

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, OCTOBER 20, 2004  
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 050060 ZMX | 1     | NUEVA ERA APARTMENTS                    | Scheduled to be Heard 11/3/04 |
| 2       | C 050061 HAX | 1     | " "                                     | " "                           |
| 3       | C 050062 HUX | 1     | " "                                     | " "                           |
| 4       | C 020573 ZMK | 7     | LUTHERAN MEDICAL CENTER                 | " "                           |
| 5       | C 030020 PPK | 7     | " "                                     | " "                           |
| 6       | C 050032 HAM | 11    | THE NAVE                                | " "                           |
| 7       | C 040048 ZSM | 1     | 380 BROADWAY                            | " "                           |
| 8       | C 050043 ZMX | 8     | NORTH RIVERDALE REZONING                | Hearing Closed                |
| 9       | C 040143 PQK | 1     | RFK DAY CARE CENTER/JONES SENIOR CENTER | Hearing Continued             |
| 10      | C 050006 ZSK | 1     | WILLIAMSBURG WATER TAXI                 | Hearing Closed                |
| 11      | C 040412 ZSM | 4     | 655 SIXTH AVENUE                        | " "                           |
| 12      | C 040495 ZSM | 5     | 400 PARK AVENUE SOUTH                   | " "                           |
| 13      | C 040496 ZMM | 5     | " "                                     | " "                           |
| 14      | N 040497 ZRY | cw    | " "                                     | " "                           |
| 15      | C 020523 ZMQ | 11    | GARDEN WORLD                            | " "                           |
| 16      | N 040224 ZAX | 8     | ITTELSON CENTER                         | Authorization Approved        |
| 17      | N 040513 ZAX | 7     | MONTEFIORE MEDICAL CENTER               | Authorization Approved        |

| COMMISSION ATTENDANCE:                   | Present (P)<br>Absent (A) | COMMISSION VOTING RECORD:                                |    |    |    |    |    |    |    |    |    |  |  |  |
|--|---------------------------|--|----|----|----|----|----|----|----|----|----|--|--|--|
|  |                           | In Favor - Y    Oppose - N    Abstain - AB    Recuse - R |    |    |    |    |    |    |    |    |    |  |  |  |
| Calendar Numbers:                        |                           | 16   | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 |  |  |  |
| Amanda M. Burden, AICP, Chair            | P                         | Y  | Y  |    |    |    | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Kenneth J. Knuckles, Esq., Vice Chairman | P                         | Y  | Y  |    |    |    | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Angela M. Battaglia                      | P                         | Y  | Y  | L  | L  | L  | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Irwin Cantor, P.E.                       | P                         | Y  | Y  | A  | A  | A  | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Angela R. Cavaluzzi, R.A.                | P                         | Y  | Y  | I  | I  | I  | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Alfred C. Cerullo, III                   | P                         | AB   | AB | D  | D  | D  | AB | AB | AB | AB | AB |  |  |  |
| Richard W. Eaddy                         | P                         | Y  | Y  |    |    |    | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Alexander Garvin                         | A                         |  |    | O  | O  | O  |    |    |    |    |    |  |  |  |
| Jane D. Gol                              | P                         | Y  | Y  | V  | V  | V  | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Christopher Kui                          | P                         | Y  | Y  | E  | E  | E  | Y  | Y  | Y  | Y  | Y  |  |  |  |
| John Merolo                              | P                         | Y  | Y  | R  | R  | R  | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Karen A. Phillips                        | P                         | Y  | Y  |    |    |    | Y  | Y  | Y  | Y  | Y  |  |  |  |
| Dolly Williams, Commissioners            | P                         | Y  | Y  |    |    |    | Y  | Y  | Y  | Y  | Y  |  |  |  |

MEETING ADJOURNED AT: 11:40 A.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, OCTOBER 20, 2004**

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**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. 21]**

**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](http://nyc.gov/planning)

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**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 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: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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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)). 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**  
**ALEXANDER GARVIN**  
**JANE D. GOL**  
**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 10:00 a. m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

**ORDER OF BUSINESS AND INDEX**

**WEDNESDAY, OCTOBER 20, 2004**

|  |    |
|--|----|
| Roll Call; approval of minutes .....                             | 1  |
| I. Scheduling of November 3, 2004 .....                          | 1  |
| II. Public Hearings .....  | 6  |
| III. Reports .....   | 17 |
| IV. Schedule of Meetings: July 1, 2004 - December 31, 2004 ..... | 25 |
| V. Schedule of Meetings: January 1, 2005 - June 30, 2005 .....   | 26 |

**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 November 3, 2004 at Spector Hall, 22 Reade Street, New York, at 10:00 a.m.

