

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 10, 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	N 090031 ZRM	10	125 TH STREET FOLLOW-UP ZONING TEXT	Scheduled to be Heard 9/24/08
2	N 090020 BDM	2	HUDSON SQUARE BID	" "
3	C 080455 HUQ	14	EDGEMERE URBAN RENEWAL PLAN	" "
4	C 080203 ZMQ	7	WATERPOINTE	" "
5	C 080204 MMQ	7	" "	" "
6	C 080207 ZSQ	7	" "	" "
7	C 080207(A) ZSQ	7	" "	" "
8	C 080208 ZSQ	7	" "	" "
9	C 080447 HAK	16	HOPKINSON/PARK/PLACE	Favorable Report Adopted
10	C 080492 HAK	16	COMMON GROUND SENIOR HOUSING	" "
11	C 090044 HKM	4	WEST CHELSEA HISTORIC DISTRICT	Forward Report to City Council
12	N 090045 HKM	10	MORNINGSIDE PARK SCENIC LANDMARK	" "
13	N 080425 ZRR	1	ST. GEORGE REZONING	Fav. Report Adopted as Modified
14	C 080426 ZMR	1	" "	Favorable Report Adopted
15	N 090046 HKR	2	GEORGE CUNNINGHAM STORE LANDMARK	Forward Report to City Council
16	N 080265 ZAR	1	449 JERSEY STREET	Authorization Approved
17	C 080424 PPK	7	BUSH TERMINAL UNIT D	Hearing Closed

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R														
		Calendar Numbers:														
		9	10	11	12	13	14	15	16							
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y							
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y							
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y							
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y							
Angela R. Cavaluzzi, AIA	P	Y	Y	Y	Y	Y	Y	Y	Y							
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y							
Betty Chen	P	Y	Y	Y	Y	Y	Y	Y	Y							
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y							
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y							
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y							
Shirley A. McRae	P	Y	Y	Y	Y	Y	Y	Y	Y							
John Merolo	A															
Karen A. Phillips, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y							

MEETING ADJOURNED AT: 2:12 P.M.

NOTE: Vice Chair Knuckles Recused on Cal. Nos. 27 and 28.

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

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 10, 2008

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



**Michael R. Bloomberg, Mayor
City of New York**

[No. 17]

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, *FAICP, Chair*
- KENNETH J. KNUCKLES, *Esq., Vice Chairman*
- ANGELA M. BATTAGLIA
- IRWIN G. CANTOR, *P.E.*
- ANGELA R. CAVALUZZI, *AIA*
- ALFRED C. CERULLO, *III*
- BETTY 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 September 24, 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: _____

SEPTEMBER 10, 2008

**APPROVAL OF MINUTES OF the Regular Meetings of August 27, 2008;
and Special Meeting of September 8, 2008**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, SEPTEMBER 24, 2008
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF MANHATTAN

No. 1

125TH STREET FOLLOW-UP ZONING TEXT

CD 10

N 090031ZRM

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, concerning Article IX, Chapter 7 (Special 125th Street District), to modify height and bulk regulations within the C4-7 zoned portion of the Core Subdistrict

Matter in underline is new, to be added
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in 12-10 or
* * * indicates where unchanged text appears in the Zoning Resolution

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 7
Special 125th Street District**

* * *

97-411

Maximum floor area ratio in C4-4D, C4-7 and C6-3 Districts

In C4-4D, C4-7 or C6-3 Districts, the maximum permitted #floor area ratios# for new #developments# or #enlargements# shall be as listed in the following table for #residential#, #commercial# and #community facility uses and may only be increased pursuant to Section 97-42 (Floor Area Bonuses).

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL, COMMERCIAL AND COMMUNITY FACILITY USES						
	OUTSIDE THE CORE SUBDISTRICT			WITHIN THE CORE SUBDISTRICT		
Dis- trict	#Residential floor area ratio#	Commercial #floor area ratio#	Community Facility #floor area ratio#	#Residential floor area ratio#	Commercial #floor area ratio#	Community Facility #floor area ratio#
C4-4D	5.4	4.0	6.0	5.4	4.0	6.0
C4-7	9.0	10.0	10.0	9.0 <u>5.4</u>	10.0 <u>7.2</u>	10.0 <u>7.2</u>
C6-3	6.0	6.0	6.0	5.4	6.0	6.0

* * *

97-422

Floor area bonus for visual or performing arts uses

In C4-4D, C4-7 or C6-3 Districts within the #Special 125th Street District#, for a new #development# or #enlargement# with frontage on 125th Street , the maximum #floor area ratio# otherwise permitted for #residential# or #commercial uses# listed in Section 97-411 may be increased up to the maximum #floor area ratio# specified in the following table, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of such bonused #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 have been met.

