

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 22, 2011  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 110047 ZMK	11	BROOKLYN BAY CENTER	Scheduled to be Heard 7/13/11
2	C 110048 ZSK	11	" "	" "
3	C 110049 ZSK	11	" "	" "
4	C 110050 ZSK	11	" "	" "
5	C 110051 ZSK	11	" "	" "
6	C 110058 ZMK	13	OCEAN DREAMS	" "
7	C 110059 ZSK	13	" "	" "
8	C 110060 ZSK	13	" "	" "
9	C 110060(A) ZSK	13	" "	" "
10	C 110061 ZSK	13	" "	" "
11	C 110062 ZSK	13	" "	" "
12	C 110062(A) ZSK	13	" "	" "
13	C 110252 ZMK	2	BOERUM HILL REZONING	" "
14	C 110235 ZSM	2	38-40 GRAND STREET	" "
15	C 110243 ZMM	10	WEST 116 <sup>TH</sup> /117 <sup>TH</sup> STREETS REZONING	" "
16	N 110307 ZRM	1	CENTURY 21 TEXT AMENDMENT	" "
17	C 080491 ZMK	1	TEDDY'S BAR AND GRILL	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		17	18	19	20	21	22	23	24	25	26	27			
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y			
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y			
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	y			
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	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: 11:02 A.M.

Note: Commissioner Cantor and Commissioner Cerullo Recused on Cal. No. 23.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 22, 2011  
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
18	C 110250 HAK	16	TRUXTON RESIDENCE	Favorable Report Adopted
19	N 110345 HKK	2	BROOKLYN UNION GAS LANDMARK	Forward Report to City Council
20	N 110344 HKM	6	NYC PUBLIC BATHS LANDMARK	" "
21	N 110257 ZAM	4	HIGH LINE 23	Authorization Approved
22	C 100175 ZMQ	7	TD BANK	Favorable Report Adopted
23	C 110225 PPQ	2	GOTHAM CENTER	" "
24	C 110228 PCQ	2	FDNY WAREHOUSE	" "
25	C 110229 PCQ	2	FDNY TRANSMITTER	" "
26	C 960011 MMR	1	DE HART AVENUE BRIDGE	" "
27	C 960021 MMR	1	EATON PLACE BRIDGE	" "
28	C 100385 MMM	11	WILLIS AVENUE BRIDGE	Hearing Closed

<b>COMMISSION ATTENDANCE:</b>	Present (P)	<b>COMMISSION VOTING RECORD:</b>														
	Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R											
<b>Calendar Numbers:</b>																
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																

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, JUNE 22, 2011**

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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. 12]**

**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)).

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.

**City Planning Commission**  
Calendar Information Office  
22 Reade Street - Room 2E  
New York, New York 10007-1216

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

**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, JUNE 22, 2011**

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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 July 13, 2011 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

**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 \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position:      Opposed \_\_\_\_\_

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

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

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

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

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

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

**JUNE 22, 2011**

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**APPROVAL OF MINUTES OF the Regular Meeting of June 7, 2011**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, JULY 13, 2011**

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

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**BOROUGH OF BROOKLYN**

**Nos. 1, 2, 3, 4, & 5**

***BROOKLYN BAY CENTER***

**No. 1**

**CD 11**

**C 110047 ZMK**

**IN THE MATTER OF** an application submitted by Thor Shore Parkway Developers, LLC. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 28a and 28c, changing from an M3-1 District to an M1-1 District property bounded by Leif Ericson Drive, a line 210 feet northwesterly of Bay 38<sup>th</sup> Street and its southwesterly prolongation, the U.S. Pierhead Line, and a line 525 feet northwesterly of Bay 38<sup>th</sup> Street and its southwesterly prolongation, as shown on a diagram (for illustrative purposes only) dated March 14, 2011.

**Resolution for adoption scheduling July 13, 2011 for a public hearing.**

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**No. 2**

**CD 11**

**C 110048 ZSK**

**IN THE MATTER OF** an application submitted by Thor Shore Parkway Developers, LLC. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment within a

proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1\* District, within a Large-Scale General Development.

\*Note: The site is proposed to be rezoned by changing an M3-1 District to an M1-1 District under a concurrent related application C 110047 ZMK.

