

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 13, 2008
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 080185 HUK	16	BRISTOL STREET HOUSING	Scheduled to be Heard 2/27/08
2	C 080186 ZMK	16	" "	" "
3	C 080187 HAK	16	" "	" "
4	C 080141 ZMK	16	WATKINS STREET CO-OPS	" "
5	C 080142 HAK	16	" "	" "
6	C 080115 HUK	6	COLUMBIA/HICKS	" "
7	C 080116 ZMK	6	" "	" "
8	C 080117 HDK	6	" "	" "
9	C 080134 HAK	3	LAFAYETTE AVENUE HOUSING	" "
10	C 050525 PQQ	18	DEP MAINTENANCE FACILITY	" "
11	C 080228 ZMK	5	NEW LOTS PLAZA	" "
12	C 080229 HAK	5	" "	" "
13	C 080183 HAK	16	BROWNSVILLE NORTH HOUSING	Not scheduled
14	C 070212 PCM	3	WATER TUNNEL NO. 1	Scheduled to be Heard 2/27/08
15	C 080001 ZSM	1	40 WALKER STREET	" "
16	C 080042 ZSM	5	14-20 WEST 40 TH STREET	" "
17	C 070577 ZSM	5	THE CENTURION PARKING GARAGE	" "
18	C 070556 ZSM	1	73-77 READE STREET/91-95 CHAMBERS STREET	" "
19	C 060377 ZMK	1	WALLABOUT STREET REZONING	Favorable Report Adopted
20	C 050192 ZMK	4	70 WYCKOFF AVENUE REZONING	" "
21	N 050098(A) MMM	7	LINCOLN CENTER CITY MAP CHANGE	Laid Over
22	C 070161 ZSM	2	341 CANAL STREET	Favorable Report Adopted
23	C 060525 ZSM	2	SKIDMORE HOUSE	" "
24	C 070499 ZSM	1	THE VISIONAIRE	" "
25	C 060228 ZMQ	1	31 ST STREET REZONING	" "
26	C 080091 HAR	1	STAPLETON COURT	Fav. Report Adopted as Modified
27	N 080081 ZRY	CW	STREET TREES ZONING TEXT	Laid Over
28	N 080078 ZRY	CW	YARDS ZONING TEXT	" "
29	N 080272 PXQ	2	1 GOTHAM CENTER DOHMH OFFICE SPACE	Hearing Closed
30	N 080273 PXQ	3	75-20 ASTORIA BOULEVARD DOC OFFICE SPACE	" "
31	N 080230 HAX	2	PROSPECT/MACY	" "
32	N 080224 HAX	4	COLLEGE AVENUE	" "

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(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
33	N 080217 HAX	10	COUNCIL TOWERS V	Hearing Closed
34	C 080227 HAX	3	JENNINGS STREET	" "
35	C 080222 ZMX	3	COURTLANDT CORNERS I AND II	" "
36	C 080223 HAX	3	" "	" "
37	C 080232 HUX	3	ROSCOE BROWN, JR. APARTMENTS	" "
38	C 080233 ZMX	3	" "	" "
39	C 080234 HAX	3	" "	" "
40	C 080126 HUX	9	JAMES J. LYONS URBAN RENEWAL PLAN	" "
41	C 080127 HAX	9	" "	" "
42	C 080128 ZMX	9	" "	" "
43	N 070060 ZRX	9	PARKCHESTER ZONING TEXT	" "
44	C 070072 MMK	17,18	AVENUE H BRIDGE	" "
45	C 080105 HAK	16	RIVER ROCK APARTMENTS	" "
46	N 080244 HKK	2	DUMBO HISTORIC DISTRICT	" "
47	C 080213 ZMK	1	GRAND STREET REZONING	" "
48	C 080108 HAM	10	BRADHURST CLUSTER CORNERSTONE IV	" "
49	C 070289 ZMM	4	REI/RED CROSS	Hearing Continued

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		19	20	21	22	23	24	25	26	27	28				
Amanda M. Burden, AICP, Chair	P	Y	Y		Y	Y	Y	Y	Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y		Y	R	Y	Y	Y						
Angela M. Battaglia	P	Y	Y	L	Y	Y	Y	Y	Y	L	L				
Irwin Cantor, P.E.	P	Y	Y	A	Y	R	Y	Y	Y	A	A				
Angela R. Cavaluzzi, R.A.	P	Y	Y	I	Y	Y	Y	Y	Y	I	I				
Alfred C Cerullo, III	P	Y	Y	D	Y	Y	Y	Y	Y	D	D				
Betty Chen	P	Y	Y		Y	Y	Y	Y	Y						
Maria M. Del Toro	P	Y	Y	O	Y	Y	Y	Y	Y	O	O				
Richard W. Eaddy	P	Y	Y	V	Y	Y	Y	Y	Y	V	V				
Nathan Leventhal	P	Y	Y	E	Y	Y	Y	Y	Y	E	E				
Shirley A. McRae	P	Y	Y	R	Y	Y	Y	Y	Y	R	R				
John Merolo	P	Y	Y		Y	Y	Y	Y	Y						
Karen A. Phillips, Commissioners	P	Y	Y		Y	Y	Y	Y	Y						

MEETING ADJOURNED AT: 1:56 P.M.

Note: Com. Cantor recused on Cal. No. 29. Com. Eaddy recused on Cal. No. 43. Vice Chair Knuckles recused on Cal. Nos. 51 and 52

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 13, 2008

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. 3]

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**
- BE TTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- SHIRLEY A. MCRAE**
- JOHN MEROLO**
- KAREN A. PHILLIPS, 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.

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**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 February 27, 2008 at Spector Hall 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

FEBRUARY 13, 2008

APPROVAL OF MINUTES OF the Regular Meeting of January 30, 2008

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 27, 2008**

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

BOROUGH OF BROOKLYN

Nos. 1, 2 & 3

BRISTOL STREET HOUSING

No. 1

CD 16

C 080185 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the 8th amendment to the Marcus Garvey Urban Renewal Plan for the Marcus Garvey Urban Renewal Area.

The proposed amendment will facilitate residential development on a portion of Site 4, which is currently designated for public and semi-public land use. The amendment to the Plan will subdivide Site 4 into Sites 4A and 4B and will designate Site 4A for residential use.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 2

CD 16

C 080186 ZMK

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. 17b:

1. eliminating from within an existing R6 District a C2-3 District bounded by a line 300 feet northerly of Pitkin Avenue, Bristol Street, a line 150 feet northerly of Pitkin Avenue, and Thomas S. Boyland Street;
2. changing from an R6 District to an R7A District properly bounded by a line 300 feet northerly of Pitkin Avenue, Bristol Street, a line 150 feet northerly of Pitkin Avenue, and Thomas S. Boyland Street; and
3. changing from a C4-3 District to an R7A District property bounded by a line 150 feet northerly of Pitkin Avenue, Bristol Street, a line 100 feet northerly of Pitkin Avenue, and Thomas S. Boyland Street;

as shown on a diagram (for illustrative purposes only) dated December 3, 2007.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 3

CD 16

C 080187 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 Bristol Street and Hopkinson Avenue (Block 3497, part of Lot 2), part of Site 4 of the Marcus Garvey 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 two, seven-story residential buildings, tentatively known as Bristol Street, with approximately 168 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

Nos. 4 & 5

WATKINS STREET CO-OPS

CD 16

C 080141 ZMK

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. 17d, changing from an M1-1 District to an R6 District property bounded by a line 350 feet northerly of Lott Avenue, Watkins Street, Lott Avenue, Osborn Street, a line 100 feet northerly of Lott Avenue, and a line midway between Watkins Avenue and Osborn Street, as shown on a diagram (for illustrative purposes only) dated November 13, 2007.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 5

CD 16

C 080142 HAK

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

- 2) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 532, 542, 554-62 Watkins Street (Block 3617, Lots 25, 29, and 33) and 566, 209-219 Lott Avenue (Block 3617, Lots 36 and 40) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 3) 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 thirteen, 4-story buildings, tentatively known as Watkins Street Co-ops, with approximately 104 residential units.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

Nos. 6, 7 & 8

COLUMBIA/HICKS

No. 6

CD 6

C 080115 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the 3rd Amendment to the Columbia Street Urban Renewal Plan for the Columbia Street Urban Renewal Area.

