

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, NOVEMBER 15, 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 050528 MMX	10	BAYSHORE AVENUE	Scheduled to be Heard.12/6/06
2	C 060104 ZMM	7	WEST 60 TH STREET PROJECT	" "
3	C 060105 ZSM	7	" "	" "
4	C 060106 ZSM	7	" "	" "
5	N 060103 ZRY	CW	" "	" "
6	C 060530 ZSM	1	AMERICAN EXPRESS BUILDING/157 HUDSON STREET	" "
7	C 070119 ZMQ	7, 8	QUEENSBORO HILL REZONING	" "
8	C 030153 ZMR	3	GRANDVIEW PLAZA	" "
9	C 060526 HAK	16	ANCHOR BROADWAY SITE 3	Favorable Report Adopted
10	C 060527 HAK	4	ANCHOR BROADWAY SITE 2	" "
11			PROPOSED RULE CHANGE	Adopted
12	N 070123 HKM	1	MORSE BUILDING LANDMARK	Forward Report to City Council
13	N 070124 HKR	1	STATEN ISLAND SAVINGS BANK LANDMARK	" "
14	C 050226 ZSM	3	61 CHRYSTIE STREET GARAGE	Hearing Closed
15	C 060102 ZSM	2	149 WOOSTER STREET	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		9	10	11	12	13								
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y								
Angela M. Battaglia	P	Y	Y	Y	Y	Y								
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y								
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y								
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	Y	Y	Y	Y	Y								
Jane D. Gol	P	Y	Y	Y	Y	Y								
Lisa Gomez	P	Y	Y	Y	Y	Y								
Christopher Kui	P	Y	Y	Y	Y	Y								
John Merolo	P	Y	Y	Y	Y	Y								
Karen A. Phillips	P	Y	Y	Y	Y	Y								
Dolly Williams, Commissioners	A													

MEETING ADJOURNED AT: 10:37 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 15, 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. 21]

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet,
visit the Department of City Planning (DCP) home page at:

nyc.gov/planning

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.

TABLE OF CONTENTS

WEDNESDAY, NOVEMBER 15, 2006

Roll Call; Approval Of Minutes.....1

I. Matters To Be Scheduled for Public Hearing.....1

II. Reports..... 15

III. Public Hearings 20

IV. Schedule Of Meetings: July 1, 2006 - December 31, 2006.....22

V. Schedule Of Meetings: January 1, 2007 - June 30, 2007.....23

VI. Schedule Of Meetings: July 1, 2007 - December 31, 2007.....24

**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 December 6, 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: _____

NOVEMBER 15, 2006

APPROVAL OF MINUTES OF Regular Meeting of October 25, 2006

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, DECEMBER 6, 2006
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

BAYSHORE AVENUE

CD 10

C 050528 MMX

IN THE MATTER OF an application, submitted by Rosa and Maria Cipollone 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 narrowing of a portion of Bay Shore Avenue between Griswold Avenue and Palmer Inlet;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13116 dated June 12, 2006 and signed by the Borough President.

Resolution for adoption scheduling December 6, 2006 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 2, 3, 4 & 5

WEST 60TH STREET PROJECT

No. 2

CD 7

C 060104 ZMM

IN THE MATTER OF an application submitted by West 60th Street Associates, LLC and West End Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. changing from an M1-6 District to a C4-7 District property bounded by West 61st Street, a line 100 feet easterly of West End Avenue, West 60th Street, and West End Avenue; and
2. changing from an M1-6 District to a C6-2 District property bounded by West 61st Street, a line 400 feet easterly of West End Avenue, West 60th Street and a line 100 feet easterly of West End Avenue;

as shown on a diagram (for illustrative purposes only) dated August 7, 2006, and subject to the conditions of CEQR Declaration E-172.

Resolution for adoption scheduling December 6, 2006 for a public hearing.

