

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, SEPTEMBER 15, 2010  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, N.Y. 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 100452 HAM	3	535-537 EAST 11 <sup>TH</sup> STREET	Scheduled to be Heard 9/29/10
2	C 100453 HAM	3	706-712 EAST 9 <sup>TH</sup> STREET	" "
3	C 100407 ZMX	6	THIRD AVE./TREMONT AVE. REZONING AND TEXT AMENDMENT	Favorable Report Adopted
4	N 100408 ZRX	6	" "	" "
5	C 100036 ZMX	2	THE CROSSINGS AT SOUTHERN BOULEVARD	" "
6	C 080129 ZMX	3	3500 PARK AVENUE	" "
7	C 100249 ZSM	2	83 SPRING STREET	" "
8	C 100369 ZMM	1	NORTH TRIBECA REZONING AND TEXT AMENDMENT	" "
9	N 100370 ZRM	1	" "	Withdrawn
10	N 100370 (A) ZRM	1	" "	Favorable Report Adopted
11	C 100274 PPM	9	SUGAR HILL	" "
12	C 100275 PQM	9	" "	" "
13	C 100277 ZMM	9	" "	" "
14	N 100270 RAR	3	ANNADALE ROAD BLUEBELT	Authorization Approved
15	C 100140 ZSM	8	45 EAST 70 <sup>TH</sup> STREET	Hearing Closed
16	C 100437 ZMM	2	WASHINGTON AND GREENWICH STREETS REZONING	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		3	4	5	6	7	8	9	10	11	12	13	14		
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	A														
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	W	Y	Y	Y	Y	Y		
Rayann Besser	P	Y	Y	Y	Y	Y	Y	I	Y	Y	Y	Y	Y		
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	T	Y	Y	Y	Y	Y		
Alfred C. Cerullo, III	A							H							
Betty Y. Chen	P	Y	Y	Y	Y	Y	R	D	R	Y	Y	Y	Y		
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y	Y		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	A	Y	Y	Y	Y	Y		
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	W	Y	Y	Y	Y	Y		
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y		
Shirley A. McRae	P	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y		
Karen A. Phillips, Commissioners	P	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 3:00 P.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, SEPTEMBER 15, 2010  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, N.Y. 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
17	C 100287 ZSM	7	RIVERSIDE CENTER	Hearing Closed
18	C 100288 ZSM	7	" "	" "
19	C 100289 ZSM	7	" "	" "
20	C 100290 ZSM	7	" "	" "
21	C 100291 ZSM	7	" "	" "
22	C 100292 ZSM	7	" "	" "
23	C 100293 ZSM	7	" "	" "
24	N 100294 ZRM	7	" "	" "
25	N 100294 (A) ZRM	7	" "	" "
26	N 100295 ZRM	7	" "	" "
27	C 100296 ZSM	7	" "	" "
28	C 100296 (A) ZSM	7	" "	" "
29	C 100297 ZSM	7	" "	" "

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:																	
			In Favor - Y    Oppose - N    Abstain - AB    Recuse - R																	
Calendar Numbers:																				
Amanda M. Burden, FAICP, Chair																				
Kenneth J. Knuckles, Esq., Vice Chairman																				
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Richard W. Eaddy																				
Nathan Leventhal																				
Anna Hayes Levin																				
Shirley A. McRae																				
Karen A. Phillips, Commissioners																				

MEETING ADJOURNED AT:

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, SEPTEMBER 15, 2010**

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



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

**[No. 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](http://nyc.gov/planning)**

## CITY PLANNING COMMISSION

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### GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: 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.

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

**For Calendar Information:** call (212) 720-3370.

**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**

**RAYANN BESSER**

**IRWIN G. CANTOR, P.E.**

**ALFRED C. CERULLO, III**

**BETTY Y. CHEN**

**MARIA M. DEL TORO**

**RICHARD W. EADDY**

**NATHAN LEVENTHAL**

**ANNA HAYES LEVIN**

**SHIRLEY A. MCRAE**

**KAREN A. PHILLIPS, Commissioners**

**YVETTE V. GRUEL, Calendar Officer**

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

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**WEDNESDAY SEPTEMBER 15, 2010**

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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 29, 2010 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

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**GENERAL INFORMATION**

**HOW TO PARTICIPATE:**

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

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

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

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

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

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

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ Identification No.: \_\_\_\_\_ CB No.: \_\_\_\_\_

Position:      Opposed \_\_\_\_\_

                    In Favor \_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address: \_\_\_\_\_ Title: \_\_\_\_\_

**SEPTEMBER 15, 2010**

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**APPROVAL OF MINUTES OF the Regular Meeting of August 25, 2010,  
and Special Meeting of September 13, 2010**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, SEPTEMBER 29, 2010**

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

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**BOROUGH OF MANHATTAN**

**No. 1**

***535-537 EAST 11<sup>TH</sup> STREET***

**CD 3**

**C 100452 HAM**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 535-537 East 11<sup>th</sup> Street (Block 405, Lots 44 and 45), 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 to be selected by HPD;

to facilitate development of an eight-story building with approximately 46 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

**Resolution for adoption scheduling September 29, 2010 for a public hearing.**

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**No. 2**

***706-712 EAST 9TH STREET***

**CD 3**

**C 100453 HAM**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 706-712 East 9<sup>th</sup> Street (Block 378, Lot 10), 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 to be selected by HPD;

to facilitate development of a five-story building with approximately 46 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