The proposed amendment involves land use changes and the removal of height restrictions on Site 27. In addition, designation and land uses that pertain to privately owned properties which are not urban renewal sites have been deleted from Maps 1 and 2 and the language and format of the Urban Renewal Plan have been changed to the current standard form.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 7

CD 6

C 080116 ZMK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Columbia Hicks Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an M1-1 District to an R6A District properly bounded by Congress Street, the northwesterly street line of Brooklyn Queens Connecting Highway, a line midway between Congress Street and Warren Street, a line 100 feet southeasterly of Columbia Street, Warren Street, and Columbia Street;
2. changing from M1-1 Districts to an R6B District property bounded a line midway between Congress Street and Warren Street, the northwesterly street line of Brooklyn Queens Connecting Highway, Warren Street, and a line 100 feet southeasterly of Columbia Street, and
3. changing from a M1-1 District to an R7A District property bounded by Warren street, the northwesterly street line of Brooklyn Queens Connecting Highway, Baltic Street, and a line 150 feet southeasterly of Columbia Street;

as shown on a diagram (for illustrative purposes only) dated November 13, 2007, and subject to the conditions of CEQR Declaration E-205.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 8

CD 6

C 080117 HDK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property comprising Site 27 within the Columbia Street Urban Renewal Area, Community District 6, Borough of Brooklyn.

The property is to be disposed to a developer to be selected by HPD for redevelopment in accordance with the Columbia Street Urban Renewal Plan and consists of Block 304, Lot 10.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 9

LAFAYETTE AVENUE HOUSING

CD 3

C 080134 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 790, 792, 794, 796, 788, and 788A Lafayette Avenue (Block 1792, Lots 20-25), and 123 Van Buren Street (Block 1792, Lot 61) 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 790, 792, 794, and 796 Lafayette Avenue (Block 1792, Lots 22-25), and 123 Van Buren Street (Block 1792, Lot 61) to a developer selected by HPD;

to facilitate development of a three-story residential building, tentatively known as Lafayette Avenue, with approximately 23 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 10

DEP MAINTENANCE FACILITY

CD 18

C 050525 PQK

IN THE MATTER OF an application submitted by the Department of Environmental Protection 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 1095 East 45th Street (Block 7729, Lot 25) for continued use as a sewer maintenance facility.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

Nos. 11 & 12

NEW LOTS PLAZA

No. 11

CD 5

C 080228 ZMK

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. 17d:

1. changing from a C8-1 District to an R6A District property bounded by Livonia Avenue, Warwick Street, New Lots Avenue, and Barbey Street; and
2. establishing within the proposed R6A District a C2-4 District bounded by Livonia Avenue, Warwick Street, New Lots Avenue, and Barbey Street;

as shown on a diagram (for illustrative purposes only) dated January 7, 2008, and subject to the CEQR Declaration E- 209.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 12

CD 5

C080229 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 675 Barbey Street (Block 4091, Lot 1); 840 Livonia Avenue (Block 4091, Lot 8); 699, 693, 691, and 685-689 New Lots Avenue (Block 4091, Lots 15, 16, 18, and 19); and 659 New Lots Avenue (Block 4091, Lot 22), Site 76 of the East New York I 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 seven-story building, tentatively known as New Lots Plaza, with approximately 87 residential units and commercial space, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

BOROUGH OF MANHATTAN

No. 13

BROWNSVILLE NORTH HOUSING

CD 16

C 080183 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 2156 and 2160 Atlantic Avenue (Block 1433, Lots 23 and 25); 1973, 1973A, 1975, and 1969 Bergen Street (Block 1447, Lots 67-70); 402, 404, 412, and 522 Howard Avenue (Blocks 1451 and 1473, Lots 42, 43, 48, and 35); 1459 and 1461 St. Marks Avenue (Block 1452, Lots 1 and 87); 1734 St. Johns Place (Block 1473, Lot 34); and 1457 and 1459 Eastern Parkway (Block 1473, Lots 36 and 37), 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 2156 and 2160 Atlantic Avenue (Block 1433, Lots 23 and 25); 1973, 1973A, 1975, and 1969 Bergen Street (Block 1447, Lots 67-70); 402, 404, and 412 Howard Avenue (Blocks 1451, Lots 42, 43, and 48); 1459 and 1461 St. Marks Avenue (Block 1452, Lots 1 and 87); 1734 St. Johns Place (Block 1473, Lot 34); and 1457 and 1459 Eastern Parkway (Block 1473, Lots 36 and 37), to a developer selected by HPD;

to facilitate development of six residential buildings, ranging from four to six stories, tentatively known as Brownsville North, with approximately 87 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 14

WATER TUNNEL NO. 1

CD 3

C 070212 PCM

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 257 South Street (Block 246, p/o Lot 1) for use as a maintenance and construction staging area for city water tunnel No. 1.

Resolution for adoption scheduling February 27, 2008 for a public hearing.

No. 15

40 WALKER STREET

CD 1

C 080001 ZSM

IN THE MATTER OF an application submitted by 40 Walker St. 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 requirements of:

1. Sections 42-10 and 111-02 to allow Use Group 2 uses (residential uses) on the second through sixth floors; and
2. Section 111-102 (b)(1) to allow Use Group 6 uses (retail uses) on the ground floor and cellar;

of an existing six-story building on property located at 40 Walker Street (Block 194, Lot 12), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B1), in 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 February 27, 2008 for a public hearing.

No. 16

14-20 WEST 40TH STREET

CD 5

C 080042 ZSM

IN THE MATTER OF an application submitted by 40th Street Partners LLC and HSBC Bank USA 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 77-02 (Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution), the pedestrian circulation space requirements of Section 37-07 (Requirements for Pedestrian Circulation Space) and Section 81-45 (Pedestrian Circulation Space), the street wall continuity requirements of Section 81-43 (Street Wall Continuity Along Designated Streets) and the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation) to facilitate the development of a 32-story mixed use building, on property located at 14-20 West 40th Street (Block 841, Lots 30, 31, 45, 49, 57, 58, 59 & 60), in C5-3 and M1-6 Districts, partially within the Special Midtown 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 February 27, 2008 for a public hearing.

No. 17

THE CENTURION PARKING GARAGE

CD 5

C 070577 ZSM

IN THE MATTER OF an application submitted by MCP SO Strategic 56, LP 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 76 spaces on portions of the ground floor, cellar and subcellar of a proposed mixed use development on property located at 31-37 West 56th Street (Block 1272, Lots 14, 15, 16, 17 and 18), in a C5-P District, within the Special Midtown 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 February 27, 2008 for a public hearing.

No. 18

73-77 READE STREET/91-95 CHAMBERS STREET

CD 1

C 070556 ZSM

IN THE MATTER IN THE MATTER OF an application submitted by 77 Reade 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 rear yard requirements of Section 23-533 (Required rear yard equivalents), the lot coverage requirements of Section 23-145 (for residential buildings developed or enlarged pursuant to the Quality Housing Program), and the loft dwelling requirements of Section 111-111(b) (Loft dwelling requirements) to facilitate the conversion and enlargement of an existing building, on property located at 73-77 Reade Street a.k.a. 91-95 Chambers Street (Block 149, Lots 9 and 11), in a C6-3A District, within the Special Tribeca Mixed Use District (Area A3).

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 February 27, 2008 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 19

WALLABOUT STREET REZONING

CD 1

C 060377 ZMK

IN THE MATTER OF an application submitted by Thomas Klein LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-2 District to an R7-1 District property bounded by Wallabout Street, Lee Avenue, Flushing Avenue, and the northerly centerline prolongation of Walworth Street; and
2. establishing within the proposed R7-1 District a C2-4 District bounded by a line midway between Wallabout Street and Flushing Avenue, Lee Avenue, Flushing Avenue, and the northerly centerline prolongation of Walworth Street;

as shown on a diagram (for illustrative purposes) dated September 17, 2007 and subject to the conditions of CEQR Declaration E-199.

