, SEPTEMBER 26, 2018**  
**10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,**  
**LOWER CONCOURSE, 120 BROADWAY**  
**NEW YORK, NEW YORK 10271**

**Yvette V. Gruel, Calendar Officer**  
**120 Broadway, 30<sup>th</sup> Floor**  
**New York, New York 10271**  
**(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 180344 ZMK	2	29 JAY STREET REZONING	Scheduled to be Heard 10/17/18
2	N 180345 ZRK	2	" "	" "
3	M 180505(A)ZSM	3	TWO BRIDGES	" "
4	M 180506(B)ZSM	3	" "	" "
5	M 180507(C)ZSM	3	" "	" "
6	C 180321 ZSX	8	HEBREW HOME FOR THE AGED	Favorable Report Adopted
7	N 180322 ZAX	8	" "	Authorization Approved
8	N 180323 ZAX	8	" "	" "
9	N 180324 ZAX	8	" "	" "
10	N 180325 ZAX	8	" "	" "
11	N 180326 ZAX	8	" "	" "
12	N 180327 ZCX	8	" "	Certification Approved
13	C 180460 PCX	9	DOHMH MOBILE FOOD VENDOR INSPECTION FACILITY	Favorable Report Adopted
14	C 180346 PSX	10	BARTOW AVENUE ANIMAL SHELTER	" "
15	C 180186 ZMK	12	3901 9 <sup>TH</sup> AVENUE REZONING	" "
16	N 180187 ZRK	12	" "	" "
17	C160363 PQK	8	FRIENDS OF CROWN HEIGHTS 16	" "

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:																	
		Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R														
Calendar Numbers:			6	7	8	9	10	11	12	13	14	15	16	17	18	19				
Marisa Lago, Chair	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Allen P. Cappelli, Esq.	P		Y	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	Y				
Michelle R. De La Uz	A																			
Joseph I. Douek	P		Y	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	Y				
Cheryl Cohen Efron	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Hope Knight	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Anna Hayes Levin	P		Y	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	Y				
Larisa Ortiz, Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 12:27 P.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, SEPTEMBER 26, 2018**  
**10:00 A.M. NYC CITY PLANNING COMMISSION HEARING ROOM,**  
**LOWER CONCOURSE, 120 BROADWAY**  
**NEW YORK, NEW YORK 10271**

Yvette V. Gruel, Calendar Officer  
 120 Broadway, 30<sup>th</sup> Floor  
 New York, New York 10271  
 (212) 720-3370

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 190044 HIM	5	550 MADISON AVENUE LANDMARK	Forward Report to City Council
19	C 180085 ZMQ	1	VARIETY BOYS AND GIRLS CLUB REZONING	Favorable Report Adopted
20	N 180086 ZRQ	1	" "	" "
21	C 180211 ZMQ	1	11-14 35 <sup>TH</sup> AVENUE REZONING	" "
22	N 180212 ZRQ	1	" "	" "
23	C 180174 ZMQ	1	ST. MICHAEL'S PARK ELIMINATION	" "
24	C 180175 MMQ	1	" "	" "
25	C 180302 PSR	1, 2, 3	SOUTH SHORE OF STATEN ISLAND COASTAL RISK MANAGEMENT PHASE II	" "
26	C 180303 MMR	1, 2, 3	" "	" "
27	N 180213 ZAR	3	2420 ARTHUR KILL ROAD	Authorization Approved
28	N 180215 ZCR	3	" "	Certification Approved
29	N 180452 RCR	3	68 COLON STREET	" "
30	N 180472 RCR	3	50 WEAVER STREET	" "
31	C 180347 ZMK	9	FRANKLIN AVENUE REZONING	Hearing Closed
32	N 180348 ZRK	9	" "	" "
33	N 180373 ZRM	4, 5	SPECIAL GARMENT CENTER TEXT AMENDMENT	" "

COMMISSION ATTENDANCE:		Present (P) Absent (A)		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		20	21	22	23	24	25	26	27	28	29	30				
Marisa Lago, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Allen P. Cappelli, Esq.	P	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				
Michelle R. De La Uz	A															
Joseph I. Douek	P	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				
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Anna Hayes Levin	P	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				
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 12:27 P.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, SEPTEMBER 26, 2018**

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**MEETING AT 10:00 A.M.  
NYC CITY PLANNING COMMISSION  
HEARING ROOM, LOWER CONCOURSE  
120 BROADWAY  
NEW YORK, NEW YORK**



**Bill de Blasio, Mayor  
City of New York**

**[No. 18]**

**Prepared by Yvette V. Gruel, 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](http://nyc.gov/planning)**

**CITY PLANNING COMMISSION**

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**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).

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**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](http://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 – 31<sup>st</sup> Floor  
New York, New York 10271

**For Additional Calendar Information:** call (212) 720-3370.

**B**

**CITY PLANNING COMMISSION**

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**120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271**

**MARISA LAGO, *Chair***

**KENNETH J. KNUCKLES, *Esq., Vice Chairman***

**ALLEN P. CAPPELLI, *Esq.***

**ALFRED C. CERULLO, III**

**MICHELLE R. DE LA UZ**

**JOSEPH I. DOUEK**

**RICHARD W. EADDY**

**CHERYL COHEN EFFRON**

**HOPE KNIGHT**

**ANNA HAYES LEVIN**

**ORLANDO MARIN**

**LARISA ORTIZ, *Commissioners***

**YVETTE V. GRUEL, *Calendar Officer***

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, Manhattan, unless otherwise ordered.

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**Community Board Public Hearing Notices are available in the Calendar Information Office, 31<sup>st</sup> Floor, 120 Broadway, New York, N.Y. 10271**

The next regular public meeting of the City Planning Commission is scheduled for October 17, 2018.

C

**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

**Signing up to speak:** Anyone wishing to speak on the items listed under “Public Hearings” in this Calendar, is requested to fill out a speaker’s slip available at the staff desk outside the hearing chambers on the day of the hearing. 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:** In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**Electronic 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](#) that is located on the public meeting page of the Department of City Planning website:

<http://www1.nyc.gov/site/planning/about/commission-meetings.page>

**Written Comments:** Anyone wishing to present written 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 also fill out the form below and return it to the desk outside the hearing chambers, or mail their written comments to:

**CITY PLANNING COMMISSION  
Calendar Information Office – 31<sup>st</sup> 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) \_\_\_\_\_

**SEPTEMBER 26, 2018**

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**APPROVAL OF THE MINUTES OF the Public Meeting of September 5, 2018**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, OCTOBER 17, 2018  
STARTING AT 10:00 A. M. NYC CITY PLANNING COMMISSION HEARING ROOM,  
LOWER CONCOURSE,  
120 BROADWAY  
NEW YORK, NEW YORK**

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**BOROUGH OF BROOKLYN**

**Nos. 1 & 2**

***29 JAY STREET REZONING***

**No. 1**

**CD 2**

**C 180344 ZMK**

**IN THE MATTER OF** an application submitted by Forman Ferry, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12d by changing from an M1-4/R8A District to an M1-6/R8X District property bounded by Jay Street, John Street, a line 150 feet easterly of Jay Street, and Plymouth Street, as shown on a diagram (for illustrative purposes only) dated June 25, 2018 and subject to the conditions of CEQR Declaration E-487.

**Resolution for adoption scheduling October 17, 2018 for a public hearing.**

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**No. 2**

**CD 2**

**N 180345 ZRK**

**IN THE MATTER OF** an application submitted by Peter Forman, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article XII, Chapter 3 (Special Mixed Use District) for the purpose of expanding an existing Mixed Use District.

Matter underlined is new, to be added;

Matter ~~struckout~~ is to be deleted;

Matter with # # 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**

\* \* \*

**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.

Where the designated district is an R7-3 District, the maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.



The provisions of this Section shall not apply on #waterfront blocks#, as defined in Section 62-11. In lieu thereof, the applicable maximum #floor area ratio# and #lot coverage# requirements set forth for #residential uses# in Sections 62-30 (SPECIAL BULK REGULATIONS) through 62-32 (Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks), inclusive, shall apply.

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#
MX1 – Community District 1, The Bronx	R6A R7D
MX 2 – Community District 2, Brooklyn	R7A R8A <u>R8X</u>
MX 4 – Community District 3, Brooklyn	R6A
MX 8 – Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 – Community District 6, Brooklyn	R7-2
MX 13 – Community District 1, The Bronx	R6A R7A R7X R8A
MX 14 – Community District 6, The Bronx	R7A R7X
MX 16 – Community Districts 5 and 16 Brooklyn	R6A R7A R7D R8A

\* \* \*

**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:

- (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.
- (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#.