**Resolution for adoption scheduling September 29, 2010 for a public hearing.**

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## II. REPORTS

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### BOROUGH OF THE BRONX

#### Nos. 3 & 4

#### *THIRD AVENUE-TREMONT AVENUE REZONING AND TEXT AMENDMENT*

#### No. 3

**CD 6**

**C 100407 ZMX**

**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. 3c and 3d:

1. eliminating from within an existing R7-1 District a C1-4 District bounded by East 178<sup>th</sup> Street, Hughes Avenue, a line 100 feet northeasterly of East Tremont Avenue, Clinton Avenue, a line 150 feet northeasterly of East Tremont Avenue, Marmion Avenue, a line 100 feet southwesterly of East Tremont Avenue, Arthur Avenue, East Tremont Avenue, Third Avenue, a line 100 feet southwesterly of East 178<sup>th</sup> Street, and a line midway between Third Avenue and Monterey Avenue;
2. eliminating from within an existing R7-1 District a C2-4 District bounded by:
  - a. East 189<sup>th</sup> Street, Park Avenue (northwesterly portion), East 188<sup>th</sup> Street, and Webster Avenue; and
  - b. Quarry Road, East 181<sup>st</sup> Street, Monterey Avenue and its southwesterly centerline prolongation, a line 100 feet southwesterly of East 180<sup>th</sup> Street, and Third Avenue;
3. changing from an R7-1 District to an R5 District property bounded by:
  - a. East 186<sup>th</sup> Street, Washington Avenue, a line midway between East 185<sup>th</sup> Street and East 186<sup>th</sup> Street, a line 300 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 184<sup>th</sup> Street and East 185<sup>th</sup> Street, Washington Avenue, East 184<sup>th</sup> Street, a line 100 feet southeasterly of Park Avenue (southeasterly portion), a line 130 feet northeasterly of East 184<sup>th</sup> Street, and Park Avenue (southeasterly portion); and

- b. East 180<sup>th</sup> Street, Bathgate Avenue, a line 330 feet northeasterly of East 179<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, a line 110 feet northeasterly of East 178<sup>th</sup> Street, Bathgate Avenue, East 179<sup>th</sup> Street, Washington Avenue, a line 220 feet northeasterly of East 178<sup>th</sup> Street, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;
- 4. changing from an R7-1 District to an R6A District property bounded by:
  - a. Cyrus Place, a line 100 feet westerly of Third Avenue, a line 170 feet southeasterly of Park Avenue (southeasterly portion), a line midway between Cyrus Place and East 187<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line 250 feet southeasterly of Park Avenue (southeasterly portion), East 187<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, East 186<sup>th</sup> Street, and Park Avenue (southeasterly portion);
  - b. Park Avenue (southeasterly portion), a line 130 feet northeasterly of East 184<sup>th</sup> Street, a line 100 feet southeasterly of Park Avenue (southeasterly portion), East 184<sup>th</sup> Street, Washington Avenue, a line midway between East 184<sup>th</sup> Street and East 185<sup>th</sup> Street, a line 300 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 185<sup>th</sup> Street and East 186<sup>th</sup> Street, Washington Avenue, East 185<sup>th</sup> Street, Bassford Avenue, East 184<sup>th</sup> Street, a line 130 feet northwesterly of Third Avenue, East 181<sup>st</sup> Street, Bathgate Avenue, East 180<sup>th</sup> Street, a line midway between Park Avenue (southeasterly portion) and Washington Avenue, and East 183<sup>rd</sup> Street;
  - c. East 179<sup>th</sup> Street, Bathgate Avenue, a line 110 feet northeasterly of East 178<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, a line 220 feet southwesterly of East 178<sup>th</sup> Street, Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, a line 100 feet northwesterly of Washington Avenue, a line 240 feet southwesterly of East 178<sup>th</sup> Street, a line midway between Park Avenue (southeasterly portion) and Washington Avenue, a line 220 feet northeasterly of East 178<sup>th</sup> Street, and Washington Avenue; and
  - d. East 180<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, a line 330 feet northeasterly of East 179<sup>th</sup> Street, and Bathgate Avenue;
- 5. changing from a C4-4 District to an R6A District property bounded by a line 150 feet northeasterly of East Tremont Avenue, Washington Avenue, a line 340 feet southwesterly of East 178<sup>th</sup> Street, and a line 100 feet northwesterly of Washington Avenue;
- 6. changing from an C8-3 District to an R6A District property bounded by:

- a. Cyrus Place, a line 170 feet southeasterly of Park Avenue (southeasterly portion), and a line 100 feet westerly of Third Avenue; and
  - b. a line midway between Cyrus Place and East 187<sup>th</sup> Street, a line 250 feet southeasterly of Park Avenue (southeasterly portion), and a line 100 feet westerly of Third Avenue;
7. changing from an R7-1 District to an R7X District property bounded by Marmion Avenue, a line 100 feet northeasterly of East Tremont Avenue, Honeywell Avenue, a line 150 feet northeasterly of East Tremont Avenue, Daly Avenue, and a line 100 feet southwesterly of East Tremont Avenue;
8. changing from an R7-1 District to a C4-4A District property bounded by:
- a. East 181<sup>st</sup> Street, Monterey Avenue and its southwesterly centerline prolongation, a line 100 feet southwesterly of East 180<sup>th</sup> Street, and Third Avenue;
  - b. East 181<sup>st</sup> Street, a line 100 feet northwesterly of Third Avenue, East 180<sup>th</sup> Street, and Bathgate Avenue; and
  - c. Belmont Avenue, a line 100 feet northeasterly of East Tremont Avenue, Clinton Avenue, a line 150 feet northeasterly of East Tremont Avenue, Marmion Avenue, a line 100 feet southwesterly of East Tremont Avenue, Belmont Avenue, and East Tremont Avenue;
9. changing from a C8-3 District to a C4-4A District property bounded by East 181<sup>st</sup> Street, Third Avenue, a line 330 feet northeasterly of East 179<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, and a line 100 feet northwesterly of Third Avenue;
10. changing from an R7-1 District to a C4-4D District property bounded by East 184<sup>th</sup> Street, a line 100 feet northwesterly of Third Avenue, East 181<sup>st</sup> Street, and a line 130 feet northwesterly of Third Avenue;
11. changing from a C8-3 District to a C4-4D District property bounded by East 184<sup>th</sup> Street, Third Avenue, East 181<sup>st</sup> Street, and a line 100 feet northwesterly of Third Avenue;
12. changing from an R7-1 District to a C4-5X District property bounded by:
- a. East 189<sup>th</sup> Street, Park Avenue (southeasterly portion), East 188<sup>th</sup> Street, and Webster Avenue;
  - b. Third Avenue, a line 100 feet southwesterly of East 178<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, a line 110 feet northeasterly of East 178<sup>th</sup> Street, Monterey Avenue, East 178<sup>th</sup> Street, Hughes Avenue, a line 100

feet northeasterly of East Tremont Avenue, Belmont Avenue, East Tremont Avenue, Belmont Avenue, a line 100 feet southwesterly of East Tremont Avenue, Arthur Avenue, and East Tremont Avenue;