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 July 13, 2011 for a public hearing.**

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**No. 3**

**CD 11**

**C 110049 ZSK**

**IN THE MATTER OF** an application submitted by Thor Shore Parkway Developers, LLC. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-341 (Developments on land and platforms), in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1\* District, within a Large-Scale General Development.

\*Note: The site is proposed to be rezoned by changing an M3-1 District to an M1-1 District under a concurrent related application C 110047 ZMK.

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 July 13, 2011 for a public hearing.**

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**No. 4**

**CD 11**

**C 110050 ZSK**

**IN THE MATTER OF** an application submitted by Thor Shore Parkway Developers, LLC. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the height requirements of Section 42-543 (Height of signs), in connection with a proposed commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1\* District, within a Large-Scale General Development.

\*Note: The site is proposed to be rezoned by changing an M3-1 District to an M1-1 District under a concurrent related application C 110047 ZMK.

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 July 13, 2011 for a public hearing.**

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**No. 5**

**CD 11**

**C 110051 ZSK**

**IN THE MATTER OF** an application submitted by Thor Shore Parkway Developers, LLC. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an unattended public parking garage with a maximum capacity of 690 spaces within a proposed 3-story parking garage and to permit some of such spaces to be located on the roof of such public parking garage, in connection with a proposed 2-story commercial development on property located at 1752 Shore Parkway (Block 6491, Lots 207, 292, and 8900), in an M1-1\* District, within a Large-Scale General Development.

\*Note: The property is proposed to be rezoned by changing an M3-1 District to an M1-1 District under a concurrent related application C 110047 ZMK.

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 July 13, 2011 for a public hearing.**

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**NOTICE**

**On Wednesday, July 13th, 2011, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a zoning map amendment for a rezoning from M3-1 to M1-1 in connection with the proposed redevelopment of a property located at 1752 Shore Parkway (Block 6491, Lots 207 and 292), along the western shore of Gravesend Bay (Lower New York Bay) in the Bensonhurst neighborhood of Brooklyn, Community District 11. The applicant is also seeking special permits related to commercial development in a M1-1 district, bulk modifications on waterfront blocks and signage requirements within a General Large-Scale Development.**

**The proposed actions would facilitate a proposal by the applicant, Thor Shore Parkway Developers, LLC, Inc., to redevelop the project site with a two-story commercial building containing 214,000 gross square feet of Use Group 6 and 10 retail uses; 97,000 square feet of publicly accessible waterfront open space, and an unattended 690-space above-grade accessory parking garage. Comments are requested on the DEIS and will be accepted until Monday, July 25, 2011.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 10DCP002K.**

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**Nos. 6, 7, 8, 9, 10, 11 & 12**

***OCEAN DREAMS***

**No. 6**

**CD 13**

**C 110058 ZMK**

**IN THE MATTER OF** an application submitted by R. A. Real Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 28b and 28d:

1. changing from an R6A District to an R7-3 District property bounded by Surf Avenue, West 35<sup>th</sup> Street, the northerly boundary line of Coney Island Beach, and a line 140 feet westerly of West 36<sup>th</sup> Street; and

2. establishing within a proposed R7-3 District a C2-4 District bounded by Surf Avenue, West 35<sup>th</sup> Street, the northerly boundary line of Coney Island Beach, West 36<sup>th</sup> Street, a line 100 feet southerly of Surf Avenue, and a line 140 feet westerly of West 36<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated March 28, 2011, and subject to the conditions of CEQR Declaration E-274.

**Resolution for adoption scheduling July 13, 2011 for a public hearing.**

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**No. 7**

**CD 13**

**C 110059 ZSK**

**IN THE MATTER OF** an application submitted by R. A. Real Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the lot coverage requirements of Section 62-322 (Residential uses in R1, R2, R6, R7, R8, R9, and R10 Districts), the height and setback, maximum tower size, and ground floor streetscape requirements of Section 62-341 (Developments on land and platforms), and the rear yard requirements of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), in connection with a proposed mixed-use development on property located at 3602-3616 Surf Avenue (Zoning Lot A, Block 7065, Lots 6 & 12), in R7-3\* and R7-3/C2-4\* Districts, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25).

\*Note: The site is proposed to be rezoned by changing an R6A District to R7-3 and R7-3/C2-4 Districts under a concurrent related application C 110058 ZMK.