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.

\* \* \*

**Resolution for adoption scheduling October 17, 2018 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 3, 4 & 5**

***TWO BRIDGES***

**No. 3**

**CD 3**

**M 180505(A) ZSM**

**IN THE MATTER OF** an application submitted by Two Bridges Associates, LP for modification to the previously approved large scale residential development (CP-21885) to update the previously approved plans and zoning calculations to reflect a proposed as-of-right mixed use development on property located at 260 South Street (Parcel 5 - Block 247, Lots 1 and 2).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271.

**Resolution for adoption scheduling October 17, 2018 for a public hearing.**



**No. 4**

**CD 3**

**M 180506(B) ZSM**

**IN THE MATTER OF** an application submitted by LE1SUB LLC for modification to the previously approved large scale residential development (CP-21885) to update the previously approved plans and zoning calculations to reflect a proposed as-of-right mixed use development on property located at 259 Clinton Street (Parcel 6A - Block 246, Lots 1, 5 and 1001-1057).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271.

**Resolution for adoption scheduling October 17, 2018 for a public hearing.**



**No. 5**

**CD 3**

**M 180507(C) ZSM**

**IN THE MATTER OF** an application submitted by Cherry Street Owner LLC and Two Bridges Apartments L for modification to the previously approved large scale residential development (CP-21885) to update the previously approved plans and zoning calculations to reflect a proposed as-of-right mixed use development on property located at 247 Cherry Street (Parcel 4A/4B - Block 248, Lots 15, 70 and 75).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271.

**Resolution for adoption scheduling October 17, 2018 for a public hearing.**



**NOTICE**

**On Wednesday, October 17, 2018, at 10:00 a.m., at the CPC Public Hearing Room, located at 120 Broadway, Lower Concourse in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by Cherry Street Owner, LLC, Two Bridges Associates, LP and LE1 Sub LLC (the Applicants). The Applicants are proposing a total of approximately 2,527,727 gross square feet (gsf) of new residential space (up to 2,775 new dwellings, of which 25 percent or up to 694 units would be designated as permanently affordable, including approximately 200 new units of low-income senior housing), approximately 10,858 gsf of retail space, approximately 17,028 gsf of community facility space, and of approximately 33,550 square feet (sf) of publicly accessible open space, across three development sites. The Applicants are requesting minor modifications to the existing Two Bridges Large Scale Residential Development (M 180505 (A) ZSM, M 180506 (B) ZSM, and M 180507 (C) ZSM,) and related actions (N180498 ZCM). The proposed development sites are composed of Block 248, Lots 15, 70, and 76, Block 247, Lots 1 and 2 and Block 246, Lot 5, and are located in the Lower East Side neighborhood of Manhattan in Community District 3. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, October 29, 2018.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP148M.**

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## II. REPORTS

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### BOROUGH OF THE BRONX

#### Nos. 6-12

#### *HEBREW HOME FOR THE AGED*

#### No. 6

**CD 8**

**C 180321 ZSX**

**IN THE MATTER OF** an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901(a) of the Zoning Resolution to modify the use regulations of Section 22-13, to allow a long-term care facility (Use Group 3) in an R1-1 District (Block 5933, Lot 55), on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), in R1-1 and R4 Districts, within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271.

(On July 25, 2018, Cal. No. 1, the Commission scheduled August 8, 2018 for a public hearing. On August 8, 2018, Cal. No. 33, the hearing was closed.)

**For consideration.**

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#### No. 7

**CD 8**

**N 180322 ZAX**

**IN THE MATTER OF** an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Section 105-421 of the Zoning Resolution, for the grant of an authorization for modification of topographic features on Tier I sites to permit the construction of a proposed long-term care facility, on property located at 5701-5961 Palisade

Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), within the Special Natural Area District (NA-2).

**For consideration.**



**No. 8**

**CD 8**

**N 180323 ZAX**

**IN THE MATTER OF** an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Section 105-422 of the Zoning Resolution, for the grant of an authorization for a development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer to permit the construction of a proposed long-term care facility, on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), within the Special Natural Area District (NA-2), Borough of the Bronx, Community District 8.

**For consideration.**



**No. 9**

**CD 8**

**N 180324 ZAX**

**IN THE MATTER OF** an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Section 105-424 of the Zoning Resolution, for the grant of an authorization for alteration of rock outcrops to permit the construction of a proposed long-term care facility, on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), within the Special Natural Area District (NA-2).

**For consideration.**



**No. 10**

**CD 8**

**N 180325 ZAX**

**IN THE MATTER OF** an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Section 105-425 of the Zoning Resolution, for the grant of an authorization for modification of botanic environment and tree preservation and planting requirements to permit the construction of a proposed long-term care facility, on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), within the Special Natural Area District (NA-2).

**For consideration.**



**No. 11**

**CD 8**

**N 180326 ZAX**

**IN THE MATTER OF** an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc. pursuant to Section 105-425 of the Zoning Resolution, for the grant of an authorization for modification of height and setback regulations to permit the construction of a proposed long-term care facility, on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), within the Special Natural Area District (NA-2).

**For consideration.**



**No. 12**

**CD 8**

**N 180327 ZCX**

**IN THE MATTER OF** an application submitted by Hebrew Home for the Aged at Riverdale, Inc., The Hebrew Home for the Aged at Riverdale Foundation, Inc., and Hebrew Home Housing Development Fund Company, Inc., for the grant of a certification of a restoration plan to facilitate

the removal of Department of Buildings violations on property located at 5701-5961 Palisade Avenue (Block 5933, Lots 55, 210, 224, 225 and 230), within the Special Natural Area District (NA-2), Borough of the Bronx, Community District 8.

**For consideration.**

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**No. 13**

***DOHMH MOBILE FOOD VENDOR INSPECTION FACILITY***

**CD 9**

**C 180460 PCX**

**IN THE MATTER OF** an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 1235 Zerega Avenue (Block 3831, Lot 40) for a mobile food vendor inspection facility.

(On August 8, 2018, Cal. No. 1, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 36, the hearing was closed.)

**For consideration.**

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**No. 14**

***BARTOW AVENUE ANIMAL SHELTER***

**CD 10**

**C 180346 PSX**

**IN THE MATTER OF** an application submitted by the Department of Health and Mental Hygiene and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2050 Bartow Avenue (Block 5141, p/o Lot 1085) for a full service animal shelter, veterinary clinic and accompanying office space facility.



(On July 25, 2018, Cal. No. 2, the Commission scheduled August 8, 2018 for a public hearing. On August 8, 2018, Cal. No. 32, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**Nos. 15 & 16**

***3901 9<sup>TH</sup> AVENUE REZONING***

**No. 15**

**CD 12**

**C 180186 ZMK**

**IN THE MATTER OF** an application submitted by 39 Group Inc pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 22c:

1. changing from an M1-2 District to an R7A District property bounded by 39<sup>th</sup> Street, New Utrecht Avenue, a line midway between 39<sup>th</sup> Street and 40<sup>th</sup> Street, and 9<sup>th</sup> Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by 39<sup>th</sup> Street, New Utrecht Avenue, a line midway between 39<sup>th</sup> Street and 40<sup>th</sup> Street, and 9<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated May 7, 2018, and subject to the conditions of CEQR Declaration E-479.

(On August 8, 2018, Cal. No. 2, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 37, the hearing was closed.)

**For consideration.**

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**No. 16**

**CD 12**

**N 180187 ZRK**

**IN THE MATTER OF** an application submitted by 39 Group Inc, 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 12**

\* \* \*

Map 1 - [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 12, Brooklyn

\* \* \*

(On August 8, 2018, Cal. No. 3, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 38, the hearing was closed.)

**For consideration.**

\_\_\_\_\_

**No. 17**

***FRIENDS OF CROWN HEIGHTS 16***

**CD 8**

**C 160363 PQK**

**IN THE MATTER OF** an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 963 Park Place (Block 1235, Lot 58) for continued use as a child care facility.

(On August 8, 2018, Cal. No. 4, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 39, the hearing was closed.)

**For consideration.**



**BOROUGH OF MANHATTAN**

**No. 18**

***550 MADISON LANDMARK***

**CD 5**

**N 190044 HIM**

**IN THE MATTER OF** a communication dated August 10, 2018, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the AT&T Corporate Headquarters Building (Block 1291, Lot 10), by the Landmarks Preservation Commission on July 31, 2018 (Designation List No. 509/LP-2600).