- c. Washington Avenue, a line 220 feet southwesterly of East 178<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, and a line 150 feet northeasterly of East Tremont Avenue; and
  - d. a line 240 feet southwesterly of East 178<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;
13. changing from a C4-4 District to a C4-5X District property bounded by Webster Avenue, a line 150 feet northeasterly of East Tremont Avenue, the northwesterly boundary line of a railroad right-of-way (New York and Harlem R.R. Division), a line 150 feet northeasterly of East Tremont Avenue, a line 100 feet northwesterly of Washington Avenue, a line 340 feet southwesterly of East 178<sup>th</sup> Street, Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, Third Avenue, a line 330 feet northeasterly of East 176<sup>th</sup> Street, Bathgate Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 220 feet northeasterly of East 176<sup>th</sup> Street, Washington Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 200 feet northwesterly of East 176<sup>th</sup> Street, a line 120 feet northwesterly of Washington Avenue, and a line 100 feet northeasterly of East 176<sup>th</sup> Street;
14. changing from an M1-1 District to a C4-5X District property bounded by:
- a. a line 220 feet northeasterly of East 178<sup>th</sup> Street, Park Avenue (northwesterly portion), East 178<sup>th</sup> Street, and a line 230 feet northwesterly of Park Avenue (northwesterly portion);
  - b. Park Avenue (southeasterly portion), a line 240 feet southwesterly of East 178<sup>th</sup> Street, a line midway between Park Avenue (southeasterly portion) and Washington Avenue, and a line 150 feet northeasterly of East Tremont Avenue; and
  - c. a line midway between Webster Avenue and Park Avenue (northwesterly portion), a line 300 feet southwesterly of East 178<sup>th</sup> Street, Park Avenue (northwesterly portion), and a line 150 feet northeasterly of East Tremont Avenue;
15. changing from an M1-4 District to a C4-5X District property bounded by:

- a. a line 150 feet southwesterly of East Tremont Avenue, Bathgate Avenue, and a line 220 feet northeasterly of East 176<sup>th</sup> Street;
  - b. a line 150 feet southwesterly of East Tremont Avenue, Washington Avenue, and a line 200 feet northeasterly of East 176<sup>th</sup> Street; and
  - c. a line 150 feet southwesterly of East Tremont Avenue, a line 120 feet northwesterly of Washington Avenue, a line 100 feet northeasterly of East 176<sup>th</sup> Street, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;
16. changing from a C8-3 District to a C4-5X District property bounded by:
- a. East 189<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, a line 100 feet northeasterly of East 188<sup>th</sup> Street, Washington Avenue, East 188<sup>th</sup> Street, Third Avenue, Cyrus Place, and Park Avenue (southeasterly portion);
  - b. Webster Avenue, a line 220 feet northeasterly of East 178<sup>th</sup> Street, a line 230 feet northwesterly of Park Avenue (northwesterly portion), East 178<sup>th</sup> Street, a line midway between Webster Avenue and Park Avenue (northwesterly portion), and a line 150 feet northeasterly of East Tremont Avenue;
  - c. East 178<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, a line 100 feet southwesterly of East 178<sup>th</sup> Street, and Third Avenue; and
  - d. a line midway between Bathgate Avenue and Third Avenue, a line 200 feet southwesterly of East 178<sup>th</sup> Street, Third Avenue, and a line 150 feet northeasterly of East Tremont Avenue;
17. changing from an R7-1 District to an M1-4/R7A District property bounded by:
- a. a line 170 feet southeasterly of Park Avenue (southeasterly portion), a line 100 feet southwesterly of Third Avenue, and a line midway between Cyrus Place and East 187<sup>th</sup> Street; and
  - b. a line 250 feet southeasterly of Park Avenue (southeasterly portion), a line 100 feet southwesterly of Third Avenue, and East 187<sup>th</sup> Street;
18. changing from an C4-4 District to an M1-4/R7A District property bounded by Bathgate Avenue, a line 330 feet northeasterly of East 176<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, and a line 150 feet southwesterly of East Tremont Avenue;
19. changing from a C8-3 District to an M1-4/R7A District property bounded by:

- a. East 188<sup>th</sup> Street, Washington Avenue, a line 170 feet southwesterly of East 188<sup>th</sup> Street, a line perpendicular to the last named course and passing through a point distant 180 feet southeasterly (as measured along the last named course) from the southeasterly street line of Washington Avenue, East 187<sup>th</sup> Street, Bathgate Avenue, a line 100 feet northeasterly of Third Avenue, Lorillard Place, a line 100 feet northeasterly of Third Avenue, Third Avenue and its northeasterly centerline prolongation, East 184<sup>th</sup> Street, Bassford Avenue, East 185<sup>th</sup> Street, Washington Avenue, East 186<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, a line 100 feet westerly of Third Avenue, a line 250 feet southeasterly of Park Avenue (southeasterly portion), a line midway between Cyrus Place and East 187<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line 170 feet southeasterly of Park Avenue (southeasterly portion), Cyrus Place, and Third Avenue; and
  - b. a line midway between Bathgate Avenue and Third Avenue, a line 330 feet northeasterly of East 179<sup>th</sup> Street, Third Avenue, East 179<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, a line 125 feet southwesterly of East 179<sup>th</sup> Street, Third Avenue, a line 100 feet northeasterly of East 178<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, East 178<sup>th</sup> Street, Third Avenue, and a line 200 feet southwesterly of East 178<sup>th</sup> Street;
20. changing from an M1-4 District to an M1-4/R7A District property bounded by a line midway between Park Avenue (southeasterly portion) and Washington Avenue, a line 100 feet northeasterly of East 176<sup>th</sup> Street, a line 120 feet northwesterly of Washington Avenue, a line 200 feet northeasterly of East 176<sup>th</sup> Street, Washington Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 220 feet northeasterly of East 176<sup>th</sup> Street, Bathgate Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line midway between Bathgate Avenue and Third Avenue, a line 100 feet northeasterly of East 175<sup>th</sup> Street, Bathgate Avenue, and East 175<sup>th</sup> Street;
  21. changing from a C4-4 District to an M1-4/R7X District property bounded by a line 330 feet northeasterly of East 176<sup>th</sup> Street, Third Avenue, a line 150 feet southwesterly of East Tremont Avenue, and a line midway between Bathgate Avenue and Third Avenue;
  22. changing from an M1-4 District to an M1-4/R7X District property bounded by a line 150 feet southwesterly of East Tremont Avenue, Third Avenue, East 175<sup>th</sup> Street, Bathgate Avenue, a line 100 feet northeasterly of East 175<sup>th</sup> Street, and a line midway between Bathgate Avenue and Third Avenue;
  23. establishing within an existing R7-1 District a C1-4 District bounded by Third Avenue, a line 400 feet northeasterly of East 181<sup>st</sup> Street, a line 100 feet southeasterly of Third Avenue, and East 181<sup>st</sup> Street; and

