

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MARCH 5, 2014  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, NY 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 140181 ZMM	4	CLINTON URA SITE 7	Scheduled to be Heard 3/19/14
2	N 140182 ZRM	4	" "	" "
3	C 140183 ZSM	4	" "	" "
4	C 140185 HAM	4	" "	" "
5	C 140207 HAM	10	260 WEST 153 <sup>RD</sup> STREET	" "
6	C 130313 MMQ	13	GRAND CENTRAL PARKWAY REZONING	" "
7	C 130314 MMQ	13	" "	" "
8	C 140203 ZMQ	13	" "	" "
9	C 140132 ZSK	1	DOMINO SUGAR	Favorable Report Adopted
10	C 140133 ZSK	1	" "	" "
11	C 140134 ZSK	1	" "	" "
12	C 140135 ZSK	1	" "	" "
13	N 140131 ZRK	1	" "	Fav. Report Adopted as Modified
14	N 140136 ZAK	1	" "	Authorization Approved
15	N 140137 ZAK	1	" "	" "
16	N 140138 ZAK	1	" "	" "
17	N 140254 HKK	2	88 <sup>TH</sup> POLICE PRECINCT STATION HOUSE LANDMARK	Forward Report to City Council

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		9	10	11	12	13	14	15	16	17	18	19			
Carl Weisbrod, Chairman	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	Y	Y	Y	Y	Y			
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Michelle R. De La Uz	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			
Joseph I. Douek	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			
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Orlando Marin, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 11:17 A.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MARCH 5, 2014**

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



**Bill de Blasio, Mayor  
City of New York**

**[No. 5]**

**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**

- CARL WEISBROD, *Chairman***
- KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman***
- ANGELA M. BATTAGLIA**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN, *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.

**TABLE OF CONTENTS**

**WEDNESDAY, MARCH 5, 2014**

Roll Call; Approval of Minutes.....1

I. Matters to Be Scheduled for Public Hearing on March 19, 2014.....1

II. Reports.....16

III. Public Hearings.....25

IV. Schedule of Meetings: January 1, 2014 – December 31, 2014.....29

**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 March 19, 2014 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: \_\_\_\_\_

**MARCH 5, 2014**

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**APPROVAL OF MINUTES OF the Regular Meeting of February 19, 2014**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, MARCH 19, 2014  
STARTING AT 10:00 A. M. AT SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF MANHATTAN**

**Nos. 1-4**

***CLINTON URA SITE 7***

**No. 1**

**CD 4**

**C 140181 ZMM**

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c:

1. changing from an R8 District to an R8A District property bounded by West 52<sup>nd</sup> Street, a line 225 feet easterly of 11<sup>th</sup> Avenue, a line midway between West 52<sup>nd</sup> Street and West 51<sup>st</sup> Street, a line 200 feet easterly of 11<sup>th</sup> Avenue, West 51<sup>st</sup> Street, and a line 100 feet easterly of 11<sup>th</sup> Avenue;
2. changing from an R8A District to an R9 District property bounded by a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 250 feet easterly of 11<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, and a line 225 feet easterly of 11<sup>th</sup> Avenue;
3. changing from an M1-5 District to an R9 District property bounded by West 53<sup>rd</sup> Street, a line 275 feet westerly of 10<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, a line 375 feet easterly of 11<sup>th</sup> Avenue, a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 225 feet easterly of 11<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, and a line 125 feet easterly of 11<sup>th</sup> Avenue; and
4. establishing within the proposed R9 District a C2-5 District bounded by West 53<sup>rd</sup> Street, a line 275 feet westerly of 10<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, a line 375 feet easterly of 11<sup>th</sup>

Avenue, a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 250 feet easterly of 11<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, and a line 125 feet easterly of 11<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated December 2, 2013.

**Resolution for adoption scheduling March 19, 2014 for a public hearing.**

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**No. 2**

**CD 4**

**N 140182 ZRM**

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 6 (Special Clinton District) and Appendix F concerning regulations in Western Subarea C2 and Inclusionary Housing designated areas within Community District 4, Borough of Manhattan.