No. 3

CD 7

C 060105 ZSM

IN THE MATTER OF an application submitted by West 60th Street Associates, LLC and West End Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to:

1. Section 74-743(a)(2) of the Zoning Resolution to modify the following Sections of the Zoning Resolution:
 - a. Section 23-47 to allow the modification of the rear yard depth regulations;
 - b. Section 23-533 to allow the modification of the rear yard equivalent depth regulations;

- c. Section 23-841 to allow the modification of the narrow outer court width regulations;
 - d. Section 23-852 to allow the modification of the inner court recess width regulations;
 - e. Section 23-711 to allow the modification of the minimum distance between buildings regulations;
 - f. Section 23-632 to allow the modification of the height and setback regulations; and
 - g. Section 23-663 to allow the modification of the rear setback for tall building regulations; and
2. Section 74-743(a)(4)* of the Zoning Resolution to allow the maximum floor area ratio permitted pursuant to Section 23-142 for the applicable district without regard for the height factor or open space ratio requirements;

in connection with a proposed mixed use development on property generally east of West End Avenue, between West 60th and West 61st Streets (Block 1152, Lots 5, 8, 10, 11, 12, 13, 43, 52, 53, 55, 56 and 57), in C6-2* and R8 Districts, within a general large scale development.

*Note: A zoning map change is proposed under related application (C 060104 ZMM) to change the area to C4-7 and C6-2 Districts and a text change is proposed under related application (N 060103 ZRY) for an amendment to Section 74-743 of the Zoning Resolution.

Plans for this development 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 December 6, 2006 for a public hearing.

No. 4

CD 7

C 060106 ZSM

IN THE MATTER OF an application submitted by West 60th Street Associates, LLC and West End Properties, 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 200 spaces, including 121 accessory spaces, on portions of the ground floor and in part of the cellar and sub-cellar of a proposed mixed use development on property generally east of West End Avenue, between West 60th and West 61st Streets (Block 1152, Lots 5, 8,

10, 11, 12, 13, 43, 52, 53, 55, 56 and 57), in C6-2* and R8 Districts, within a general large scale development.

*Note: A zoning map change is proposed under related application (C 060104 ZMM) to change the area to C4-7 and C6-2 Districts and a text change is proposed under related application (N 060103 ZRY) for an amendment to Section 74-743 of the Zoning Resolution.

Plans for this development 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 December 6, 2006 for a public hearing.

No. 5

CITYWIDE

N 060103 ZRY

IN THE MATTER OF an application submitted by West 60th Street Associates, LLC and West End Properties, LLC, 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 (Special Permits by the City Planning Commission), concerning 74-74 (General Large-Scale Development).

Matter underlined 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

Article VII: Administration
Chapter 4: Special Permits by the City Planning Commission

74-743 (~~7/26/01~~)
Special provisions for bulk modification

- (a) For a general large-scale development, the City Planning Commission may permit:
 - (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage#, and total required #open space# under the applicable district regulations within a #general large-scale development# without regard to #zoning lot lines# or district boundaries subject to the following limitations:

- (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
 - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3, or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3, or C4-1 District from other districts shall be permitted;
 - (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
 - (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries; and
 - (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 for the applicable district without regard for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2, or C6-3 District.
- (b) ~~As a condition of granting~~ In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;
 - (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the #streets#;
 - (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;

- (4) considering the size of the proposed #general large-scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
- (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable; ~~and~~
- (6) where the Commission permits the maximum #floor area ratio# allowed pursuant to Section 23-142 for the applicable district without regard for #height factor# or #open space ratio# requirements, open areas are provided within the #general large-scale development# that are of sufficient size to serve the residents of new or #enlarged# #buildings#, and have appropriate access, circulation, seating, lighting and paving. Furthermore, the site plan of such #general large-scale development# shall include superior landscaping for open areas serving the needs of residents of the new or enlarged #buildings#; and
- ~~(6)~~ (7) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

Resolution for adoption scheduling December 6, 2006 for a public hearing.