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL AND COMMERCIAL USES WITH FLOOR AREA BONUS FOR VISUAL OR PERFORMING ARTS USES								
	OUTSIDE THE CORE SUBDISTRICT				WITHIN THE CORE SUBDISTRICT			
District	#Residential floor area Ratio#		Commercial #floor area ratio#		#Residential floor area ratio#		Commercial #floor area ratio#	
	Base	Maximum	Base	Maximum	Base	Maximum	Base	Maximum
C4-4D	5.4	7.2	4.0	5.4	5.4	7.2	4.0	5.4
C4-7	9.0	12.0	10.0	12.0	9.0 <u>5.4</u>	12.0 <u>7.2</u>	10.0 <u>7.2</u>	12.0 <u>8.65</u>
C6-3	6.0	8.0	6.0	8.0	5.4	7.2	6.0	8.0

* * *

**97-442
Height and setback regulations for C4-7 and C6-3 Districts**

The following modifications of the underlying district regulations shall apply for C4-7 and C6-3 Districts within the Special District:

- (a) The minimum and maximum base height of the #street wall# and the maximum height of a #development# or #enlargement# shall be modified, as set forth in the following table:

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT		
District	Street Wall Height (in feet)	

	Minimum Base Height	Maximum Base Height	Maximum Building Height (in feet)
C4-7	60	85	290 195
C6-3	60	85	160

All portions of buildings that exceed a height of 85 feet in C4-7 and C6-3 Districts shall be set back at least 15 feet from the #street line#, except that such setback depth may include the depth of any permitted recess in the #street wall#, according to the provisions of 97-433 (Street wall location).

(b) Special regulations for certain C4-7 Districts

(1) For the area located within 50 feet of the 126th Street frontage and between 200 feet east of Adam Clayton Powell Boulevard and 150 feet west of Lenox Avenue/Malcolm X Boulevard, the height of any portion of a #development# or #enlargement# shall be limited to 80 feet.

(2) For #zoning lots# bounded by 125th Street, Park Avenue and 124th Street, the maximum #building# height shall be 330 feet.

(3) For Lots 1 and 7501 on #Block# 1910, the requirements of City Environmental Quality Review (CEQR) Environmental Designation number (E-201) have been modified, as set forth in the Technical Memorandum to the Final Environmental Impact Statement for CEQR Number 070DCP030M, dated July 18, 2008.

(c) In C6-3 Districts, the maximum length of any #story# located above a height of 85 feet shall not exceed 150 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 85 feet. No side of such rectangle shall exceed a width of 150 feet.

* * *

Resolution for adoption scheduling September 24, 2008 for a public hearing.

No. 2

HUDSON SQUARE BID

CD 2

N 090020 BDM

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Hudson Square Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Hudson Square Business Improvement District.

Resolution for adoption scheduling September 24, 2008 for a public hearing.

BOROUGH OF QUEENS

No. 3

EDGEMERE URBAN RENEWAL PLAN

CD 14

C 080455 HUQ

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

The proposed amendment will change the definitions of residential and commercial land use, in Section C.2.a and C.2.b to uses permitted by the Zoning Resolution and Sites 1, 33, and 34 are cited as exceptions to the height restriction for new residential buildings in Section C.3.e.

Resolution for adoption scheduling September 24, 2008 for a public hearing.

Nos. 4, 5, 6, 7 & 8***WATERPOINTE*****No. 4****CD 7****C 080203 ZMQ**

IN THE MATTER OF an application submitted by the 151-45 Sixth Road Whitestone Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d changing from an M1-1 District to an R3-2 District property bounded by the U.S. Pierhead Line, a line 560 feet westerly of the westerly street line and the northerly prolongation of the westerly street line of 154th Place (straight line portion), a line 670 feet northerly of 10th Avenue (straight line portion) and its westerly prolongation, a line 100 feet easterly of the northerly prolongation of the easterly street line of 152nd Street, a line 85 feet northerly of the easterly prolongation of the northerly street line of Powell's Cove Boulevard, the northerly centerline prolongation of 152nd Street, a line 130 feet northerly of Powell's Cove Boulevard, 151st Place, 6th Road and a line 280 feet easterly of 151st Street and its northerly prolongation, as shown on a diagram (for illustrative purposes only) dated June 16, 2008.