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**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: \_\_\_\_\_

**OCTOBER 20, 2004**

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**APPROVAL OF MINUTES OF Regular Meeting of October 6, 2004**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, NOVEMBER 3, 2004  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**Nos. 1, 2 and 3**

***NUEVA ERA APARTMENTS***

**No. 1**

**CD 1**

**C 050060 ZMX**

**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. 6a:**

- 1. changing from an R6 District to an R7-2 District property bounded by Concourse Village East, Morris Avenue, East 153<sup>rd</sup> Street, a line 100 feet westerly of Morris Avenue, and the center line of the former East 154<sup>th</sup> Street and its westerly centerline prolongation;**
- 2. changing from a C8-3 District to an R7-2 District property bounded by Concourse Village East, the center line of the former East 154<sup>th</sup> Street and its westerly centerline prolongation, a line 100 feet westerly of Morris Avenue, and East 153<sup>rd</sup> Street; and**
- 3. establishing within the proposed R7-2 District a C2-4 District bounded by Concourse Village East, the center line of the former East 154<sup>th</sup> Street and its westerly centerline prolongation, a line 100 feet westerly of Morris Avenue, and East 153<sup>rd</sup> Street;**

as shown on a diagram (for illustrative purposes only) dated September 7, 2004.

**Resolution for adoption scheduling November 3, 2004 for a public hearing.**

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**No. 2**

**CD 1**

**C 050061 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 East 153<sup>rd</sup> Street, Park Avenue and 2996 Concourse Village East (Site C) within the Melrose Urban Renewal Area (Block 2442, Lots 34, 59 and 60) 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 properties to a developer selected by HPD;

to facilitate development of an eight story mixed-use building, tentatively known as Nueva Era Apartments, with approximately 210 rental units and retail space.

**Resolution for adoption scheduling November 3, 2004 for a public hearing.**

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**No. 3**

**CD 1**

**C 050062 HUX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 4th amendment to the Melrose Urban Renewal Plan for the Melrose Urban Renewal Area.

The proposed plan:

1. Indicates that Site C will be rezoned from R6 and C8-3 to R7-2 and that the existing C2-4 overlay on the Morris Avenue side of Site C will be maintained. The C2-4 overlay on the Morris Avenue side of Site C will be expanded to include all of the block bounded by Morris Avenue, East 153<sup>rd</sup> Street and Concourse Village East (Park Avenue).
2. Amends Section C.2, "Proposed Uses" to reflect the actual land uses listed in Map 2, "Land Use Plan." Section C.2.a, "Residential" has been modified to exclude a requirement that all housing be developed to serve low and moderate income families. All references to "Public Housing" "Moderate income", and "projects with a Section 8 rent subsidy" have been revised to exclude Site C.
3. Deletes the provision for pedestrian circulation and pedestrian plazas on Site C and D.
4. Has been modified to conform to the current HPD language, terminology and methodology for urban renewal plans.

These changes would facilitate development of an eight story mixed-use building, tentatively known as Nueva Era Apartments, with approximately 210 rental units and retail space.

**Resolution for adoption scheduling November 3, 2004 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**Nos. 4 and 5**

***LUTHERAN MEDICAL CENTER***

**No. 4**

**CD 7**

**C 020573 ZMK**

**IN THE MATTER OF** an application submitted by Lutheran Medical Center and Shore Park Properties, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 22a:**

- 1. changing from an M3-1 District to an R6 District property bounded by** Second Avenue, 57<sup>th</sup> Street, a line 125 feet northwesterly of Second Avenue, and 56<sup>th</sup> Street; and
- 2. establishing within the proposed R6 District a C1-3 District bounded by** Second Avenue, 57<sup>th</sup> Street, a line 125 feet northwesterly of Second Avenue, and 56<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated August 23, 2004.

**Resolution for adoption scheduling November 3, 2004 for public hearing**

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**No. 5**

**CD 7**

**C 030020 PPK**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the removal of the “Community Facility Use Only” restriction on property located at the corner of 56<sup>th</sup> Street and Second Avenue, (Block 836, p/o lot 19).**

Note: This formally city-owned property was sold with the above restriction pursuant to an application (C900433 PPK) submitted by the Department of Citywide Administrative Services and approved by the City Planning Commission on October 10<sup>th</sup>, 1990 (Cal. No. 43).

**Resolution for adoption scheduling November 3, 2004 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 6**

***THE NAVE***

**CD 11**

**C 050032 HAM**

**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 2081, 2083, 2085, 2087, 2089, and 2091 Madison Avenue, 43, 45/47, and 49 E. 131 Street, and 46 E. 132 Street (Block 1756, Lots 21-26, 28, 45, 51, and 52), 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 the above properties, except 2081 Madison Avenue (Block 1756, Lot 24), to a developer to be selected by HPD;

**to facilitate development of a ten-story building tentatively known as The Nave**, with approximately 118 units of housing, retail space and a day care center, to be developed under the New York State Homes for Working Families Program.