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 July 13, 2011 for a public hearing.**

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**No. 8**

**CD 13**

**C 110060 ZSK**

**IN THE MATTER OF** an application submitted by R. A. Real Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section

62-836 of the Zoning Resolution to modify the lot coverage requirements of Section 62-322 (Residential uses in R1, R2, R6, R7, R8, R9, and R10 Districts), and the height and setback and ground floor streetscape requirements of Section 62-341 (Developments on land and platforms), in connection with a proposed mixed-use development on property located at 3502-3532 Surf Avenue (Zoning Lot B, Block 7065, Lots 15, 20 & 25), in an R7-3/C2-4\* District, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25).

\*Note: The site is proposed to be rezoned by changing an R6A District to R7-3 and R7-3/C2-4 Districts under a concurrent related application C 110058 ZMK.

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 July 13, 2011 for a public hearing.**

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**No. 9**

**CD 13**

**C 110060(A) ZSK**

**IN THE MATTER OF** an application submitted by R. A. Real Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the lot coverage requirements of Section 62-322 (Residential uses in R1, R2, R6, R7, R8, R9, and R10 Districts), and the height and setback and ground floor streetscape requirements of Section 62-341 (Developments on land and platforms), in connection with a proposed mixed-use development on property located at 3502-3532 Surf Avenue (Zoning Lot B, Block 7065, Lots 15, 20 & 25), in an R7-3/C2-4\* District, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25).

\*Note: The site is proposed to be rezoned by changing an R6A District to R7-3 and R7-3/C2-4 Districts under a concurrent related application C 110058 ZMK.

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 July 13, 2011 for a public hearing.**

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**No. 10**

**CD 13**

**C 110061 ZSK**

**IN THE MATTER OF** an application submitted by R. A. Real Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 of the Zoning Resolution to modify the requirements of Section 23-87 (Permitted Obstructions in Courts) to allow balconies within courts, in connection with a proposed mixed-use development on property located at 3502-3532 Surf Avenue (Zoning Lot B, Block 7065, Lots 15, 20 & 25), in an R7-3/C2-4\* District, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25).

\*Note: The site is proposed to be rezoned by changing an R6A District to R7-3 and R7-3/C2-4 Districts under a concurrent related application C 110058 ZMK.

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 July 13, 2011 for a public hearing.**



**No. 11**

**CD 13**

**C 110062 ZSK**

**IN THE MATTER OF** an application submitted by R. A. Real Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 of the Zoning Resolution to modify the use requirements of Section 32-421 (Limitation on floors occupied by commercial uses) to allow commercial uses listed in Use Group 6, 7, 8, 9 or 14 on portions of the 2<sup>nd</sup> and 3<sup>rd</sup> floors of a proposed mixed-use development on property located at 3502-3532 Surf Avenue (Zoning Lot B, Block 7065, Lots 15, 20 & 25), in an R7-3/C2-4\* District, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25).

\*Note: The site is proposed to be rezoned by changing an R6A District to R7-3 and R7-3/C2-4 Districts under a concurrent related application C 110058 ZMK.

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 July 13, 2011 for a public hearing.**



**No. 12**

**CD 13**

**C 110062(A) ZSK**

**IN THE MATTER OF** an application submitted by R. A. Real Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 of the Zoning Resolution to modify the use requirements of Section 32-421 (Limitation on floors occupied by commercial uses) to allow commercial uses listed in Use Group 6, 7, 8, 9 or 14 on portions of the 2<sup>nd</sup> and 3<sup>rd</sup> floors of a proposed mixed-use development on property located at 3502-3532 Surf Avenue (Zoning Lot B, Block 7065, Lots 15, 20 & 25), in an R7-3/C2-4\* District, within a Large-Scale General Development (Block 7065, Lots 6, 12, 15, 20 & 25).

\*Note: The site is proposed to be rezoned by changing an R6A District to R7-3 and R7-3/C2-4 Districts under a concurrent related application C 110058 ZMK.