(On December 19, 2007, Cal. No. 1, the Commission scheduled January 9, 2008 for a public hearing. On January 9, 2008, Cal. No. 18, the hearing was closed.)

For consideration.

No. 20

70 WYCKOFF AVENUE REZONING

CD 4

C 050192 ZMK

IN THE MATTER OF an application submitted by 70 Wyckoff Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R6 District property bounded by Wyckoff Avenue, Dekalb Avenue, a line 400 feet northwesterly of Irving Avenue and Suydam Street;
2. establishing within an existing R6 District a C2-4 District bounded by Wyckoff Avenue, Dekalb Avenue, a line 400 feet northwesterly of Irving Avenue and Suydam Street

as shown on a diagram (for illustrative purposes only) dated October 1, 2007 and subject to the conditions of CEQR Declaration E-197.

(On December 19, 2007, Cal. No. 2, the Commission scheduled January 9, 2008 for a public hearing. On January 9, 2008, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 21 - LAID OVER

LINCOLN CENTER CITY MAP CHANGE

CD 7

N 050098(A) MMM

IN THE MATTER OF a resolution concerning the decision of the City Planning Commission with respect to application No. C 050098 MMM, approved by the Commission on May 25, 2005, Calendar No. 25, providing, inter alia, for the elimination, discontinuance and closing of portions of West 65th Street between Amsterdam Avenue and Broadway; and the elimination, discontinuance and closing of a portion of Public Place, within North Plaza, between Amsterdam Avenue and Broadway, in accordance with Map No. 30215, dated December 10, 2004, revised on January 24, 2008, and signed by the Borough President.

(On January 28, 2008, Cal. No. 19, the item was laid over.)

For consideration.

No. 22

341 CANAL STREET

CD 2

C 070161 ZSM

IN THE MATTER OF an application submitted by Judo Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant 74-712 of the Zoning Resolution to modify:

1. the use regulations of:
 - a. Section 42-10 to allow U.G. 2 uses (residential use) on the 2nd thru 6th floor and penthouse; and
 - b. Section 42-14D(2) to allow U.G. 6 uses (retail use) on portions of the ground floor and cellar, and
2. the height and setback regulations of Section 43-43 (Minimum Height of Front Wall and Required Front Setbacks);

to facilitate the development of a mixed use building on a zoning lot where not more than twenty percent of the lot area is occupied by an existing building on property located at 341 Canal Street (Block 229, Lot 1), in an M1-5B 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 December 19, 2007, Cal. No. 4, the Commission scheduled January 9, 2008 for a public hearing. On January 9, 2008, Cal. No. 21, the hearing was closed.)

For consideration.

No. 23

SKIDMORE HOUSE

CD 2

C 060525 ZSM

IN THE MATTER OF an application submitted by To Better Days, 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:

1. the use regulations of:

- a. Section 42-10 to allow Use Group 2 uses (residential uses) on the 2nd – 15th floors; and
 - b. Section 42-14D(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar, and
2. the height and setback regulations of Section 43-43 (Minimum Height of Front Wall and Required Front Setbacks);

to facilitate the development of a 15-story mixed use building on a zoning lot containing a landmark designated by the Landmarks Preservation Commission located at 35-39 East 4th Street (Block 544, Lots 59, 65, 66, 67 & 68) in an M1-5B District.

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

(On December 19, 2007, Cal. No. 5, the Commission scheduled January 9, 2008 for a public hearing. On January 9, 2008, Cal. No. 22, the hearing was closed.)

For consideration.

No. 24

THE VISIONAIRE

CD 1

C 070499 ZSM

IN THE MATTER OF an application submitted by Battery Place Green, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 84-031 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 100 spaces on portions of the ground floor and cellar of a proposed mixed use building on property located at 70 Little West Street (Block 16, Lot 35), within the Special Battery Park City District, Zone A, Subarea A-1.

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

(On December 19, 2007, Cal. No. 6, the Commission scheduled January 9, 2008 for a public hearing. On January 9, 2008, Cal. No. 23, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 25

31ST STREET REZONING

CD 1

C 060228 ZMQ

IN THE MATER OF an application submitted by Scaldafiore Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c changing from an R5 District to an R6A District property bounded by 21st Avenue, a line 175 feet northwesterly of 31st Street, a line 100 feet southwesterly of 20th Avenue, and 31st Street, as shown on a diagram (for illustrative purposes only), dated October 1, 2007, and subject to the conditions of CEQR Declaration E-200.

(On December 19, 2007, Cal. No. 8, the Commission scheduled January 9, 2008 for a public hearing. On January 9, 2008, Cal. No. 24, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 26

STAPLETON COURT

CD 1

C 080091 HAR

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 551 and 571 Bay Street (Block 491, Lots 11 and 1) 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 property located at 551 Bay Street (Block 491, Lot 11) to a developer selected by HPD;

to facilitate development of two, five-story mixed-use buildings, tentatively known as Stapleton Court, with approximately 160 residential units and commercial space, to be

developed under the New York City Housing Development Corporation's Affordable Cooperative Housing Program.

(On December 19, 2007, Cal. No. 9, the Commission scheduled January 9, 2008 for a public hearing. On January 9, 2008, Cal. No. 25, the hearing was closed.)

For consideration.

CITYWIDE

No. 27

STREET TREES ZONING TEXT

CITYWIDE

N 080081 ZRY

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, modifying regulations pertaining to street trees.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of December 19, 2007 (Cal. No. 35) and at the Department of City Planning web site: http://www.nyc.gov/html/dcp/html/street_tree_planting/index.shtml

(On December 5, 2007, Cal. No. 15, the Commission scheduled December 19, 2007 for a public hearing. On December 19, 2007, Cal. No. 35, the hearing was closed.)

For consideration.

No. 28

YARDS ZONING TEXT

CITYWIDE

N 080078 ZRY

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, modifying regulations pertaining to yards and open space.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of December 19, 2007 (Cal. No. 36) and at the Department of City Planning web site: <http://www.nyc.gov/html/dcp/html/yards/index.shtml>

(On December 5, 2007, Cal. No. 16, the Commission scheduled December 19, 2007 for a public hearing. On December 19, 2007, Cal. No. 36, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF QUEENS

No. 29

***1 GOTHAM CENTER/DEPARTMENT OF HEALTH AND MENTAL HYGIENE
OFFICE SPACE***

CD 2

N 080272 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at One Gotham Center (Block 420, Lot 1) (Department of Health and Mental Hygiene).

(On January 30, 2008, the Commission duly advertised February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

***75-20 ASTORIA BOULEVARD/DEPARTMENT OF CORRECTIONS
OFFICE SPACE***

CD 3

N 080273 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 75-20 Astoria Boulevard (Block 1027, Lot 50) (Department of Correction).

(On January 30, 2008, the Commission duly advertised February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 31

PROSPECT/MACY

CD 2

N 080230 HAX

PUBLIC HEARING:

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 853 Macy Place (Block 2688, Lot 36); and 774, 776, 778, 780, and 782 Prospect Avenue (Block 2688, Lots 38, 40, 42, 44, and 46), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate development of two buildings, tentatively known as Prospect/Macy, with approximately 124 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

(On January 30, 2008, Cal. No. 1, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

COLLEGE AVENUE

CD 4

N 080224 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of property located at 282 East 171st Street (Block 2786, Lot 17); and 1437, 1433, 1429, 1425, and 1421 College Avenue (Block 2786, Lots 19, 21, 23, 25, and 27), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

to facilitate development of a six-story building, tentatively known as College Avenue, with approximately 114 residential units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

(On January 30, 2008, Cal. No. 2, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.