**Resolution for adoption scheduling November 3, 2004 for a public hearing.**

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**No. 7**

***380 BROADWAY***

**CD 1**

**C 040048 ZSM**

**IN THE MATTER OF** an application submitted by 380 Broadway LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the use regulations of Section 42-00 (GENERAL PROVISIONS) to allow residential use (Use Group 2 uses) on the 2<sup>nd</sup> through 5<sup>th</sup> floors of an existing five-story building located at 380-382 Broadway** (Block 195, Lot 1), in an M1-5 District, within the Tribeca East Historic 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 November 3, 2004 for a public hearing.**

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## II. PUBLIC HEARINGS

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### BOROUGH OF THE BRONX

No. 8

#### *NORTH RIVERDALE REZONING*

CD 8

C 050043 ZMX

#### **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 No. 1c:**

1. **changing from an R3-1 District to an R3A District property bounded by the** Boundary Line of the City of New York, a line 100 feet westerly of Broadway, West 259<sup>th</sup> Street, a line midway between Riverdale Avenue and Delafield Avenue, a line 250 feet northerly of West 259<sup>th</sup> Street, Delafield Avenue, a line 200 feet northerly of West 260<sup>th</sup> Street, and a line midway between Riverdale Avenue and Delafield Avenue and its northerly prolongation at West 263<sup>rd</sup> Street;
2. **changing from an R3-2 District to an R3A District property bounded by** West 259<sup>th</sup> Street, a line 100 feet westerly of Broadway, a line 100 feet northerly of Mosholu Avenue, Tyndall Avenue, Mosholu Avenue, West 256<sup>th</sup> Street, and a line midway between Riverdale Avenue and Delafield Avenue; and
2. **changing from an R3-2 District to an R3-1 District property bounded by** a line 100 feet southerly of Mosholu Avenue, a line 100 feet westerly of Broadway, West 254<sup>th</sup> Street, Yalles Avenue, West 256<sup>th</sup> Street, and Fieldston Road;

as shown on a diagram (for illustrative purposes only) dated August 9, 2004.

(On October 6, 2004, Cal. No. 1, the Commission scheduled October 20, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 9**

***RFK DAY CARE CENTER/JONES SENIOR CENTER***

**CD 1**

**C 040143 PQK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services, the Department for the Aging, 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 741 Flushing Avenue (Block 2276, Lot 37), Brooklyn, for continued use as a day care center and senior center.

(On October 6, 2004, Cal. No. 2, the Commission scheduled October 20, 2004 for a public hearing which was duly advertised.)

**Close the hearing.**

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**No. 10**

***WILLIAMSBURG WATER TAXI***

**CD 1**

**C 050006 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 62-732 of the Zoning Resolution **to allow a dock for water taxis on a zoning lot located at the East River, west of Kent Avenue between South 8<sup>th</sup> Street and South 11<sup>th</sup> Street** (Block 2134, Lot 126), in an R7-3 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 October 6, 2004, Cal. No. 3, the Commission scheduled October 20, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 11**

**655 6<sup>TH</sup> AVENUE**

**CD 4**

**C 040412 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Ladies Mile, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the requirements of Section 15-12 (Open Space Equivalent) to allow a reduction of the required rooftop recreation space from 8,323 square feet to 4,184 square feet to facilitate the conversion to residential use of an existing 5-story and proposed 2-story penthouse building on property located at 655 Sixth Avenue** (Block 796, Lots 36 and 47), in C6-2A and C6-3A Districts, within the Ladies Mile Historic 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 October 6, 2004, Cal. No. 4, the Commission scheduled October 20, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 12, 13 and 14**

**400 PARK AVENUE SOUTH**

**No. 12**

**CD 5**

**C 040495 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 400 Park Avenue South LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-721(a)\*\* of the Zoning Resolution **to modify the height and setback regulations of Section 23-60, the distance between buildings regulations of Section 23-70, and the court and minimum distance between required windows and walls or lot line regulations of Section 23-80 to facilitate the development of a 475.53 foot-high, 40-story**

**mixed use building on property located at 1800 Park Avenue** (Block 857, Lots 24, 40 and 46), in a C5-3\*\*\* District.

\*\* Note: Section 74-721 is proposed to be changed under a related application (N 040497 ZRY) for an amendment of the Zoning Resolution.

\*\*\* Note: The site is proposed to be rezoned from C5-2, and C6-4A Districts to a C5-3 District under a related application (C 040496 ZMM) for a change in the Zoning Map.

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 October 6, 2004, Cal. No. 5, the Commission scheduled October 20, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 13**

**CD 5**

**C 040496 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 400 Park Avenue South LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 8d:**

- 1. changing from a C5-2 District to a C5-3 District property bounded by** East 28<sup>th</sup> Street, a line 100 feet westerly of Park Avenue South, East 27<sup>th</sup> Street, and Madison Avenue; and
- 2. changing from a C6-4A District to a C5-3 District property bounded by** East 28<sup>th</sup> Street, Park Avenue South, East 27<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue South;

as shown on a diagram (for illustrative purposes only) dated August 9, 2004.