NOTICE

On Wednesday, December 6, 2006, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a zoning map amendment to change the zoning designation of the western half of the block bounded by West End Avenue, West 61st Street, Amsterdam Avenue, and West 60th Street from M1-6 to C4-7 and C6-2; a special permit pursuant to Zoning Resolution (ZR) Section 74-52 for a public parking garage; a special permit pursuant to ZR Section 74-74 for a General Large-Scale Development (GLSD); and a zoning text amendment to the provisions of ZR Section 74-743 to waive the height factor and open space requirements for GLSDs located partially in C6-1, C6-2, or C6-3 zoning districts citywide. The proposed action would facilitate a proposal to construct an approximately 481,425 square foot mixed-use building on a property located at 239 West 60th Street in the Upper West Side

neighborhood of Manhattan Community Board 7. The proposed text amendment to ZR Section 74-743 could also potentially be utilized within areas of Manhattan Community Districts 1-8, and 12; Queens Community District 12; and Brooklyn Community District 2.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 05DCP063Y.

No. 6

AMERICAN EXPRESS BUILDING/157 HUDSON STREET

CD 1

C 060530 ZSM

IN THE MATTER OF an application submitted by 157 Hudson, LLC Properties 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:

1. the use regulations of:
 - a. Section 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), Section 111-102(b) (Ground floor use restrictions, Area B1 and B2), and Section 111-103(b) (Additional use regulations, Area B1 and B2) to allow 13 loft dwellings on the 1st through floor - 4th floors; and
 - b. Section 42-10 (Uses Permitted As-of-Right) to allow residential use (U.G. 2 uses) within the proposed 2-story penthouse enlargement, and
2. the bulk regulations of Section 111-111(b) (Loft dwelling requirements) to allow one loft dwelling with a floor area of less than 2,000 square feet;

in an existing 4-story building where the lot coverage is greater than 5,000 square feet and proposed to be enlarged on property located at 157 Hudson Street, a.k.a. 4-8 Hubert Street (Block 215, Lot 27), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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 December 6, 2006 for a public hearing.

BOROUGH OF QUEENS**No. 7*****QUEENSBORO HILL REZONING*****CD 7, 8****C 070119 ZMQ**

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. 10b, 10d, and 14a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. Booth Memorial Avenue, the southerly centerline prolongation of 137th Street, a line midway between Booth Memorial Avenue and 57th Road, and a line 150 feet easterly of 136th Street;
 - b. 59th Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 150 feet westerly of Main Street;
 - c. 60th Avenue, a line 150 feet easterly of the southerly prolongation of the easterly street line of 142nd Street, the northerly service road of Horace Harding Expressway, and a line 100 feet easterly of the southerly prolongation of the easterly street line of 142nd Street;
 - d. 59th Avenue, Kissena Boulevard, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Kissena Boulevard, 60th Avenue, and a line 150 feet westerly of Kissena Boulevard; and
 - e. a line 150 feet northerly of the northerly service road of Horace Harding Expressway and its easterly prolongation (between 160th Street and 161st Street), 161st Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard;
2. eliminating from within an existing R4 District a C2-2 District bounded by a line 150 feet northerly of the northerly service road of Horace Harding Expressway, 164th Street, the northerly service road of Horace Harding Expressway, and 161st Street;