**For consideration.**



**BOROUGH OF QUEENS**

**Nos. 19 & 20**

***VARIETY BOYS AND GIRLS CLUB REZONING***

**No. 19**

**CD 1**

**C 180085 ZMQ**

**IN THE MATTER OF** an application submitted by Variety Boys and Girls Club of Queens pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, by:

1. changing from an R6B District to an R7X District property bounded by 30<sup>th</sup> Road, a line 200 feet southeasterly of 21<sup>st</sup> Street, 30<sup>th</sup> Drive, and a line 100 feet southeasterly of 21<sup>st</sup> Street; and
2. changing from an R7A District to an R7X District property bounded 30<sup>th</sup> Road, a line 100 feet southeasterly of 21<sup>st</sup> Street, 30<sup>th</sup> Drive, and 21<sup>st</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 7, 2018 and subject to the conditions of CEQR Declaration E-478.

(On August 8, 2018, Cal. No. 5, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 41, the hearing was closed.)

**For consideration.**

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**No. 20**

**CD 1**

**N 180086 ZRQ**

**IN THE MATTER OF** an application submitted by Variety Boys and Girls Club of Queens, Inc., 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**

\* \* \*

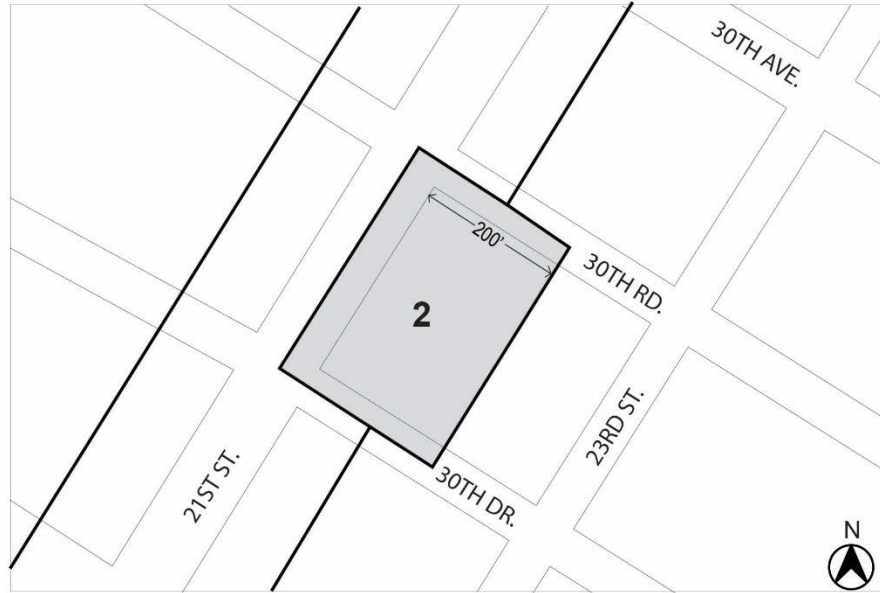
#### **QUEENS**



\* \* \*

#### **Queens Community District 1**

\* \* \*

Map 4 - [date of adoption]



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

Area 2— [date of adoption], MIH Program Option 2

### Portion of Community District 1, Queens

\* \* \*

(On August 8, 2018, Cal. No. 6, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 42, the hearing was closed.)

**For consideration.**

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**Nos. 21 & 22**

***11-14 35<sup>TH</sup> AVENUE REZONING***

**No. 21**

**CD 1**

**C 180211 ZMQ**

**IN THE MATTER OF** an application submitted by Ravi Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 9a:

1. changing from an R5 District to an R6A District property bounded by 35<sup>th</sup> Avenue, 12<sup>th</sup> Street, 36<sup>th</sup> Avenue, and a line midway between 11<sup>th</sup> Street and 12<sup>th</sup> Street; and
2. establishing within the proposed R6A District a C1-3 District bounded by 35<sup>th</sup> Avenue, 12<sup>th</sup> Street, 36<sup>th</sup> Avenue, and a line midway between 11<sup>th</sup> Street and 12<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 7, 2018, and subject to the conditions of CEQR Declaration E-480.

(On August 8, 2018, Cal. No. 7, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 43, the hearing was closed.)

**For consideration.**



**No. 22**

**CD 1**

**N 180212 ZRQ**

**IN THE MATTER OF** an application submitted by Ravi Management, 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**

\* \* \*

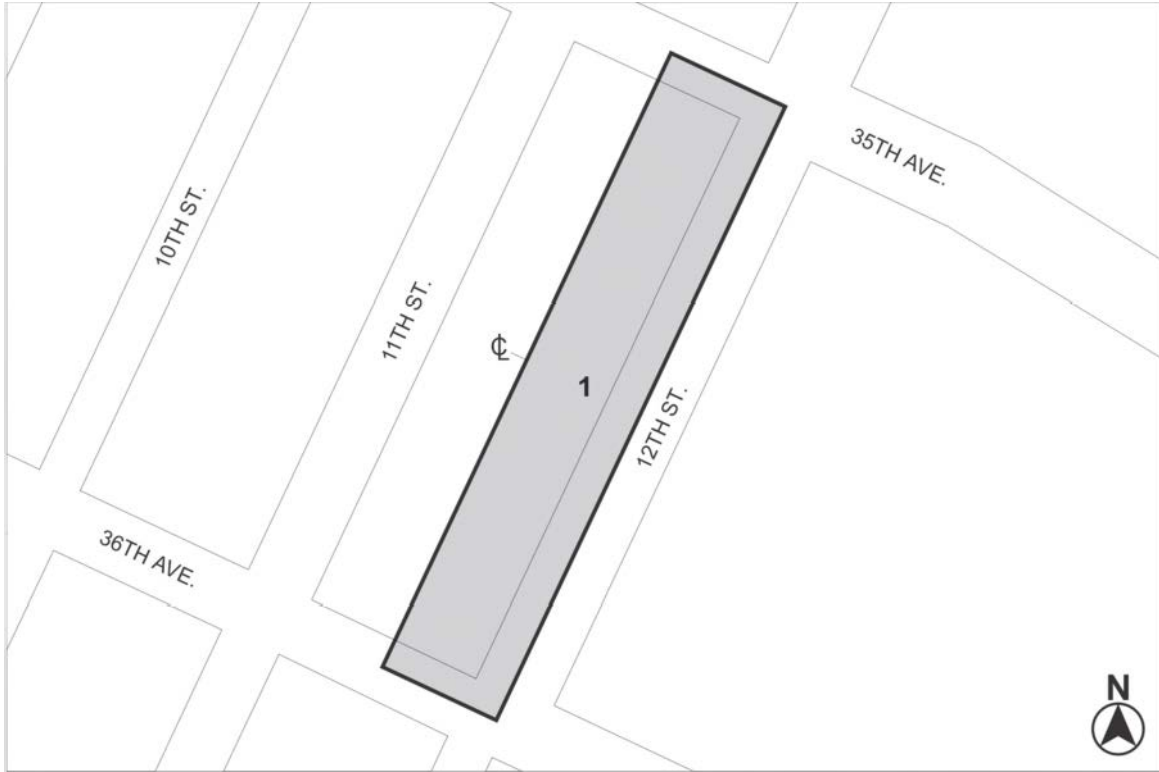
**Queens**

\* \* \*

**Queens Community District 1**

\* \* \*

Map 4 – [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 1, Queens

(On August 8, 2018, Cal. No. 8, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 44, the hearing was closed.)

**For consideration.**

\_\_\_\_\_

**Nos. 23 & 24**

***ST. MICHAEL'S PARK ELIMINATION***

**No. 23**

**CD 1**

**C 180174 ZMQ**

**IN THE MATTER OF** an application submitted by NYC Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 9c and 9d, by establishing within a former park\* (St. Michael's Park) an R4 District bounded by the northwesterly boundary lines of a former park (St. Michael's Park), the southerly street line of Astoria Boulevard South, the northwesterly street line of Brooklyn Queens Expressway, and the northerly street line of 30<sup>th</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated June 11, 2018.

\*Note: a park (St. Michael's Park) is proposed to be demapped under a concurrent related application (C 180175 MMQ) for changes to the City Map.

(On August 8, 2018, Cal. No. 9, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 45, the hearing was closed.)