Matter in underline is new, to be added;

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

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

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

**PROPOSED TEXT AMENDMENT 1**

**EXISTING**

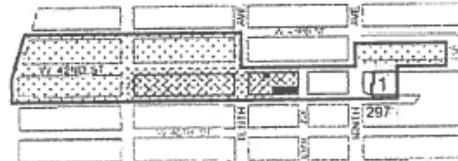
**(TO BE DELETED)**

**APPENDIX A – SPECIAL CLINTON DISTRICT MAP**

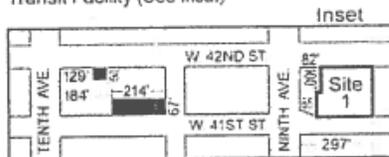


- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
  - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
  - Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
- C** Other Areas (Northern Subarea C1, Western Subarea C2)
- Excluded Area

**42nd Street Perimeter Area**

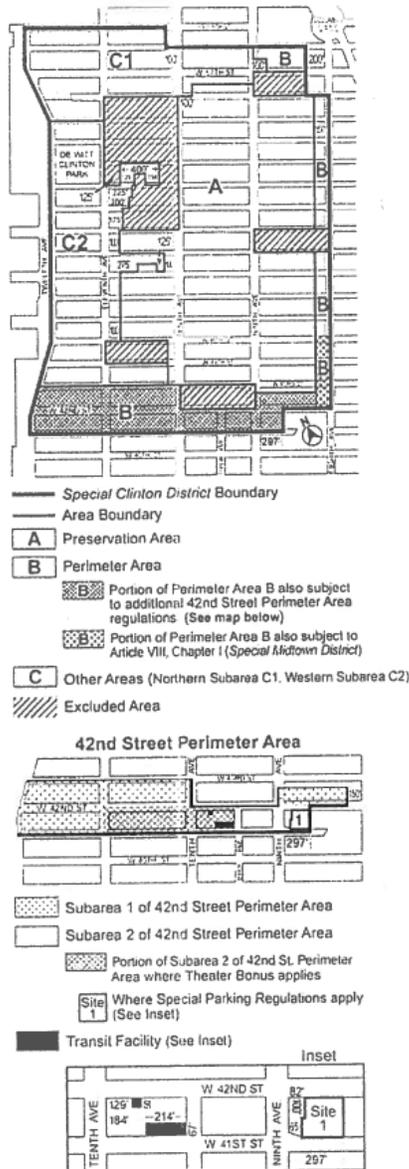


- Subarea 1 of 42nd Street Perimeter Area
- Subarea 2 of 42nd Street Perimeter Area
  - Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies
  - Where Special Parking Regulations apply (See Inset)
- Transit Facility (See Inset)



\* \* \*

**PROPOSED  
(TO REPLACE EXISTING)  
APPENDIX A – SPECIAL CLINTON DISTRICT MAP**



\* \* \*

**PROPOSED TEXT AMENDMENT 2**

**Article IX – Special Purpose Districts**

\* \* \*

**Chapter 6  
Special Clinton District**

\* \* \*

**96-30  
OTHER AREAS**

\* \* \*

**96-31  
Special Regulations in R8 Districts**

\* \* \*

(b) In R8A districts in Western Subarea C2, including #Commercial Districts# mapped within such R8A districts, the following special regulations shall apply:

(1) Inclusionary Housing Program

(i) R8A Districts in Other Areas, west of Tenth Avenue, shall be #Inclusionary Housing designated areas#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

~~(2) Maximum #floor area ratio#~~

Within such #Inclusionary Housing designated areas#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed a base #floor area ratio# of 5.4, except that such base #floor area ratio# may be increased to a maximum #floor area ratio# of 7.2 through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90. However, any units for which a #floor area# increase has been earned, pursuant to Section 23-90 shall be located within the #Special Clinton District#.