24. establishing a Special Mixed Use District (MX-14) bounded by:
- a. East 188<sup>th</sup> Street, Washington Avenue, a line 170 feet southwesterly of East 188<sup>th</sup> Street, a line perpendicular to the last named course and passing through a point distant 180 feet southeasterly (as measured along the last named course) from the southeasterly street line of Washington Avenue, East 187<sup>th</sup> Street, Bathgate Avenue, a line 100 feet northeasterly of Third Avenue, Lorillard Place, a line 100 feet northeasterly of Third Avenue, Third Avenue and its northeasterly centerline prolongation, East 184<sup>th</sup> Street, Bassford Avenue, East 185<sup>th</sup> Street, Washington Avenue, East 186<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, East 187<sup>th</sup> Street, a line 250 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 187<sup>th</sup> Street and Cyrus Place, a line 170 feet southeasterly of Park Avenue (southeasterly portion), Cyrus Place, and Third Avenue;
  - b. a line 330 feet northeasterly of East 179<sup>th</sup> Street, Third Avenue, East 179<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, a line 125 feet southwesterly of East 179<sup>th</sup> Street, Third Avenue, a line 100 feet northeasterly of East 178<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, East 178<sup>th</sup> Street, Third Avenue, a line 200 feet southwesterly of East 178<sup>th</sup> Street, and a line midway between Bathgate Avenue and Third Avenue; and
  - c. a line midway between Park Avenue (southeasterly portion) and Washington Avenue, a line 100 feet northeasterly of East 176<sup>th</sup> Street, a line 120 feet northwesterly of Washington Avenue, a line 200 feet northeasterly of East 176<sup>th</sup> Street, Washington Avenue, a line 220 feet northeasterly of East 176<sup>th</sup> Street, Bathgate Avenue, a line 330 feet northeasterly of East 176<sup>th</sup> Street, Third Avenue, and East 175<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated May 24, 2010 and subject to the conditions in CEQR Declaration E-255.

(On July 28, 2010, Cal. No. 1, the Commission scheduled August 11, 2010 for a public hearing. (On August 11, 2010, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**No. 4****CD 6****N 100408 ZRX**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Bulk regulations for Residential Buildings in Residence Districts), Section 23-90, and Appendix F (Inclusionary Housing Designated Areas), inclusive, relating to the extension of the Inclusionary Housing Program to proposed R7A, R7X, and R8A districts; and, Article XII, Chapter 3 (Special Mixed Use District), Section 123-63, 123-90, and Appendix D specifying a Special Mixed Use District (MX-14).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of August 11, 2010 (Cal. No. 13) and at the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On July 28, 2010, Cal. No. 2, the Commission scheduled August 11, 2010 for a public hearing. (On August 11, 2010, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**No. 5**
***THE CROSSINGS AT SOUTHERN BOULEVARD*****CD 2****C 100036 ZMX**

**IN THE MATTER OF** an application submitted by Crossings Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

1. eliminating from within an existing R7-1 District a C2-4 District bounded by Southern Boulevard, Hunts Point Avenue, Bruckner Boulevard, a line 200 feet northeasterly of Barretto Street, a line midway between Southern Boulevard and Bruckner Boulevard, and a line 400 feet northeasterly of Barretto Street; and
2. changing from an R7-1 District to a C4-5X District property bounded by Southern Boulevard, East 163<sup>rd</sup> Street, Bruckner Boulevard, a line 200 feet northeasterly of Barretto Street, a line midway between Southern Boulevard and Bruckner Boulevard, and a line 400 feet northeasterly of Barretto Street;

as shown on a diagram (for illustrative purposes only) dated June 7, 2010 and subject to the conditions of CEQR Declaration E-258.

(On July 28, 2010, Cal. No. 3, the Commission scheduled August 11, 2010 for a public hearing. (On August 11, 2010, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 6**

***3500 PARK AVENUE***

**CD 3**

**C 080129 ZMX**

**IN THE MATTER** of an application submitted by 3500 Park Avenue LLC, 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 M1-1 District to an R7-1 District property bounded by East 168<sup>th</sup> Street, a line midway between Park Avenue and Washington Avenue, a line 100 feet southwesterly of East 168<sup>th</sup> Street, and Park Avenue; and
2. establishing within an existing and proposed R7-1 District a C2-4 District bounded by East 168<sup>th</sup> Street, Washington Avenue, a line 100 feet southwesterly of East 168<sup>th</sup> Street, and Park Avenue;

as shown on a diagram (for illustrative purposes only) dated June 7, 2010 and subject to the conditions of CEQR Declaration E-259.

(On July 28, 2010, Cal. No. 4, the Commission scheduled August 11, 2010 for a public hearing. (On August 11, 2010, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN****No. 7*****83 SPRING STREET*****CD 2****C 100249 ZSM**

**IN THE MATTER OF** an application submitted by 83 Spring Street Associates, LLC and 83 Spring Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(2)(b) to allow Use Group 6 uses on the ground floor and cellar floor of an existing 5-story building, on property located at 83 Spring Street (Block 497, Lots 1001-1005), 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 at 22 Reade Street, Room 3N, New York, NY 10007.

(On July 28, 2010, Cal. No. 5, the Commission scheduled August 11, 2010 for a public hearing. (On August 11, 2010, Cal. No. 16, the hearing was closed.)

**For consideration.**


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**Nos. 8, 9 & 10**
***NORTH TRIBECA REZONING AND TEXT AMENDMENT*****No. 8****CD 1****C 100369 ZMM**

**IN THE MATTER OF** an application submitted by the NYC 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. 12a, changing from an M1-5 District to a C6-2A District property bounded by Canal Street, Hudson Street, Vestry Street and its easterly centerline prolongation, Canal Street, Broadway, Walker Street, West Broadway, North Moore Street, a line 100 feet westerly of Varick Street, Ericson Place, Beach Street, Greenwich Street, Hubert Street, Washington Street, Watts Street, and West Street, as shown on a diagram (for illustrative purposes only) dated June 7, 2010 and subject to the conditions of CEQR Declaration E-257.

