

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 22, 2006
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 060001 PQX	9	SOUND DALE CARE CENTER	Scheduled to be Heard 3/8/06
2	C 060250 HAX	4	JESUP HEIGHTS II	" "
3	N 060201 ZRM	2	311 WEST BROADWAY	" "
4	C 060202 ZSM	2	" "	" "
5	C 060203 ZSM	2	" "	" "
6	C 060233 ZSM	2	VILLAGE CARE NURSING HOME	" "
7	C 060056 MMX	4	YANKEE STADIUM	Favorable Report Adopted
8	C 060057 MMX	4	" "	" "
9	C 060058 MMX	4	" "	" "
10	C 060059 NNX	4	" "	" "
11	C 060144 PQX	4	" "	" "
12	C 060145 PPX	4	" "	" "
13	C 060146 PPX	4	" "	" "
14	C 060147 PPX	4	" "	" "
15	C 060148 MCX	4	" "	Withdrawn
16	C 060148(A) MCX	4	" "	Favorable Report Adopted
17	C 060149 ZSX	4	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Amanda M. Burden, AICP, Chair	P	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	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	W	Y	Y	Y	Y	Y	
Irwin Cantor, P.E.	P	R	R	R	R	R	R	R	R	I	R	R	R	Y	Y	
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	T	Y	Y	Y	Y	Y	
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	H	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	D	Y	Y	Y	Y	Y	
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y	Y	
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y	A	Y	Y	Y	Y	Y	
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	W	Y	Y	Y	Y	Y	
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 1:45 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 22, 2006
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 060150 ZSX	4	YANKEE STADIUMN	Favorable Report Adopted
19	C 050472 PQK	5	PINE STREET DAY CARE CENTER	" "
20	C 050203 ZMK	7	CATON PLACE REZONING	Fav. Report Adopted as Modified
21	N 060249 HAK	16	MOTHER GASTON BOULEVARD APARTMENTS	Favorable Report Adopted
22	C 060130 ZMK	14	MIDWOOD REZONING	Fav. Report Adopted as Modified
23	C 050257 ZSM	5	325 5 TH AVENUE GARAGE	Favorable Report Adopted
24	C 050422 HUQ	12	SO. JAMAICA I URBAN RENEWAL PLAN/NEW FOUNDATIONS	" "
25	C 050423 HAQ	12	" "	" "
26	N 050451 ZAR	2	270 BENEDICT ROAD	Authorization Approved
27	C 060078 PCK	4	OEM WAREHOUSE	Hearing Closed
28	C 060194 HAK	3	WAZOBIA HOUSE	" "
29	C 060195 ZSK	3	" "	" "
30	C 060176 ZMK	2	ATLANTIC TERRACE	" "
31	C 060177 HAK	2	" "	" "
32	C 060087 PCQ	3	EAST ELMHURST LIBRARY	" "
33	C 050363 MMQ	10	DOT SUNRISE YARD	" "
34	C 050364 PSQ	10	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		21	22	23	24	25	26								
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y								
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y								
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y								
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y								
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y								
Jane D. Gol	P	Y	Y	Y	Y	Y	Y								
Lisa Gomez	P	Y	Y	Y	Y	Y	Y								
Christopher Kui	P	Y	Y	Y	Y	Y	Y								
John Merolo	P	Y	Y	Y	Y	Y	Y								
Karen A. Phillips	P	Y	Y	N	Y	Y	Y								
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 1:45 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 22, 2006

MEETING AT 10:00 A.M. AT SPECTOR HALL

22 READE STREET

NEW YORK, NEW YORK



Michael R. Bloomberg, Mayor

City of New York

[No. 4]

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at:
nyc.gov/planning

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing 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). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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). The availability of these documents on-line will occur earlier than the current printed documents.

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. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address including E-mail by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

**B
CITY PLANNING COMMISSION**

22 Reade Street, New York, N.Y. 10007-1216

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- RICHARD W. EADDY**
- JANE D. GOL**
- LISA A. GOMEZ**
- CHRISTOPHER KUI**
- JOHN MEROLO**
- KAREN A. PHILLIPS**
- DOLLY WILLIAMS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS

WEDNESDAY, FEBRUARY 22, 2006

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	6
III. Public Hearings	22
IV. Schedule Of Meetings: January 1, 2006 - July 31, 2006.....	34

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for March 8, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

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 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 - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

FEBRUARY 22, 2006

APPROVAL OF MINUTES OF Regular Meeting of February 8, 2006.

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 8, 2006**

**STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

SOUND DALE DAY CARE CENTER

CD 9

C 060001 PQX

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 1211-1221 Croes Avenue (Block 3748, Lot 15), for continued use as a child care center.

Resolution for adoption scheduling March 8, 2006 for a public hearing.

No. 2

JESUP HEIGHTS II

CD 4

C 060250 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1510-1530 Jesup Avenue (Block 2872, Lots 281, 285 and p/o 287) as an Urban Development Action Area; and

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

to facilitate development of a 6-story building, tentatively known as Jesup Heights II, with approximately 67 residential units under the New York State Housing Trust Fund Corporation and the New York City Housing Development Corporation Low Income Housing Tax Credits Program.

Resolution for adoption scheduling March 8, 2006 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 3, 4 & 5

311 WEST BROADWAY

No. 3

CD 2

N 060201 ZRM

IN THE MATTER OF an application submitted by United American Land, LLC, pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York concerning Article VII, Chapter 4 relating to Section 74-712(b), to allow by special permit the modification of bulk regulations on zoning lots where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003 in M1-5A and M1-5B districts located within historic districts.