3. changing from an R2 District to an R2A District property bounded by the centerline of former 61st Road, a line 100 feet westerly of Main Street, 63rd Avenue, a line 100 feet easterly of 138th Street;
4. changing from an R3-2 District to an R2A District property bounded by: 63rd Avenue, a line 110 feet westerly of Main Street, a northerly boundary line of Mount Hebron Cemetery, a line 100 feet southerly of 63rd Avenue, and 64th Avenue;
5. changing from an R4 District to an R2A District property bounded by:
 - a. a line 440 feet northerly of Booth Memorial Avenue, 142nd Street, a line midway between 56th Road and Booth Memorial Avenue, 146th Street, 56th Road, 148th Street, Booth Memorial Avenue, a line 100 feet easterly of 146th Street, 59th Avenue, 146th Street, 58th Avenue, a line 300 feet westerly of 146th Street, 58th Road, 142nd Street, 58th Avenue, 141st Street, a line 110 feet southerly of Booth Memorial Avenue, a line 100 feet westerly of 142nd Street, Booth Memorial Avenue, 141st Street, a line 95 feet northerly of Booth Memorial Avenue, a line midway between 141st Street and 142nd Street; and
 - b. Booth Memorial Avenue, 160th Street, a line 350 feet northerly of 59th Avenue, 159th Street, 59th Avenue, and a line midway between 156th Street and 157th Street;
6. changing from an R3-2 District to an R3-1 District property bounded by:
 - a. 63rd Avenue, 64th Avenue, a line 100 feet southerly of 63rd Avenue, a northwesterly boundary line of Mount Hebron Cemetery, a line 100 feet easterly of 138th Street, 64th Avenue, and 138th Street; and
 - b. a line 100 feet southerly of 63rd Avenue, a line 100 feet westerly of 138th Street, 64th Avenue, a line midway between 137th Street and 138th Street, 64th Road, 138th Street, a line 500 feet southerly of 64th Avenue, a northerly boundary line of Mount Hebron Cemetery, 63rd Road, 136th Street, 64th Avenue, and a line midway between 136th Street and 137th Street;
7. changing from an R4 District to an R3A District property bounded by a line 80 feet southerly of Booth Memorial Avenue, 161st Street, a line 100 feet southerly of Booth Memorial Avenue, a line midway between 162nd Street and 163rd Street, a line 100 feet northerly of 59th Avenue, 163rd Street, 59th Avenue, 162nd Street, a line 100 feet southerly of 59th

Avenue, 163rd Street, a line 100 feet northerly of Horace Harding Expressway, 161st Street, a line 90 feet northerly of Horace Harding Expressway, 155th Street, a line 80 feet northerly of Horace Harding Expressway, a line midway between 155th Street and 154th Place, 59th Avenue, 159th Street, a line 350 feet northerly of 59th Avenue, and 160th Street;

8. changing from an R2 District to an R3X District property bounded by the centerline of former 61st Road, a line 100 feet easterly of 138th Street, 63rd Avenue, and 138th Street;
9. changing from an R3-2 District to an R3X District property bounded by the northerly service road of Horace Harding Expressway, 138th Street, 64th Avenue, a line 100 feet easterly of 138th Street, a westerly boundary line of Mount Hebron Cemetery, a line 500 feet southerly of 64th Avenue, 138th Street, 64th Road, a line midway between 137th Street and 138th Street, 64th Avenue, a line 100 feet westerly of 138th Street, a line 100 feet southerly of 63rd Avenue, a line midway between 137th Street and 136th Street, 64th Avenue, 136th Street, 63rd Road, an easterly and northerly boundary line of Mount Hebron Cemetery and its westerly prolongation, and the southerly centerline prolongation of College Point Boulevard;
10. changing from R4 District to an R3X District property bounded by:
 - a. 58th Avenue, 146th Street, 59th Avenue, 142nd Street, 58th Road, and a line 300 feet northwesterly of 146th Street;
 - b. a line midway between 58th Road and 59th Avenue, a line 100 feet northwesterly of 150th Street, 59th Avenue, 150th Street, a line midway between 59th Avenue and 60th Avenue, and 148th Street; and
 - c. a line midway between 58th Road and 59th Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 60th Avenue and Horace Harding Expressway, and a line 100 feet northwesterly of 153rd Street;
11. changing from an R3-2 District to an R4 District property bounded by:
 - a. a southerly boundary line of Kissena Corridor Park and its westerly prolongation, a westerly boundary line of Kissena Corridor Park and its southerly prolongation, 56th Road, and 146th Street; and
 - b. the northerly service road of Horace Harding Expressway, Main Street, a northerly boundary line of Mount Hebron