(On July 28, 2010, Cal. No. 6, the Commission scheduled August 11, 2010 for a public hearing.  
(On August 11, 2010, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 9**

**CD 1**

**N 100370 ZRM**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article XI, Chapter I (Special Tribeca Mixed Use District).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of August 11, 2010 (Cal. No. 18) and at the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On July 28, 2010, Cal. No. 7, the Commission scheduled August 11, 2010 for a public hearing.  
(On August 11, 2010, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**No. 10**

**CD 1**

**N 100370 (A) ZRM**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, and proposed for modification pursuant to Section 2-06 (c) (1) of the Uniform Land Use Review Procedures, for an amendment of the Zoning Resolution of the City of New York, concerning Article XI, Chapter I (Special Tribeca Mixed Use District).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of August 11, 2010 (Cal. No. 19) and at the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On July 28, 2010, Cal. No. 8, the Commission scheduled August 11, 2010 for a public hearing.  
(On August 11, 2010, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**Nos. 11, 12 & 13**

***SUGAR HILL***

**No. 11**

**CD 9**

**C100274PPM**

**IN THE MATTER OF** an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for disposition to the Broadway Housing Development Fund Company, Inc., of a surface easement located at 882 St. Nicholas Avenue, on the southeast corner of 155<sup>th</sup> Street and St. Nicholas Avenue, (Block 2069, part of Lot 26).

(On July 14, 2010, Cal. No. 22, the Commission scheduled July 28, 2010 for a public hearing.  
On July 28, 2010, Cal. No. 40, the hearing was closed.)

**For consideration.**

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**No. 12**

**CD 9**

**C100275 PQM**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection, pursuant to Section 197-c of the New York City Charter for the acquisition of a surface easement generally bounded by West 155<sup>th</sup> Street, St. Nicholas Avenue and St. Nicholas Place (Block 2069, p/o Lot 21) to facilitate vehicular parking, access, storage and emergency staging.

(On July 14, 2010, Cal. No. 23, the Commission scheduled July 28, 2010 for a public hearing. On July 28, 2010, Cal. No. 41, the hearing was closed.)

**For consideration.**

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**No. 13**

**CD 9**

**C 100277 ZMM**

**IN THE MATTER** of an application submitted by Broadway Housing Development Fund Company pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3b:

1. changing from an R7-2 District to an R8A District property bounded by a line 100 feet southwesterly of West 155<sup>th</sup> Street, a line perpendicular to the southwesterly street line of West 155<sup>th</sup> Street distant 205 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of St. Nicholas Avenue and the southwesterly street line of West 155<sup>th</sup> Street, a line 150 feet southwesterly of West 155<sup>th</sup> Street and St. Nicholas Avenue; and
2. changing from a C8-3 District to an R8A District property bounded by West 155<sup>th</sup> Street, a line perpendicular to the southwesterly street line of West 155<sup>th</sup> Street distant 205 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of St. Nicholas Avenue and the southwesterly street line of West 155<sup>th</sup> Street, a line 100 feet southwesterly of West 155<sup>th</sup> Street, and St. Nicholas Avenue;

as shown on a diagram (for illustrative purposes only) dated June 7, 2010 and subject to the conditions of CEQR Declaration E-256.

(On July 14, 2010, Cal. No. 24, the Commission scheduled July 28, 2010 for a public hearing. On July 28, 2010, Cal. No. 42, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 14**

***ANNADALE ROAD BLUEBELT***

**CD 3**

**N 100270 RAR**

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection for the grant of authorizations pursuant to Sections 107-64 and 107-65 of the Zoning Resolution for the removal of trees and the modification of existing topography to allow the implementation of a storm water management plan for the western portion of the Sweetbrook watershed, specifically the construction of a Best Management Practice (BMP) at Annadale Road, within the Special South Richmond District, Borough of Staten Island, Community District 3.

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6<sup>th</sup> Floor, Staten Island, New York 10301.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF MANHATTAN**

**No. 15**

***45 EAST 70<sup>TH</sup> STREET***

**CD 8**

**C 100140 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 70<sup>th</sup> Street Holdings, 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 Section 23-691 (Limited Height Districts), Section 23-692 (Height limitations for narrow buildings or enlargements), Section 23-663(b) (Required rear setbacks for tall buildings in other districts), and Section 23-462(c) (Side yards for all other residential buildings) to facilitate a 1-story rooftop enlargement of an existing 4-story residential building on property located at 45 East 70<sup>th</sup> Street (Block 1385, Lot 29), in an R8B District, within a Limited Height District (LH-1A), within the Upper East Side Historic District.

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

(On August 25, 2010, Cal. No. 1, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 16**

***WASHINGTON-GREENWICH STREETS REZONING***

**CD 2**

**C 100437 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC 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. 12a, changing from a C6-1 District to a C1-6A District property bounded by 12th Street, a line 100 feet easterly of Washington Street, a line midway between West 11<sup>th</sup> Street and Perry Street, Greenwich Street, West 10<sup>th</sup> Street, a line 150 feet easterly of Washington Street, a line 125 feet northerly of West 10<sup>th</sup> Street, and Washington Street, as shown on a diagram (for illustrative purposes only) dated June 7, 2010.

(On August 25, 2010, Cal. No. 2, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 17-29**

***RIVERSIDE CENTER***

**No. 17**

**CD 7**

**C 100287 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the railroad or transit right-of-way or yard which will be completely covered over by a permanent platform and that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed use development on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

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 25, 2010, Cal. No. S1, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 18**

**CD 7**

**C 100288 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. 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 a public parking garage with a maximum capacity of 1800 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

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 25, 2010, Cal. No. S2, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 19**

**CD 7**

**C 100289 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. 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 a public parking garage with a maximum capacity of 460 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 1), on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

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 25, 2010, Cal. No. S3, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 20**

**CD 7**

**C 100290 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. 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 a public parking garage with a maximum capacity of 230 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 2), on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

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 25, 2010, Cal. No. S4, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 21**

**CD 7**

**C 100291 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. 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 a public parking garage with a maximum capacity of 290 spaces on portions of the ground floor,

cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 3), on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

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 25, 2010, Cal. No. S5, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22**

**CD 7**

**C 100292 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. 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 a public parking garage with a maximum capacity of 370 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 4), on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

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 25, 2010, Cal. No. S6, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 23**

**CD 7**

**C 100293 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. 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 a public parking garage with a maximum capacity of 450 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 5), on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

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 25, 2010, Cal. No. S7, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 24**

**CD 7**

**N 100294 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Section 74-743 (Special provisions for bulk modification), Borough of Manhattan, Community District 7.