Matter in underline is new, to be added;

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

Matter in ~~strikeout~~ is text to be deleted;

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

* * *

74-712

Developments in Historic Districts

* * *

- (b) In all districts, the modification of #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, on zoning lots where not more than 20 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission shall find that such #bulk# modifications:
- (1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
 - (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

Resolution for adoption scheduling March 8, 2006 for a public hearing.

No. 4

CD 2

C 060202 ZSM

IN THE MATTER OF an application submitted by United American Land, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-712(a) to modify use regulations to allow retail uses (Use Group 6 uses) on the ground floor and cellar and to allow residential use (Use Group 2 uses) on the 2nd through 9th floors (West Broadway wing) and to allow residential use (Use Group 2 uses) on the 1st through 8th floors (Wooster Street wing); and
2. Section 74-712(b)* to modify the requirements of Section 43-40 (Height and Setback Regulations), Section 23-47 (Minimum Required Rear Yards), Section 23-533 (Required rear yard equivalents), and Section 23-86 (Minimum Distance Between Legally Required Windows and Wall or Lot Lines)

to facilitate the development of a mixed use building with two wings on a zoning lot where not more than twenty percent of the lot area is occupied by existing buildings located at 311 West Broadway (Block 228, Lot 12), in the SoHo Cast Iron Historic District, within M1-5A and M1-5B Districts.

* Note: Section 74-712(b) is proposed to be changed under a related application (N 060201 ZRM) for an amendment of the Zoning Resolution

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling March 8, 2006 for a public hearing.

No. 5

CD 2

C 060203 ZSM

IN THE MATTER OF an application submitted by United American Land, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a capacity of 150 spaces on portions of the first floor and cellar of a proposed mixed use building with two wings on property located at 311 West Broadway (Block 228, Lot 12), in the SoHo Cast Iron Historic District, within M1-5A and M1-5B Districts.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling March 8, 2006 for a public hearing.

No. 6

VILLAGE CARE NURSING HOME

CD 2

C 060233 ZSM

IN THE MATTER OF an application submitted by Village Care of New York pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed approximately 54,014 square-foot, 6-story nursing home

(U.G. 3A), on property located at 214-218 West Houston a.k.a. 50-56 Downing Street (Block 528, Lot 12) in an R6 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling March 8, 2006 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 7 - 18

YANKEE STADIUM

No. 7

CD 4

C 060056 MMX

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 establishment of a park addition within an area bounded by East 161st Street, River Avenue, East 157th Street, Major Deegan Boulevard and Macombs Dam Bridge Approach; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13113 dated September 22, 2005 and signed by the Borough President.

(On December 19, 2005, Cal. No. 10 the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 38, the hearing was closed.)

For consideration.

No. 8

CD 4

C 060057 MMX

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 establishment of a park between Major Deegan Boulevard and the Harlem River; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13115 dated September 22, 2005 and signed by the Borough President.

(On December 19, 2005, Cal. No. 11, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 39, the hearing was closed.)

For consideration.

No. 9

CD 4

C 060058 MMX

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 establishment of parks within an area bounded by East 158th Street, River Avenue, East 153rd Street, and Gerard Avenue; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13114 dated September 22, 2005 and signed by the Borough President.

(On December 19, 2005, Cal. No. 12, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 40, the hearing was closed.)

For consideration.

No. 10

CD 4

C 060059 MMX

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 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 portions of Jerome Avenue between East 164th Street and Macombs Dam Bridge Approach, Macombs Dam Bridge Approach between Jerome Avenue and East 161st Street, and East 161st Street between Macombs Dam Bridge Approach and River Avenue;

- the establishment of a park addition within an area bounded by East 161st Street, River Avenue, East 164th Street, Jerome Avenue and Macombs Dam Bridge Approach;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13112 dated September 22, 2005 and signed by the Borough President.

(On December 19, 2005, Cal. No. 13 the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 41, the hearing was closed.)

For consideration.

No. 11

CD 4

C 060144 PQX

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 acquisition of property bounded by East 161st Street, River Avenue, Jerome Avenue, the Macombs Dam Bridge approach, and East 164th Street (Block 2492, Lot 1 and Block 2493, p/o Lot 9).

(On December 19, 2005, Cal. No. 14, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 42, the hearing was closed.)

For consideration.

No. 12

CD 4

C 060145 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks and Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property to the New York City Economic Development Corporation, located at Block 2492, Lot 1 and Block 2493, p/o Lot 9 restricted to stadium and related uses only.

(On December 19, 2005, Cal. No. 15, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 43, the hearing was closed.)

For consideration.

No. 13

CD 4

C 060146 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition of six (6) city owned properties to the New York City Economic Development Corporation restricted to public parking and accessory uses:

BLOCK	LOT
2490	1
2539	p/o Lot 2
2357	100
2485	1
2486	1
2482	6

(On December 19, 2005, Cal. No. 16, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 44, the hearing was closed.)

For consideration.

No. 14

CD 4

C 060147 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking, retail and accessory uses:

BLOCK	LOT
2499	1
2499	100
2493	p/o Lot 9
2499	108
2354	20
2354	65

(On December 19, 2005, Cal. No. 17, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 45, the hearing was closed.)

For consideration.

No.15

CD 4

C 060148 MCX

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c of the New York City Charter, for a major concession for a tennis facility in a portion of Macombs Dam Park, generally bounded by Jerome Avenue, East 161st Street, Macombs Dam Bridge Approach and the Major Deegan Expressway north-east quadrant westbound exit ramp (Block 2499, part of Lot 108).

(On December 19, 2005, Cal. No. 18, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 46, the hearing was closed.)

For consideration.