No. 33

COUNCIL TOWERS V

CD 10

N 080217 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 2228 Givan Avenue (Block 5141, Lot 260); and 777 Co-op City Boulevard (Block 5141, Lot 265), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate development of an eleven-story building, tentatively known as Council Towers V, with approximately 70 residential units, to be developed under the Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly.

(On January 30, 2008, Cal. No. 3, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.



No. 34

JENNINGS STREET

CD 3

C 080227 HAX

PUBLIC HEARING:

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

- 1.) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 842-848, and 850 Jennings Street (Block 2965, Lot 99, and part of 100), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 4) 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 an eight-story building, tentatively known as Jennings Street, with approximately 103 residential units and community facility uses, to be developed under the Department of Housing Preservation and Development’s Cornerstone Program.

(On January 30, 2008, Cal. No. 4, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

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Nos. 35 & 36

COURTLANDT CORNERS I and II

No. 35

CD 3

C 080222 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from an R7-2 District to an R7A District properly bounded by Courtlandt Avenue, East 162nd Street,

Melrose Avenue, and a line 100 feet northeasterly of East 161st Street, as shown on a diagram (for illustrative purposes only) dated January 7, 2008.

(On January 30, 2008, Cal. No. 5, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CD 3

C 080223 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160th Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161st Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161st Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162nd Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); 895 Melrose Avenue (Block 2408, Lot 20), Sites 46, 45, 57, and 56 of the Melrose Commons Urban Renewal Area; 886 and 900 Courtlandt Avenue (Block 2408, Lots 2 and 5); and 376 East 162nd Street (Block 2408, part of Lot 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 property located at 868-70 and 368 Courtlandt Avenue (Block 2407, Lots 5 and 8); 902 and 904 Courtlandt Avenue (Block 2408, Lots 6 and 7); 377 and 375 East 160th Street (Block 2407, Lots 31 and 32); 370, 372, and 376 East 161st Street (Block 2407, Lots 10, 11, and 12); 359, 377-81, 375, 373, and 363-65 East 161st Street (Block 2408, Lots 1, 25, 27, 28, 29, and 31); 364, 368, 370, 376, 378, 384, and 386 East 162nd Street (Block 2408, Lots 8, 9, 10, 13, 14, and part of 12 and 16); and 895 Melrose Avenue (Block 2408, Lot 20), to a developer selected by HPD;

to facilitate development of four residential buildings and three townhouses, tentatively known as Courtlandt Corners I and II, with approximately 326 residential units and commercial space, to be developed under Housing Preservation and Development and the Housing Development Corporation's low and moderate income housing programs.

(On January 30, 2008, Cal. No. 6, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 37, 38 & 39

ROSCOE BROWN, JR. APARTMENTS

No. 37

CD 3

C 080232 HUX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the 3rd amendment to the Bathgate Urban Renewal Plan for the Bathgate Urban Renewal Area, Community District 3, Borough of the Bronx.

The proposed amendment removes from the Early Action Industrial Area (EAIA) the six tax lots which comprise the project site, tentatively known as Roscoe C. Brown Jr. Apartments (Block 2929, Lots 50, 58, 65, 66, 67, and 68) and designates the lots as a separate urban renewal Site Five. The amendment also includes a density limit of 280 dwelling units, a maximum building height limit of 105 feet above the base plane, and a maximum residential FAR of 5.6.

Additionally, the amendment changes the name of the EAIA to the Bathgate Industrial Area, and the language, format of the Urban Renewal Plan, and the time schedule for effectuation have been updated.

(On January 30, 2008, Cal. No. 7, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 38

CD 3

C 080233 ZMX

PUBLIC HEARING:

IN THE MATTER 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. 3d:

1. changing from an M1-4 District to an R8A District property bounded by East 173rd Street, a line 100 feet southeasterly of Third Avenue, East 172nd Street, and Third Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by a East 173rd Street, a line 100 feet southeasterly of Third Avenue, a line 225 feet southwesterly of East 173rd Street and Third Avenue;

as shown on a diagram (for illustrative purposes only) dated January 7, 2008.

(On January 30, 2008, Cal. No. 8, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CD 3

C 080234 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 531 East 172nd Street (Block 2929, Lot 50) and 3952, 3966, 3968, 3970, and 3972 Third Avenue (Block 2929, Lots 58, and 65-68), proposed Site 5 of the Bathgate 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 two buildings, tentatively known as Roscoe C. Brown Jr. Apartments, with approximately 279 residential units and commercial space, to be developed under the New York City Housing Development Corporation's Low Income Affordable Marketplace Program and the Department of Housing Preservation and Development's Mixed Income Rental Program.

(On January 30, 2008, Cal. No. 9, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40, 41 & 42

JAMES J. LYONS URBAN RENEWAL PLAN

No. 40

CD 9

C 080126 HUX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the 1st amendment to the James J. Lyons Urban Renewal Plan for the James J. Lyons Urban Renewal Area.

(On January 30, 2008, Cal. No. 10, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CD 9

C 080127 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of property located at 2301-11 Lacombe Avenue (Block 3540, p/o Lot 1) 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 the conveyance of a one family residential unit under the Department of Housing Preservation and Development Division of Alternative Management Programs.

(On January 30, 2008, Cal. No. 11, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CD 9

C080128 ZMX

PUBLIC HEARING:

IN THE MATTER of an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7a changing from an M1-1 District to an R5 District property bounded by a line 55 feet northerly of Lacombe Avenue, Zerega Avenue, Lacombe Avenue, and a line 50 feet easterly of Havemeyer Avenue, as shown on a diagram (for illustrative purposes only) dated October 29, 2007.

(On January 30, 2008, Cal. No. 12, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

PARKCHESTER ZONING TEXT

CD 9

N 070060 ZRX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Parkchester Preservation Company, LP 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 X, Chapter 3 (Special Planned Community Preservation District) modifying Section 103-07 (Special Provisions for Demolition of Buildings).

Matter Underlined 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

103-07

Special Provisions for Demolition of Buildings

No demolition permit shall be issued by the Department of Buildings for any #building# within the Special District after July 18, 1974, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I Article 8 of the New York City Administrative Code, or its successor, except pursuant to a #development# plan for which a special permit has been granted under Section 103-06 (Special Permit Provisions).

In a C8-4 District, however, a demolition permit may be issued for any #building# that is less than 10,000 square feet and was constructed after December 31, 1955, but prior to July 18, 1974.

* * *

(On January 30, 2008, Cal. No. 13, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 44

AVENUE H BRIDGE

CD 17 & 18

C 070072 MMK

CONTINUED PUBLIC HEARING:

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

- the widening of Avenue H at the northwest corner of its intersection with Albany Avenue;
- the adjustment of grades on Avenue H, Albany Avenue and East 40th Street; and
- any acquisition or disposition of real property related thereto.

in accordance with Map No. X-2702 dated September 19, 2007 and signed by the Borough President.

(On December 19, 2007, Cal. No. 3, the Commission scheduled January 9, 2008 for a public hearing. On January 9, 2008, Cal. No. 20, the hearing was continued.)

Close the hearing.

No. 45

RIVER ROCK APARTMENTS

CD 16

C 080105 HAK

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 206, 208, 210, 214 Riverdale Avenue (Block 3602, Lots 34, 35, 36 and 37) and 774, 780, 782, 784, and 786 Rockaway Avenue (Block 3602, Lots 38, 39, 40, 41, and 42), part of site 24

of the Marcus Garvey 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 property located at 206, 208, 210, 214 Riverdale Avenue (Block 3602, Lots 34, 35, 36 and 37) and 774, 782, 784, and 786 Rockaway Avenue (Block 3602, Lots 38, 40, 41 and 42) to a developer selected by HPD;

to facilitate development of a six-story, mixed-use building, tentatively known as River Rock Apartments, with approximately 54 residential units, retail and community facility space, to be developed under the New York City Housing Development Corporation's LAMP Program.