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**

\* \* \*

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

- (a) For a #general large-scale development#, the City Planning Commission may permit:
  - (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #general large-scale development# without regard for #zoning lot lines# or district boundaries subject to the following limitations:
    - (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
    - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted;
  - (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
  - (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries;
  - (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community District 7 in Manhattan and that a minimum of 50

percent of the required #open space# is provided within the #general large-scale development#. Required #open space# for the purposes of this paragraph, (a)(4), shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district;

- (5) in an #Inclusionary Housing designated area# in a C4-6 or C5 District:
  - (i) a portion of the #lot area# that contains a wholly #commercial building# to be excluded from the calculation of #floor area# for any other #buildings# on the remainder of the #zoning lot#; or
  - (ii) community facility #floor area# located above the ground floor to be excluded from the calculation of the amount of #affordable housing# required pursuant to Section 23-95; or
- (6) 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 abutting 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.
- (7) modification of the definition of #outer court# in Section 12-10 (DEFINITIONS) and the provisions of Section 23-84 (Outer Court Regulations) to include any open area that is bounded on all sides but one by building walls and is not otherwise a #yard# or an #inner court#, provided that:
  - (i) such modifications are permitted only for #general large-scale developments# previously approved by the City Planning Commission in a C4-7 District within the boundaries of Manhattan Community District 7; and
  - (ii) the minimum distance between a #legally required window# facing onto such #outer court# and a building wall shall be 30 feet, measured in a horizontal plane at the sill level of, and perpendicular to such window for the full width of the rough window opening.
- (b) In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:

- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding #development#, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;
- (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;
- (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
- (4) considering the size of the proposed #general large-scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
- (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;
- (6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #general large-scale development# shall include superior landscaping for #open space# of the new or #enlarged buildings#;
- (7) where the Commission permits the exclusion of #lot area# or #floor area# in accordance with the provisions of paragraph (a)(5) of this Section, such modification will facilitate a desirable mix of #uses# in the #general large-scale development# and a plan consistent with the objectives of the Inclusionary Housing program; and

- (8) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #general large-scale development# and to minimize adverse effects on the character of the surrounding area.

For a phased construction program of a multi-building complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #general large-scale development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

\* \* \*

(On August 25, 2010, Cal. No. S8, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 25**

**CD 7**

**N 100294 (A) ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Resolution of the City of New York, concerning Section 23-144 (In designated areas where the Inclusionary Housing Program is applicable), Section 23-954 (Additional requirements for compensated developments), Section 74-743 (Special provisions for bulk modification), and Appendix F (Inclusionary Housing Designated Areas).

Matter in underline is new, to be added;  
 Matter in ~~strikeout~~ is old, to be deleted;  
 Matter within # # is defined in Section12-10;

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

\* \* \*

**ARTICLE II: RESIDENCE DISTRICT REGULATIONS**

\* \* \*

**Chapter 3  
Bulk Regulations for Residential Buildings in Residence Districts**

\* \* \*

**23-144  
In designated areas where the Inclusionary Housing Program is applicable**

In #Inclusionary Housing designated areas#, as listed in the table in this Section, the maximum permitted #floor area ratios# shall be as set forth in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas). The locations of such areas are specified in APPENDIX F (Inclusionary Housing Designated Areas) of this Resolution.

<u>Community District</u>	<u>Zoning District</u>
Community District 1, Bronx	R6A R7-2 R7A R7X R8A
Community District 4, Bronx	R8A R9D
Community District 1, Brooklyn	R6 R6A R6B R7A R7-3
Community District 2, Brooklyn	R7A R8A R9A
Community District 3, Brooklyn	R7D
Community District 6, Brooklyn	R7-2
Community District 7, Brooklyn	R7A R8A
Community District 14, Brooklyn	R7A
Community District 3, Manhattan	R7A R8A R9A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A <u>R10</u>
Community District 1, Queens	R7A
Community District 2, Queens	R7X

\* \* \*

**23-954  
Additional requirements for compensated developments**

- (a) Height and setback in #Inclusionary Housing designated areas#

- (1) In #Inclusionary Housing designated areas#, except within #Special Mixed Use Districts# and #general large-scale developments# in C4-7 Districts within the boundaries of Manhattan Community District 7, subject to the provisions of a restrictive declaration, the #compensated development# must comply with the height and setback regulations of Sections 23-633 (Street wall location and height and setback regulations in certain districts) or 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), as applicable.
- (2) In #Inclusionary Housing designated areas# within #Special Mixed Use Districts#, the #compensated development# must comply with the provisions of paragraphs (a) or (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations), as applicable. However, where the #Residence District# designation is an R6 District without a letter suffix, the #compensated development# must comply with the height and setback regulations of Section 23-633, regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

(b) Compensated development building permits

- (1) #HPD# may issue a #permit notice# to the Department of Buildings at any time on or after the #regulatory agreement date#. The Department of Buildings may thereafter issue building permits to a #compensated development# that utilizes #floor area compensation# based on the #affordable housing# described in such #permit notice#.
- (2) If #HPD# does not receive confirmation that the #regulatory agreement# has been recorded within 45 days after the later of the #regulatory agreement date# or the date upon which #HPD# authorizes the recording of the #regulatory agreement#, #HPD# shall suspend or revoke such #permit notice#, notify the Department of Buildings of such suspension or revocation and not reinstate such #permit notice# or issue any new #permit notice# until #HPD# receives confirmation that the #regulatory agreement# has been recorded. Upon receipt of notice from #HPD# that a #permit notice# has been suspended or revoked, the Department of Buildings shall suspend or revoke each building permit issued pursuant to such #permit notice# which is then in effect for any #compensated development#.