(On October 6, 2004, Cal. No. 6, the Commission scheduled October 20, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 14

Citywide

N 040497 ZRY

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Roy Kalimian, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Article VII, Chapter 4, concerning Section 74-721(a), expanding the modifications that may be granted pursuant to that section.

Matter in underline is new, to be added;

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

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

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

\* \* \*

**74-721**

**Height and setback and yard regulations**

- (a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum area of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts, on such #zoning lots#, the Commission also may modify #yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
- (2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding #development#; and
- (3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties;

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width;

- (b) In a C6-4 District, the Commission may modify the supplementary #use# regulations of Section 32-422 (Location of floors occupied by non-residential uses), ~~for~~ or #developments# or #enlargements# on #zoning lots# occupying an entire #block# and located in a C6-4 District with a basic commercial #floor area ratio# of 10.0, the Commission may also modify the supplementary #use# regulations of Section 32-422 (Location of floors occupied by non-residential uses); provided the following findings are made conditions are met:
- (1) ~~that~~ the non-#residential uses# are located in a portion of a #mixed building# ~~which~~ which has separate access to the #street# with no openings of any kind to the #residential# portion of the #building# at any #story#; and
  - (2) ~~that~~ the non-#residential uses# are not located above the lowest #story# containing #dwelling units# unless the #residential# and non-#residential# portions are separated in accordance with the provisions of Section 23-82 (Building Walls Regulated by Minimum Spacing Requirements).
- (c) In C5-3, C6-6 and C6-7 Districts, the Commission may modify height and setback and #yard# regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having an area less than 40,000 square feet, ~~provided the #zoning lot# that~~ occupies an entire #block# front on a #wide street#, subject to the following conditions:-

~~As a condition for the special permit, the Commission shall make the following findings:~~

- ~~(1) —~~ that the modification of height and setback will provide a better distribution of #bulk# on the #zoning lot# and will not adversely affect other adjacent #zoning lots# by unduly restricting access to light and air to surrounding public spaces, #streets# and properties; and
- ~~(2)~~ (2) that where #buildings# or portions thereof penetrate the established #sky exposure plane#, the aggregate area occupied by such #buildings# or portions thereof at such elevation shall not exceed:
  - (i) 55 percent of the area of such #zoning lot#; or
  - (ii) an equivalent of 55 percent of the aggregate area of such #zoning lot# and any adjoining #zoning lots# with a common #lot line# for at least 90 feet with negative easements limiting height of

existing and future #developments# on the adjoining #zoning lots# by recorded deed or other written instruments; ~~and~~

(32) ~~that~~ the #development# or #enlargement# includes on-site amenities, such as #arcades#, #through block arcades# or #covered pedestrian spaces# where the size and dimensions of such spaces are substantially greater than the required minimum standards, and includes ~~sky lights or other provisions for additional access of direct natural light so as to provide for an increased penetration of light and air therein at the #street# level of the #development#, or a transit station improvement that results in a direct major connection to a subway station.~~

(3) In lieu of ~~this finding, condition~~ (c)(32), the Commission ~~finds that the~~ #development# or #enlargement# may provide ~~—~~ in the same or an adjoining #block# of such #development# or #enlargement# compensatory "off-site public open space." For the purposes of this Section paragraph, (c3), the term "adjoining block" shall mean a #block# that is contiguous to the development #block# but for its separation by a #street# or #street# intersection. The area of such off-site public open space shall be at least 4,000 square feet, or 15 percent of the #lot area# of a #zoning lot# containing the #development#, whichever is more, and a width of at least 40 feet at any point.

Such public open areas shall have a southern exposure, and adjoin a public sidewalk and be #developed# pursuant to the provisions of Section 37-04 (Requirements for Urban Plazas). A plan for the development and maintenance of such off-site public space shall be approved by the Commission. The off-site public area shall be kept open to the general public in accordance with a time schedule specified by the Commission. In no event shall such off-site public open space be eligible for #floor area# or bonus computation in connection with this or any other #development# or #enlargement#.

For such #developments#, the Commission may also modify the applicable regulations of Sections 32-51 (Limitations on Business Entrances, Show Windows or Signs) and 36-683 (Restrictions on location of berths near Residence Districts) where adjoining frontage within a distance of 75 feet on the same side of the #street# is occupied by a #community facility# or ground floor #commercial use#, provided that such modification is part of an overall design for #show windows#, signage and entrances or off-street loading berths developed in conjunction with a public amenity such as an #urban plaza#, #through block arcade# or #covered pedestrian space#, and will not alter the essential character of the immediate neighborhood.