No. 16

CD 4

C 060148 (A) MCX

IN THE MATTER OF an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c of the New York City Charter and proposed for modification on December 12, 2005 pursuant to Section 2-06(c) (1) of the Uniform Land Use Review Procedure for a major concession for a tennis facility in an approximately five acre portion of parkland*, generally bounded by the Harlem River; Ramp A, the 161st Street Exit from the Major Deegan Expressway; Exterior Street; and the inland prolongation of the southern edge of Slip 4 (Block 2539, part of Lot 2).

* Proposed to be mapped Park under related application C 060057 MMX

(On December 19, 2005, Cal. No. 19, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 47, the hearing was closed.)

For consideration.

No. 17

CD 4

C 060149 ZSX

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow a 4-story public parking garage with a maximum capacity of 949 spaces, to allow spaces to be located on the roof, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), on property located at East 151st Street between River Avenue and Gerard Avenue (Block 2354, Lots 20 and 65 and the demapped volume of East 151st Street), in an M1-2 District..

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On December 19, 2005, Cal. No. 20, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 48, the hearing was closed.)

For consideration.

No. 18

CD 4

C 060150 ZSX

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-54 of the Zoning Resolution to modify the rear yard regulations of Section 43-28 to allow a 4-story public parking garage with a maximum capacity of 949 spaces on property located at East 151st Street between River Avenue and Gerard Avenue (Block 2354, Lots 20 and 65 and the demapped volume of East 151st Street), in an M1-2 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On December 19, 2005, Cal. No. 21, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 49, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 19

PINE STREET DAY CARE CENTER

CD 5

C 050472 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 374 Pine Street (Block 4214, Lot 1), for continued use as a day care center.

(On January 11, 2006, Cal. No. 1, the Commission scheduled January 25, 2006 for a public hearing. On January 25, 2006, Cal. No. 7, the hearing was closed.)

For consideration.

No. 20

CATON PLACE REZONING

CD 7

C 050203 ZMK

IN THE MATTER OF an application submitted by 22 Caton Place Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16d and 22c, changing from an R6 District to an R7A District property bounded by Caton Place, a line 100 feet southwesterly of East 8th Street, a line midway between Caton Place and Kermit Place and the northerly prolongation of a line midway between Ocean Parkway and East 7th Street, as shown on a diagram (for illustrative purposes only) dated September 26, 2005, and subject to the conditions of CEQR Declaration No. E-154.

(On December 19, 2005, Cal. No. 24, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No.23, the hearing was closed.)

For consideration.

No. 21

MOTHER GASTON BOULEVARD APARTMENTS

CD 16

N 060249 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 84, 86, 88, 90 and 92 Mother Gaston Boulevard (Block 1542, Lots 33-37) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate the development of a 4 -story building, tentatively known as 84-92 Mother Gaston Boulevard, with approximately 50 residential units to be developed under the Department of Housing Preservation and Development Supportive Housing Program.

(On January 11, 2006, Cal. No. 2, the Commission scheduled January 25, 2006 for a public hearing. On January 25, 2006, Cal. No. 8, the hearing was closed.)

For consideration.

No. 22

MIDWOOD REZONING

CD 14

C 060130 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 22c, 22d, 23a, 23b:**

- 1. eliminating from an existing R6 District a C2-3 District bounded by:**
 - a.** East 12th Street, Locust Avenue, East 13th Street and a line 100 feet southerly of Locust Avenue;
 - b.** East 18th Street, a line 150 feet northerly of Avenue M, a line midway between Ocean Avenue and East 21st Street, and a line 100 feet northerly of Avenue M; and
 - c.** East 14th Street, a line 100 feet southerly of Elm Avenue, East 16th Street, a line 100 feet southerly of Avenue M, a line midway between Ocean Avenue and East 21st Street, a line 150 feet southerly of Avenue M, East 17th Street, Cedar Street, East 16th Street, and a line 150 feet southerly of Elm Avenue;

- 2. changing from an R6 District to an R2 District property bounded by:**
 - a.** a line midway between Bedford Avenue and East 26th Street, a line 100 feet northerly of Avenue O, East 26th Street, Avenue O; and
 - b.** a line 100 feet northwesterly of Kings Highway, East 27th Street, and a line 100 feet northerly of Avenue O and its easterly prolongation;

- 3. changing from an R6 District to an R4-1 District property bounded by:**
- a. a line midway between Coney Island Avenue and East 12th Street, Elm Avenue, East 14th Street, a line 100 feet southerly of Elm Avenue, a line midway between East 15th Street and East 16th Street, and a line 100 feet northerly of Avenue N;
 - b. Cedar Street, a line midway between East 16th Street and East 17th Street, a line 100 feet northerly of Avenue N, East 17th Street, Avenue N, East 18th Street, a line 100 feet southerly of Avenue N, Ocean Avenue, Avenue O, a line midway between East 16th Street and East 17th Street, Avenue N, and East 16th Street;
 - c. a line 300 feet southerly of Avenue M, a line midway between East 18th Street and East 19th Street, a line 200 feet southerly of Avenue M, Bay Avenue, a line midway between East 19th Street and Ocean Avenue, a line 100 feet northerly of Avenue N, and a line midway between East 17th Street and East 18th Street;
 - d. East 13th Street, a line 100 feet southerly of Avenue N, a line midway between East 15th Street and East 16th Street, a line 300 feet northerly of Avenue O, East 15th Street,, a line 100 feet northerly of Avenue P, a line midway between Coney Island Avenue and East 12th Street, Avenue O, East 12th Street, and a line 425 feet southerly of Avenue N;
 - e. East 16th Street, a line 100 feet southerly of Avenue O, a line midway between East 18th Street and East 19th Street, and Avenue P; and
 - f. a line 200 feet southerly of Avenue O, East 23rd Street, Avenue O East 24th Street, a line 100 feet northwesterly of Kings Highway, East 23rd Street, a line 100 feet northerly of Kings Highway, a line 100 feet northerly of Avenue P, and a line midway between East 21st Street and Ocean Avenue;
- 4. changing from a C4-3 District to an R5 District property bounded by:**
- a. a line 150 feet northerly of Avenue J, a line midway between East 15th Street and East 16th Street, a line 100 feet northerly of Avenue J, and Coney Island Avenue; and