**For consideration.**

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**No. 24**

**CD 1**

**C 180175 MMQ**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination of parkland within the area bounded by the Grand Central Parkway, 49<sup>th</sup> Street, 30<sup>th</sup> Avenue and the Brooklyn Queens Expressway; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5027 dated June 7, 2018 and signed by the Borough President.

(On August 8, 2018, Cal. No. 10, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 46, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 25 & 26**

***SOUTH SHORE OF STATEN ISLAND COASTAL RISK MANAGEMENT PHASE II***

**No. 25**

**CDs 1, 2, 3**

**C 180302 PSR**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of approximately 13.2 acres of property (Block 4160, Lots 11, 13, 16, 18, 20, 23, 26, 37, 339, 341, 349, 352, 355, 358; Block 4782, Lot 40; Block 4791, Lots 50, 51, 52, 53, 54, 55, 56, 57, 58, 61, 71, 73, 82, 84, 85, 87, 90; Block 4792, Lots 201, 204, 206, 208, 209, 210; Block 4793, Lots 70, 72, 74, 75, 76, 77; Block 4802, Lots 11, 18, 19; Block 4803, Lot 18), as well as eight sections of street bed located in the area generally bounded by Miller Field to the north, Lower New York Bay to the east, Great Kills Park to the south, and Hylan Boulevard to the west to facilitate the construction of storm surge protection measures, including levees, seawalls and internal drainage areas, in Oakwood Beach and New Dorp Beach.

(On August 8, 2018, Cal. No. 11, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 47, the hearing was closed.)

**For consideration.**

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**No. 26****CD 3****C 180303 MMR**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation, the Department of Citywide Administrative Services and the Department of Transportation 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:

- the elimination, discontinuance and closing of Emmet Avenue between Hylan Boulevard and a point 250 feet from Delwit Avenue and between Cedar Grove Avenue and Great Kills Lane; and
- the elimination, discontinuance and closing of Pendale Street between Emmet Avenue and a point 88 feet northeast of Emmet Avenue; and
- the elimination, discontinuance and closing of Bach Street south of Emmet Avenue; and
- the elimination, discontinuance and closing of Great Kills Lane between Emmet Avenue and Cedar Grove Avenue; and
- the elimination, discontinuance and closing of Delwit Avenue between Cedar Grove Avenue and a point 140 feet north of Cedar Grove Avenue; and
- the elimination, discontinuance and closing of Cedar Grove Avenue between Emmet Avenue and Ebbitts Street; and
- the elimination, discontinuance and closing of Adga Street between Roma Avenue and Cedar Grove Avenue; and
- the elimination, discontinuance and closing of New Dorp Lane between Cedar Grove Avenue and the U.S. Bulkhead line; and
- the elimination of Juno Avenue north of Cedar Grove Avenue; and
- the elimination of Todd Place north off Cedar Grove Avenue; and
- the extinguishment of several record streets; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4253 dated May 4, 2018 and signed by the Borough President.

(On August 8, 2018, Cal. No. 12, the Commission scheduled August 22, 2018 for a public hearing. On August 22, 2018, Cal. No. 48, the hearing was closed.)

**For consideration.**

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**Nos. 27 & 28**

**2420 ARTHUR KILL ROAD**

**No. 27**

**CD 3**

**N 180213 ZAR**

**IN THE MATTER OF** an application submitted by Rogers Surveying for the grant of authorization pursuant to Section 107-68 of the Zoning Resolution for modification of group parking facility in order to facilitate the completion of a 23,625 sf office and warehouse building with 72 parking spaces on Arthur Kill Road (Block 7067, Lot 120) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 28**

**CD 3**

**N 180215 ZCR**

**IN THE MATTER OF** an application submitted by the Rogers Surveying for the grant of certification pursuant to Section 107-321 of the Zoning Resolution for tree preservation in order to facilitate the completion of a 23,625 sf office and warehouse building with 72 parking spaces on Arthur Kill Road (Block 7067, Lot 120) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 29**

***68 COLON STREET***

**CD 3**

**N 180452 RCR**

**IN THE MATTER OF** an application submitted by Steve Shapiro for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into two new zoning lots located at 68 Colon Street (Block 6567, Existing Lot 27, Tentative Lots 27 and 29) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**No. 30**

***50 WEAVER STREET***

**CD 3**

**N 180472 RCR**

**IN THE MATTER OF** an application submitted by John La Rocca for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of one existing zoning lot into three new zoning lots located at 50 Weaver Street (Block 6367, Existing Tax Lots 29 and 39, Tentative Lots 29, 36 and 39) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**Nos. 31 & 32**

***FRANKLIN AVENUE REZONING***

**No. 31**

**CD 9**

**C 180347 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Cornell Realty Management LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. eliminating from within an existing R6A District a C1-3 District bounded by a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 100 feet westerly of Franklin Avenue;
2. changing from an R6A District to an R8X District property bounded by:
  - a. a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 300 feet westerly of Franklin Avenue; and
  - b. Crown Street, Franklin Avenue, Montgomery Street, and a line 300 feet westerly of Franklin Avenue;
3. changing from an R8A District to an R8X District property bounded by Carroll Street, Franklin Avenue, Crown Street, and a line 300 feet westerly of Franklin Avenue; and
4. establishing within the proposed R8X District a C2-4 District bounded by:
  - a. a line midway between President Street and Carroll Street, Franklin Avenue, Carroll Street, and a line 100 feet westerly of Franklin Avenue; and
  - b. Crown Street, Franklin Avenue, Montgomery Street, and a line 100 feet westerly of Franklin Avenue;



as shown on a diagram (for illustrative purposes only) dated June 11, 2018, and subject to the conditions of CEQR Declaration E-405.

(On September 5, 2018, Cal. No. 1, the Commission scheduled September 26, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 32**

**CD 9**

**N 180348 ZRK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Cornell Realty Management 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**

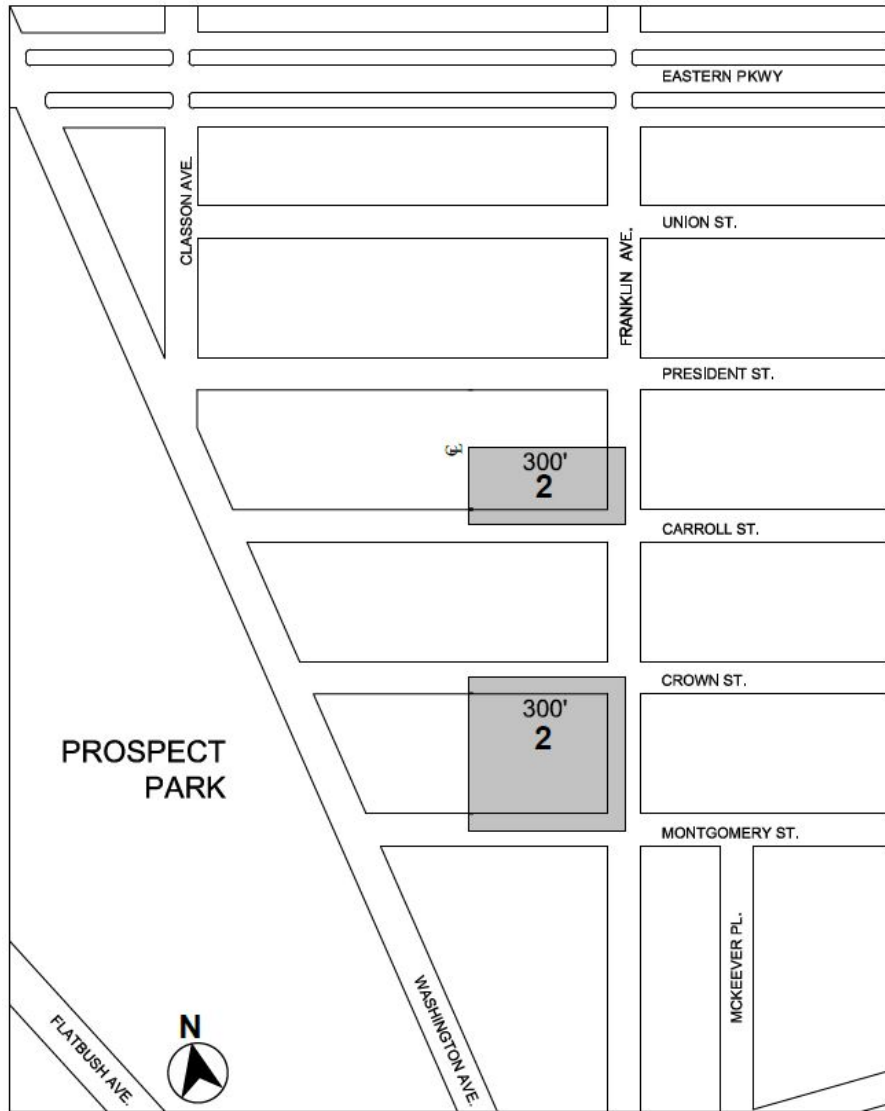
\* \* \*

**Brooklyn Community District 9**

\* \* \*

Map 2 – [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*  
Area 2 [date of adoption] – MIH Program Option 1

Portion of Community District 9, Brooklyn

\* \* \*

(On September 5, 2018, Cal. No. 2, the Commission scheduled September 26, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**



**BOROUGH OF MANHATTAN**

**No. 33**

***SPECIAL GARMENT CENTER TEXT AMENDMENT***

**CDs 4, 5**

**N 180373 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York City Department of City Planning and New York City Economic Development Corporation, 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 XII, Chapter 1 (Special Garment Center District) and related Sections.