Resolution for adoption scheduling September 24, 2008 for a public hearing.

No. 5**CD 7****C 080204 MMQ**

IN THE MATTER OF an application, submitted by 151-45 Sixth Road Whitestone Partners, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of 152nd Street between Powell's Cove Boulevard and the U.S. Bulkhead Line;
- the delineation of a permanent sewer easement;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 5004, dated May 15, 2008, and signed by the Borough President.

Resolution for adoption scheduling September 24, 2008 for a public hearing.

No. 6

CD 7

C 080207 ZSQ

IN THE MATTER OF an application submitted by the 151-45 Sixth Road Whitestone Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 78-312(c) to modify the front yard regulations of Section 23-45 (Minimum Required Front Yards) in the periphery of the development;
2. Section 78-312(d) and Section 62-132(c) to modify the height and setback regulations of Section 23-631 (Height and setback requirements in R1, R2, R3, R4 and R5 Districts); and
3. Section 78-312(f) to modify the distance between buildings requirements of Section 23-711 (Minimum Distance between Buildings on a single Zoning Lot);

to facilitate the development of a 114-unit large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79 & 92, Block 4524, Lots 77 & 92, Block 4487, Lots 160, 169, 170 & 200, the bed of former 6th Road, and the bed of the proposed to be demapped portion of 152nd Street), in an R3-2*.

*Note: The site is proposed to be rezoned from an M1-1 District to an R3-2 District under a related application (C 080203 ZMQ).

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 September 24, 2008 for a public hearing.

No. 7

CD 7

C 080207 (A) ZSQ

IN THE MATTER OF an application submitted by the 151-45 Sixth Road Whitestone Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 78-312(f) of the Zoning Resolution to modify the distance between buildings requirements of Section 23-711 (Minimum Distance between Buildings on a single Zoning Lot) to facilitate the development of a 52-unit large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79 & 92, Block 4524, Lots 77 & 92, Block 4487, Lots 160, 169, 170 & 200, the bed of former 6th Road, and the bed of the proposed to be demapped portion of 152nd Street), in an R3-2* District.

*Note: The site is proposed to be rezoned from an M1-1 District to an R3-2 District under a related application (C 080203 ZMQ).

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 September 24, 2008 for a public hearing.

No. 8

CD 7

C 080208 ZSQ

IN THE MATTER OF an application submitted by the 151-45 Sixth Road Whitestone Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-34 (Special Permit Provisions for Certain Large-Scale Developments) of the Zoning Resolution to modify, in accordance with Section 78-351, the permitted residential floor area ratio to 0.6 and the open space ratio to 125, to facilitate the development of a 114-unit large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79 & 92, Block 4524, Lots 77 & 92, Block 4487, Lots 160, 169, 170 & 200, the bed of former 6th Road, and the bed of the proposed to be demapped portion of 152nd Street), in an R3-2* District.

*Note: The site is proposed to be rezoned from an M1-1 District to an R3-2 District under a related application (C 080203 ZMQ).

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 September 24, 2008 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 9

HOPKINSON/PARK PLACE

CD 16

C 080447 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 1612 Park Place (Block 1468, Lot 56); and 404 A, 408, 414, and 416 Hopkinson Avenue (Block 1468, Lots 58, 60, 63, and 64), 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 residential building, tentatively known as Hopkinson/Park Place, with approximately 25 units, to be developed under the Department of Housing Preservation and Development's New Foundations Program.

(On August 11, 2008, Cal. No. 1, the Commission scheduled August 27, 2008 for a public hearing. On August 27, 2008, Cal. No. 27, the hearing was closed.)

For consideration.

No. 10

COMMON GROUND SENIOR HOUSING

CD 16

C 080492 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 St. Mark's Avenue (Block 1452, Lot 65), 1511, 1505, 1503, and 1501 St. Mark's Avenue (Block 1452, Lots 59, and 62-65), Bergen Street (Block 1452, Lot 138), and Saratoga Avenue (Block 1452, Lot 147), 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 residential building, tentatively known as Common Ground Senior Housing, with approximately 71 units, to be developed under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly.