- b. a line 100 feet southerly of Avenue J, a line midway between East 15th Street and East 16th Street, a line 150 feet southerly of Avenue J, and Coney Island Avenue;

5. changing from an R6 District to an R5B District property bounded by:

- a. East 12th Street, Locust Avenue, East 13th Street, and a line 100 feet southerly of Locust Avenue;
- b. Avenue L, East 17th Street, a line 100 feet northerly of Avenue L, East 18th Street, a line 300 feet southerly of Avenue L, East 17th Street, Chestnut Avenue, and the centerline of the New York City Transit Authority Rail Road Right-of-Way and its southerly prolongation;
- c. Avenue L, a line midway between Ocean Avenue and East 21st Street, Avenue M, Ocean Avenue, a line 150 feet northerly of Avenue M, and a line midway between East 19th Street and Ocean Avenue;
- d. a line 100 feet southerly of Elm Avenue, East 16th Street, Avenue N, a line midway between East 16th Street and East 17th Street, Avenue O, a line midway between East 19th Street and Ocean Avenue, a line 100 feet southerly of Avenue O, East 16th Street, Avenue P, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Avenue P, East 15th Street, a line 300 feet northerly of Avenue O, a line midway between East 15th Street and East 16th Street, a line 100 feet southerly of Avenue N, East 13th Street, a line 425 feet southerly of Avenue N, East 12th Street, Avenue O, a line midway between Coney Island Avenue and East 12th Street, a line 100 feet northerly of Avenue N, and a line midway between East 15th Street and East 16th Street; and
- e. Cedar Street, East 17th Street, a line 300 feet southerly of Avenue M, a line midway between East 17th Street and East 18th Street, a line 100 feet northerly of Avenue N, and a line midway between East 16th Street and East 17th Street;

6. changing from an R6 District to an R7A District property bounded by:

- a. a line 100 feet northerly of Avenue K, a line midway between East 15th Street and East 16th Street, a line 100 feet southerly of Avenue K, and a line midway between Coney Island Avenue and East 12th Street;

- b. Avenue H, a line midway between Ocean Avenue and East 21st Street and its northerly prolongation, Avenue L, a line midway between East 19th Street and Ocean Avenue, a line 150 feet northerly of Avenue M, Ocean Avenue, Avenue M, a line midway between Ocean Avenue and East 21st Street, a line 100 feet northerly of Avenue P, a line 100 feet northerly of Kings Highway, East 23rd Street, a line 100 feet northwesterly of Kings Highway, East 24th Street, Avenue O, East 26th Street, a line 100 feet northerly of Avenue O and its easterly prolongation, East 27th Street, a line 100 feet northwesterly of Kings Highway, East 29th Street, Kings Highway, Avenue P, a line midway between East 18th Street and East 19th Street, a line 100 feet southerly of Avenue O, a line midway between East 19th Street and Ocean Avenue, Avenue O, Ocean Avenue, a line 100 feet southerly of Avenue N, East 18th Street, Avenue N, East 17th Street, a line 100 feet northerly of Avenue N, a line midway between East 19th Street and Ocean Avenue, Bay Avenue, a line 200 feet southerly of Avenue M, a line midway between East 18th Street and East 19th Street, a line 300 feet southerly of Avenue M, East 17th Street, Cedar Street, East 16th Street, a line 100 feet southerly of Elm Avenue, East 14th Street, Elm Avenue, a line midway between Coney Island Avenue and East 12th Street, Locust Avenue, East 12th Street, a line 100 feet southerly of Locust Avenue, East 13th Street, Avenue M, East 14th Street, Locust Avenue, the southerly prolongation of the centerline of the New York City Transit Authority Rail Road Right-of-Way, Chestnut Avenue, East 17th Street, a line 300 feet southerly of Avenue L, East 18th Street, a line 100 feet northerly of Avenue L, and a line midway between East 19th Street and Ocean Avenue;
 - c. Elm Avenue, a line midway between Coney Island Avenue and East 12th Street, Avenue N, and Coney Island Avenue; and
 - d. a line 100 feet southerly of Avenue O, a line midway between Coney Island Avenue and East 12th Street, a line 400 feet northerly of Avenue P, and Coney Island Avenue;
7. **changing from a C8-2 District to an R7A District property bounded by:**
- a. a line 100 feet northerly of Locust Avenue, a line midway between Coney Island Avenue and East 12th Street, Elm Avenue, and Coney Island Avenue;

BOROUGH OF MANNATTAN

No. 23

325 5TH AVENUE GARAGE

CD 5

C 050257 ZSM

IN THE MATTER OF an application submitted by Continental Residential Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 174 spaces on portions of the first floor, cellar, and sub-cellar, of a proposed 41-story mixed use building on property located at 325 Fifth Avenue (Block 862, Lots 1,3,4,9 (all including Lot 8),11 and 73), in a C5-2 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY, 10007.