(ii) Optional provisions for #affordable housing#

For #developments# or #enlargements# located within the #blocks# bounded by West 51<sup>st</sup> Street, 11<sup>th</sup> Avenue, West 53<sup>rd</sup> Street and 10<sup>th</sup> Avenue, the special optional regulations as set forth in paragraph (b)(1)(ii) of this Section, may modify the provisions of Section 23-952 (Floor area compensation in Inclusionary Housing designated areas).

The #residential floor area# of a #development# or #enlargement# may be increased by 0.833 square feet for each one square foot of #moderate income floor area#, or by 0.625 square feet for each one square foot of #middle income floor area#, provided that for each square foot of such #floor area compensation#, there is one square foot of #floor area compensation#, pursuant to Section 23-952. However, the amount of #affordable housing# required to receive such #floor area compensation# need not exceed the amounts specified as follows. If #affordable housing# is provided for both #low income# and #moderate income households#, the amount of #moderate income floor area# need not exceed 15 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#, provided that the amount of #low income floor area# is at least 10 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#. If #affordable housing# is provided for both #low income# and #middle income households#, the amount of #middle income floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#, provided that the amount of #low income floor area# is at least 10 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#.

For the purposes of this paragraph, (b)(1)(ii), #low income floor area# may be considered #moderate income floor area# or #middle income floor area#, and #moderate income floor area# may be considered #middle income floor area#.

~~(3)~~(2) Special #use# and #bulk# regulations for existing electrical utility substations

Electrical utility substations, operated for public utility purposes, existing on June 14, 2011, and located wholly or partially within the portion of Western Subarea C2 east of 11th Avenue, shall be considered conforming #uses# that are subject to the #bulk# regulations of the underlying district and the #use# regulations of an M1-5 District. Any change of #use# on a #zoning lot# occupied by any such electrical utility substation shall be permitted only pursuant to the regulations of the underlying district. In the event any such electrical utility substation is damaged or destroyed, in whole or in part, by any means, including demolition, the provisions of Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS) shall not apply and such electrical utility substation may be reconstructed, provided that such reconstruction shall not create a new

~~non-compliance~~ nor increase the degree of ~~non-compliance~~ with the applicable ~~bulk~~ regulations. However, in the event there is a complete cessation of ~~use~~ of the ~~zoning lot~~ as an electrical utility substation for a continuous period of five years, such electrical utility substation shall no longer be considered a conforming ~~use~~ on such ~~zoning lot~~.

## 96-32

### Special Regulations in R9 Districts

In R9 Districts in Western Subarea C2, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) for R9A Districts shall apply to all ~~buildings or other structures~~. In ~~Commercial Districts~~ mapped within R9 Districts in Western Subarea C2, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) for C2-7A Districts shall apply to all ~~buildings or other structures~~. Notwithstanding the provisions of paragraph (c) of Section 23-011 (Quality Housing Program), in all such R9 Districts and ~~Commercial Districts~~ mapped within such R9 Districts, the provisions of paragraph (b) of Section 23-011 shall apply.

#### (a) Inclusionary Housing Program

- (1) R9 Districts in Other Areas, west of Tenth Avenue, shall be ~~Inclusionary Housing designated areas~~ pursuant to Section 12-10 (DEFINITIONS) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

#### ~~(b) Maximum floor area ratio~~

Within such ~~Inclusionary Housing designated area~~, the maximum ~~floor area ratio~~ for any ~~zoning lot~~ containing a ~~residential use~~ shall not exceed a base ~~floor area ratio~~ of 6.0, except that such base ~~floor area ratio~~ may be increased to a maximum ~~floor area ratio~~ of 8.0 through the provision of ~~affordable housing~~, pursuant to the provisions relating to ~~Inclusionary Housing designated areas~~ in Section 23-90. However, any units for which a ~~floor area~~ increase has been earned pursuant to Section 23-90 shall be located within the ~~Special Clinton District~~.