(On August 11, 2008, Cal. No. 2, the Commission scheduled August 27, 2008 for a public hearing. On August 27, 2008, Cal. No. 28, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 11

WEST CHELSEA HISTORIC DISTRICT

CD 4

C 090044 HKM

IN THE MATTER OF a communication dated July 24, 2008 from the Executive Director of the Landmarks Preservation Commission regarding the West Chelsea Historic District, designated by the Landmarks Preservation Commission on July 15, 2008 (List No. 404 / LP No. 2302). The district boundaries are:

property bounded by a line beginning at the intersection of the northern curblines of West 28th Street and the eastern curblines of the West Side Highway (aka Joe DiMaggio Highway, Twelfth Avenue), extending easterly along the northern curblines of West 28th Street to a point formed by its intersection with a line extending northerly from the eastern property line of 548-552 West 28th Street (aka 547-553 West 27th Street), continuing southerly across the roadbed, along said property line, and across the roadbed to the southern curblines of West 27th Street, easterly along said curblines to a point formed by its intersection with a line extending northerly from the eastern property line of 536-542 West 27th Street, southerly along said property line to the southern property line of 534 West 27th Street, easterly along said property line and the southern property lines of 532

through 516 West 27th Street, to the western property line of 510-514 West 27th Street, northerly along said property line to the southern curblineline of West 27th Street, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 510-514 West 27th Street, southerly along said property line to the southern property line of 510-514 West 27th Street, westerly along a portion of said property line to the eastern property line of 513 West 26th Street, southerly along said property line and across the roadbed to the northern curblineline of West 26th Street, easterly along said curblineline to the western curblineline of Tenth Avenue, southerly along said curblineline and across the roadbed to the southern curblineline of West 25th Street, westerly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 210-218 Eleventh Avenue (aka 564-568 West 25th Street), southerly along said property line to the southern property line of 210-218 Eleventh Avenue (aka 564-568 West 25th Street), westerly along said property line to the eastern curblineline of Eleventh Avenue, northerly along said curblineline and across the roadbed to the northern curblineline of West 25th Street, easterly along said curblineline to a point formed by its intersection with the western property line of 551-555 West 25th Street, northerly along said property line to the northern property line of 551-555 West 25th Street, easterly along said property line and the property lines of 549 through 543 West 25th Street to the western property line of 518-534 West 26th Street, northerly along said property line to the southern curblineline of West 26th Street, westerly along said curblineline and across the roadbed to the western curblineline of Eleventh Avenue, southerly along said curblineline to a point formed by its intersection with a line extending easterly from the southern property line of 239-243 Eleventh Avenue (aka 600-626 West 26th Street), westerly along said property line to the western property line of 239-243 Eleventh Avenue (aka 600-626 West 26th Street), northerly along said property line to the southern curblineline of West 26th Street, westerly along said curblineline to the eastern curblineline of the West Side Highway (aka Joe DiMaggio Highway, Twelfth Avenue), northerly across the roadbed and along said curblineline to the point of the beginning.

(On August 14, 2008, the Commission duly advertised August 27, 2008 for a public hearing On August 27, 2008, Cal. No. 37, the hearing was closed.)

For consideration.

No. 12

MORNINGSIDE PARK SCENIC LANDMARK

CD 10

N 090045 HKM

IN THE MATTER OF a communication dated July 24, 2008 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Morningside Park Scenic Landmark, Morningside Park, including the Lafayette and Washington Park triangle, bounded by the eastern curblineline of Morningside Drive, the northern curblineline of Cathedral Parkway (West 110th Street), the western curblineline of

Morningside Avenue, the southern curbline of West 123rd Street, the eastern curbline of Amsterdam Avenue, and the southern curbline of Morningside Drive, to the point of the beginning (Block 1850, Lots 1 and 2, and Block 1849, Lot 1), by the Landmarks Preservation Commission on July 15, 2008 (List No. 404/LP-2254).

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 13 & 14

ST. GEORGE REZONING

No. 13

CD 1

N 080425 ZRR

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Article I, Chapters 1, 2, 4, 5 and Article 10, Chapter 8 to establish the Special St. George District in Staten Island, CD 1.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of July 23, 2008 (Cal. No. 24) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On July 2, 2008, Cal. No. 12, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 24, the hearing was closed. On August 27, 2008, Cal. No. 22, the item was laid over.)

For consideration.