(On January 11, 2006, Cal. No. 3, the Commission scheduled January 25, 2006 for a public hearing. On January 25, 2006, Cal. No. 9, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 24 & 25

SOUTH JAMAICA I URBAN RENEWAL PLAN/NEW FOUNDATIONS

No. 24

CD 12

C 050422 HUQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 6th amendment to the South Jamaica I Urban Renewal Plan for the South Jamaica Urban Renewal Area.

The proposed plan:

1. Revises the land use definition to permit residential, commercial and community facility uses on residential sites where permitted by zoning.

2. Deletes sites from the plan that have been developed or rehabilitated by private owners.
3. Subdivides Site 4B into sites: 4b, 4c, and 4d; and Site 13 into sites: 13a, 13b, 13c, 13d and 13e.

These changes would facilitate the development of a mixed-use building with two residential units and commercial space to be developed under the Department of Housing Preservation and Development's New Foundation Program.

(On January 11, 2006, Cal. No. 6, the Commission scheduled January 25, 2006 for a public hearing. On January 25, 2006, Cal. No. 11, the hearing was closed.)

For consideration.

No. 25

CD 12

C 050423 HAQ

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 115-40 and 115-42 Sutphin Boulevard (Block 11994, Lots 13 and 14) Site 4C within the South Jamaica I Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
2. pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer to be selected by HPD;

to facilitate the development of a mixed-use building with two residential units and commercial space to be developed under the Department of Housing Preservation and Development's New Foundation Program

(On January 11, 2006, Cal. No.7, the Commission scheduled January 25, 2006 for a public hearing. On January 25, 2006, Cal. No.12, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 26

270 BENEDICT ROAD

CD2

N050451 ZAR

IN THE MATTER OF an application submitted by Richard Bonanno for the grant of authorizations pursuant to Sections 105-421 and 105-425 of the Zoning Resolution involving the modification of topographic features on a Tier I site and modification of tree preservation and tree planting requirements to allow for the construction of two single-family detached houses at 270 Benedict Road (Block 872, Tentative Lots 123 and 119) within the Special Natural Area District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 27

OEM WAREHOUSE

CD 4

C 060078 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Office of Emergency Management and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 930 Flushing Avenue (Block 3140, p/o Lot 1), for use as a warehouse.

(On February 8, 2006, Cal. No. 1, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 28& 29

WAZOBIA HOUSE

No. 28

CD 3

C 060194 HAK

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 31-39 Van Buren Street ((Block 1791, Lots 68-72) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer to be selected by HPD;

to facilitate the development of a 5-story building, tentatively known as Wazobia House, with approximately 43 dwelling units to be developed under HPD's Supportive Housing Loan Program.

(On February 8, 2006, Cal. No. 2, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 3

C 060195 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed approximately 18,243 square-foot, 5-story Non-Profit Institution with Sleeping Accommodations (U.G. 3A), on property located at 31-39 Van Buren Street (Block 1791, Lot 68,69,70,71,72), in an R5 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On February 8, 2006, Cal. No. 3, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 30 & 31

ATLANTIC TERRACE

No. 30

CD 2

C 060176 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c changing from a C6-1 District to a C6-2 District property bounded by a line 100 feet northerly of Atlantic Avenue, South Oxford Street, Atlantic Avenue, and South Portland Avenue, as shown on a diagram (for illustrative purposes only) dated November 14, 2005.

(On February 8, 2006, Cal. No. 4, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 2

C 060177 HAK

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 207 and 209 South Portland Ave., 206 and 208, 214 and 216 South Oxford St., (Block 2004, Lots 1, 2, 78-82 and 84, p/o 131, p/o 132) p/o Site 3, within the Atlantic Terminal Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 10-story building, tentatively known as Atlantic Terrace, with approximately 80 residential units and retail space to be developed under HUD's Cornerstone Program.

(On February 8, 2006, Cal. No. 5, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 32

EAST ELMHURST LIBRARY

CD 3

C 060087 PCQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Queens Borough Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 95 – 08-14 Astoria Boulevard, for an expansion of a library.

(On February 8, 2006, Cal. No. 6, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 33 & 34

DOT SUNRISE YARD

No. 33

CD 10

C 050363 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Department of Transportation and the Department of Citywide Administrative Services, 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 a portion of Linden Boulevard between Pitkin Avenue and Spritz Road;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4986 dated September 9, 2005 and signed by the Borough President.

(On February 8, 2006, Cal. No. 7, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 10

C 050364 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection of the bed of Linden Boulevard between Spritz Road and Pitkin Avenue, for use as a maintenance facility.

(On February 8, 2006, Cal. No. 8, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

BAYSWATER REZONING

CD 14

C 060259 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 25b and 31a:

1. changing from an R2 District to an R1-2 District property bounded by:
 - a. a line 100 feet southeasterly of Point Breeze Place and its southwesterly prolongation, Anchor Drive and its northwesterly and southeasterly centerline prolongation, a line 100 feet southeasterly of Dunbar Street, Mott Avenue, Egmont Place, a line 100 feet southwesterly of Edgewater Road, Faber Terrace, Edgewater Road, a line 100 feet northwesterly of Granada Place, Faber Terrace, Granada Place, a line 200 feet northeasterly of Mott Avenue, Bay 28th Street, a line 375 feet northeasterly of Mott Avenue, Sunnyside Street, Mott Avenue, a line perpendicular to a line bisecting the angle formed by the southwesterly street line of Mott Avenue and the northerly street line of Bayswater Avenue and passing through a point on the northerly street line of Bayswater Avenue distant 210 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Bayswater Avenue and the easterly street line of Bay 25th Street, Bayswater Avenue, a line 225 feet northwesterly of Bay 25th Street, a line 175 feet southerly of Bayswater Avenue, Bay 27th Street, a line 250 feet northerly of Coldspring Road, Bay Park Place, a line 100 feet northerly of Coldspring Road, a line midway between Waterview Street and Bay Park Place, a line perpendicular to the westerly street line of Bay Park Place distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Bay Park Place and the southerly street line of Bayswater Avenue, Bay Park Place, Bayswater Avenue, Trist Place, a line 80 feet southwesterly of Bailey Court, a line 85 feet northwesterly of Trist Place, a line perpendicular to the northwesterly street line of Trist Place distant 80 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Trist Place and the northeasterly street line of Bailey Court, Norton Drive, a line 125 feet southwesterly of Westbourne Avenue, a line 85 feet northwesterly of Trist Place, Westbourne Avenue, a line 90 feet southeasterly of Harbour Court (straight line portion), a line midway between Mott Avenue and Westbourne Avenue, a line perpendicular to the southwesterly street line of Mott Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Mott Avenue and the northwesterly street line of Bay 28th Street, Mott Avenue, a line 150 feet southeasterly of Waterloo Place, a line 250 feet southwesterly of Mott Avenue, Waterloo Place, Westbourne Avenue, Dunbar Street

and its southwesterly centerline prolongation, and the U.S. Bulkhead Line; and

- b. Coldspring Road, Bay 25th Street, Healy Avenue, Dickens Street, Healy Avenue, a line 100 feet easterly of Dickens Street, a line 600 feet southerly of Healy Avenue and its easterly prolongation, Bay 24th Street, a line 500 feet southerly of Healy Avenue, a line 200 feet easterly of Bay 25th Street, Bessemund Avenue and its northeasterly centerline prolongation, Hartman Lane, Healy Avenue, and a line 75 feet northeasterly of Waterview Street;
2. changing from a R3-2 District to an R1-2 District property bounded by Healy Avenue, Hartman Lane, a line 135 feet southerly of Healy Avenue, a line 170 feet westerly of Hartman Lane, a line 200 feet southerly of Healy Avenue, and a line 250 feet westerly of Hartman Lane;
3. changing from an R5 District to an R3A District property bounded by Norton Avenue, a line 100 feet easterly of Eggert Place, Enright Road, Eggert Place, a line 550 feet northerly of Mott Avenue, and Dickens Street;
4. changing from an R4 District to an R3X District property bounded by the northerly boundary line of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), a southern prolongation of the boundary line of the City of New York, the boundary line of the City of New York, Empire Avenue, a line 100 feet southwesterly of Virginia Street, a line 125 feet northwesterly of Empire Avenue, Virginia Street, a line 165 feet southerly of Bolton Road, Sage Street, a line 450 feet southerly of Bolton Road, a line 115 feet easterly of Beach 9th Street, a line 100 feet northerly of Dinsmore Avenue and its easterly prolongation, a line 100 feet westerly of Beach 9th Street, a line 100 feet southerly Dinsmore Avenue, Rose Street, Dinsmore Avenue, and Beach 12th Street;
5. changing from an R5 District to an R3X District property bounded by:
 - a. Norton Avenue, a line 110 feet northwesterly of Beach Channel Drive, Dix Avenue and its northwesterly centerline prolongation, a line 100 feet southeasterly of Eggert Place, a line 100 feet southwesterly of Enright Road, and Gipson Street;
 - b. Brunswick Avenue, Beach 12th Street, Minton Street, Augustina Avenue, and Nameoke Avenue;

- c. a line 125 feet southerly of Mott Avenue, a line 110 feet easterly of Gipson Street, the westerly prolongation of a line 100 feet northerly of Regina Avenue, a line 125 feet westerly of McBride Street, a line 500 feet northerly of Cornaga Avenue, a line 135 feet easterly of Gipson Street, a line 400 feet northerly of Cornaga Avenue, and a line 100 feet easterly of Dickens Street; and
 - d. a line 200 feet southeasterly of Central Avenue, Beach 12th Street, Dinsmore Avenue, Rose Street, a line 100 feet southerly of Dinsmore Avenue and its westerly prolongation, a line 150 feet easterly of Neilson Street, Dinsmore Avenue, Neilson Street, a line 275 feet northerly of Cornaga Avenue, Nameoke Street, and a line perpendicular to the easterly street line of Nameoke Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Nameoke Street and the southeasterly street line of Central Avenue;
6. changing from an R3-2 District to an R4A District property bounded by Bessemund Avenue, Hartman lane, Cornaga Avenue, Bay 25th Street, Ocean Crest Boulevard, Hartman Lane, Beach Channel Drive, a line 250 feet southwesterly of Hartman Lane, Ocean Crest Boulevard, a line 260 feet northeasterly of Beach 32nd Street, a line midway between Falcon Avenue and Ocean Crest Boulevard, a line 100 feet southwesterly of Hartman Lane, a line midway between Dwight Avenue and Falcon Avenue, and Bay 31st Street and its southeasterly centerline prolongation;
 7. changing from an R4 District to an R4A District property bounded by a line 100 feet northerly of Dinsmore Avenue and its easterly prolongation, a line 115 feet easterly of Beach 9th Street, Empire Avenue, Cornaga Avenue, Rose Street, a line 100 feet southerly of Dinsmore Avenue, and a line 100 feet westerly of Beach 9th Street;
 8. changing from an R5 District to an R4A District property bounded by a line 100 feet southerly of Dinsmore Avenue, Rose Street, Cornaga Avenue, and the southerly centerline prolongation of Beach 12th Street;
 9. changing from an R3-2 District to an R4-1 District property bounded by Healy Avenue, a line 250 feet westerly of Hartman Lane, a line 200 feet southerly of Healy Avenue, a line 170 feet westerly of Hartman Lane, a line 135 feet southerly of Healy Avenue, Hartman Lane, Bessemund Avenue, Bay 31st Street and its southeasterly centerline prolongation, a line midway between Dwight Avenue and Falcon Avenue, a line 100 feet southwesterly of Hartman Lane, a line midway between Falcon Avenue and Ocean Crest Boulevard, a line 260 feet

northeasterly of Beach 32nd Street, Ocean Crest Boulevard, and Beach 32nd Street;