#### (2) Optional provisions for large-scale general developments within Western Subarea C2

For developments or enlargements located within the blocks bounded by West 51<sup>st</sup> Street, 11<sup>th</sup> Avenue, West 53<sup>rd</sup> Street and 10<sup>th</sup> Avenue, the special optional regulations as set forth in paragraph (a)(2) of this Section, may

modify the provisions of Section 23-952 (Floor area compensation in Inclusionary Housing designated areas).

The #residential floor area# of a #development# or #enlargement# may be increased by 0.833 square feet for each one square foot of #moderate income floor area#, or by 0.625 square feet for each one square foot of #middle income floor area#, provided that for each square foot of such #floor area compensation#, there is one square foot of #floor area compensation#, pursuant to Section 23-952. However, the amount of #affordable housing# required to receive such #floor area compensation# need not exceed the amounts specified as follows. If #affordable housing# is provided for both #low income# and #moderate income households#, the amount of #moderate income floor area# need not exceed 15 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#, provided that the amount of #low income floor area# is at least 10 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#. If #affordable housing# is provided for both #low income households# and #middle income households#, the amount of #middle income floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#, provided that the amount of #low income floor area# is at least 10 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#.

For the purposes of this paragraph, (a)(2), #low income floor area# may be considered #moderate income floor area# or #middle income floor area#, and #moderate income floor area# may be considered #middle income floor area#.

(b) #Uses# in Western Subarea C2 located within a #large scale general development#

(1) Within a C2-5 District mapped within an R9 District within Western Subarea C2, the following #uses#, when located wholly within a #large-scale general development#, shall be considered permitted #uses#:

Use Group 8:

Lumber stores, with no limitation on #floor area#

Use Group 10:

Photographic or motion picture production studios

Use Group 12:

Art galleries, commercial

Use Group 13:

Theaters

Use Group 16:

Automotive service establishments

Use Group 17:

Scenery construction.

(2) #Uses# listed in paragraph (b)(1) of this Section shall be subject to the #commercial bulk# regulations of Article III, Chapter 2, applicable within a C2-5 District mapped within an R9 District.

(3) The supplemental #use# provisions of Section 32-421 shall not apply to #commercial uses# located in a #building# with frontage on West 52<sup>nd</sup> Street.

**PROPOSED TEXT AMENDMENT 3**

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

\* \* \*

**Manhattan Community District 4**

Map 2. (6/14/11)

*Special Clinton District* – see Sections 96-31, 96-32, 96-81 and 96-82

**EXISTING**

**(TO BE DELETED)**

**APPENDIX F – MAP 2**



Portion of Community District 4, Manhattan



**No. 3**

**CD 4**

**C 140183 ZSM**

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development and 525 West 52<sup>nd</sup> Street Property Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area under the applicable district regulations without regard for zoning district boundaries; and
2. Section 74-743(a)(2) - to allow the location of buildings without regard for the height and setback requirements of Sections 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) and 23-663 (Required rear setbacks for tall buildings in other districts);

in connection with a proposed mixed use development on property bounded by West 53<sup>rd</sup> Street, a line 275 feet westerly of 10<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, a line 375 feet easterly of 11<sup>th</sup> Avenue, a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 250 feet easterly of 11<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, and 11<sup>th</sup> Avenue (Block 1081, Lots 1, 60 and 1000-1008), within a Large-Scale General Development, in an R9/C2-5\* District, within the Special Clinton District.

\*Note: The site is proposed to be rezoned by changing M1-5 and R8A Districts to an R9/C2-5 District under a concurrent related application C 140181 ZMM.

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

**Resolution for adoption scheduling March 19, 2014 for a public hearing.**

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**No. 4**

**CD 4**

**C 140185 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 and 543-549 West 52<sup>nd</sup> Street (Block 1080, Part of Lot 103) and 530-548 West 53<sup>rd</sup> Street (Block 1081, Part of Lot 1) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of development of two new buildings with a total of approximately 508 dwelling units, including approximately 184 affordable units, approximately 57,000 gross square feet of commercial floor area, and approximately 4,741 square feet in two new community gardens.