(On January 30, 2008, Cal. No. 14, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 46

DUMBO HISTORIC DISTRICT

CD 2

N 080244 HKK

IN THE MATTER OF a communication dated December 31st 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the DUMBO Historic District, designed by the Landmarks Preservation Commission on December 18th, 2007 (List 399, LP-2279). The proposed DUMBO Historic District consists of the properties bounded by a line beginning at the northwest corner of John Street and Adams Street, extending southerly along the western curbline of Adams Street to the northern curbline of Plymouth Street, then westerly along the northern curbline of Plymouth Street to the northwest corner of Plymouth Street and Main Street, southerly along the western curbline of Main Street to the northwest corner of Water Street and Main Street, westerly along the northern curbline of Water Street to a point in said curbline formed by its intersection with a line extending northerly from a portion of the western building line of 64 Water Street, southerly along said line and southerly along a portion of the western property line of 64 Water Street to a point intersecting with the southern property line of 64 Water Street, easterly along a portion of the southern property line of 64 Water Street, southerly along a portion of the western building line of 66-68 Water Street, easterly along the southern building line of 66-68 Water Street, southerly along the western building line of 70-72 Water Street, easterly along the southern building line of 70-72 Water Street and the southern curbline of Howard Alley to the eastern curbline of Main Street, southerly along the eastern curbline of Main Street to the northern

curbline of Front Street, easterly along the northern curbline of Front Street to a point formed by its intersection with a line extending northerly from the western property line of 68-76 Front Street, southerly then westerly then southerly along said property line to the northern curbline of York Street, easterly along the northern curbline of York Street across Washington Street to a point in the northern curbline of York Street formed by its intersection with a line extending southerly from the eastern property line of 75-91 Washington Street (aka 39-49 York Street), northerly along said line and northerly along the eastern property line of 75-91 Washington Street (aka 39-49 York Street), westerly along the northern property line of 75-91 Washington Street (aka 39-49 York Street) to the eastern curbline of Washington Street, northerly along said curbline and across Front Street to the northeast corner of Washington Street and Front Street, easterly along the northern curbline of Front Street to a point in said curbline formed by its intersection with a line extending northerly from the western property line of 100 Front Street, southerly across Front Street and along the western property line of 100 Front Street, easterly along the southern property lines of 100 and 104 Front Street to the western curbline of Adams Street, northerly along the western curbline of Adams Street and across Front Street to the northwest corner of Adams Street and Front Street, easterly across Adams Street and along the northern curbline of Front Street to a point in said curbline formed by its intersection with a line extending northerly from the western property line of 86 Pearl Street (Block 52, Lot 17), southerly across Front Street and along the western property line of 86 Pearl Street (Block 52, Lot 17) to the northern curbline of York Street, easterly along said curbline and across Pearl Street to a point in the northern curbline of York Street formed by its intersection with a line extending southerly from the eastern property line of Block 53, Lot 1, northerly along said line and northerly along a portion of the eastern property line of Block 53, Lot 1, easterly along a portion of the southern property lines of Block 53, Lot 1, southerly along a portion of the western property line of Block 53, Lot 6, easterly along the southern property line of Block 53, Lot 6, northerly along the eastern property line of Block 53, Lot 6, westerly along a portion of the northern building line of Block 53, Lot 6, northerly along the eastern property line of 126 Front Street (aka 87 Pearl Street) to the northern curbline of Front Street, easterly along said curbline to the northwest corner of Front Street and Jay Street, northerly along the western curbline of Jay Street to a point formed by its intersection with a line extending westerly from the southern property line of 57 Jay Street (aka 178 Water Street), easterly across Jay Street and along the southern property line of 57 Jay Street (aka 178 Water Street), southerly along the western property line of 190 Water Street, easterly along the southern property line of 190 Water Street and the southern building line of 196-204 Water Street (aka 185 Front Street), southerly along the western property line of 206-220 Water Street (aka 195-215 Front Street and 54-70 Bridge Street) to the northern curbline of Front Street, easterly along the northern curbline of Front Street to the northeast corner of Front Street and Bridge Street, northerly along the eastern curbline of Bridge Street and across Water Street to a point in the eastern curbline of Bridge Street formed by its intersection with a line extending westerly from the southern property line of 37-41 Bridge Street (aka 226-234 Plymouth Street), easterly along said line and easterly along the southern property line of 37-41 Bridge Street (aka 226-234 Plymouth Street), northerly along the eastern property line of 37-41 Bridge Street (aka 226-234 Plymouth Street) and across Plymouth Street to the northern curbline of Plymouth Street, westerly along said curbline to the northeast corner of Bridge Street and Plymouth Street, northerly along the eastern curbline of Bridge Street and across John Street to the northern curbline of John Street, westerly along the northern curbline of John

Street to the northeast corner of John Street and Jay Street, northerly along the eastern curbline of Jay Street to a point in the said curbline formed by its intersection with a line extending easterly from a portion of the northern property line of 10-18 Jay Street (aka 21-41 John Street and 17 Pearl Street), westerly across Jay Street and a portion of the northern property line of 10-18 Jay Street (aka 21-41 John Street and 17 Pearl Street), northerly along a portion of the eastern property line of 10-18 Jay Street (aka 21-41 John Street and 17 Pearl Street), westerly along a portion of the northern property line of 10-18 Jay Street (aka 21-41 John Street and 17 Pearl Street) and across Pearl Street to the western curbline of Pearl Street, southerly along said curbline to the northwest corner of Pearl Street and John Street, then westerly along the northern curbline of John Street to the point of the beginning.

(On February 1, 2008, the Commission duly advertised February 13, 2008 for a public hearing.)

Close the hearing.

No. 47

GRAND STREET REZONING

CD 1

C 080213 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c, 12d, and 13b:

1. eliminating from within an existing R6 District a C1-3 District bounded by Grand Street, Marcy Avenue, a line midway between South 1st Street and Grand Street, and Havemeyer Street;
2. eliminating from within an existing R6 District a C1-4 District bounded by a line midway between Hope Street and Grand Street, a line 150 feet northwesterly of Havemeyer Street, Hope Street, Havemeyer Street, a line midway between Hope Street and Grand Street, Marcy Avenue, Grand Street, Havemeyer Street, a line midway between South 1st Street and Grand Street, and Roebbling Street;
3. eliminating from within an existing R6 District a C2-3 District bounded by:
 - a. a line 100 feet northeasterly of Grand Street, Bedford Avenue, a line midway between Grand Street and South 1st Street, a line 150 feet southeasterly of Bedford Avenue, South 1st Street, a line 150 feet northwesterly of Bedford Avenue, a line midway between Grand Street and South 1st Street, and Berry Street; and

- b. a line midway between Grand Street and South 1st Street, Roebling Street, South 1st Street, and a line 150 feet northwesterly of Roebling Street.
- 4. changing from an R6 District to an R6A District property bounded by Metropolitan Avenue, Bedford Avenue, North 1st Street, and Berry Street;
- 5. changing from R6 District to an R6B District property bounded by:
 - a. North 3rd Street, Metropolitan Avenue, and Berry Street; and
 - b. North 1st Street, Driggs Avenue, Fillimore Place, Roebling Street, Hope Street, Havemeyer Street, a line midway between Hope Street and Grand Street, Marcy Avenue, a line midway between Grand Street and South 1st Street, Roebling Street, South 1st Street, and Berry Street.
- 6. establishing within a proposed R6B District a C2-4 District bounded by:
 - a. a line 100 feet northeasterly of Grand Street, Bedford Avenue, a line midway between Grand Street and South 1st Street, a line 100 feet southeasterly of Bedford Avenue, South 1st Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between Grand Street and South 1st Street, and Berry Street;
 - b. a line midway between Grand Street and South 1st Street, Roebling Street, South 1st Street, and a line 100 feet northwesterly of Roebling Street; and
 - c. a line midway between Hope Street and Grand Street, a line 100 feet northwesterly of Havemeyer Street, Hope Street, Havemeyer Street, a line midway between Hope Street and Grand Street, Marcy Avenue, a line midway between Grand Street and South 1st Street, and Roebling Street;

as shown on a diagram (for illustrative purposes only) dated December 17, 2007.