(c) Compensated development certificates of occupancy

- (1) The Department of Buildings shall not issue a temporary or permanent certificate of occupancy for any portion of the #compensated development# that utilizes #floor area compensation# until #HPD# has issued a #completion notice# with respect to the #affordable housing# that generates such #floor area compensation#. However, where any #story# of a #compensated development# contains one or more #affordable housing units#, the Department of Buildings

may issue any temporary or permanent certificate of occupancy for such #story# if such temporary or permanent certificate of occupancy either includes each #affordable housing unit# located in such #story# or only includes #dwelling units# or #rooming units# that are #affordable housing units#. Nothing in the preceding sentence shall be deemed to prohibit the granting of a temporary or permanent certificate of occupancy for a #super's unit#.

- (2) #HPD# shall not issue a #completion notice# with respect to any portion of any #generating site# unless:
  - (i) the Department of Buildings has issued temporary or permanent certificates of occupancy for all #affordable housing# described in such #completion notice# and such certificates of occupancy have not expired, been suspended or been revoked; or
  - (ii) where a #generating site# contains #affordable housing# that had a valid certificate of occupancy on the #regulatory agreement date# and no new temporary or permanent certificate of occupancy is thereafter required for the creation of such #affordable housing#, #HPD# has determined that all renovation and repair work required by the applicable #regulatory agreement# has been completed and all obligations with respect to the creation of such #affordable housing# have been fulfilled in accordance with the applicable #regulatory agreement#.

\* \* \*

**ARTICLE VII: ADMINISTRATION**

\* \* \*

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

\* \* \*

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

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

- (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
  - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted;
- (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
  - (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries;
  - (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community District 7 in Manhattan and that a minimum of 50 percent of the required #open space# is provided within the #general large-scale development#. Required #open space# for the purposes of this paragraph, (a)(4), shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district;
  - (5) in an #Inclusionary Housing designated area# in a C4-6 or C5 District:
    - (i) a portion of the #lot area# that contains a wholly #commercial building# to be excluded from the calculation of #floor area# for any other #buildings# on the remainder of the #zoning lot#; or
    - (ii) community facility #floor area# located above the ground floor to be excluded from the calculation of the amount of #affordable housing# required pursuant to Section 23-95; or
  - (6) 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 abutting 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.
- (7) modification of the definition of #outer court# in Section 12-10 (DEFINITIONS) and the provisions of Section 23-84 (Outer Court Regulations) to include any open area that is bounded on all sides but one by building walls and is not otherwise a #yard# or an #inner court#, provided that:
- (iii) such modifications are permitted only for #general large-scale developments# previously approved by the City Planning Commission in a C4-7 District within the boundaries of Manhattan Community District 7; and
  - (iv) the minimum distance between a #legally required window# facing onto such #outer court# and a building wall shall be 30 feet, measured in a horizontal plane at the sill level of, and perpendicular to such window for the full width of the rough window opening.
- (8) In an #Inclusionary Housing designated area# in a C4-7 district within the boundaries of Manhattan Community District 7, for the purpose of applying the Inclusionary Housing Program within such #Inclusionary Housing designated area#:
- (i) modification of the base and maximum #floor area ratios# specified in Section 23-952, not to exceed the maximum #floor area ratios# permitted by the underlying district, based on a proportionality between #affordable floor area# and #residential floor area# in #buildings# containing multiple #uses#; and
  - (ii) modification of the requirements regarding distribution of #affordable housing units# specified in Section 23-96(b)
- as set forth in a restrictive declaration.
- (b) In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows#

will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding #development#, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;

- (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;
- (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
- (4) considering the size of the proposed #general large-scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
- (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;
- (6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #general large-scale development# shall include superior landscaping for #open space# of the new or #enlarged buildings#;
- (7) where the Commission permits the exclusion of #lot area# or #floor area# in accordance with the provisions of paragraph (a)(5) of this Section or modification of the base and maximum #floor area ratios# or requirements regarding distribution of #affordable housing units# in accordance with paragraph (a)(8) of this Section, such modification will facilitate a desirable mix of #uses# in the #general large-scale development# and a plan consistent with the objectives of the Inclusionary Housing Program and those of Section 74-74 (General Large-Scale Development) with respect to better site planning; and

- (8) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #general large-scale development# and to minimize adverse effects on the character of the surrounding area.

For a phased construction program of a multi-building complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #general large-scale development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

\* \* \*

**APPENDIX F: INCLUSIONARY HOUSING DESIGNATED AREAS**

\* \* \*

**Manhattan**

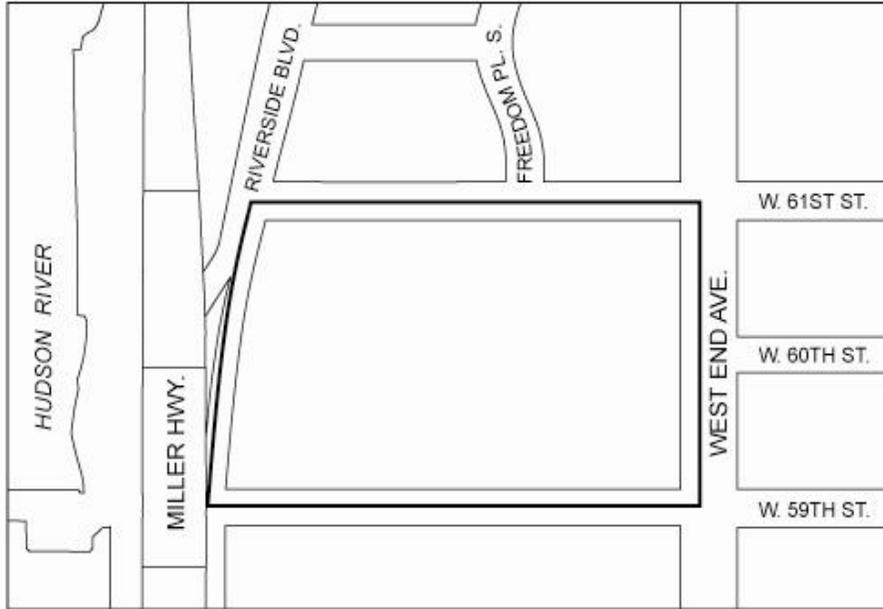
\* \* \*

Manhattan Community District 7

In the R9A and R10 Districts within the areas shown on the following Maps 1 and 2:

\* \* \*

Map 2



Portion of Community District 7, Manhattan

(On August 25, 2010, Cal. No. S9, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 26**

**CD 7**

**N 100295 ZRM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Section 74-74 (General Large-Scale Development) and Section 74-744 (Modification of use regulations).