**Resolution for adoption scheduling March 19, 2014 for a public hearing.**

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**No. 5**

***260 WEST 153<sup>RD</sup> STREET***

**CD 10**

**C 140207 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 properties located at 260 West 153<sup>rd</sup> Street (Block 2038; Lots p/o 1, 55 and 57) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a seven-story building, with approximately 51 residential units, 16,253 square feet of community facility space, and 2,652 square feet of recreational and open space.

**Resolution for adoption scheduling March 19, 2014 for a public hearing.**

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**BOROUGH OF QUEENS**

**Nos. 6, 7 & 8**

***GRAND CENTRAL PARKWAY REZONING***

**No. 6**

**CD 13**

**C 130313 MMQ**

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

- the elimination of a portion of 87<sup>th</sup> Avenue between 235<sup>th</sup> Court and Gettysburg Street;
- the establishment of a park within an area generally bounded by Hillside Avenue, 235<sup>th</sup> Court, 87<sup>th</sup> Avenue and Gettysburg Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5015 dated December 12, 2013 and signed by the Borough President.

**Resolution for adoption scheduling March 19, 2014 for a public hearing.**

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**No. 7**

**CD 13**

**C 130314 MMQ**

**IN THE MATTER OF** an application submitted by the Yeshiva Har Torah and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of the Grand Central Parkway at the intersection of the Grand Central Parkway and the Little Neck Parkway; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5010 dated December 12, 2013 and signed by the Borough President.

**Resolution for adoption scheduling March 19, 2014 for a public hearing.**

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**No. 8**

**CD 13**

**C 140203 ZMQ**

**IN THE MATTER OF** an application submitted by NYC Department of Parks and Recreation and Yeshiva Har Torah pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 11d, by establishing within a former park\* an R3-2 District bounded by the westerly, northerly and easterly boundary lines of a park, and the southerly boundary lines of former park\*, as shown on a diagram (for illustrative purposes only) dated December 16, 2013.

\*Note: a portion of a park is proposed to be demapped under a concurrent related application (C 130314 MMQ) for changes to the City Map.

**Resolution for adoption scheduling March 19, 2014 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**Nos. 9-16**

***DOMINO SUGAR***

**No. 9**

**CD 1**

**C 140132 ZSK**

**IN THE MATTER OF** an application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines; and
2. Section 74-743(a)(2) – to modify the yard requirements of Sections 62-332 (Rear yards and waterfront yards) and 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), and to modify the height and setback requirements of 62-341 (Developments on land and platforms);

in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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

(On January 8, 2014, Cal. No. 6, the Commission scheduled January 22, 2014 for a public hearing. On January 22, 2014, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 10****CD 1****C 140133 ZSK**

**IN THE MATTER OF** an application submitted by Two Trees Management, 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(b) of the Zoning Resolution to allow 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), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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

(On January 8, 2014, Cal. No. 7, the Commission scheduled January 22, 2014 for a public hearing. On January 22, 2014, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**No. 11**
**CD 1****C 140134 ZSK**

**IN THE MATTER OF** an application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(a) of the Zoning Resolution to allow the distribution of required or permitted accessory off-street parking spaces without regard for zoning lot lines, in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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

(On January 8, 2014, Cal. No. 8, the Commission scheduled January 22, 2014 for a public hearing. On January 22, 2014, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**No. 12**

**CD 1**

**C 140135 ZSK**

**IN THE MATTER OF** an application submitted by Two Trees Management, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b)\* of the Zoning Resolution to waive the requirements for loading berth for retail or service uses listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B & 14A, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 3, Block 2428, Lot 1), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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

(On January 8, 2014, Cal. No. 9, the Commission scheduled January 22, 2014 for a public hearing. On January 22, 2014, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 13**

**CD 1**

**N 140131 ZRK**

**IN THE MATTER OF** an application submitted by Two Trees Management LLC, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 62-352 (Inclusionary Housing) and Section 74-745 (Location of accessory parking spaces and loading berths) relating to the inclusionary housing program and loading requirements within large scale general developments in the Borough of Brooklyn, Community District 1.