No. 14

CD 1

C 080426 ZMR

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c

1. eliminating from an existing R3-2 District a C1-2 District bounded by Victory Boulevard, Bay Street (westerly portion), a line 600 feet northwesterly of Hannah Street, and Van Duzer Street;
2. changing from an R3-2 District to a C4-2 District property bounded by Victory Boulevard, Bay Street (westerly portion), a line 600 feet northwesterly of Hannah Street, and Van Duzer Street; and
3. establishing a Special St. George District bounded by:
 - the property line of the US Government Lighthouse Department,
 - the US Bulkhead line of the Upper Bay,
 - a line forming an angle of 104 degrees with the second-named course distant 225 feet northerly (as measured along the second-named course) of the first-named course,
 - a line perpendicular to the third-named course distant 326 feet westerly (as measured along the third-named course) of the second-named course,
 - the northerly street line of Borough Place and its westerly prolongation,
 - Richmond Terrace and its southeasterly centerline prolongation,
 - Hamilton Avenue,
 - St. Marks Place,
 - Fort Place,
 - Montgomery Avenue,
 - the northerly centerline prolongation of St. Pauls Avenue,
 - Van Duzer Street,
 - a line 150 feet northwesterly of Hannah Street,
 - a line midway between Van Duzer Street and Bay Street,
 - the southwesterly centerline prolongation of Minthorne Street,
 - Bay Street (westerly portion),
 - Victory Boulevard,
 - Bay Street (easterly portion),
 - the southerly street line of Victory Boulevard and its westerly and easterly prolongations,
 - the northerly prolongation of a line 135 feet easterly of Murray Hulbert Avenue,
 - the easterly prolongation of a line 921 feet northerly of the southerly street line of Victory Boulevard,
 - a US Pierhead Line, and
 - the property line of the US Government Lighthouse Department;

as shown on a diagram (for illustrative purposes only) dated May 19, 2008, and subject to the conditions of CEQR Declaration E-217.

(On July 2, 2008, Cal. No. 13, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 25, the hearing was closed. On August 27, 2008, Cal. No. 23, the item was laid over)

For consideration.

No. 15

GEORGE CUNNINGHAM STORE LANDMARK

CD 2

N 090046 HKR

IN THE MATTER OF a communication dated July 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the designation of the George Cunningham Store, 173 Main Street (Block 8026, Lot 5), by the Landmarks Preservation Commission on July 15, 2008 (Designation List No. 404/LP-2229).

For consideration.



No. 16

449 JERSEY STREET

CD 1

N 080265 ZAR

IN THE MATTER OF an application submitted by Charles C. Belanger for the grant of an authorization pursuant to Section 119-312 of the Zoning Resolution for certain uses within the Special Hillside Preservation District to facilitate the development of a three-story, mixed-use building at 449 Jersey Street (Block 36, Lot 4) within the Special Hillside Preservation District.

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

For consideration.



III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 17

BUSH TERMINAL UNIT D

CD 7

C 080424 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, Unit D in the Bush Terminal industrial complex, bounded by 42nd Street, First Avenuet, 43rd Street , and the Gowanus Bay (Block 715, p/o Lot 1), pursuant to zoning.

(On August 27, 2008, Cal. No. 8, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

No. 18

BOARD OF ELECTIONS WAREHOUSE

CD 7

C 080392 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 5112 2nd Avenue (Block 796, lot 24) for use as a warehouse facility.

(On August 27, 2008, Cal. No. 9, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

BOROUGH OF THE BRONX

No. 19

BOARD OF ELECTIONS WAREHOUSE

CD 1

C 080478 PCX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 385 Gerard Avenue (Block 2349, lot 90) for use as a warehouse and offices.

(On August 27, 2008, Cal. No. 1, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

Nos. 20, 21, 22, 23, 24 & 25

VIA VERDE

No. 20

CD 1

C 080517 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 Nos. 6a and 6c, changing from an M1-1 District to a C6-2 District property bounded by East 156th Street, the centerline of former Hegney Street, the centerline of former Rae Street, and Brook Avenue, as shown on a diagram (for illustrative purposes only), dated June 30, 2008.

(On August 27, 2008, Cal. No. 2, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

No. 21

CITY WIDE

N 080518 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VII, Chapter 4 (Special Permits by the City Planning Commission), concerning Section 74-74 (General Large Scale Development) to allow modification of the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines)

Matter in underline is new, to be added;

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

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

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

* * *

**Article VII
ADMINISTRATION**

* * *

**Chapter 4
Special Permits by the City Planning Commission**

* * *

**74-74
General Large Scale Developments**

* * *

**74-743
Special provisions for bulk modifications**

- (a) For a #general large scale development#, the City Planning Commission may permit:

* * *

- (5) modification of the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) for #developments# or #enlargements#, where:
- (i) the required minimum distance as set forth in Section 23-86 is provided between the #legally required window# in the new #development# or #enlargement# and a wall or #lot line # on an adjacent property; and
 - (ii) the required minimum distance is provided by a light and air easement acceptable to the Department of City Planning and recorded in the County Clerk's office in the county in which such tracts of land are located.