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 July 13, 2011 for a public hearing.**

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**No. 13**

***BOERUM HILL REZONING***

**CD 2**

**C 110252 ZMK**

**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. 16c:

1. eliminating from within an existing R6 District a C1-3 District bounded by:
  - a. Pacific Street, a line 150 feet southeasterly of Smith Street, Warren Street; and a line 150 feet northwesterly of Smith Street; and
  - b. Wyckoff Street, Hoyt Street, Warren Street; and a line 150 feet northwesterly of Hoyt Street;
2. eliminating from within an existing R6 District a C2-3 District bounded by a line midway

between Atlantic Avenue and Pacific Street, a line 150 feet southeasterly of Smith Street, Pacific Street, Boerum Place, Dean Street, a line 125 feet northwesterly of Boerum Place, Pacific Street, a line 150 feet southeasterly of Court Street, Warren Street, Court Street, Pacific Street, and a line 75 feet southeasterly of Court Street;

3. changing from an R6 District to an R6A District property bounded by:
  - a. a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Smith Street, Pacific Street, a line 250 feet southeasterly of Hoyt Street, a line midway between Pacific Street and Dean Street, a line 200 feet southeasterly of Hoyt Street, Dean Street, a line 100 feet southeasterly of Smith Street, Warren Street, a line 100 feet northwesterly of Smith Street, Bergen Street, a line 200 feet southeasterly of Court Street, Wyckoff Street, a line 100 feet southeasterly of Court Street, Warren Street, Court Street, Pacific Street, and a line 75 feet southeasterly of Court Street, and excluding property bounded by: a line midway between Pacific Street and Dean Street, a line 100 feet northwesterly of Smith Street, a line midway between Dean Street and Bergen Street, a line 200 feet northwesterly of Smith Street, Dean Street, and a line 100 feet southeasterly of Court Street;
  - b. a line midway between Atlantic Avenue and Pacific Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, Pacific Street, and Nevins Street; and
  - c. Dean Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, Bergen Street, Nevins Street, a line midway between Dean Street and Bergen Street, and a line 225 feet southeasterly of Nevins Street;
4. changing from a R6 District to an R6B District property bounded by:
  - a. a line midway between Pacific Street and Dean Street, a line 100 feet northwesterly of Smith Street, a line midway between Dean Street and Bergen Street, a line 200 feet northwesterly of Smith Street, Dean Street, and a line 100 feet southeasterly of Court Street;
  - b. Bergen Street, a line 100 feet northwesterly of Smith Street, Warren Street, a line 100 feet southeasterly of Court Street, Wyckoff Street, and a line 200 feet southeasterly of Court Street;
  - c. a line midway between Pacific Street and Atlantic Avenue, Nevins Street, Pacific Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, Dean Street, a line 225 feet

southeasterly of Nevins Street, a line midway between Dean Street and Bergen Street, Nevins Street, Warren Street, Bond Street, Wyckoff Street, Hoyt Street, Warren Street, a line 100 feet southeasterly of Smith Street, Dean Street, a line 200 feet southeasterly of Hoyt Street, a line midway between Pacific Street and Dean Street, a line 250 feet southeasterly of Hoyt Street, Pacific Street, and a line 100 feet southeasterly of Smith Street; and

- d. a line midway between Bergen Street and Wyckoff Street, a line 120 feet northwesterly of 3<sup>rd</sup> Avenue, Wyckoff Street, and a line 275 feet southeasterly of Nevins Street;
5. changing from an R6 District to an R7A District property bounded by a line midway between Atlantic Avenue and Pacific Street, 3<sup>rd</sup> Avenue, Dean Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Warren Street, 3<sup>rd</sup> Avenue, Bergen Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
  6. changing from an R7B District to an R6B District property bounded by:
    - a. a line midway between Atlantic Avenue and Pacific Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between Dean Street and Bergen Street, a line 250 feet northwesterly of 4<sup>th</sup> Avenue, Dean Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Pacific Street, and a line 400 feet northwesterly of 4<sup>th</sup> Avenue; and
    - b. a line midway between Bergen Street and St. Mark's Place, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between St. Mark's Place and Warren Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
  7. establishing within a proposed R6A District a C2-4 District bounded by:
    - a. a line midway between Atlantic Avenue and Pacific Street, Boerum Place, a line midway between Dean Street and Pacific Street, a line 100 feet northwesterly of Boerum Place, Pacific Street, a line 100 feet southeasterly of Court Street, a line midway between Dean Street and Bergen Street, Boerum Place, Bergen Street, a line 150 feet southeasterly of Court Street, a line midway between Bergen Street and Wyckoff Street, a line 100 feet southeasterly of Court Street, Warren Street, Court Street, Pacific Street, and a line 75 feet southeasterly of Court Street;
    - b. a line midway between Atlantic Avenue and Pacific Street, a line 100 feet southeasterly of Smith Street, Warren Street, a line 100 feet northwesterly of Smith Street, Bergen Street, Boerum Place, a line midway between Dean Street

and Bergen Street, a line 100 feet northwesterly of Smith Street, Pacific Street, and Boerum Place;