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 IX  
SPECIAL PURPOSE DISTRICTS**

**Chapter 3**

**Special Hudson Yards District**

\* \* \*

**93-01**

**Definitions**

\* \* \*

**Hudson Yards Redevelopment Area**

The “Hudson Yards Redevelopment Area” shall be the areas within the #Special Hudson Yards District#, ~~Area P-2 Subdistrict A-2~~ of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the westerly prolongation of the southern #street line# of West 29th Street to the U.S. Pierhead Line, and the southern #street line# of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of West 33rd Street shall not be included in the #Hudson Yards Redevelopment Area#, except for any portion of such #blocks# containing a transit easement for subway-related use. Furthermore, the #Hudson Yards Redevelopment Area# shall not include any underground connections from a subway station to any #use# located on such excluded #blocks# or between any such #uses#.

\* \* \*

**93-23**

**Modifications of Inclusionary Housing Program**

Subdistrict C (34th Street Corridor) and Subareas D1 and D2 of Subdistrict D (Hell’s Kitchen) of the #Special Hudson Yards District# and ~~Area P-2 Subdistrict A-2~~ of the #Special Garment Center District#, shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS) for the purpose of making the Inclusionary Housing Program regulations of Sections 23-154 (Inclusionary Housing) and 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified within the Special Districts. The underlying provisions of Sections 23-154 and 23-90 shall only be applicable in Subdistrict F as modified by Section 93-233 (Floor area increase for affordable housing in Subdistrict F).

\* \* \*

**93-232**

**Floor area increase in Subdistricts B, C, D and E, and ~~Preservation Area P-2~~ Special**

**Garment Center District Subdistrict A-2**

Within Subdistricts B, C, D and E, and ~~Preservation Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#, the provisions of Section 23-154 (Inclusionary Housing) shall not apply. In lieu thereof, the #floor area# compensation provisions of this Section shall apply. In accordance with the provisions set forth in Section 93-22 (Floor Area Regulations in Subdistricts B, C, D, E and F) or 121-31 (Maximum Permitted Floor Area), the maximum permitted #residential floor area ratio# on a #zoning lot# with #developments# or #enlargements# that provide #affordable housing# pursuant to the Inclusionary Housing Program may be increased, as follows:

\* \* \*

**93-31  
District Improvement Fund Bonus**

In ~~Area P-2~~ Subdistrict A-2 of the #Special Garment Center District# and in the #Special Hudson Yards District#, except in Subdistrict F, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21, 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

\* \* \*

**93-80  
OFF-STREET PARKING REGULATIONS**

\* \* \*

**93-81  
Definitions**

Hudson Yards parking regulations applicability area

The “Hudson Yards parking regulations applicability area” is comprised of Subdistricts A, B, C, D and E of the #Special Hudson Yards District#, the 42nd Street Perimeter Area of the #Special Clinton District# and ~~Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#.

\* \* \*

**93-90  
HARASSMENT**

(a) Definitions

(1) Anti-harassment area

“Anti-harassment area” shall mean the #Special Hudson Yards District# and ~~Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#.

\* \* \*

**93-91  
Demolition**

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90 (HARASSMENT), paragraph (a)(14), located within Subareas D4 or D5 in the Hell’s Kitchen Subdistrict D or within ~~Preservation Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within ~~Preservation Area P-2~~ Subdistrict A-2 of the #Special Garment Center District#, where such partial demolition would decrease the amount of #residential floor area# in such #multiple dwelling# by 20 percent or more, unless:

\* \* \*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Garment Center District**

**121-00  
GENERAL PURPOSES**

The “Special Garment Center District” established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes, to:

- (a) retain adequate wage and job-producing industries within the Garment Center;
- (b) ~~to preserve~~ provide an opportunity for apparel production and showroom space in

~~designated areas of the Garment Center;~~

- (c) ~~to limit conversion of manufacturing space to office use in designated areas of the Garment Center;~~

to preserve a variety of types of space for a diversity of businesses that service the Garment Center and the City;

- (d) ~~to recognize the unique character of the western edge of the Special District as integral to the adjacent Special Hudson Yards District;~~
- (e) ~~to establish an appropriate urban scale and visual character for wide streets within the Garment Center; and~~
- (f) ~~to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.~~

## **121-01**

### **General Provisions**

~~In harmony with the general purposes of the #Special Garment Center District# the signage requirements of this Chapter shall apply to any #development#, #enlargement#, alteration, #extension#, #conversion# or change of #use#. The #use# regulations of this Chapter shall apply to any #conversion#, change of #use# and #extension#. Special #bulk# regulations apply within Preservation Area P 2. Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect.~~

The provisions of this Chapter shall apply within the #Special Garment Center District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

## **121-02**

### **District Plan (Appendix A)**

~~The District Plan (Appendix A) for the #Special Garment Center District# shows Preservation Areas, indicated by "P 1" and "P 2." Appendix A is hereby incorporated as an integral part of the provisions of this Chapter.~~

The regulations of this Chapter are designed to implement the #Special Garment Center District#

Plan. The District Plan includes the following map:

Special Garment Center District and Subdistricts

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

**121-03**  
**Subdistricts**

In order to carry out the purposes and provisions of this Chapter, two Subdistricts are established within the #Special Garment Center District#: Subdistrict A-1 and Subdistrict A-2. The location of the Subdistricts are shown on the map (Special Garment Center District and Subdistricts) in Appendix A of this Chapter.

**121-10**  
**PRESERVATION AREA-SPECIAL USE REGULATIONS**

The #use# regulations of the applicable underlying district shall apply except as set forth in this Section.

**121-11**  
**Special Use Regulations Transient hotels**

- (a) ~~In Preservation Area P 1, permitted uses are listed in Use Groups A and B, as set forth in Sections 121-111 and 121-112. In addition, a change of #use# to a Use Group 6B #use# is permitted, subject to the #floor area# preservation requirements of Section 121-113 (Floor area preservation).~~
- (b) ~~In Preservation Area P 2, for #buildings# with less than 70,000 square feet of #floor area# on January 19, 2005, the underlying #use# regulations shall apply, except that the provisions of Sections 15-20 through 15-215, inclusive, shall not apply. In lieu thereof, the provisions of Section 15-10 through 15-13, inclusive, shall apply to the #conversion# to #dwelling units# of #non-residential buildings#.~~
- (c) ~~In Preservation Area P-2, for #buildings# with 70,000 square feet or more of #floor area# existing on January 19, 2005, permitted #uses# are listed in Use Groups A and B, as set forth in Sections 121-111 and 121-112. In addition, a change to any #use# permitted by the underlying #use# regulations is permitted subject to the #floor area# preservation requirements of Section 121-113. For portions of such #buildings converted# to #dwelling units#, the provisions of Sections 15-20 through 15-215, inclusive, shall not apply. In lieu~~



~~thereof, the provisions of Section 15-10 through 15-13, inclusive, shall apply to such #conversions#. Such #floor area# preservation requirements may be waived by authorization of the City Planning Commission pursuant to Section 121-13.~~

- ~~(d) In Preservation Area P-2, any #development# or #enlargement# that includes Use Group 6B offices #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).~~

In the #Special Garment Center District#, #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission pursuant to Section 121-70 (Special Permit for Transient Hotels).