(On August 27, 2008, Cal. No. 3, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

No. 22

CD 1

C 080519 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-681(a)(2) of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which has been permanently discontinued or terminated to be included in the lot area in connection with a proposed mixed use development on property located at 527 Westchester Avenue (Block 2359, p/o Lots 1, 3, 255 & 9001), in a General Large-Scale Development, within the Bronxchester Urban Renewal Area, in a C6-2* District.

*Note: The site is proposed to be rezoned from an M1-1 District to a C6-2 District, under a related application C 080517 ZMX.

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 August 27, 2008, Cal. No. 4, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

No. 23

CD 1

C 080520 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(2) to modify the height and setback regulations of Section 23-63 (Maximum Height of Walls and Required Setbacks), Section 23-66 (Required Side and Rear Setbacks), Section 33-43 (Maximum Height of Walls and Required Setbacks), and Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS FOR MIXED BUILDINGS); the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and 33-26 (Minimum Required Rear Yards); the minimum distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings); and the court regulations of Section 23-85 (Inner Court Regulations); and
2. Section 74-743(a)(5)** to modify the minimum distance between legally required windows and lot line regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines);

in connection with a proposed mixed use development on property located at 527 Westchester Avenue (Block 2359, p/o Lots 1, 3, 255 & 9001), in a General Large-Scale Development, within the Bronxchester Urban Renewal Area, in a C6-2* District.

*Note: The site is proposed to be rezoned from an M1-1 District to a C6-2 District, under a related application C 080517 ZMX.

**Note: Section 74-743(a)(5) is proposed to be modified under a related application C 080518 ZRY

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 August 27, 2008, Cal. No. 5, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

No. 24

CD 1

C 080521 PQX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 527 Westchester Avenue (Block 2359, p/o Lot 1)

(On August 27, 2008, Cal. No. 6, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

No. 25

CD 1

C 080522 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 Block 2359, part of Lot 1; and Block 2359, part of Lots 3, 9001, and 255 (Easement), sites 1A, 13, and part of site 11 of the Bronxchester 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 mixed-use development, ranging in height from 3 to 20 stories, tentatively known as Via Verde/The Green Way, with approximately 220 residential units, commercial, and community facility uses.

(On August 27, 2008, Cal. No. 7, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

BOROUGHES OF MANHATTAN & STATEN ISLAND

No. 26

STATEN ISLAND FERRY TERMINAL

**CD 1 M
CD 1 SI**

C 080507 PPY

PUBLIC HEARING:

N THE MATTER OF an application submitted by the Department of Transportation, pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties located at the St. George Ferry Terminal (Block 2, Lot 1), Borough of Staten Island, Community District 1 and the Whitehall Ferry Terminal (Block 2, Lot 1), Borough of Manhattan, Community District 1.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th Floor, New York, New York 10007

(On August 27, 2008, Cal. No. 12, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 27 & 28

HARBORVIEW

No. 27

CD 4

C 080400 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Housing Authority and the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 78-312(d) of the Zoning Resolution to allow modifications of the front height and setback regulations on the periphery of a Large-Scale Residential Development (Block 1083, Lots 1 & 15, and Block 1084, Lot 9) in connection with the development of two residential buildings on property located at 513 West 55th Street and 520 West 56th Street (Block 1084, p/o Lot 9), within the Clinton Urban Renewal Area, in an R8 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 August 27, 2008, Cal. No. 10, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

No. 28

CD 4

C 080401 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Housing Authority and the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-681(a)(1) of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area in connection with the development of two residential buildings on property located at 513 West 55th Street and 520 West 56th Street (Block 1084, p/o Lot 9), in a Large-Scale Residential Development (Block 1083, Lots 1 & 15, and Block 1084, Lot 9), within the Clinton Urban Renewal Area, in an R8 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. 100

(On August 27, 2008, Cal. No. 11, the Commission scheduled September 10, 2008 for public hearing which has been duly advertised.

Close the hearing.

IV. 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	13	14	15	16	17	18
	19	COLUMBUS DAY OBSERVED 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.