8. establishing within a proposed R6B District a C2-4 District bounded by:
  - a. a line midway between Pacific Street and Dean Street, Boerum Place, Dean Street, and a line 100 feet northwesterly of Boerum Place;
  - b. Bergen Street, a line 100 feet northwesterly of Smith Street, a line midway between Wyckoff Street and Bergen Street, and a line 150 feet northwesterly of Smith Street; and
  - c. Wyckoff Street, Hoyt Street, Warren Street, and a line 50 feet northwesterly of Hoyt Street;
  
9. establishing within a proposed R7A District a C2-4 District bounded by a line midway between Atlantic Avenue and Pacific Street, 3<sup>rd</sup> Avenue, Dean Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Warren Street, 3<sup>rd</sup> Avenue, Bergen Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;

as shown in a diagram (for illustrative purposes only) dated March 28, 2011, and subject to the conditions of CEQR Declaration E-273.

**Resolution for adoption scheduling July 13, 2011 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 14**

***38-40 GRAND STREET***

**CD 2**

**C 110235 ZSM**

**IN THE MATTER OF** an application submitted by 30-40 Associates Corp. 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 42-14D(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 5-story building, on property located at 38-40 Grand Street (Block 476, Lot 88), in an M1-5B District.

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

**Resolution for adoption scheduling July 13, 2011 for a public hearing.**

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**No. 15**

***WEST 116<sup>TH</sup>/117<sup>TH</sup> STREETS REZONING***

**CD 10**

**C 110243 ZMM**

**IN THE MATTER OF** an application submitted by West 116 Residential LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 117<sup>th</sup> Street, Fifth Avenue, West 116<sup>th</sup> Street, a line 450 feet easterly of Lenox Avenue-Malcolm X. Boulevard, a line midway between West 116<sup>th</sup> Street and West 117<sup>th</sup> Street, and a line 100 feet westerly of Fifth Avenue; and
2. changing from an R7-2 District to a C4-5X District property bounded by West 117<sup>th</sup> Street Fifth Avenue, West 116<sup>th</sup> Street, and a line 450 feet easterly of Lenox Avenue-Malcolm X. Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 9, 2011 and subject to the conditions of CEQR Declaration E-278.

**Resolution for adoption scheduling July 13, 2011 for a public hearing.**

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**No. 16**

***CENTURY 21 TEXT AMENDMENT***

**CD 1**

**N 110307 ZRM**

**IN THE MATTER OF** an application submitted by the Century 21 Department Stores, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning the waiver of accessory off-street loading berths within the Special Lower Manhattan District in Community District 1, Borough of Manhattan.

Matter in underline is new, to be added;

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

Matter within # # is defined in Section 12-10

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

\* \* \*

**Article IX: Special Purpose Districts**

**Chapter 1: Special Lower Manhattan District**

\* \* \*

**91-50**

**OFF-STREET PARKING, LOADING AND CURB CUT REGULATIONS**

\* \* \*

**91-53**

**Waiver of Requirements for Accessory Off-Street Loading Berths**

For #zoning lots# containing Use Group 10A department stores and Use Group 6B offices, where not more than 78,000 square feet of such office #use# is changed to department store #use#, the Chairperson of the City Planning Commission may (1) waive #accessory# off-#street# loading berths required for such department store #use#, (2) waive existing required #accessory# off-#street# loading berths when such waiver is necessary to provide an improved goods receiving and in-store transport system and (3) permit existing loading berth floor space to be exempted from the definition of #floor area# as set forth in Section 12-10 when such floor space will be used for such improved goods receiving and in-store transport system, upon certification to the Department of Buildings that:

(a) A plan for curb side deliveries has been approved by the Department of Transportation, as part of the improved goods receiving and in-store transport system for the department store #use#. Such plan shall be based upon a traffic study prepared by a qualified professional and a scope of work, both of which have been approved by the Department of Transportation, establishing that the plan for curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby public transit facilities;