However, a special permit shall not be required for a #transient hotel# operated for a public purpose by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying a public purpose.

Any #transient hotel# existing prior to [date of adoption] within the #Special Garment Center#, shall be considered a conforming #use#. Any #enlargement# or #extension# of such existing conforming #use# shall not require a special permit. In the event a casualty damages or destroys a #building# within the #Special Garment Center District# that was used as a #transient hotel# as of [date of adoption], such #building# may be reconstructed and continue as a #transient hotel# without obtaining a special permit, provided the #floor area# of such reconstructed #building# does not exceed the #floor area# permitted pursuant to the provisions of Section 121-31 (Maximum Permitted Floor Area Within Subdistrict A-1) or Section 121-41 (Maximum Permitted Floor Area Within Subdistrict A-2), as applicable.

## **~~121-111~~**

### **~~Use Group A~~**

~~Changes of #use# to Use Group A #uses# are exempt from the #floor area# preservation requirements of Section 121-113. In Preservation Area P-1, in the case of a change of #use# of #floor area# to a Use Group 6B #use#, Use Group A #uses# may not be used to satisfy the preservation requirement. In Preservation Area P-2, in the case of a change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations, Use Group A #uses# may not be used to satisfy the preservation requirement.~~

~~In Use Group 6A:~~

~~All #uses#~~

~~In Use Group 6C:~~

~~All #uses# except loan offices, telegraph offices and travel bureaus~~

~~In Use Group 6D:~~

~~All #uses#~~

~~In Use Group 9A:~~

~~Blueprinting or photostatting establishments~~

~~Musical instrument repair shops~~

~~Printing establishments, limited to 2,500 square feet of #floor area# per establishment for production~~

~~Typewriter or other small business machine sales, rentals or repairs~~

~~In Use Group 12B:~~

~~All #uses#~~

~~Additional #uses#:~~

~~#Accessory uses#~~

~~Automobile rental establishments~~

~~#Public parking lots# and #public parking garages#, pursuant to the provisions of Article I, Chapter 3 (Comprehensive Off Street Parking and Loading Regulations in the Manhattan Core)~~

~~Wholesale establishments, with a minimum of 15 percent of #accessory# storage~~

~~Wholesale showrooms~~

**121-112**

**Use Group B**

~~Changes of #use# to Use Group B #uses# are exempt from the #floor area# preservation requirements of Section 121-113. In Preservation Area P-1, in the case of a change of #use# of~~

~~#floor area# to a Use Group 6B #use#, only Use Group B #uses# may be used to satisfy the #floor area# preservation requirements. In Preservation Area P 2, in the case of a change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations, only Use Group B #uses#, and #uses# in Use Group 6A and 6C may be used to satisfy the preservation requirement.~~

~~In Use Group 11A:~~

~~Art needlework, hand weaving or tapestries~~

~~Books, hand binding or tooling~~

~~Ceramic products, custom manufacturing~~

~~Clothing, custom manufacturing or altering for retail~~

~~Hair products, custom manufacturing~~

~~Jewelry manufacturing from precious metals~~

~~In Use Group 16A:~~

~~Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units~~

~~Tool, die, or pattern making establishments or similar small machine shops~~

~~In Use Group 16D:~~

~~Packing or crating establishments~~

~~Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment~~

~~Warehouses~~

~~In Use Group 17B:~~

~~All #uses#~~

~~Additional #Uses#:~~

~~#Accessory uses#~~

**121-113**  
**Floor area preservation**

In Preservation Area P-1, the change of #use# of #floor area# to Use Group 6B #use# after March 26, 1987, and, in Preservation Area P-2, for #buildings# with 70,000 square feet or more of #floor area# existing on January 19, 2005, the change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations is permitted only by certification of the Chairperson of the City Planning Commission that #floor area# has been preserved subject to the provisions of Section 121-115 (Certification and other requirements of preservation and conversion) for #uses# specified in Section 121-112 (Use Group B).

The amount of #floor area# to be preserved shall be equal to the amount of #floor area# changed to a Use Group 6B #use# or any #use# permitted by the underlying #use# regulations, as applicable. Such #floor area# may be preserved in the same #building# or in any other comparable #building# in Preservation Areas P-1 or P-2, subject to the provisions of Section 121-114 (Comparability).

#Floor area# may not be preserved on portions of floors. If the #floor area# to be preserved includes a fraction of a floor, the next highest number of full floors must be preserved for a permitted #use# in Use Group B. At the time of such change of #use#, #floor area# to be preserved must either be vacant or occupied by a #use# in Use Group B.

**121-114**  
**Comparability**

Where the #floor area# to be preserved is not located within the same #building# where the #use# will be changed, such #floor area# must be comparable to #floor area# in the #building# where the #use# will be changed. Comparability, shown by an affidavit from a professional engineer or a registered architect, licensed under the laws of the State of New York, shall exist where the #floor area# to be preserved meets the following criteria:

- (a) Elevators: Load and number
  - (1) Load

Each elevator shall have a minimum load of 2,000 pounds. The total load of all elevators servicing the #floor area# to be preserved shall be in accordance with the following ratio:

Total load	is greater than or equal to 90% of	Total load
Gross #floor area# of #building# to be preserved		Gross #floor area# of #building# that will be

	occupied by the change of #use#
--	------------------------------------

(2) Number

There shall be a minimum of two elevators. The number of elevators servicing the #floor area# to be preserved shall be in accordance with the following ratio:

Number of elevators	is greater than or equal to 90% of	Number of elevators
Gross #floor area# of #building# to be preserved		Gross #floor area# of #building# that will be occupied by the change of #use#

Notwithstanding the above, where there is only one elevator servicing the #floor area# to be occupied by the change of #use#, there may be one elevator servicing the #floor area# to be preserved if the following exist:

- (i) the #floor area# to be serviced by the elevator in the #building# to be preserved does not exceed the #floor area# serviced by the elevator in the #building# to be occupied by the change of #use# by more than 10 percent; and
- (ii) the ratio of the volume of the elevator servicing the #floor area# to be preserved to the #floor area# to be preserved is at least 90 percent of the ratio of the volume of the elevator servicing the #floor area# to be occupied by the change of #use# to the #floor area# to be occupied by the change of #use#. If the number of elevators required pursuant to the above ratio includes a fraction of an elevator, this fraction shall be rounded to the nearest whole number.

(b) Floor load

The floors shall have a minimum live load capacity of 100 pounds per square foot (100 psf).

(e) Size of floors

The #floor area# shall be located on floors of not less than 3,000 square feet or 50 percent of the size of the floors in the #building# to be occupied by the change of #use#, whichever is greater. #Floor area# may not be preserved on portions of floors.

- (d) **Loading facilities**  
The loading facilities shall be at least equal in number to those in the #building# to be occupied by the change of #use#. In addition, if such #building# has an off-street loading dock, the #building# containing the #floor area# to be preserved must have such off-street loading facilities.
- (e) **Column spacing**  
There shall be a minimum distance between columns of 16 feet, measured on center. In addition, the average distance between columns shall not be less than 90 percent of the average distance between columns in the #building# to be occupied by the change of #use#.
- (f) **Height of #stories#**  
The #stories# shall have an average minimum height of ten feet.

## **121-115**

### **Certification and other requirements of preservation and conversion**

- (a) Prior to the issuance of an alteration permit for the change of #use# of #floor area# to Use Group 6B #use# in Preservation Area P 1, or the change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations in Preservation Area P 2, the Chairperson of the City Planning Commission shall certify compliance with the requirements of Section 121-113 (Floor area preservation), upon proof of a legal commitment to preserve and maintain the required #floor area# for a permitted #use# in Use Group B. Such legal commitment shall be executed by all parties having any interest in the #floor area# to be preserved as shown by a certificate issued by a title insurance company licensed to do business in the State of New York showing all such parties in interest.

A "party in interest" in the tract of land shall include only (W) the fee owner thereof, (X) the holder of any enforceable recorded interest superior to that of the fee owner and which could result in such holder obtaining possession of all or substantially all of such tract of land, (Y) the holder of any enforceable recorded interest in all or substantially all of such tract of land which would be adversely affected by the preservation as required herein, and (Z) the holder of any unrecorded interest in all or substantially all of such tract of land which would be superior to and adversely affected by the preservation required herein and which would be disclosed by a physical inspection of the tract of land.

A copy of the legal commitment required herein shall be recorded in the Conveyances Section of the Office of the City Register of New York County upon certification.