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

**62-352**

**Inclusionary Housing**

(3) For #zoning lots# in R8 Districts within a #large-scale general development# that is located in or partially within a C6 District, the permitted #floor area ratio# may be increased from 4.88 to 6.5, provided that the amount of #low income floor area# is equal to at least 10 percent of the #residential floor area#, and that the amount of #low income floor area# plus two-thirds of the amount of #moderate income floor area# is equal to at least 20 percent of the #residential floor area#.

For the purposes of this paragraph, (b), inclusive, #low income floor area# may be considered #moderate income floor area#, ~~and #moderate income floor area# may be considered #middle income floor area#.~~

\* \* \*

**74-745**

**~~Location of a~~ Accessory parking spaces and loading berths**

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

(a) Modification of location requirements

When a #large-scale general development# includes two or more #zoning lots#, the City Planning Commission may permit required or permitted #accessory# off-street parking spaces, bicycle parking spaces or loading berths to be located anywhere within a #large-scale general development# without regard for #zoning lot lines#, provided that the Commission shall find:

- ~~(a)~~(1) such off-street parking spaces, bicycle parking spaces and loading berths will be conveniently located in relation to the #use# to which such spaces or berths are #accessory#;
- ~~(b)~~(2) such location of off-street parking spaces, bicycle parking spaces and loading berths will result in a better site plan; and

(e)(3) such location of off-street parking spaces, bicycle parking spaces and loading berths will not unduly increase the number of spaces in any single #block#, draw excessive traffic through local #streets#, or otherwise adversely affect traffic conditions in the surrounding area.

Whenever required off-street parking spaces, bicycle parking spaces and loading berths are permitted to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# shall be kept available for such #building# throughout its life.

(b) Waiver or reduction of loading berth requirements

When a #zoning lot# in a #large scale general development#, that is located within a waterfront area pursuant to Section 62-132(b), in Community District 1 in Brooklyn, contains one or more #retail or service uses# listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B, 14A or 16A, and where no single such establishment exceeds 8,500 square feet in #floor area#, the City Planning Commission may waive the requirement for loading berths, or reduce the number of required loading berths, provided that:

- (1) 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 #uses#;
- (2) an efficient goods receiving system will be implemented within the #commercial# establishment to expedite the movement of goods from the curb to areas within the establishment;
- (3) such modification allows for a better relationship of the #street walls# of the #building# containing such establishment with the sidewalks and surrounding area; and
- (4) such modification will not impair or adversely affect the development of the surrounding area.

The City Planning Commission may prescribe additional conditions and safeguards to minimize adverse effects on the surrounding area.

\* \* \*

(On January 8, 2014, Cal. No. 10, the Commission scheduled January 22, 2014 for a public hearing. On January 22, 2014, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**No. 14**

**CD 1**

**N 140136 ZAK**

**IN THE MATTER OF** an application submitted by Two Trees Management, LLC for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimensions requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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.**



**No. 15**

**CD 1**

**N 140137 ZAK**

**IN THE MATTER OF** an application submitted by Two Trees Management, LLC for the grant of an authorization pursuant to Section 62-822(b) of the Zoning Resolution to modify the requirements of Section 62-513 (Permitted obstructions in visual corridors) and Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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.**



**No. 16**

**CD 1**

**N 140138 ZAK**

**IN THE MATTER OF** an application submitted by Two Trees Management, LLC for the grant of an authorization pursuant to Section 62-822(c) of the Zoning Resolution to allow a phasing plan to implement waterfront public access area improvements on a zoning lot undergoing partial development in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3<sup>rd</sup> Street, a line 100 feet northwesterly of Wythe Avenue, South 4<sup>th</sup> Street, Kent Avenue, South 5<sup>th</sup> Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lot 1; and Block 2428, Lot 1), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

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.**



**No. 17**

***88<sup>TH</sup> POLICE PRECINCT STATION HOUSE LANDMARK***

**CD 2**

**N 140254 HKK**

**IN THE MATTER OF** a communication dated January 24, 2014, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 4<sup>th</sup> (Now 88<sup>th</sup>) Police Precinct Station House, 298 Classon Avenue (Block 1933, Lot 121), by the Landmarks Preservation Commission on January 14, 2014 (Designation List 471/LP-2562).