(On January 30, 2008, Cal. No. 15, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 48

BRADHURST CLUSTER CORNERSTONE IV

CD 10

C 080108 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 2078 and 2080 Frederick Douglass Blvd. (Block 1828, Lots 64 and 63), 215 West 115th St. (Block 1831, Lot 21), 228 West 116th St. (Block 1831, Lot 47), 312 West 112th St. (Block 1846, Lot 55), 274 West 117th St. (Block 1922, Lot 58), 203 and 205 West 119th St. (Block 1925, Lots 27 and 25), 311 West 141st St. (Block 2043, Lot 7), 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 facilitate development of seven buildings, tentatively known as Bradhurst Cluster Cornerstone IV, with approximately 102 units, commercial and community facility space, to be developed under the New York City Housing Preservation and Development's Cornerstone Program.

(On January 30, 2008, Cal. No. 16, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 49 & 50

REI/RED CROSS

No. 49

CD 4

C 070289 ZMM

PUBLIC HEARING:

IN THE MATTER of an application submitted by Real Estate Industrials, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 8c:

1. changing from an M1-5 District to an R8 District property bounded by West 49th Street, the easterly boundary line of the Central Rail Road right-of-way, a line midway between West 48th Street and West 49th Street, a line 450 feet westerly of Tenth Avenue, West 48th Street, and a line 175 feet easterly of Eleventh Avenue; and
2. establishing within the proposed R8 District a C2-5 District bounded by West 49th Street, the easterly boundary line of the Central Rail Road right-of-way, a line midway between West 48th Street and West 49th Street, a line 450 feet westerly of Tenth Avenue, West 48th Street, and a line 175 feet easterly of Eleventh Avenue;

as shown on a diagram (for illustrative purposes only) dated October 1, 2007 and subject to the conditions of CEQR Declaration E-203.

(On January 30, 2008, Cal. No. 17, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 50

CD 4

C 070290 ZSM

PUBLIC HEARING:

IN THE MATTER of an application submitted by Real Estate Industrials, Inc. 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 88 spaces including 31 accessory spaces on portions of the ground floor and cellar level and to permit floor space on the

ground floor up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (Definitions) of the Zoning Resolution, of a proposed mixed use development on property located at 535 -551 West 48th Street a.k.a. 514-544 West 49th Street (Block 1077, Lots 8, 9, 10, 18, 19, 20, 43, 55 and 56) in R8 and R8/C2-5* Districts, within the Special Clinton District.

* Note: a portion of the site is proposed to be rezoned by changing an M1-5 District to an R8/C2-5 District, under a related application C 070289 ZMM.

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 January 30, 2008, Cal. No. 18, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

Nos.51 & 52

UNITY FUNERAL HOME

No. 51

CD 10

C 080132 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 127th Street, a line 100 feet easterly of Frederick Douglass Boulevard, West 126th Street and Frederick Douglass Boulevard; and
2. establishing within an existing R7-2 District a C2-4 District bounded by West 127th Street, a line 100 feet easterly of Frederick Douglass Boulevard, a line midway between West 126th Street and West 127th Street, a line 185 feet easterly of Frederick Douglass Boulevard, West 126th Street, and Frederick Douglass Boulevard;

as shown on a diagram (for illustrative purposes only) dated October 29, 2007, and subject to the conditions of CEQR Declaration E-204.

(On January 30, 2008, Cal. No. 20, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 52

CD 10

C 080133 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 263, 265, and 267 West 126th Street (Block 1932, Lots 5, 7, and 107) 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 the New York City Economic Development Corporation;

to facilitate the expansion of an existing commercial facility.

(On January 30, 2008, Cal. No. 21, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 53

215 WEST 117th STREET

CD 10

C080130 HAM

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 215 West 117th Street (Block 1923, Lot 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 property to a developer selected by HPD;

to facilitate the development of accessory open space for an existing residential building rehabilitated under Housing Preservation and Development’s Vacant Building Program.

(On January 30, 2008, Cal. No. 22, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 54

SUNNYSIDE GARDENS SPECIAL PLANNED COMMUNITY PRESERVATION DISTRICT TEXT AMENDMENT

CD 2

N 080253 ZRQ

PUBLIC HEARING:

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, modifying special permit regulations pertaining to the Sunnyside Gardens area in Community District 2, Borough of Queens, and clarifying other regulations in Article X, Chapter 3 (Special Planned Community Preservation District).

Matter in graytone or underlined 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.

Article I

General Provisions

Chapter 2

CONSTRUCTION OF LANGUAGE AND DEFINITIONS

12-10 DEFINITIONS

* * *

Special Planned Community Preservation District

The "Special Planned Community Preservation District" is a Special Purpose District designated by the letters "PC" in which special regulations set forth in Article X, Chapter 3, apply to all districts ~~which that~~ are at least 1.5 acres and contain a minimum of three ~~#buildings#~~; ~~were~~ substantially designed and developed as a unit with substantial clustered ~~#open space#~~ and related ~~#commercial uses#~~ available to all residents of the District under the regulations of the Zoning Resolution prior to December 15, 1961; ~~which was~~ were considered to be worthy of such preservation by the City Planning Commission and the Board of Estimate, or its successor ~~;~~ and established ~~designated~~ pursuant to Section 103-05-01. The Special ~~PC~~ Planned Community Preservation District and its regulations supplement or modify those of the districts on which it is superimposed.

* * *

Article X Special Purpose Districts

Chapter 3 Special Planned Community Preservation District

103-00 GENERAL PURPOSES

The "Special Planned Community Preservation District" (hereinafter referred to as the "Special District"), established in this Resolution, is designed to promote and protect the public interest, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to preserve and protect the Special Districts as superior examples of town planning or large-scale development;
- (b) to preserve and protect the character and integrity of these unique communities which, by their existing site plan, pedestrian and vehicular circulation system, balance between buildings and open space, harmonious scale of the development, related commercial uses, open space arrangement and landscaping add to the quality of urban life;

- (c) to preserve and protect the variety of neighborhoods and communities that presently exist which contribute greatly to the livability of New York City;
- (d) to maintain and protect the environmental quality that the Special District offers to its residents and the City-at-large; and
- (e) to guide ~~future~~ development within ~~the~~ each of the Special Districts that is consistent with the existing character, quality and amenity of the Special Planned Community Preservation District.

**103-01
Definitions**

Special Planned Community Preservation District
(repeated from Section 12-10)

~~The "Special Planned Community Preservation District" is a Special Purpose District designated by the letters "PC" in which special regulations set forth in Article X, Chapter 3, apply to all districts which are at least 1.5 acres and contain a minimum of 3 #buildings#, are substantially designed and #developed# as a unit with substantial clustered #open space# and related #commercial uses# available to all residents of the District under the regulations of the Zoning Resolution prior to December 15, 1961, which were considered to be worthy of such preservation by the City Planning Commission and the Board of Estimate, or its successor, and were designated pursuant to Section 103-05. The Special PC Planned Community Preservation District and its regulations supplement or modify those of the districts on which it is superimposed.~~

Establishment of Special Planned Community Preservation District

The City Planning Commission has established the #Special Planned Community Preservation District# in areas that:

- (a) have a land area of at least 1.5 acres;
- (b) contain a minimum of three #buildings#;
- (c) were designed and substantially #developed# as a unit under the regulations of the Zoning Resolution prior to December 15, 1961; and
- (d) include considerable clustered #open space# and related #commercial uses# available to all residents of the District.

The Commission has found that the existing site plan resulted in superior functional relationships of #buildings#, #open spaces#, pedestrian and vehicular circulation systems, including parking facilities, and other amenities all together creating an outstanding planned #residential# community.

103-02

Special Planned Community Preservation District Areas

The #Special Planned Community Preservation District# areas are as follows, and are each indicated by the letters "PC" on the #zoning maps#:

Fresh Meadows in the Borough of Queens

The Harlem River Houses in the Borough of Manhattan

Parkchester in the Borough of the Bronx

Sunnyside Gardens in the Borough of Queens.