(b) At least one additional freight elevator and an aggregate of at least 6,000 square feet of staging area for loading and deliveries, exclusive of the area occupied by elevators, will be

provided on the #zoning lot# to be used for the improved goods receiving and in-store transport system for such department store #use#, as depicted on a site plan;

(c) In the event that any existing loading berth floor space is to be exempted from the definition of #floor area# as set forth in Section 12-10, such floor space will be used for the improved goods receiving and in-store transport system; and

(d) A Declaration of Restrictions has been executed, in a form acceptable to the Department of City Planning, binding upon the owners and its successors and assigns, and providing for maintenance and use of the staging areas and additional elevators for the improved goods receiving and in-store transport system, as well as continued compliance with the plan for curbside deliveries, and the site plan. Such declaration shall be filed and recorded in the Office of the City Register of the City of New York against the lots comprising the #zoning lot#. Receipt of proof of recordation in a form acceptable to the Department shall be a precondition to the issuance of this certification, and the recording information shall be included on any temporary or final certificate of occupancy for any #building# or portion thereof, issued after the recording date.

\* \* \*

**Resolution for adoption scheduling July 13, 2011 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**No. 17**

***TEDDY'S BAR AND GRILL***

**CD 1**

**C 080491 ZMK**

**IN THE MATTER OF** an application submitted by The Glef, Ltd. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 12c, by establishing within an existing R6B District a C2-4 District bounded by a line midway between North 9<sup>th</sup> Street and North 10<sup>th</sup> Street, Berry Street, North 7<sup>th</sup> Street, and a line 100 feet northwesterly of Berry Street, as shown on a diagram (for illustrative purposes only) dated February 28, 2011.

(On May 11, 2011, Cal. No. 1, the Commission scheduled May 25, 2011 for a public hearing. On May 25, 2011, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 18**

***TRUXTON RESIDENCE***

**CD 16**

**C 110250 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 21 Truxton Street (Block 1542, Lot 44), 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 48 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

(On May 25, 2011, Cal. No. 1, the Commission scheduled June 7, 2011 for a public hearing. On June 7, 2011, Cal. No. 6, the hearing was closed.)

**For consideration.**



**No. 19**

***BROOKLYN UNION GAS LANDMARK***

**CD 2**

**N 110345 HKK**

**IN THE MATTER OF** a communication dated May 19, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Brooklyn Union Gas Company Building, 176 Remsen Street (part of Block 255, Lot 36), by the Landmarks Preservation Commission on May 10, 2011 (Designation List 442/LP-2336).

**For consideration.**



**BOROUGH OF MANHATTAN**

**No. 20**

***NYC PUBLIC BATHS LANDMARK***

**CD 6**

**N 110344 HKM**

**IN THE MATTER OF** a communication dated May 19, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Free Public Baths of the City of New York East 54<sup>th</sup> Street Bath and Gymnasium, 342-348 East 54<sup>th</sup> Street

(Block 1346, Lot 32), by the Landmarks Preservation Commission on May 10, 2011 (List No. 442/LP-2435).

**For consideration.**

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**No. 21**

***HIGH LINE 23***

**CD 4**

**N 110257 ZAM**

**IN THE MATTER OF** an application submitted by 23 High Line LLC for the grant of an authorization pursuant to Section 98-424 of the Zoning Resolution to modify the requirements of Section 98-421 (Obstruction over the High Line), Section 98-423 (Street wall location, minimum and maximum base heights and maximum building heights) and Section 98-52 (Height and Setback Regulations on West Side of High Line) in connection with a 13-story and penthouse mixed use development on property located at 509-517 West 23<sup>rd</sup> Street (Block 695, Lots 27, 28, and 30), in a C6-3A District, within the Special West Chelsea 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.

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 22**

***TD BANK***

**CD 7**

**C 100175 ZMQ**

**IN THE MATTER OF** an application submitted by TD Bank, NA pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3A District a C1-2 district bounded by 14<sup>th</sup> Avenue, Cross Island Parkway Service Road South, a line 100 feet northerly of 15<sup>th</sup> Avenue, and 148<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated February 14, 2011, and subject to the conditions of CEQR Declaration E-271.