**For consideration.**



**BOROUGH OF MANHATTAN**

**No. 18**

***123 WILLIAM STREET OFFICE SPACE***

**CD 1**

**N 140267 PXM**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 123 William Street (Block 78, Lot 4) (HRA offices).

(On February 5, 2014, the Commission duly advertised February 19, 2014 for a public hearing. On February 19, 2014, Cal. No. 18, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 19**

***BRADDOCK-HILLSIDE REZONING***

**CD 13**

**C 140037 ZMQ**

**IN THE MATTER OF** an application submitted by DERP Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 15a:

1. eliminating from an existing R3-2 District a C2-2 District bounded by a line perpendicular to the northeasterly street line Braddock Avenue distant 200 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Braddock Avenue and the northwesterly street line of Hillside Avenue, a line 300 feet northeasterly of Braddock Avenue, a line 280 feet southeasterly of the first named course, Hillside Avenue, and Braddock Avenue; and
2. changing from an R3-2 District to a C4-1 District property bounded by a line perpendicular to the northeasterly street line Braddock Avenue distant 225 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Braddock Avenue and the northwesterly street line of Hillside Avenue, a line 300 feet northeasterly of Braddock Avenue, a line 285 feet southeasterly

of the first named course, a line perpendicular to the northwesterly street line of Hillside Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the northeasterly street line of Braddock Avenue, Hillside Avenue, and Braddock Avenue;

as shown in a diagram (for illustrative purposes only) dated October 21, 2013.

(On January 22, 2014, Cal. No. 1, the Commission scheduled February 5, 2014 for a public hearing. On February 5, 2014, Cal. No. 10, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 20**

***1380 ROCKAWAY PARK REZONING***

**CD 18**

**C 140155 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by PFDNY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 23c:

1. eliminating from within an existing R5D District a C1-3 District bounded by Rockaway Parkway, a line 300 feet southeasterly of Farragut Road, a line midway between Rockaway Parkway and East 96<sup>th</sup> Street, and a line 200 feet southeasterly of Farragut Road; and
2. establishing within an existing R5D District a C2-3 District bounded by Rockaway Parkway, a line 300 feet southeasterly of Farragut Road, a line midway between Rockaway Parkway and East 96<sup>th</sup> Street, and a line 200 feet southeasterly of Farragut Road;

as shown on a diagram (for illustrative purposes only) dated December 16, 2013, and subject to the conditions of CEQR Declaration E-330.

(On February 19, 2014, Cal. No. 1, the Commission scheduled March 5, 2014 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 21**

***59-61 THOMPSON STREET***

**CD 2**

**C 140167 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Kissling Realty Advisors 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 (retail uses) on portions of the ground floor and cellar of an existing six-story building, on property located at 59-61 Thompson Street (Block 489, Lot 36), in an M1-5B District.

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

(On February 19, 2014, Cal. No. 2, the Commission scheduled March 5, 2014 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22**

***431 WEST 125<sup>TH</sup> STREET OFFICE SPACE***

**CD 9**

**N 140268 PXM**

**PUBLIC HEARING:**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 431 West 125<sup>th</sup> Street (Block 1966, Lot 52) (Manhattan Borough President's Office).

(On February 20, 2014, the Commission duly advertised March 5, 2014 for a public hearing.)

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**BOROUGH OF QUEENS**

**No. 23**

***MEADOW PARK REHABILITATION CENTER***

**CD 8**

**C 120136 ZSQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Meadow Park Rehabilitation Center pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow the enlargement of an existing 4-story nursing home use with no increase in the number of beds on property located at 78-10 164<sup>th</sup> Street (Block 6851, Lots 9, 11, 12, 23, and 24), in an R3-2 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, NY, 10007.