- (b) The amount of #floor area# required to be preserved in any #building# pursuant to Section

~~121-113 shall not be reduced by the existence of a previously issued legal commitment for preservation on a portion of the #floor area# in the #building#.~~

- (e) ~~If any #floor area# to be preserved for a #use# in Use Group B pursuant to Section 121-113 is damaged, destroyed or becomes unusable, it shall be repaired or reconstructed only in accordance with the conditions and restrictions set forth in the certification granted by the City Planning Commission and the legal commitment constituting part of such certification. Failure to comply with any other conditions and restrictions or failure to rebuild such preserved #floor area# set forth above shall constitute a violation of the certification and may constitute a basis for denial or revocation of the building permit or certificate of occupancy issued for the #building# containing preserved #floor area#.~~

## 121-12

### **Conditions for Application of Preservation Area Regulations to Entire Zoning Lot C6-4M Districts in Subdistrict A-2**

~~For the purposes of this Chapter, the provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) are hereby made inapplicable. In lieu thereof, #zoning lots# existing on March 26, 1987, divided by the boundary of the Preservation Area as shown in Appendix A shall be subject to the #use# regulations applicable to the district in which more than 50 percent of the #lot area# is located. However, #zoning lots# fronting on a #wide street# shall not be subject to the preservation requirements of this Chapter.~~

In the C6-4M District located within Subdistrict A-2, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

- (a) for #buildings# with less than 70,000 square feet of #floor area#, the provisions of Section 15-20 (REGULATIONS GOVERNING RESIDENTIAL CONVERSIONS WITHIN EXISTING BUILDINGS IN C6-2M, C6-4M, M1-5M AND M1-6M DISTRICTS), inclusive, shall not apply to the #conversion# of non-#residential floor area# to #residences#. In lieu thereof, Section 15-10 (REGULATIONS GOVERNING RESIDENTIAL CONVERSIONS WITHIN EXISTING BUILDINGS IN RESIDENCE AND COMMERCIAL DISTRICTS, EXCEPT C6-2M AND C6-4M DISTRICTS), inclusive, shall apply; and
- (b) for #buildings# with 70,000 square feet or more of #floor area#, the #conversion# of non-#residential floor area# to #residences#, or to college or school student dormitories and fraternity or sorority student houses shall not be permitted.
- (c) the following #uses# and #uses accessory# to such #uses# shall be allowed:

(1) From Use Group 16A:

Household or office equipment or machinery repair shops, such as refrigerators, washing machines, stoves, deep freezers or air conditioning units

Tool, die or pattern making establishments or similar small machine shops

(2) From Use Group 16D:

Packing or crating establishments

Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment

Warehouses

Wholesale establishments, with no limitation on #accessory# storage

(3) From Use Group 17B:

All #uses#

**121-13**

**Authorization for Waiver of Floor Area Preservation Requirements M1-6 District in Subdistrict**

**A-1**

~~In Preservation Area P 2, for #buildings# with 70,000 square feet or more of #floor area# existing on January 19, 2005, the City Planning Commission may authorize the #conversion# or change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations without complying with the #floor area# preservation requirements set forth in Section 121-113, provided the Commission finds that:~~

- ~~(a) the #floor area# to be occupied by the change of #use# has not been occupied by any #manufacturing#, wholesale or showroom #use# for a period of at least three years prior to the date that a complete application has been filed with the Department of City Planning;~~
- ~~(b) the #conversion# or change of #use# will not harm the commercial and manufacturing sectors of the City's economy;~~
- ~~(c) the #conversion# or change of #use# will not harm the commercial and manufacturing~~



character of the surrounding area;

- (d) ~~the process of #conversion# or a change of #use# will not unduly burden #commercial# and #manufacturing uses# in the #building#; and~~
- (e) ~~the neighborhood in which the #conversion# or change of #use# is taking place will not be excessively burdened by increased #residential# activity.~~

In the M1-6 District located within Subdistrict A-1, #uses# listed in Use Group 18 shall not be permitted.

## **121-20 SIGN REGULATIONS**

~~The following provisions apply on #wide streets# within the #Special Garment Center District#:~~

- (a) ~~no #sign# shall project across the #street line# of a #wide street# more than 18 inches for double or multifaceted #signs# or 12 inches for other #signs#;~~
- (b) ~~no canopies, marquees, or awnings shall be permitted on the exterior of any #building# with the exception of theaters or hotels;~~
- (c) ~~where a permit is issued by the Department of Highways for the temporary display of banners/pennants across a #street# (or sidewalk) such banners/pennants shall be removed after 30 days of the issuance of the permit; and~~
- (d) ~~no banners or pennants shall be permanently displayed from the exterior of any #building# unless the design of such banners or pennants has been approved by the Mayor's Fashion Industry Advisory Council.~~

~~For the purpose of this Section, any #signs# including canopies, marquees, awnings, banners or pennants which do not conform to the above regulations may be continued for one year after March 26, 1987, provided that after expiration of that period such #non conforming signs#, including canopies, marquees, awnings, banners or pennants shall terminate.~~

In the #Special Garment Center District#, all #signs# shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, in Subdistrict A-2, #flashing signs# shall not be permitted.

## **121-30 SPECIAL BULK REGULATIONS ~~WITHIN PRESERVATION AREA P-2~~ WITHIN SUBDISTRICT A-1**

The following special #bulk# regulations shall apply within ~~Preservation Area P-2~~ Subdistrict A-

1, as shown on the map in Appendix A of this Chapter.

### **121-31**

#### **Maximum Permitted Floor Area Within Subdistrict A-1**

~~The basic maximum #floor area ratio# of a #zoning lot# containing #non-residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 only pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain #residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5, pursuant to Section 93-31, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23, provided that for every five square feet of #floor area# increase pursuant to Section 93-31, there is a #floor area# increase of six square feet pursuant to Section 23-90, as modified by Section 93-23, inclusive. The maximum #residential floor area ratio# shall be 12.0.~~

~~For the #conversion# to #dwelling units# of #non-residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.~~

The basic maximum #floor area ratio# of a #zoning lot# shall be as specified for the underlying district in Section 43-12 (Maximum Floor Area Ratio) and may be increased only pursuant to Section 43-13 (Floor Area Bonus for Public Plazas). No #public plaza#, or any part thereof, shall be permitted on or within 100 feet of a #wide street#. The provisions of Section 43-14 (Floor Area Bonus for Arcades) shall not apply.

### **121-32**

#### **Height of Street Walls and Maximum Building Height Within Subdistrict A-1**

In Subdistrict A-1, the underlying height and setback regulations set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks) and 43-44 (Alternate Front Setbacks) shall not apply. In lieu thereof, the following provisions shall apply:

(a) Height of #street walls# #Street wall# location

~~The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings# to remain. Such #street wall# shall rise without setback to a minimum base height of 80 feet and a maximum base height of 90 feet. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of~~

~~the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.~~

~~For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:~~

- ~~(1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#; or~~
- ~~(2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged building# may rise without setback to a minimum #street wall# height of 60 feet.~~

~~The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph, (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph, (a).~~

The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the maximum base height specified in paragraph (b) of this Section. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS).

(b) Maximum #building# height-Base height

~~Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:~~

- ~~(1) any portion of the #building or other structure developed# or #enlarged# pursuant to the tower regulations of Sections 33-45 (Tower Regulations) or 35-64 (Special~~

~~Tower Regulations for Mixed Buildings), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building or other structure# exceeds the height limit of 250 feet; and~~

- (2) ~~permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer, as listed in paragraph (c)(1) of Section 23-621, may penetrate the #sky exposure plane#.~~

~~On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.~~

- (1) Along #wide streets#

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and may rise to a maximum base height of 155 feet.

However, where the height of an existing adjacent #street wall# fronting on the same #street line# rises to a height exceeding 155 feet before setback, the maximum base height may be increased to the height of such existing adjacent #street wall# but shall not exceed a base height of 205 feet. In addition, where existing adjacent #street walls# on both sides of the #building# rise to a height exceeding 155 feet before setback, the maximum base height of such #building# may be increased to the higher of the two existing adjacent #street walls#, except in no instance shall the base height of such #building# exceed 205 feet.

- (2) Along #narrow streets#

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 85 feet and may rise to a maximum base height of 135 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may be applied along a #narrow street# beyond 50 feet of a #wide street#, up to a maximum of 100 feet from such #wide street#.