103-10

General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Planned Community Preservation District#, ~~and in accordance with the provisions of this Chapter,~~ no new #development#, #enlargement# which may include demolition of #buildings#, or substantial alteration of landscaping or topography, ~~is~~ **shall be** permitted within the **Fresh Meadows, Harlem River Houses and Parkchester** areas, ~~designated as a #Special Planned Community Preservation District#~~ except by special permit of the City Planning Commission, pursuant to Sections 103-11 (Special Permits for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications).

Special regulations for the Sunnyside Gardens area are set forth in Section 103-20, inclusive.

103-11

Special Permits for Bulk and Parking Modifications

(a) For any new #development#, or #enlargement# which may include demolition, within a #Special Planned Community Preservation District#, the City Planning Commission, by special permit, may allow:

(1) the unused total #floor area#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within the #development# to be distributed without regard for #zoning lot lines#;

(2) the total #open space# or #lot coverage# required by the applicable district regulations for any #zoning lots# within the #development# to be distributed without regard for #zoning lot lines#;

- (3) minor variations in the #yard# regulations required by the applicable district regulations;
 - (4) minor variations in the height and setback regulations required by the applicable district regulations;
 - (5) modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Lot); or
 - (6) permitted or required #accessory# off-street parking spaces, driveways or curb cuts to be located anywhere within the #development#, without regard to #zoning lot lines# or the provisions of Sections 25-621 (Location of parking spaces in certain districts) and 25-631 (Location and width of curb cuts in certain districts), subject to the findings of Section 78-41 (Location of Accessory Parking Spaces).
- (b) In order to grant such special permits, the City Planning Commission shall make the following findings:
- (1) that the new #development# or #enlargement# relates to the existing #buildings or other structures# in scale and design, and that the new #development# will not seriously alter the scenic amenity and the environmental quality of the community;
 - (2) that the new #development# or #enlargement# be sited in such a manner as to preserve the greatest amount of #open space# and landscaping that presently exists, consistent with the scale and design of the existing #development#, the landscaping surrounding the new landscaping arrangement, and conditions of the community;
 - (3) that the new #development# or #enlargement# be sited in such a manner that it will not require at that time, or in the foreseeable future, new access roads or exits, off-street parking or public parking facilities that will disrupt or eliminate major portions of #open space# and landscaping or will generate large volumes of traffic that will diminish the environmental quality of the community; and
 - (4) that minimal landscaping be removed during construction and such areas will be fully restored upon completion of construction.
- (c) Notwithstanding the provisions of paragraph (a)(6) of this Section, where the requirement for #accessory# off-street parking spaces, driveways or curb cuts can only be accommodated in such a manner that the functioning of the existing planned community is substantially injured, the City Planning Commission shall authorize waiver of all or part of the required parking.

(d) No demolition permit shall be issued by the Department of Buildings for any #building# within the Special District after July 18, 1974, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I Article 8, of the New York City Administrative Code, or its successor, except pursuant to a #development# plan for which a special permit has been granted under the provisions of this Section and Section 103-12.

The City Planning Commission may prescribe appropriate conditions and safeguards, including covenants running with the land which shall permit public or private enforcement reflecting terms, conditions and limitations of any special permit in order to minimize adverse effects on the character and quality of the community. The Commission may advise and recommend special conditions or modifications in the plans submitted by applicants in order to conform with the intentions of the #Special Planned Community Preservation District#.

103-12
Special Permit for Landscaping and Topography Modifications

No substantial modifications of existing topography or landscaping, including plantings, shall be permitted within the Special District except where such modifications are approved by special permit of the City Planning Commission.

103-04-103-13
Requirements for Application

An application to the City Planning Commission for the grant of a special permit respecting any #development# or #enlargement# or substantial ~~alteration~~ modification of landscaping or topography to be made within the Special District, shall include the existing and proposed site plan showing the location and the scale of the existing and proposed #buildings or other structures#, the location of all vehicular entrances and exits and off-street parking facilities, the changes that will be made in the location and size of the #open space#, and such other information as may be required by the Commission. The submission shall include a landscaping plan, building sections and elevation and an appropriate model of the planned community.

103-14
Recordation

At the time of any transfer of development rights which has been authorized by special permit under Section 103-11, the owners of #zoning lots# to which and from which development rights are transferred shall submit to the City Planning Commission a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer.

Notice of the restrictions upon further #development# of the lots to which development rights and from which development rights are transferred shall be filed by the owners of the respective lots in the place and county designated by law for the filing of deeds and restrictions on real property, a certified copy of which shall be submitted to the Commission.

Both the instrument of transfer and the notice of restrictions shall specify the total amount of #floor area# to be transferred, and shall specify, by lot and #block# numbers, the lots from which and the lots to which such transfer is made.

103-05 *(text incorporated into 103-01)*

Designation of Special Planned Community Preservation Districts

The City Planning Commission and the Board of Estimate may designate as ~~# Special Planned Community Preservation Districts#~~ areas of at least 1.5 acres which contain a minimum of three ~~#buildings#~~ designed and substantially ~~#developed#~~ as a unit under the regulations of the Zoning Resolution prior to December 15, 1961, with substantial clustered ~~#open space#~~ and related ~~#commercial uses#~~ available to all residents of the District, where the Commission finds that the existing site plan results in superior functional relationships of ~~#buildings#, #open spaces#,~~ pedestrian and vehicular circulation systems, including parking facilities, and other amenities all together creating an outstanding planned ~~#residential#~~ community.

103-06 *(text incorporated into 103-11(a). Portion of paragraph (f) incorporated into 103-11(c)).*

Special Permit Provisions

For any new ~~#development#~~ or ~~#enlargement#~~ which may include demolition within a ~~#Special Planned Community Preservation District#,~~ the City Planning Commission, by special permit, may allow:

- (a) — the unused total ~~#floor area#, #dwelling units#~~ or ~~#rooming units#~~ permitted by the applicable district regulations for all ~~#zoning lots#~~ within the ~~#development#~~ to be distributed without regard for ~~#zoning lot lines#;~~
- (b) — the total ~~#open space#~~ or ~~#lot coverage#~~ required by the applicable district regulations for any ~~#zoning lots#~~ within the ~~#development#~~ to be distributed without regard for ~~#zoning lot lines#;~~
- (c) — minor variations in the ~~#yard#~~ regulations required by the applicable district regulations;
- (d) — minor variations in the height and setback regulations required by the applicable district regulations;

- (e) ~~modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Lot);~~
- (f) ~~permitted or required #accessory# off street parking spaces, driveways or curb cuts to be located anywhere within the #development#, without regard to #zoning lot lines# or the provisions of Section 25-621 (Location of parking spaces in certain districts), and Section 25-631 (Location and width of curb cuts in certain districts), subject to the findings of Section 78-41 (Location of Accessory Parking Spaces). Where such requirement substantially injures the functioning of the existing planned community, waiver of all or part of the required parking may be authorized.~~

~~103-061~~ (text incorporated into 103-11(b))

Findings

~~As a condition precedent to the granting of a special permit under the provisions of Section 103-06, the City Planning Commission shall make the following findings:~~

- (a) ~~that the new #development# or #enlargement# relates to the existing #buildings or other structures# in scale and design; and that the new #development# will not seriously alter the scenic amenity and the environmental quality of the community;~~
- (b) ~~that the new #development# or #enlargement# be sited in such a manner as to preserve the greatest amount of #open space# and landscaping that presently exists, consistent with the scale and design of the existing #development#, the landscaping surrounding the new landscaping arrangement, and conditions of the community;~~
- (c) ~~that the new #development# or #enlargement# be sited in such a manner that it will not require at that time, or in the foreseeable future, new access roads or exits, off street parking or public parking facilities that will disrupt or eliminate major portions of #open space# and landscaping or will generate large volumes of traffic which will diminish the environmental quality of the community; and~~
- (d) ~~that minimal landscaping be removed during construction and such areas will be fully restored upon completion of construction.~~