In the case of existing #residential buildings# to remain temporarily on such #zoning lot#, the provisions of Sections 23-70 (MINIMUM REQUIRED DISTANCE BETWEEN TWO OR MORE BUILDINGS ON A SINGLE ZONING LOT) and 23-80 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES) may be modified provided that each and every one of the following conditions are met:

- (i) that such existing #buildings# with unexpired leasehold interests are located upon such #zoning lot#;
- (ii) that the portions of the #zoning lot# where such existing #buildings# are located and are to be demolished shall be redeveloped according to the approved site plan;
- (iii) that no temporary or final certificate of occupancy shall be issued for that portion of #floor area# in the new #development# equal to twice the #floor area# in the temporary existing #buildings# until such #buildings# are vacated, demolished and their sites are redeveloped in accordance with the approved project plan, except that where the ~~City Planning~~ Commission shall have determined that the applicant for a special permit has made an offer to purchase the leasehold interests from the lessees at a fair market value of the remainder of the lease term, the Commission may decrease the amount of #floor area# for which no certificate of occupancy may be issued; and
- (iv) that the #development# conform with all the applicable laws relating to construction, operation and maintenance.

The owner of the #zoning lot# shall have prominently displayed thereon a sign stating the date by which the #buildings# are to be demolished.

- (d4) As a further condition for the issuance of a permit under this ~~Section, paragraph, (c)~~, the owner of the #zoning lot# upon which new #developments# are to take place, must post a bond or other security payable to the City of New York and approved by the Corporation Counsel as to form, sufficient in amount as determined by the ~~City Planning~~ Commission to cover the cost of demolishing the existing #buildings# should the owner fail to so demolish within the prescribed time set forth in the approved project plan, and insure that all #floor area# which is to be vacant in the new #development# shall remain unfinished and vacant.

The bonds or other securities shall be payable to the City of New York if

any of the above conditions are violated.

The Commission must find, with each grant for a special permit under this paragraph, (dc) of this Section, that the #development#:

- (1) shall result in improved circulation; and
- (2) would eliminate the undesirable pre-emption of ground level space by private #buildings# or other structures#.

In making ~~this~~ these findings, the Commission may consider the provision of improved connections to rapid transit facilities, where applicable.

The site plan accompanying each application for a grant of special permit under this ~~Section paragraph, (c)~~, shall include a schedule indicating the timetable of demolition of all existing #buildings# and the schedule of new #development# and other improvements on the #zoning lot#.

In addition to the conditions in paragraphs (c)(1), (c)(2), (c)(3) and (c)(4) of this Section, the Commission shall find that the modification of height and setback will provide a better distribution of #bulk# on the #zoning lot# and will not adversely affect other adjacent #zoning lots# by unduly restricting access to light and air to surrounding public spaces, #streets# and properties;

(ed) Notwithstanding any other provisions of the Zoning Resolution, where a #development# shares an aggregate #lot line# with a landmark building site for a distance of at least 90 feet, or contains a historically significant #street# that has been demapped and an archeologically significant site, both of which have been identified by the Landmark Preservation Commission, the Commission may permit modification of the height and setback and #yard# regulations regardless of the lot size, provided that the following findings are made:

- (1) there is a harmonious architectural relationship between the landmark and the new structure, and such relationship is approved by the Landmarks Preservation Commission or, in the case of a #development# which contains a historically significant #street# that has been demapped and an archeologically significant site, there is a visual recognition of the location of the demapped #street# and of the archeologically significant site created by a design treatment that has been approved by both the Landmarks Preservation Commission and the City Planning Commission and, if such #development# is located within 200 feet of a historic district, there is a harmonious relationship between the proposed #development# and the historic district; and

- (2) pedestrian amenities are contained in the new structure including, where appropriate, retail stores and substantial pedestrian space at the principal levels of circulation, such as wider sidewalks, #arcades#, #covered pedestrian space#, subsurface concourses and convenient subway connections.

(On October 6, 2004, Cal. No. 7, the Commission scheduled October 20, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 15**

***GARDEN WORLD***

**CD 11**

**C 020523 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Marmom Enterprises, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10d **establishing within an existing R2 District a C2-2 District** bounded by 45<sup>th</sup> Drive, Francis Lewis Boulevard, 47<sup>th</sup> Avenue, and a line 225 feet southwesterly of Francis Lewis Boulevard, as shown on a diagram (for illustrative purposes only) dated July 26, 2004.