10. changing from an R4 District to an R4-1 District property bounded by a line 165 feet southerly of Bolton Road, Virginia Street, a line 125 feet northwesterly of Empire Avenue, a line 100 feet southwesterly of Virginia Street, Empire Avenue, a line 115 feet easterly of Beach 9th Street, a line 450 feet southerly of Bolton Road, and Sage Street; and
11. changing from an R5 District to an R4-1 District property bounded by:
 - a. Healy Avenue, Beach 32nd Street, Dwight Avenue, and the U.S. Bulkhead Line;
 - b. Norton Avenue, Gipson Street, a line 100 feet southerly of Enright Road, a line 100 feet easterly of Eggert Place, the westerly centerline prolongation of Dix Avenue, McBride Street, a line 150 feet northerly of Mott Avenue, Eggert Place, Enright Road, and a line 100 feet easterly of Eggert Place; and
 - c. Mott Avenue, the southerly prolongation (at Mott Avenue) of a line 200 feet westerly of Beach Channel Drive, a line 200 feet southerly of Mott Avenue, Beach Channel Drive, a line 100 feet easterly of Dickens Street, a line 400 feet northerly of Cornaga Avenue, a line 135 feet easterly of Gipson Street, a line 500 feet northerly of Cornaga Avenue, a line 125 feet westerly of McBride Street, a line 100 feet northerly of Regina Avenue and its westerly prolongation, a line 100 feet westerly of Grassmere Terrace, a line 200 feet southerly of Mott Avenue, and Grassmere Terrace;

as shown on a diagram (for illustrative purposes only) dated December 19, 2005.

(On February 8, 2006, Cal. No. 9, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

UNION-UTOPIA REZONING

CD 8

C 060235 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10d, 14c and 15a changing from an R2 District to an R2A District property bounded by 64th Avenue, 185th Street, 73rd Avenue, a line midway between 196th Place and 197th Street, Union Turnpike, 193rd Street, Avon Road, 188th Street, a line 100 feet southeasterly of Union Turnpike, Chevy Chase Street, Union Turnpike, Kent Street, a line 100 feet southeasterly of Union Turnpike, Utopia Parkway, Union Turnpike, a line 100 feet southwesterly of 177th Street, 73rd Avenue, and Utopia Parkway, as shown on a diagram (for illustrative purposes only) dated December 19, 2005.

(On February 8, 2006, Cal. No. 10, the Commission scheduled February 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 37

FIELDSTON HISTORIC DISTRICT

CD 8

N 060298 HKX

PUBLIC HEARING:

IN THE MATTER OF a communication dated January 18, 2006 from the Executive Director of the Landmarks Preservation Commission regarding the Fieldston Historic District, designated by the Landmarks Preservation Commission on January 10, 2006 (List No. 370 / LP No. 2138). The district boundaries are:

property bounded by a line beginning at the intersection of the southern curb line of Iselin Avenue and a line extending northward along the western property line of 5051 Iselin Avenue, extending southerly along the western property lines of 5051 Iselin Avenue and 443 West 250th Street, across Delafield Avenue to the southern curblineline of Delafield Avenue, westerly along said curblineline following its southward curve to a point in the eastern curblineline of Delafield Avenue formed by a line extending easterly from the northern property line of 4747 Delafield

Avenue, westerly across Delafield Avenue and along the northern property line of 4747 Delafield Avenue southerly along the western property lines of 4747, 4721 and 4715 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4690 Henry Hudson Parkway East (Block 5824, Lot 2440) and southerly along the eastern curb line of Henry Hudson Parkway East, easterly along the southern property line and southerly along the western property line of 4645 Delafield Avenue, westerly along the northern property line, southerly along the western property line and easterly along the southern property line of 4633 Delafield Avenue, southerly along the western property line and easterly along the southern property line of Block 5824, Lot 2512, southerly along the eastern property line of Block 5824, Lot 2412, westerly along the northern property line and southerly along the western property line of Block 5824, Lot 2517, westerly along the northern property line and southerly along the western property line of Block 5824, Lot 2520, westerly along the northern property line and southerly along the western property line of 475 West 246th Street (Block 5824, Lot 2534), southerly across West 246th Street, southerly along the western property line and easterly along the southern property line of 480 West 246th Street, southerly along the western property lines of 4549, 4547, 4545, 4543, 4541, and 4527 Delafield Avenue, easterly along the southern property line and southerly along the western property line of 4527 Delafield Avenue, southerly along the western property line of 4521 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4519 Delafield Avenue, southerly along the western property line, easterly along the southern property line and southerly along the western property line of 4511 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4401 Manhattan College Parkway, easterly along the northern curb line of Manhattan College Parkway, continuing across Delafield Avenue and following the curve in said curb line onto Fieldston Road to a point in the western curb line of Fieldston Road formed by a line extending westerly from the southern property line of 4490 Fieldston Road (Block 5808, Lot 326), easterly across Fieldston Road, easterly along the southern property line, southerly along the western property line, and easterly along the southern property line of 4490 Fieldston Road, northerly along the eastern property line of 4490 Fieldston Road, easterly along the southern curb line of West 245th Street, southerly along the western property line of 380 West 245th Street, easterly along the southern property lines of 380 and 376 West 245th Street, northerly along the eastern property line of 376 West 245th Street, easterly along the southern property line of 370 West 245th Street, southerly along the western property line of 4483 Manhattan College Parkway (Block 5808, Lot 380), easterly along the northern curb line of Manhattan College Parkway, easterly across Waldo Avenue, easterly along the northern curb line of West 244th Street, across Tibbett Avenue and along the southern property line of 4400 Tibbett Avenue, northerly along the eastern property lines of 4400 to 4440 Tibbett Avenue, easterly along the southerly property line of 4448 Tibbett Avenue, northerly along the eastern property lines of 4448 and 4458 Tibbett Avenue, westerly along the northern property line of 4458 Tibbett Avenue, westerly across Tibbett Avenue to the western curb line of Tibbett Avenue, northerly along the western curb line of Tibbett Avenue, westerly along the southern curb line of West 246th Street, westerly across Waldo Avenue to the western curb line of Waldo Avenue, northerly across West 246th Street, northerly along the western curb line of Waldo Avenue to a point in said curb line formed by the intersection of a line extending westerly from the northern curb line of College Road, easterly along the northern curb line of College Road, following its northward curve to a point in said curb line formed by the intersection of a line extending westerly from the southern property line of 334-336 College Road, easterly along the southern property line and northerly along the eastern property line of 334-336 College Road, northerly along the eastern property lines of 330 and 326 College Road, easterly along the southern property line of 326 College Road, northerly along the eastern property line of 326