~~The City Planning Commission may prescribe appropriate conditions and safeguards, including covenants running with the land which shall permit public or private enforcement reflecting terms, conditions and limitations of any special permit hereunder to minimize adverse effects on the character and quality of the community. The Commission may advise and recommend special conditions or modifications in the plans submitted by applicants in order to conform with the intentions of the #Special Planned Community Preservation Districts#.~~

103-07 *(text incorporated into 103-11(d))*

Special Provisions for Demolition of Buildings

~~No demolition permit shall be issued by the Department of Buildings for any #building# within the Special District after July 18, 1974, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I Article 8 of the New York City Administrative Code, or its successor, except pursuant to a #development# plan for which a special permit has been granted under Section 103-06 (Special Permit Provisions).~~

103-08 *(text incorporated into 103-12)*

Special Provisions for Alterations of Landscaping or Topography

~~No substantial alterations of existing topography or landscaping, including plantings, shall be permitted within the Special District except where such alterations are approved by special permit by the City Planning Commission after public notice and hearing and subject to Board of Estimate action.~~

103-09 *(text renumbered 103-14)*

Recordation

~~At the time of any transfer of development rights which have been authorized by special permit under Section 103-06, the owners of #zoning lots# to which and from which development rights are transferred shall submit to the City Planning Commission a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer.~~

~~Notice of the restrictions upon further #development# of the lots to which development rights and from which development rights are transferred shall be filed by the owners of the respective lots in the place and county designated by law for the filing of deeds and restrictions on real property, a certified copy of which shall be submitted to the Commission.~~

~~Both the instrument of transfer and the notice of restrictions shall specify the total amount of #floor area# to be transferred, and shall specify, by lot and #block# numbers, the lots from which and the lots to which such transfer is made.~~

103-20

Special Regulations for Sunnyside Gardens

In order to further protect and enhance the character of the Sunnyside Gardens area within the #Special Planned Community Preservation District#, the regulations of this Section, inclusive, shall supersede the regulations of the #Special Planned Community Preservation District# and the underlying zoning districts, as applicable

The special permit provisions of Sections 103-11 (Special Permits for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications) shall not apply within the Sunnyside Gardens area of the Special District.

103-21
Special Bulk Regulations

Notwithstanding any other provisions of this Resolution, #bulk# regulations applicable to the underlying #Residential# and #Commercial Districts# or modified within the Special District are hereby further modified to the extent set forth in this Section, inclusive.

103-211
Special Floor Area Regulations

In the Sunnyside Gardens area of the Special District, the #floor area# regulations of the underlying #Residential# and #Commercial Districts# shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #residential#, #commercial# and #community facility uses#, separately or in combination, shall be 0.75, which may be increased by up to 20 percent to a maximum #floor area ratio# of .9, provided that any such increase in #floor area# is located under a sloping roof which rises at least three and one half inches in vertical distance for each foot of horizontal distance, and the structural headroom of such #floor area# is between five and eight feet.

103-212
Special Density Regulations

In the Sunnyside Gardens area of the Special District, the density regulations of the underlying #Residential# and #Commercial Districts# shall not apply. In lieu thereof, for all #residential developments# or #enlargements#, the density factor for #dwelling units# shall be 900.

103-213
Special Height Regulations

In the Sunnyside Gardens area of the Special District, the height and setback regulations for R4 Districts as set forth in Article II, Chapter 3, shall apply to all #developments# or #enlargements# in #Residential# and #Commercial Districts#.

103-214
Special Yard Regulations

In the Sunnyside Gardens area of the Special District, the #yard# regulations for R4 Districts as set forth in Article II, Chapter 3, shall apply to all #developments# or #enlargements# in #Residential# and #Commercial Districts#

103-22
Special Parking Regulations

In the Sunnyside Gardens area of the Special District, the off-street parking regulations of Article II, Chapter 5, pertaining to R4 Districts, shall be applicable for all #residential# and #community facility uses#, subject to the provisions of Section 103-23 pertaining to curb cuts.

103-23
Curb Cuts

Curb cuts shall not be permitted within the Sunnyside Gardens area of the Special District, except on the east side of 50th Street, within 100 feet of its intersection with 39th Avenue.

* * *

(On January 30, 2008, Cal. No. 23, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 55

WESTERLEIGH REZONING

CD 1

C 080202 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 20d and 21b changing from an R3X District to an R2 District property bounded by:

1. College Avenue, Bidwell Avenue, Lathrop Avenue, St. John Avenue, Watchogue Road, and a line midway between Glascoe Avenue and Woolley Avenue; and
2. a line 150 feet southerly of Forest Avenue, Manor Road, Maine Avenue, South Greenleaf Avenue, Crowell Avenue, Wescott Boulevard, Kemball Avenue, a line

120 feet easterly of Jewett Avenue, Chandler Avenue, Jewett Avenue, Markham Place, Deems Avenue, Boulevard, Wardwell Avenue, a line 100 feet northerly of Boulevard, a line 100 feet westerly of Jewett Avenue, a line 135 feet southerly of Maine Avenue, Wardwell Avenue, College Avenue, North Avenue, Shaw Place, Burnside Avenue, Jewett Avenue, a line 90 feet northerly of Kingsley Avenue, Elias Place, Ravenhurst Avenue, Mundy Avenue, Egbert Avenue, and a line 170 feet easterly of Greenleaf Avenue;

as shown on a diagram (for illustrative purposes only) dated December 17, 2007.

(On January 30, 2008, Cal. No. 24, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 56

STAIRWELLS TEXT AMENDMENT

CITYWIDE

N 080149ZRY

PUBLIC HEARING:

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 Section 12-10 (Definitions) of the Zoning Resolution of the City of New York, modifying regulations pertaining to floor area calculations for stairwells of residential buildings taller than 125 feet.

Matter in underline is new, to be added;

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

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

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

* * *

**Chapter 2
Construction of Language and Definitions**

* * *

12-10

DEFINITIONS

* * *

Floor Area

* * *

However, the #floor area# of a #building# shall not include:

* * *

(11) floor space within stairwells at each floor of #residential buildings developed# or #enlarged# after (date of amendment) that are greater than 125 feet in height; provided:

- (i) such stairwells are located on a #story# containing #residences#;
- (ii) such stairwells are used as a required means of egress from such #residential buildings#;
- (iii) such stairwells have a minimum width of forty four inches;
- (iv) such floor space excluded from #floor area# shall be limited to a maximum of eight inches of stair and landing width measured along the length of the stairwell enclosure at each floor; and
- (v) where such stairwells serve non-#residential uses# on any floor, or are located within multi-level #dwelling units#, the entire floor
- (vi) space within such stairwells on such floors shall count as #floor area#.

* * *

(On January 30, 2008, Cal. No. 25, the Commission scheduled February 13, 2008 for a public hearing which has been duly advertised.)

Close the hearing.



IV. CITY PLANNING COMMISSION 2008 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 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11	12
	13	14	15	16	17	18	19
	20	21 MARTIN LUTHER KING, JR. DAY	22	23	24	25	26
	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30	31		
FEBRUARY						1	2
	3	4	5	6 ASH WEDNESDAY	7	8	9
	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13 LINCOLN'S BIRTHDAY	14	15	16
	17	18 PRESIDENTS' DAY	19	20	21	22 WASHINGTON'S BIRTHDAY	23
	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29	
MARCH	2	3	4	5	6	7	8
	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14	15
	16 PALM SUNDAY	17 ST. PATRICK'S DAY	18	19	20	21	22
	23 EASTER	24 REVIEW SESSION	25 CPC PUBLIC MEETING	26	27	28	29
	30	31					
APRIL			1	2	3	4	5
	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11	12
	13	14	15	16	17	18	19
	20 PASSOVER	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23	24	25	26
	27	28	29	30			
MAY					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 MEMORIAL DAY OBSERVED	27	28	29	30	31
JUNE	1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6	7
	8	9	10	11	12	13	14
	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20	21
	22	23	24	25	26	27	28
	29 REVIEW SESSION	30					

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 2008 SCHEDULE OF MEETINGS
July 1 to December 31

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

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.