(On October 6, 2004, Cal. No. 8, the Commission scheduled October 20, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### III. REPORTS

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#### BOROUGH OF THE BRONX

No. 16

#### *ITTELSON CENTER*

CD 8

N 040224 ZAX

**IN THE MATTER OF** an application submitted by the Jewish Board of Family and Children's Services pursuant to Sections 105-421 and 105-423 of the Zoning Resolution, for **the grant of authorizations** involving modification of topography, alteration of botanic environments and the removal of seventeen trees **to construct a building addition, play field, and 13 new parking spaces on property located at 5050 Iselin Avenue** (Block 5839, Lot 4001) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

**For consideration.**

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No. 17

#### *MONTEFIORE MEDICAL CENTER*

CD 7

N 040513 ZAX

**IN THE MATTER OF** an application submitted by Montefiore Medical Center for **the grant of an authorization** pursuant to Section 79-21 of the Zoning Resolution **to allow:**

1. the permitted floor area and lot coverage within the development to be distributed without regard for zoning lot lines; and
2. the location of an enlargement to an existing community facility building without regard to rear yard regulations;

**to facilitate a 1-story enlargement of the Gun Hill Imaging Center Facility (Block 3343,**

**Lot 1) and a 2-story enlargement of the Children's Hospital at Montefiore (Block 3343, Lot 283),** within a Large Scale Community Facility Development, generally bounded by generally bounded by Kossuth Avenue, Dekalb Avenue, East Gun Hill Road, Tryon Avenue, East 210th Street, Bainbridge Avenue, and East 208th Street.

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

**For consideration.**

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**BOROUGH OF BROOKLYN**

**Nos. 18, 19 and 20**

**WATCHTOWER PROJECT**

**No. 18**

**CD 2**

**C 040215 ZMK**

**IN THE MATTER OF** an application submitted by the Watchtower Bible and Tract Society of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 12d:**

2. changing from an M1-2 District to an M1-2/R8 District property bounded by Front Street, Bridge Street, York Street, and Jay Street;
3. changing from an M1-2 District to an M1-2/R6 District property bounded by York Street, Bridge Street, the northerly boundary of a park and its easterly prolongation, and the easterly boundary of a park and its northerly prolongation, and
4. establishing a Special Mixed Use District (MX-2) bounded by Front Street, Bridge Street, the northerly boundary of a park and its easterly prolongation, the easterly boundary of a park and its northerly prolongation, York Street, and Jay Street;

as shown on a diagram (for illustrative purposes only) dated June 7, 2004, and subject to the conditions of CEQR Declaration E-134.

(On September 8, 2004, Cal. No. 1, the Commission scheduled September 22, 2004 for a public hearing. On September 22, 2004, Cal. No. 2, the hearing was closed.)

**For consideration.**

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**No. 19**

**CD 2**

**C 040216 ZSK**

**IN THE MATTER OF** an application submitted by the Watchtower Bible and Tract Society of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution** to permit location of buildings without regard for the applicable:

- a) height and setback regulations as set forth in Section 123-662; and
- b) outer court and outer court recess regulations as set forth in Sections 123-61, 43-51, 24-632 and 24-633;

to facilitate the construction of a community facility building within a general large-scale development on a zoning lot, bounded by Front Street, Bridge Street, York Street, and Jay Street (Block 54, Lot 1), in an M1-2/R8\* District, within a Special Mixed Use District (MX-2)\*.

\*Note: The site is proposed to be rezoned by changing an M1-2 District to an M1-2/R8 District and by establishing a Special Mixed Use District (MX-2), under a related application (C 040215 ZMK) for an amendment of the Zoning Map.

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 September 8, 2004, Cal. No. 2, the Commission scheduled September 22, 2004 for a public hearing. On September 22, 2004, Cal. No. 3, the hearing was closed.)

**For consideration.**

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**No. 20**

**CD 2**

**C 040217 ZSK**

**IN THE MATTER OF** an application submitted by the Watchtower Bible and Tract Society of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution** to allow an unattended public parking garage with a maximum capacity of 1100 spaces on portions of two above grade floors (parking levels 1 and 2) and three cellar levels (parking levels 3, 4 and 5) and to allow up to 76,835 square feet of floor area on parking levels 1 and 2 below 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), of a proposed community facility building at 85 Jay Street within a general large-scale development on a zoning lot, bounded by Front Street, Bridge Street, York Street, and Jay Street (Block 54, Lot 1), in an M1-2/R8\* District, within a Special Mixed Use District (MX-2)\*.

\*Note: The site is proposed to be rezoned by changing an M1-2 District to an M1-2/R8 District and by establishing a Special Mixed Use District (MX-2), under a related application (C 040215 ZMK) for an amendment of the Zoning Map.

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 September 8, 2004, Cal. No. 3, the Commission scheduled September 22, 2004 for a public hearing; On September 22, 2004, Cal. No. 4, the hearing was closed.)

**For consideration.**

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**Nos. 21 and 22**

***OZZIE WILSON SENIOR HOUSING***

**No. 21**

**CD 4**

**C 040490 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 159 Covert Street (Block 3417, Lot 56), 186, 188 and 190 Eldert Street (Block 3417, Lots 6, 7 and 8), 567, 569, 571, 573 and 575 Central Avenue (Block 3417, Lots, 1-5), Site 40 within the Bushwick II Urban Renewal Area, 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 five-story building tentatively known as Ozzie Wilson Residence Senior Housing**, with approximately 66 units of low-income housing for senior citizens and one unit for a superintendent, to be developed under the HUD Section 202 Supportive Housing for the Elderly Program.