Cemetery and its easterly prolongation, a line 110 feet westerly of Main Street, 63rd Avenue, a line 100 feet westerly of Main Street, the centerline of former 61st Road, and 138th Street;

12. changing from an R4 District to an R4-1 District property bounded by:
- a. Elder Avenue, a line midway between 136th Street and 137th Street, a line perpendicular to the easterly street line of 136th Street distant 200 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 136th Street and the northeasterly street line of Booth Memorial Avenue, 136th Street, a line 100 feet northeasterly of Booth Memorial Avenue, and a line midway between 135th Street and 134th Street;
 - b. a line 100 feet southerly of Booth Memorial Avenue, a line 100 feet easterly of 134th Street, 57th Road, a line 200 feet easterly of 134th Street, 58th Avenue, a line 100 feet westerly of 136th Street, a line midway between 58th Road and 59th Avenue, a line 500 feet westerly of 136th Street, 59th Avenue, a line 100 feet easterly of Lawrence Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Lawrence Street, 60th Avenue, College Point Boulevard, 59th Avenue, a line 100 feet easterly of College Point Boulevard, 58th Avenue, a line 100 feet westerly of Lawrence Street, a line 90 feet southerly of 58th Road, Lawrence Street, 58th Road, a line 100 feet westerly of 134th Street, a line midway between 58th Avenue and 57th Road, a line 100 feet easterly of Lawrence Street, 57th Avenue, and a line 180 feet easterly of Lawrence Street;
 - c. 59th Avenue, a line 180 feet westerly of 138th Street, 60th Avenue, and a line 325 feet westerly of 136th Street;
 - d. Booth Memorial Avenue, a line midway between 156th Street and 157th Street, 59th Avenue, a line midway between 154th Place and 155th Street, a line 80 feet northerly of Horace Harding Expressway, a line 100 feet westerly of 154th Place, 59th Avenue, and Kissena Boulevard; and
 - e. a line 100 feet southwestly of 61st Road, 153rd Street, Reeves Avenue, 146th Place, a line perpendicular to the southeasterly street line of 146th Place distant 110 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 146th

Place and the northerly street line of Reeves Avenue, and a line midway between 148th Street and 146th Place;

13. changing from an R4 District to an R4B District property bounded by:
 - a. 58th Avenue, 142nd Street, 59th Avenue, and Main Street; and
 - b. a line midway between 56th Road and Booth Memorial Avenue, 150th Street, Booth Memorial Avenue, Kissena Boulevard, 59th Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 59th Avenue and 58th Road, a line perpendicular to the southwesterly street line of 58th Road distant 110 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 58th Road and the southeasterly street line of 150th Street, 58th Road, a line 100 feet northwesterly of 150th Street, a line midway between 59th Avenue and 58th Road, and 148th Street;

14. changing from an R4 District to an R5B District property bounded by:
 - a. Peck Avenue, Main Street, Booth Memorial Avenue, a line midway between Main Street and 141st Street, 58th Avenue, Main Street, 59th Avenue, 142nd Street, 60th Avenue, the southwesterly prolongation of a line 100 feet southeasterly of 142nd Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Main Street; Booth Memorial Avenue, and a line 80 feet westerly of Main Street; and
 - b. 59th Avenue, a line 100 feet westerly of 154th Place, a line 80 feet northerly of Horace Harding Expressway, 155th Street, a line 90 feet northerly of Horace Harding Expressway, 161st Street, a line 100 feet northerly of Horace Harding Expressway, 164th Street, Horace Harding Expressway, 153rd Street, a line midway between 60th Avenue and Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard;

15. establishing within an existing R4 District a C1-2 District bounded by a line midway between Booth Memorial Avenue and 57th Road, a line 150 feet easterly of 136th Street, a line 100 feet northerly of 57th Road, and 136th Street;