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 Development**

For #general large-scale developments# involving several #zoning lots# but planned as a unit, the district regulations may impose unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and #bulk# controls. For these #developments#, the regulations of this Section are designed to allow greater flexibility for the purpose of securing better site planning, while safeguarding the present or future use and development of the surrounding area.

No portion of a #general large-scale development# shall contain any #use# not permitted by the applicable district regulations for such portion, except as otherwise provided in Section 74-744 (Modification of use regulations). When an existing #building# in a #general large-scale development# is occupied by a #non-conforming use#, any #enlargement# of such existing #building# shall be subject to the requirements set forth in Section 52-00 (NON-CONFORMING USES: DEFINITIONS AND GENERAL PROVISIONS).

\* \* \*

**74-744  
Modification of use regulations**

- (a) Use modifications
  - (1) Waterfront and related #commercial uses#

In a C4 District, the City Planning Commission may modify applicable district regulations to allow certain boating and related #uses# listed in Use Group 14A, not otherwise allowed in such district, provided the Commission shall find that:

- ~~(1)~~(i) the #uses# are appropriate for the location and blend harmoniously with the rest of the #general large-scale development#; and
- ~~(2)~~(ii) the #streets# providing access to such #uses# will be adequate to handle the traffic generated thereby.

(2) Automotive sales and service #uses#

For #general large-scale developments# previously approved by the City Planning Commission in a C4-7 District within the boundaries of Manhattan Community District 7, the City Planning Commission may modify applicable district regulations to allow automotive sales and service establishments that include repair services and preparation for delivery, provided the Commission shall find that:

- (i) the portion of the establishment used for the servicing and preparation of automobiles is located entirely in a #cellar# level and below grade or established curb level, and the ground floor level of such establishment is used only for showrooms and sales;
- (ii) sufficient indoor space for storage of vehicles for sale or service has been provided; and
- (iii) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic or adversely affect pedestrian movement.

(b) Location of #commercial uses#

For any #general large-scale development#, the City Planning Commission may permit #residential# and non-#residential uses# to be arranged within a #building# without regard for the regulations set forth in Section 32-42 (Location within Buildings), provided the Commission shall find:

- (1) the #commercial uses# are located in a portion of the #mixed building# that has separate access to the outside with no opening of any kind to the #residential# portion of the #building# at any #story#;
- (2) the #commercial uses# are not located directly over any #story# containing #dwelling units#; and

- (3) the modifications shall not have any adverse effect on the #uses# located within the #building#.

\* \* \*

(On August 25, 2010, Cal. No. S10, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 27**

**CD 7**

**C 100296 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743\* of the Zoning Resolution to allow the location of buildings without regard for the applicable court, distance between buildings, and height and setback regulations, in connection with a proposed mixed use development, on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

\* Note: Section 74-743 is proposed to be changed under a concurrent related application (N 100294 ZRM) for a zoning text amendment.

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 25, 2010, Cal. No. S11, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 28****CD 7****C 100296 (A) ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06 (c) (1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 74-743\* of the Zoning Resolution to allow:

1. the location of buildings without regard for the applicable court, distance between buildings, height and setback regulations;
2. the modification of the definition of outer courts and the provisions of Section 23-84 (Outer Court Regulations) to include any open area that is bounded on all sides but one by building walls and is not otherwise a yard or an inner court; and
3. for purposes of applying the inclusionary housing program:
  - a. the modification of the base and maximum floor area ratios, not to exceed the maximum floor area ratio permitted, based on a proportionality between affordable floor area and residential floor area in buildings containing multiple uses; and
  - b. the modification of the requirements regarding distribution of affordable housing units specified in Section 23-96(b);

in connection with a proposed mixed use development, on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

\* Note: Section 74-743 is proposed to be changed under a concurrent related application (N 100294 (A) ZRM) for a zoning text amendment.

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 25, 2010, Cal. No. S12, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 29****CD 7****C 100297 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744\* of the Zoning Resolution to allow an automotive sales and service establishment that includes repair services and preparation for delivery on portions of the ground floor and cellar of a proposed mixed use development on property bounded by West 61<sup>st</sup> Street, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72<sup>nd</sup> Street, Freedom Place, West End Avenue, West 59<sup>th</sup> Street and Riverside Boulevard.

\* Note: Section 74-744 is proposed to be changed under a concurrent related application (N 100295 ZRM) for a zoning text amendment.

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 25, 2010, Cal. No. S13, the Commission scheduled September 15, 2010 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**On Wednesday, September 15, 2010, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Supplemental Environmental Impact Statement (DSEIS) concerning a proposal to modify the southernmost portion of the previously approved Riverside South development project. The proposed project site, known as Riverside Center, is bounded by West End Avenue, the alignment of Riverside Boulevard, and West 59th and West 61st Streets in the Lincoln Square neighborhood of Manhattan Community District 7. The proposed project requires CPC approval to modify the previously approved general large-scale development (GLSD) special permit and restrictive declaration to reflect the current proposal; amendments to the text of the Zoning Resolution; a new special permit relating to court, distance between buildings, and height and setback regulations, a new special permit to allow automobile sales and service uses (Use Group 16B) on the project site; a new special permit to allow development within a railroad or**

**transit right-of-way; six new special permits associated with a public parking garage(s); an authorization to allow a curb cut; and certifications to permit curb cuts and to modify certain Streetscape regulations of the Zoning Resolution.**

**The proposed actions would facilitate a proposal by the applicant to redevelop their project site (Block 1171, Lots 155 and 165) with a complex of five mixed-use buildings that would include residential (including market-rate and affordable housing), commercial (including hotel, retail, office, cinema, and automotive showroom and service uses), a public elementary and intermediate school, public parking, and approximately 2.75 acres of privately owned, publicly accessible open space.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09DCP020M.**

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**IV. CITY PLANNING COMMISSION 2010 SCHEDULE OF MEETINGS  
July 1 to December 31**

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

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