(On May 11, 2011, Cal. No. 2, the Commission scheduled May 25, 2011 for a public hearing.  
On May 25, 2011, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**No. 23**

***GOTHAM CENTER***

**CD 2**

**C 110225 PPQ**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a change to the amount of public parking required in connection with development pursuant to the disposition of one city-owned property located at 28-10 Queens Plaza South (Block 420) pursuant to zoning.

(On May 11, 2011, Cal. No. 6, the Commission scheduled May 25, 2011 for a public hearing.  
On May 25, 2011, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**No. 24**

***FDNY WAREHOUSE***

**CD 2**

**C 110228 PCQ**

**IN THE MATTER OF** an application submitted by the Fire Department 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 34-24 Hunters Point Boulevard (Block 256, p/o lot 21) for use as a warehouse.

(On May 11, 2011, Cal. No. 7, the Commission scheduled May 25, 2011 for a public hearing.  
On May 25, 2011, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**No. 25**

***FDNY TRANSMITTER***

**CD 2**

**C 110229 PCQ**

**IN THE MATTER OF** an application submitted by the Fire Department 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 32-02 Queens Boulevard (Block 249, p/o lot 1004) for use as a backup radio transmitter.

(On May 11, 2011, Cal. No. 8, the Commission scheduled May 25, 2011 for a public hearing. On May 25, 2011, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 26**

***DE HART AVENUE BRIDGE***

**CD 1**

**C 960011 MMR**

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

- The modification of grades in De Hart Avenue between Walloon Street and Richmond Terrace, in accordance with Map No. 4147 dated May 14, 1993 and signed by the Borough President.

(On May 11, 2011, Cal. No. 9, the Commission scheduled May 25, 2011 for a public hearing. On May 25, 2011, Cal. No. 22, the hearing was closed.)

**For consideration.**

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**No. 27**

***EATON PLACE BRIDGE***

**CD 1**

**C 960021 MMR**

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

- The modification of street lines and grades in John Street and Eaton Place between Innis Street and Richmond Terrace,

in accordance with Map No. 4148 dated January 21, 1998, revised February 11, 2009, and signed by the Borough President.

(On May 11, 2011, Cal. No. 10, the Commission scheduled May 25, 2011 for a public hearing. On May 25, 2011, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF MANHATTAN**

**No. 28**

***WILLIS AVENUE BRIDGE***

**CD 11**

**C 100385 MMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application, submitted by the Department of Transportation and the Department of Small Business Services, pursuant to Sections 1302, 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 modification of the lines and grades of the Willis Avenue Bridge, Harlem River Drive, and Marginal Street, Wharf or Place\*;
- The elimination of an elevated public highway; and
- The delineation of bridge approach ramps,

Borough of Manhattan, in accordance with Map No. 30216 dated January 24, 2011 and signed by the Borough President.

\*This change to Marginal Street, Wharf or Place, where such Marginal Street, Wharf or Place is shown on any existing plans for the waterfront or portion thereof, shall be incorporated into the City Map.

(On June 7, 2011, Cal. No. 1, the Commission scheduled June 22, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**

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IV. CITY PLANNING COMMISSION 2011 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8 NEW YEAR'S DAY
	9	10	11	12	13	14	15
	16	17 MARTIN LUTHER KING, JR. DAY	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
FEBRUARY			1	2	3 CHINESE NEW YEAR	4	5
	6	7	8	9	10	11	12 LINCOLN'S BIRTHDAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21 PRESIDENT'S DAY	22	23	24	25	26
	27	28 REVIEW SESSION					
MARCH			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 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 PALM SUNDAY	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 MEMORIAL DAY OBSERVED	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7 CPC PUBLIC MEETING	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		
JULY						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
AUGUST	31						
		1 1st DAY RAMADAN	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
SEPTEMBER	28	29	30	31			
					1	2	3
	4	5 LABOR DAY	6 REVIEW SESSION	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
OCTOBER	25	26	27	28	29	30	
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10 COLUMBUS DAY OBSERVED	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
NOVEMBER	23	24	25	26	27	28	29
	30	31 REVIEW SESSION					
	6	7	8 ELECTION DAY	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
DECEMBER	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
DECEMBER	18	19	20	21	22	23	24
	25	26 HWANZAA BEGINS	27	28 HANUKKAH	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.