16. establishing within a proposed R5B District a C1-3 District bounded by:

- a. a line 100 feet northerly of Booth Memorial Avenue, Main Street, 58th Avenue, a line 100 feet westerly of Main Street, Booth Memorial Avenue, and a line 80 feet westerly of Main Street;
 - b. 59th Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Main Street;
 - c. 59th Avenue, Kissena Boulevard, a line 200 feet southerly of 59th Avenue, a line 100 feet westerly of 154th Place, a line 80 feet northerly of Horace Harding Expressway, 154th Place, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard; and
 - d. a line 90 feet northerly of Horace Harding Expressway, 161st Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard;
17. establishing within a proposed R5B District a C2-3 District bounded by a line 100 feet northerly of Horace Harding Expressway, 164th Street, the northerly service road of Horace Harding Expressway, and 161st Street;

as shown on a diagram (for illustrative purposes only) dated October 10, 2006 and subject to CEQR Declaration E-174.

Resolution for adoption scheduling December 6, 2006 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 8

GRANDVIEW PLAZA

CD 3

C 030153 ZMR

IN THE MATTER OF an application submitted by Forest Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20c:

1. eliminating from within an existing R3-2 District a C2-1 District bounded by a line 200 feet northerly of Forest Avenue, Grandview Avenue, Forest Avenue, and South Avenue; and

2. establishing within an existing R3-2 District a C2-2 District bounded by Netherland Avenue, a line 60 feet westerly of Grandview Avenue, a line 90 feet southerly of Netherland Avenue, Grandview Avenue, Forest Avenue, and South Avenue;

as shown on a diagram (for illustrative purposes only) dated August 21, 2006.

Resolution for adoption scheduling December 6, 2006 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 9

ANCHOR BROADWAY SITE 3

CD 16

C 060526 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 7 Saratoga Avenue, and 1510-1524 Broadway (Block 1489, Lots 6, 11-18) 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 to be selected by HPD;

to facilitate the development of a 2-story commercial building, tentatively known as Anchor Broadway Site 3, to be developed under the Department of Housing Preservation and Development's ANCHOR program.

(On October 11, 2006, Cal. No. 1, the Commission scheduled October 25, 2006 for a public hearing. On October 25, 2006, Cal. No. 9, the hearing was closed.)

For consideration.

No. 10

ANCHOR BROADWAY SITE 2

CD 4

C 060527 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 1515, 1519-1531 Broadway and 1032-1034 Jefferson Avenue (Block 3387, Lots 1-7, 9,11, and 12) 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 to be selected by HPD;

to facilitate the development of a 2-story commercial building, tentatively known as Anchor Broadway Site 2, to be developed under the Department of Housing Preservation and Development's ANCHOR program.

(On October 11, 2006, Cal. No. 2, the Commission scheduled October 25, 2006 for a public hearing. On October 25, 2006, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 11

PROPOSED RULE CHANGE

In accordance with Sections 192 and 1043 of the New York City Charter, and pursuant to Section 81-744(a)(5) of the New York City Zoning Resolution (the "Zoning Resolution"), the City Planning Commission proposes to amend and add a new rule to Chapter 3 of Title 62 of the Rules of the City of New York.

This rule was not anticipated and therefore was not included in the regulatory agenda because, until recently, no application had been filed seeking certification or authorization for transfer of development rights under Section 81-744 of the Zoning Resolution. Given the recent and pending applications to transfer development rights in the Theater Subdistrict, the required per square foot contribution should be adjusted as provided in the Zoning Resolution Section 81-744(a)(5).

The proposed rule is set forth herein. Underlining indicates new material.

Section 1. The chapter heading of Chapter 3 of Title 62 of the Rules of the City of New York is amended to read as follows:

CHAPTER 3. FEES AND CONTRIBUTIONS

§2. Chapter 3 of Title 62 of the Rules of the City of New York is amended by adding a new subchapter C, to read as follows:

SUBCHAPTER C. CONTRIBUTIONS

§3-08. Contributions to Theater Subdistrict Fund Pursuant to Section 81-744 of the New York City Zoning Resolution.