- (c) Required setbacks

(1) Along #wide streets#

For #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(1) of this Section, shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a “tower.”

(2) Along #narrow streets#

For #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(2) of this Section shall be set back from the #street wall# of the #building# at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a “tower.”

(d) Tower Regulations

Each #story# of a tower above the required setback shall not exceed a maximum #lot coverage# of 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots).

(e) Maximum #building# height

No height limit shall apply to towers.

**121-40****SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-2**

The following special #bulk# regulations shall apply within Subdistrict A-2, as shown on the map in Appendix A of this Chapter.

**121-31-121-41****Maximum Permitted Floor Area Within Subdistrict A-2**

The basic maximum #floor area ratio# of a #zoning lot# containing #non-residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 only pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain

#residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5, pursuant to Section 93-31, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23 (Modifications of Inclusionary Housing Program), provided that for every five square feet of #floor area# increase pursuant to Section 93-31, there is a #floor area# increase of six square feet pursuant to Section 23-90, as modified by Section 93-23, inclusive. The maximum #residential floor area ratio# shall be 12.0.

For the #conversion# to #dwelling units# of #non-residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

### **121-32-121-42**

#### **Height of Street Walls and Maximum Building Height Within Subdistrict A-2**

(a) Height of #street walls#

The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings# to remain. Such #street wall# shall rise without setback to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

- (1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#; or
- (2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after

February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

(b) Maximum #building# height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (1) any portion of the #building or other structure developed# or #enlarged# pursuant to the tower regulations of Sections 33-45 (Tower Regulations) or 35-64 (Special Tower Regulations for Mixed Buildings), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building or other structure# exceeds the height limit of 250 feet; and
- (2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer, as listed in paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), may penetrate the #sky exposure plane#.

On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

**121-40-121-50**

**PARKING PROVISIONS FOR PRESERVATION AREA P-2 SUBDISTRICT A-2**

Within ~~Preservation Area P-2 Subdistrict A-2~~, as shown on the map in Appendix A of this Chapter, the underlying parking provisions shall not apply. In lieu thereof, the parking regulations of the #Special Hudson Yards District#, as set forth in Section 93-80 (OFF-STREET PARKING REGULATIONS) shall apply.

**121-50-121-60**

**SUPPLEMENTAL REGULATIONS IN PRESERVATION AREA P-2 ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2**

In ~~Preservation Area P-2~~ Subdistrict A-2, the provisions of Section 93-90 (HARASSMENT) and Section 93-91 (Demolition), inclusive, shall apply.

**121-70**  
**SPECIAL PERMIT FOR TRANSIENT HOTELS**

In the #Special Garment Center District#, the City Planning Commission may permit a #transient hotel# as listed in Use Group 5, including #motels#, #tourist cabins# or #boatels# as listed in Use Group 7, that is not otherwise permitted pursuant to Section 121-10 (SPECIAL USE REGULATIONS), provided that the Commission finds that:

- (a) the location of such proposed #transient hotel# within the Special District will not impair the achievement of a diverse and harmonious mix of #commercial#, #manufacturing# and #community facility uses# within Subdistrict A-1 and of #residential#, #commercial#, #manufacturing# and #community facility uses# in Subdistrict A-2, consistent with the applicable district regulations;
- (b) such #transient hotel use# is consistent with the planning objectives of the Special District; and
- (c) the design of such #transient hotel# is appropriate to its program and will not impair the character of the area.

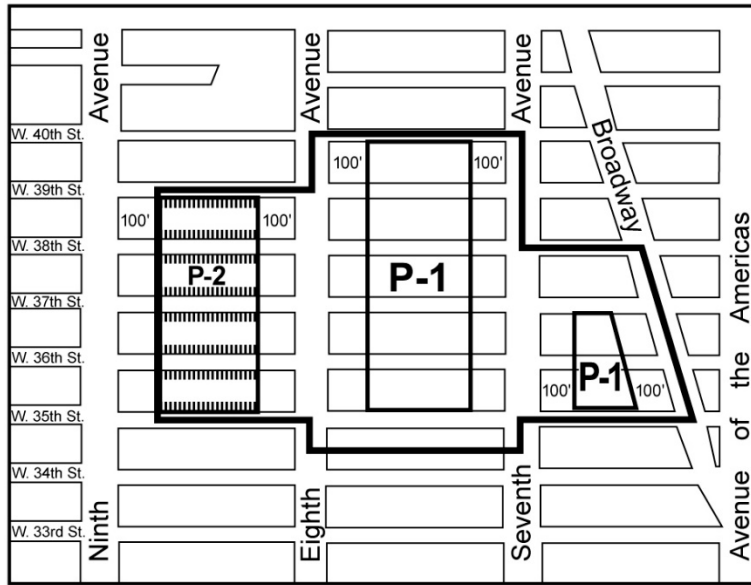
The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**Appendix A**

Special Garment Center District Plan

**[EXISTING]**





- Special Garment Center District
- Preservation Area
- |||||** Street Wall required pursuant to 121-32(a)

**[PROPOSED]**

Special Garment Center District and Subdistricts



- #Special Garment Center District#
- A-1 Garment Center Subdistrict A-1
- A-2 Garment Center Subdistrict A-2
- ▨ #Street Wall# required pursuant to 121-42 (a)

\* \* \*

(On September 5, 2018, Cal. No. 3, the Commission scheduled September 26, 2018 for a public hearing which has been duly advertised.)

**Close the hearing.**

\_\_\_\_\_

IV. CITY PLANNING COMMISSION 2018 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY		1 New Year's Day	2 REVIEW SESSION	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 Martin Luther King, Jr. Day	16 REVIEW SESSION	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
FEBRUARY					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION Lincoln's B'day	13	14 CPC PUBLIC MEETING Lincoln's B'day	15	16 Chinese New Year	17
	18	19 President's Day	20	21	22 Washington's Birthday	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING			
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17 St. Patrick's Day
	18	19	20	21	22	23	24
	25 Palm Sunday	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30 Good Friday	31 First Day Passover
APRIL	1 Easter	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					
MAY			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16 First Day Ramadan	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28 Memorial Day Observed	29	30	31		
JUNE						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22 Eid al Fitr	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30

Review Sessions start at 1:00 PM

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY	1	2	3	4 Independence Day	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	31				
AUGUST				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 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
SEPTEMBER							1
	2	3 Labor Day	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10 Rosh Hashanah	11	12	13	14	15
	16	17	18	19 Yom Kippur	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30							
OCTOBER		1	2	3	4	5	6
	7	8 Columbus Day Observed	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
NOVEMBER					1	2	3
	4	5	6 Election Day	7 Diwali	8	9	10
	11	12 Veterans' Day Observed	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22 Thanksgiving	23	24
	25	26	27	28	29	30	
DECEMBER		2 REVIEW SESSION Hanukkah	3	4 CPC PUBLIC MEETING	5	6	7
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25 Christmas	26 Kwanzaa Begins	27	28	29
	30	31					

Public Meetings start at 10:00 AM

V. CITY PLANNING COMMISSION 2019 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY			1 New Year's Day	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 Martin Luther King, Jr. Day	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
FEBRUARY						1	2
	3	4	5 Chinese New Year	6	7	8	9
	10	11 REVIEW SESSION	12 Lincoln's Birthday	13 CPC PUBLIC MEETING	14	15	16
	17	18 Presidents' Day	19	20	21	22 Washington's Birthday	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28		
MARCH						1	2
	3	4	5	6 Ash Wednesday	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 St. Patrick's Day	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
	31						
APRIL		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14 Palm Sunday	15	16	17	18	19 Good Friday	20 Passover
	21 Easter	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30				
MAY				1	2	3	4
	5	6 REVIEW SESSION Ramadan	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27 Memorial Day Observed	28	29	30	31	
JUNE							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
	30						

Review Sessions start at 1:00 PM

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY		1	2	3	4 Independence Day	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
AUGUST					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION Eid al-Adha	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
SEPTEMBER	1	2 Labor Day	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 Rosh Hashanah					
OCTOBER			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14 Columbus Day	15 REVIEW SESSION	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 Diwali	29	30 CPC PUBLIC MEETING	31		
NOVEMBER						1	2
	3	4	5 Election Day	6	7	8	9
	10	11 Veterans' Day	12 REVIEW SESSION	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30
				Thanksgiving			
DECEMBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 Hanukkah	31	Christmas	Kwanzaa		

Public Meetings start at 10:00 AM