(On September 8, 2004, Cal. No. 4, the Commission scheduled September 22, 2004 for a public hearing. On September 22, 2004, Cal. No. 5, the hearing was closed.)

**For consideration.**

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**No. 22**

**CD 4**

**C 040491 HUK**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 6<sup>st</sup> amendment to the Bushwick II Urban Renewal Plan for the Bushwick II Urban Renewal Area.

The proposed plan deletes the existing 3-story height limit for designated urban renewal sites.

This change would facilitate development of a five-story building (Site 40) with 66 units for senior citizens housing to be developed through the HUD Section 202 Supportive Housing for the Elderly Program and a new multi-family development on a portion of Site 79.

(On September 8, 2004, Cal. No. 5, the Commission scheduled September 22, 2004 for a public hearing. On September 22, 2004, Cal. No. 6, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 23**

***CLINTON BULK REGULATIONS***

**CD 4**

**N 050030 ZRM**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Section 96-104 (Height Regulations) to limit the height and bulk of new development within 100 feet of a wide street within the Preservation Area of the Special Clinton District.

Matter in underline is new, to be added

Matter in ~~strikeout~~ is old, to be deleted

Matter within # # is defined in Section 12-10

\* \* \* indicate where unchanged text appears in the Zoning Resolution

Chapter 6

Special Clinton District

\* \* \*

96-10

PRESERVATION DISTRICT

\* \* \*

96-104

Height regulations

~~The height regulations of this Section apply to any #development# or #enlargement#. For all #zoning lots# or portions thereof located within 100 feet from the #street line# of a #wide street#, the height and setback regulations of the underlying districts shall apply.~~

The underlying height and setback regulations shall not apply, except as set forth in Sections 23-62 or 33-42 (Permitted Obstructions), as applicable. In lieu thereof, the height and setback provisions of this Section 96-104 shall apply to all #developments# and #enlargements#. All height shall be measured from #curb level#.

For #zoning lots# with #wide street# frontage, the #street wall# of a #building or other structure# shall be located on the #wide street line# and extend along the entire #wide street# frontage of the #zoning lot#. For #corner lots# with #narrow street# frontage, the #street wall#

of the #building# shall be located on and extend along the #narrow street line# within 50 feet of the #wide street#. Ground floor recesses up to three feet deep shall be permitted for access to building entrances. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no such recesses are within 30 feet of the intersection of two #street lines#.

Within 100 feet of a #wide street#, the #street wall# of a #building or other structure# shall rise without setback to a minimum height of 50 feet or the height of the #building#, whichever is less, and a maximum height of 66 feet. A setback shall be provided for all portions of #buildings# that exceed a height of 66 feet. Such setbacks shall be provided at a height not lower than 50 feet and not higher than 66 feet, and shall have a minimum depth of 10 feet, measured from any #street wall# facing a #wide street#, and a minimum depth of 15 feet, measured from any #street wall# facing a #narrow street#. No #building or other structure# shall exceed a height of 85 feet.

The height of a #building or other structure# on a #zoning lot# or portion thereof located more than 100 feet from the #street line# of a #wide street#, shall not exceed 7 #stories# or 66 feet above #curb level#, whichever is less. Beyond 100 feet of a #wide street#, no #building or other structure# shall exceed a height of 7 #stories# or 66 feet, whichever is less.

However, the City Planning Commission, by special permit, may modify the special height restrictions set forth in this Section for any #development# or #enlargement# on such #zoning lots#.

As a condition for such modification, the Commission shall find that the distribution of the #bulk# of the #development# or #enlargement# permits adequate access of light and air to surrounding #streets# and properties and that the maximum height of such #development# or #enlargement# does not exceed 99 feet above #curb level# beyond 100 feet of a #wide street#, and 115 feet within 100 feet of a #wide street#.

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

\* \* \*

(On September 8, 2004, Cal. No. 6, the Commission scheduled September 22, 2004 for a public hearing. On September 22, 2004, Cal. No. 7, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 24**

***STONERIDGE HOMES***

**CD 13**

**C 040437 PPQ**

**IN THE MATTER OF** an application by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of one (1) city-owned property located at 240-02 North Conduit Avenue (Block 13264, Lot 18),** pursuant to zoning.