College Road to the western curb line of Tibbett Avenue, northerly along the western curb line of Tibbett Avenue and following the westward curve of said curb line, across College Road to the western curb line of College Road, northerly along the western curb line of College Road, westerly along the northern property line of 271 College Road, northerly along the eastern property line and westerly along the northern property line of 5022 Waldo Avenue, westerly across Waldo Avenue, westerly along the northern property lines of 5025 Waldo Avenue and 5022-5026 Fieldston Road, westerly across Fieldston Road, westerly along the northern property line and southerly along the western property line of 5021 Fieldston Road, westerly along the northern property line of 5020 Goodridge Avenue, westerly across Goodridge Avenue, northerly along the western curb line of Goodridge Avenue, westerly along the northern property line of 5025 Goodridge Avenue, following the southward curve and continuing southerly along said property line, southerly along the western property line of 5001 Goodridge Avenue, westerly along the northern property line and southerly along the western property line of 385 West 250th Street, southerly across West 250th Street, westerly along the southern curb line of West 250th Street, continuing along said curb line across Grosvenor Avenue to the southeast corner of West 250th Street and Iselin Avenue, northerly across West 250th Street, northerly along the western curb line of Iselin Avenue, following the westward curve of said curb line to the point of the beginning.

(On February 8, 2006, the Commission duly advertised February 22, 2006 for a public hearing.)

Close the hearing.

**IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS
January 1 to June 30**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JANUARY	1	2 <small>NEW YEAR'S DAY OBSERVED</small>	3	4	5	6	7	
	8	9 <small>REVIEW SESSION</small>	10	11 <small>CPC PUBLIC MEETING</small>	12	13	14	
	15	16 <small>MARTIN LUTHER KING, JR. DAY</small>	17	18	19	20	21	
	22	23 <small>REVIEW SESSION</small>	24	25 <small>CPC PUBLIC MEETING</small>	26	27	28	
	29	30	31					
FEBRUARY				1	2	3	4	
	5	6 <small>REVIEW SESSION</small>	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12 <small>LINCOLN'S BIRTHDAY</small>	13	14	15	16	17	18	
	19 <small>PRESIDENTS' DAY</small>	20	21 <small>*REVIEW SESSION</small>	22 <small>CPC PUBLIC MEETING (HOLIDAY OBSERVED)</small>	23	24	25	*Review Session will be held on <u>Tuesday, February 21st</u>
26	27	28						
MARCH				1 <small>ASH WEDNESDAY</small>	2	3	4	
	5	6 <small>REVIEW SESSION</small>	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12	13	14	15	16	17 <small>ST. PATRICK'S DAY</small>	18	
	19	20 <small>REVIEW SESSION</small>	21	22 <small>CPC PUBLIC MEETING</small>	23	24	25	
26	27	28	29	30	31			
APRIL							1	
	2	3 <small>REVIEW SESSION</small>	4	5 <small>CPC PUBLIC MEETING</small>	6	7	8	
	9 <small>PALM SUNDAY</small>	10	11	12	13 <small>PASSOVER</small>	14 <small>GOOD FRIDAY</small>	15	
	16 <small>EASTER SUNDAY</small>	17	18	19	20	21	22	
	23 <small>REVIEW SESSION</small>	24	25	26 <small>CPC PUBLIC MEETING</small>	27	28	29	
30								
MAY		1	2	3	4	5	6	
	7	8 <small>REVIEW SESSION</small>	9	10 <small>CPC PUBLIC MEETING</small>	11	12	13	
	14	15	16	17	18	19	20	
	21	22 <small>REVIEW SESSION</small>	23	24 <small>CPC PUBLIC MEETING</small>	25	26	27	
	28 <small>MEMORIAL DAY OBSERVED</small>	29	30	31				
JUNE					1	2	3	
	4	5 <small>REVIEW SESSION</small>	6	7 <small>CPC PUBLIC MEETING</small>	8	9	10	
	11	12	13	14	15	16	17	
	18	19 <small>REVIEW SESSION</small>	20	21 <small>CPC PUBLIC MEETING</small>	22	23	24	
	25	26	27	28	29	30		

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.