Contributions to the Theater Subdistrict Fund pursuant to Section 81-744 of the New York City Zoning Resolution shall be made in an amount equal to \$14.91 per square foot of floor area transferred.

STATEMENT OF BASIS AND PURPOSE

These rules are promulgated pursuant to the authority of the City Planning Commission, under Sections 192 and 1043 of the New York City Charter, and pursuant to Section 81-744(a)(5) of the New York City Zoning Resolution. Under Section 81-744 of the Zoning Resolution, the City Planning Commission shall allow by certification or authorization the transfer of development rights from listed theaters in the Theater Subdistrict. Certification shall be granted, provided that, among other requirements, the appropriate legal documents are executed ensuring that a contribution in an amount, which is presently established under Section 81-744(a)(5) to be \$10.00 per square foot of transferred floor area, is deposited in the Theater Subdistrict Fund. The City Planning Commission is required to periodically review the contribution amount and to adjust such amount to reflect any change in the assessed value of all properties on zoning lots wholly within the Theater Subdistrict.

In adopting Section 81-744 of the Zoning Resolution, City Planning Commission Report N980271ZRM, dated June 3, 1998 (the "Report"), established the original contribution amount at \$10 per square foot, which was described as approximately twenty (20) percent of the value of land per square foot in the Theater Subdistrict. The Report further stated that this amount should be adjusted periodically based on changes in the assessed value of land in the district. Consistent with the Section 81-744 and the 1998 Report, the proposed adjustment reflects the adjusted value of land per square foot for properties on zoning lots wholly within the Theater Subdistrict, taking into account changes in the assessed valuation since 1998.

There are three blocks west of Eighth Avenue which are bisected by the Theater Subdistrict boundary. Using zoning lot merger information for these blocks from 1998 to 2006, it was determined which of the zoning lots in these blocks are situated fully within the Theater Subdistrict. Based upon the assessed property values for the property included within these zoning lots, provided by the New York City Department of Finance ("DOF"), it has been determined that the assessed value for all properties situated wholly within the Theater Subdistrict has increased 49.06% per square foot from 1998 to 2006.

DOF data shows that in 1998, the total built floor area of the Theater Subdistrict was 63,871,931 square feet, and the total assessed value of such properties was \$4,525,059,822. DOF data also show that in 2006, the total built floor area of the Theater Subdistrict was 81,642,687 square feet, and the total assessed value of such properties was \$8,621,852,552.

Based upon the DOF data, the total assessed value per square foot was \$70.85 in 1998 and was \$105.60 in 2006. Given that the assessed value of all properties per square foot increased \$34.76 or 49.06% from 1998 until 2006, the proposed rule would increase the required Theater Subdistrict Fund contribution from \$10.00 per square foot to \$14.91 per square foot of development rights transferred from the listed theaters.

(On October 25, 2006, Cal. No. 5, the hearing was closed.)

For consideration.

No. 12

MORSE BUILDING LANDMARK

CD 1

N 070123 HKM

IN THE MATTER OF a communication dated September 28, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Morse Building (later Nassau-Beekman Building), 138-142 Nassau Street, aka 10-14 Beekman Street (Block 100, Lot 26), by the Landmarks Preservation Commission on September 19, 2006 (List No. 380/LP-2191).

For consideration.

BOROUGH OF STATEN ISLAND

No. 13

STATEN ISLAND SAVINGS BANK LANDMARK

CD 1

N 070124 HKR

IN THE MATTER OF a communication dated September 25, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation

of the Staten Island Savings Bank Building, 81 Water Street, (Block 521, Lot 28), by the Landmarks Preservation Commission on September 19, 2006 (List 380/LP-2201).