(On February 19, 2014, Cal. No. 3, the Commission scheduled March 5, 2014 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 24**

***1582 RICHMOND AVENUE***

**CD 2**

**C 110106 ZMR**

**PUBLIC HEARING:**

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

1. establishing within an existing R3X District a C1-2 District bounded by Richmond Avenue, a line 145 southerly of Merrill Street, a line 160 feet westerly of Richmond Avenue, a line

95 feet southerly of Merrill Avenue, a line 100 feet westerly of Richmond Avenue and Merrill Avenue; and

2. establishing within an existing R3-1 District a C1-2 District bounded by Richmond Avenue, Merrill Avenue, a line perpendicular to Merrill Avenue distant 155 feet westerly from Richmond Avenue, the centerline of the block between Merrill Avenue and Jardine Avenue, a line perpendicular to Jardine Avenue distant 135 feet from Richmond Avenue and Jardine Avenue

as shown on a diagram (for illustrative purposes only) dated November 18, 2013.

(On February 19, 2014, Cal. No. 4, the Commission scheduled March 5, 2014 for a public hearing which has been duly advertised.)

**Close the hearing.**

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IV. CITY PLANNING COMMISSION 2014 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY				1 New Year's Day	2	3	4
	5	6 Review Session	7	8 CPC Public Meeting	9	10	11
	12	13	14	15	16	17	18
	19 Martin Luther King Jr. Day	20 Review Session	21 Review Session	22 CPC Public Meeting	23	24	25
	26	27	28	29	30	31 Observed New Year	
FEBRUARY							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
	9	10	11	12	13	14	15
	16 President Day	17 Review Session	18 Review Session	19 CPC Public Meeting	20	21	22 Valentine's Day
23	24	25	26	27	28		
MARCH							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 St. Patrick's Day						
APRIL				1 CPC Public Meeting	2	3	4
	5	6	7	8	9	10	11
	12	13 Good Friday	14	15	16	17	18
	19 Easter	20 Review Session	21 Review Session	22 CPC Public Meeting	23	24	25
26	27	28	29	30			
MAY					1	2	3
	4	5 Review Session	6	7 CPC Public Meeting	8	9	10
	11	12	13	14	15	16	17
	18	19 Review Session	20 Review Session	21 CPC Public Meeting	22	23	24
25	26 Mother's Day	27	28	29	30	31	
JUNE							
	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					31 Canada Day	
JULY				1	2	3	4
	5	6 Review Session	7	8 CPC Public Meeting	9	10	11
	12	13	14	15	16	17	18
	19	20 Review Session	21 Review Session	22 CPC Public Meeting	23	24	25
	26	27 Emancipation Day	28	29	30	31	
AUGUST							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
	9	10	11	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31						
SEPTEMBER							
	1 Labor Day	2 Review Session	3 CPC Public Meeting	4	5	6	
	7	8	9	10	11	12	13
	14	15 Review Session	16 Review Session	17 CPC Public Meeting	18	19	20
21	22	23	24	25 Earl Warren Day	26	27	
28	29	30					
OCTOBER							
	1			2 CPC Public Meeting	3	4 Town Open House	5
	6	7	8	9	10	11	
	12	13 Columbus Day	14	15	16	17	18
19	20 Review Session	21 Review Session	22 CPC Public Meeting	23	24	25	
26	27	28	29	30	31		
NOVEMBER							1
	2	3 Review Session	4 Martin Luther King Jr. Day	5 CPC Public Meeting	6	7	8
	9	10	11 Veteran's Day	12	13	14	15
	16	17 Review Session	18 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30							
DECEMBER							
	1	2 Review Session	3 CPC Public Meeting	4	5	6	
	7	8	9	10	11	12	13
	14	15 Review Session	16 Martin Luther King Jr. Day	17 CPC Public Meeting	18	19	20
21	22	23	24	25	26	27	
28	29	30	31				

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 PM  
 Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 AM