(On September 8, 2004, Cal. No. 7, the Commission scheduled September 22, 2004 for a public hearing. On September 22, 2004, Cal. No. 8, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 25**

***140 RIDGE AVENUE***

**CD 2**

**N 040520 ZAR**

**IN THE MATTER OF** an application submitted by Dominic Chiapperino **for the grant of an authorization** pursuant to Section 105-421 of the Zoning Resolution to modify topography **to allow for the relocation of an existing driveway located at 140 Ridge Avenue (Block 860, Lot 14) within the Special Natural Area District (NA-1).**

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.**

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**IV. CITY PLANNING COMMISSION 2004 SCHEDULE OF MEETINGS  
July 1 to December 31**

|                  | SUN                   | MON                            | TUE                      | WED                                      | THU                 | FRI                           | SAT                          | Notes   |
|------------------|-----------------------|--------------------------------|--------------------------|--|---------------------|-------------------------------|------------------------------|---|
| <b>JULY</b>      |                       |                                |                          |  | 1                   | 2                             | 3                            |   |
|                  | 4<br>INDEPENDENCE DAY | 5<br>INDEPENDENCE DAY OBSERVED | 6                        | 7  | 8                   | 9                             | 10                           |   |
|                  | 11<br>REVIEW SESSION  | 12                             | 13                       | 14<br>CPC PUBLIC MEETING                 | 15                  | 16                            | 17                           |   |
|                  | 18                    | 19                             | 20                       | 21                                       | 22                  | 23                            | 24                           |   |
|                  | 25<br>REVIEW SESSION  | 26                             | 27                       | 28<br>CPC PUBLIC MEETING                 | 29                  | 30                            | 31                           |   |
| <b>AUGUST</b>    | 1                     | 2                              | 3                        | 4  | 5                   | 6                             | 7                            |   |
|                  | 8<br>REVIEW SESSION   | 9                              | 10                       | 11<br>CPC PUBLIC MEETING                 | 12                  | 13                            | 14                           |   |
|                  | 15                    | 16                             | 17                       | 18                                       | 19                  | 20                            | 21                           |   |
|                  | 22<br>REVIEW SESSION  | 23                             | 24                       | 25<br>CPC PUBLIC MEETING                 | 26                  | 27                            | 28                           |   |
|                  | 29                    | 30                             | 31                       |  |                     |                               |                              |   |
| <b>SEPTEMBER</b> |                       |                                |                          | 1  | 2                   | 3                             | 4                            |   |
|                  | 5                     | 6<br>LABOR DAY                 | *<br>7<br>REVIEW SESSION | 8<br>CPC PUBLIC MEETING                  | 9                   | 10                            | 11                           | *Review Session will be held on <b>Tuesday, September 7th</b> |
|                  | 12                    | 13                             | 14                       | 15                                       | 16<br>ROSH HASHANAH | 17                            | 18                           |   |
|                  | 19<br>REVIEW SESSION  | 20                             | 21                       | 22<br>CPC PUBLIC MEETING                 | 23                  | 24                            | 25<br>YOM KIPPUR             |   |
|                  | 26                    | 27                             | 28                       | 29                                       | 30                  |                               |                              |   |
| <b>OCTOBER</b>   |                       |                                |                          |  |                     | 1                             | 2                            |   |
|                  | 3<br>REVIEW SESSION   | 4                              | 5                        | 6<br>CPC PUBLIC MEETING                  | 7                   | 8                             | 9                            |   |
|                  | 10                    | 11<br>COLUMBUS DAY OBSERVED    | 12                       | 13                                       | 14                  | 15                            | 16                           |   |
|                  | 17<br>REVIEW SESSION  | 18                             | 19                       | 20<br>CPC PUBLIC MEETING                 | 21                  | 22                            | 23                           |   |
|                  | 24<br>31              | 25                             | 26                       | 27                                       | 28                  | 29                            | 30                           |   |
| <b>NOVEMBER</b>  |                       | 1<br>REVIEW SESSION            | 2<br>ELECTION DAY        | 3<br>CPC PUBLIC MEETING                  | 4                   | 5                             | 6                            |   |
|                  | 7                     | 8                              | 9                        | 10                                       | 11<br>VETERANS DAY  | 12                            | 13                           |   |
|                  | 14<br>REVIEW SESSION  | 15                             | 16                       | 17<br>CPC PUBLIC MEETING                 | 18                  | 19                            | 20                           |   |
|                  | 21                    | 22                             | 23                       | 24                                       | 25<br>THANKSGIVING  | 26                            | 27                           |   |
|                  | 28                    | 29                             | 30                       |  |                     |                               |                              |   |
| <b>DECEMBER</b>  |                       |                                |                          | 1  | 2                   | 3                             | 4                            |   |
|                  | 5<br>REVIEW SESSION   | 6                              | 7                        | 8<br>CPC PUBLIC MEETING<br>FIRST HANUKAH | 9                   | 10                            | 11                           |   |
|                  | 12                    | 13                             | 14                       | 15                                       | 16                  | 17                            | 18                           |   |
|                  | 19<br>REVIEW SESSION  | 20                             | 21                       | 22<br>CPC PUBLIC MEETING                 | 23                  | 24                            | 25<br>CHRISTMAS DAY OBSERVED |   |
|                  | 26<br>1ST DAY KWANZAA | 27                             | 28                       | 29                                       | 30                  | 31<br>NEW YEAR'S DAY OBSERVED |                              |   |

*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.*

**V. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS  
January 1 to June 30**

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