For consideration.

III. PUBLIC HEARING

BOROUGH OF MANHATTAN

No. 14

61 CHRYSTIE STREET GARAGE

CD 3

C 050226 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by LBW Enterprises, 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 27 spaces on a portion of the ground floor and cellar of a proposed 11-story hotel building on property located at 61 Chrystie Street (Block 303, Lot 25), in a C6-1G 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 25, 2006, Cal. No. 1, the Commission scheduled November 15, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

149 WOOSTER STREET

CD 2

C 060102 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by First Wooster 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 42-14D(1)(b) to allow Joint Living Working Quarters for Artists on the 3rd through 8th floors and penthouse, and Section 42-14D(2)(a) to allow a retail use (Use Group 6 uses) on the ground floor and cellar of an existing 8-story building and proposed penthouse with a lot coverage greater than 5,000 square feet and a lot area greater than

3,600 square feet, on property located at 149 Wooster Street (Block 515, Lot 27), in an M1-5A District, within the SoHo Cast-Iron 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 25, 2006, Cal. No. 2, the Commission scheduled November 15, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

**IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS
July 1 to December 31**

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

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 2007 SCHEDULE OF MEETINGS
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY		1 NEW YEAR'S DAY	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15 MARTIN LUTHER KING, JR. DAY	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
FEBRUARY					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 LINCOLN'S BIRTHDAY	13	14	15	16	17
	18	19 PRESIDENTS' DAY	20	21 ASH WEDNESDAY	22 WASHINGTON'S BIRTHDAY	23	24
25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING				
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24 ST. PATRICKS DAY
25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31	
APRIL	1 PALM SUNDAY	2	3 PASSOVER	4	5	6 GOOD FRIDAY	7
	8 EASTER SUNDAY	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
27	28 MEMORIAL DAY OBSERVED	29	30	31			
JUNE						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	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.

VI. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS
July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY	1	2	3	4 INDEPENDENCE DAY	5	6	7
	8	REVIEW SESSION 9	10	CPC PUBLIC MEETING 11	12	13	14
	15	16	17	18	19	20	21
	22	REVIEW SESSION 23	24	CPC PUBLIC MEETING 25	26	27	28
	29	30	31				
AUGUST				1	2	3	4
	5	REVIEW SESSION 6	7	CPC PUBLIC MEETING 8	9	10	11
	12	13	14	15	16	17	18
	19	REVIEW SESSION 20	21	CPC PUBLIC MEETING 22	23	24	25
	26	27	28	29	30	31	
SEPTEMBER							1
	2	3 LABOR DAY	REVIEW SESSION 4	CPC PUBLIC MEETING 5	6	7	8
	9	10	11	12	13 ROSH HASHANAH	14	15
	16	REVIEW SESSION 17	18	CPC PUBLIC MEETING 19	20	21	22
	23	24	25	26	27	28	29 YOM KIPPUR
30							
OCTOBER		1	2	CPC PUBLIC MEETING 3	4	5	6
	7	8 COLUMBUS DAY OBSERVED	9	10	11	12	13
	14	REVIEW SESSION 15	16	CPC PUBLIC MEETING 17	18	19	20
	21	22	23	24	25	26	27
	28	REVIEW SESSION 29	30	CPC PUBLIC MEETING 31			
NOVEMBER					1	2	3
	4	5	6 ELECTION DAY	7	8	9	10
	11	12 VETERANS DAY OBSERVED	REVIEW SESSION 13	CPC PUBLIC MEETING 14	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29 THANKSGIVING	30	
DECEMBER							1
	2	REVIEW SESSION 3	4	CPC PUBLIC MEETING 5	6	7	8
	9	10	11	12	13	14	15
	16	REVIEW SESSION 17	18	CPC PUBLIC MEETING 19	20	21	22
	23	24	25 CHRISTMAS	26 1ST DAY KWANZAA	27	28	29
30	31						

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.