

## CITY PLANNING COMMISSION/ REVIEW SESSION

June 7, 2004 @ 1:00 P.M.

ULURP Number(s)	Description of Request(s)	DISPOSITION
1	<p><u>Presentation</u></p> <p>Enrique Norton, renowned architect with offices in Mexico and New York City, is the Founder and Principal of Ten Architectos. Norton currently holds the Miller Chair at the University of Pennsylvania. He will join the City Planning Commission for a lively discussion of his previous and current work and discuss projects including the Brooklyn Art Museum, Harlem Park Hotel and the Parque Espana in Mexico. <b>DISCUSSED</b></p>	
2 040479ZMX N040480ZRX N040481ZRY N040482ZRX	<p><u>Bronx Certification</u></p> <p><u>Throgs Neck Area Rezoning and Related Text Amendments</u>; zoning amendments involving 19 zoning district changes; zoning text amendments establishing a new C3A zoning designation; zoning text amendment to Section 62-11 to modify the definition of street for the purpose of determining a waterfront zoning lot; zoning text amendments adding Bronx Community District 10 to the areas governed by the Lower Density Growth Management (LDGM) provisions in Section 12-10; modifying the LDGM provisions with regard to minimum distance between buildings on private roads Section 26-30, CPC authorization to modify yard requirements pursuant to Section 11-44 allowing vertical extensions on lots with non-conforming yards; and modifying the Special City Island District to eliminate conflicts and redundancies with the LDGM provisions pursuant to sections 112-101 and 112-105. (X10) <b>CERTIFIED</b></p>	
3 040492ZMQ	<p><u>Queens Certification</u></p> <p><u>Jamaica Hill Rezoning</u>; zoning map amendment from an R3-2, R4, and R5 district to R3X and R4A district. (Q8) <b>CERTIFIED</b></p>	
4 040437PPQ	<p><u>Stoneridge Homes</u>; 240-02 North Conduit Avenue, disposition of C-O-P pursuant to zoning. (Q13) <b>CERTIFIED</b></p>	
5 C040115ZMQ	<p><u>Queens Pre-Hearing</u></p> <p><u>Royal Ranch Rezoning</u>; 267<sup>th</sup> Street &amp; 73<sup>rd</sup> Road, Glen Oaks, zoning map change from R3-2 to R2. (Q13) (7/27) <b>TO PUBLIC HEARING ON 6/9/04</b></p>	
6 C040344ZMQ	<p><u>Bellerose Rezoning</u>; Cross Island Pkwy., 87<sup>th</sup> Ave., 239<sup>th</sup> St. Union Tpk., amendment to the zoning map changing an R3-2 district to R2 and R3A districts. (Q13) (7/27) <b>TO PUBLIC HEARING ON 6/9/04</b></p>	
7 C040252PQQ	<p><u>Agency Operated Boarding Home</u>; 197-14 119<sup>th</sup> Avenue, site acquisition for an existing boarding home. (Q12) (7/27) <b>TO PUBLIC HEARING ON 6/9/04</b></p>	
8 N040424BDQ	<p><u>Queens Non-ULURP</u></p> <p><u>Queens Plaza/Court Square BID</u>; pursuant to Section 25-405 of the administration code of the City of New York, the Commission refers to the City Council the BID plan, with its "unqualified approval, disapproval or qualified approval with recommendations for modification of the District Plan". (Q1 &amp; 2) <b>TO PUBLIC HEARING ON 6/9/04</b></p>	
9 C020441MMQ	<p><u>Queens Pre-Hearing</u></p> <p><u>Andrews Avenue and 58<sup>th</sup> Street</u>; amendment to the City Map involving the establishment of Andrews Avenue between 58<sup>th</sup> Street and 60<sup>th</sup> Road to facilitate the reconstruction of Andrews Avenue Bridge over the Long Island Rail Road.; the elimination of 58<sup>th</sup> Street between Arnold Avenue and 60<sup>th</sup> Street and discontinuance and closing portions thereof; the adjustment of grades necessitated thereby; and any acquisition or disposition of real property related thereto. (Q5) (8/2) <b>TO PUBLIC HEARING ON 6/9/04</b></p>	<p style="text-align: center;">*Materials not included</p>

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10 C010656MMR	<u>Staten Island Pre-Hearing</u> <u>Olmsted-Beil House Park</u> ; amendment to the City Map involving the establishment of Olmsted-Beil House Park within an area bounded by Orchard Lane, Hyman Boulevard, Woods of Arden, and King Street and any acquisition or disposition of real property related thereto. (SI3) (8/2) <b>TO PUBLIC HEARING ON 6/9/04</b>	
11 040189ZMR	<u>Staten Island Certification</u> <u>Great Kills Rezoning</u> ; zoning map change from R3-2 to R3A and R2, and from R3-1 to R2, R3X and R3A. (SI3) <b>CERTIFIED</b>	
12 040206ZMR	<u>Southern Great Kills Rezoning</u> ; zoning map change from R3A and R3-1 to R1-2 and R3X. (SI3) <b>CERTIFIED</b>	
13 N040046RAR	<u>Staten Island Non-ULURP Post Referral</u> <u>West Shore Lowes</u> ; authorization for the removal of trees pursuant to Section 107-64; authorization for modification of topography pursuant to Section 107-65; and modification for a group parking facility and access regulations pursuant to Section 107-68. (SI3) <b>DISCUSSED AND SCHEDULE FOR VOTE ON 6/9/04</b>	
14 C030449ZMR C030450ZSR N030451RAR N030452RAR N030453ZAR N030454ZCR N040085ZCR N030455RCR N030457ZCR N030456RCR	<u>Staten Island Pre-Hearing</u> <u>The Tides at Charleston</u> ; zoning amendment from M1-1 and M3-1 to R3-2; special permit for modification of minimum distance between buildings in a Large-Scale residential development pursuant to Section 78-312; authorization for curve curb cuts on an arterial pursuant to Section 107-68; authorization for removal of trees pursuant to Section 107-64; authorization for modification of topography pursuant to Section 107-65; Chair certification of compliance with waterfront public access and visual corridor requirements pursuant to Section 62-711; authorization for modification of requirements for public access and visual corridors pursuant to Section 62-722; Chair certification for waterfront public access and visual corridors pursuant to Section 62-711; CPC certification of future subdivision (SSRDD) pursuant to Section 107-08; and Chair certification of subdivision (Waterfront) pursuant to Section 62-712. (SI3) (8/2) <b>TO PUBLIC HEARING ON 6/9/04</b>	
15 C040278PPR N040276ZCR N040275ZAR N040277ZAR	<u>Seaview Senior Housing</u> ; Seaview Home and Hospital, Brielle Avenue, disposition of C-O-P; certification of future subdivision pursuant to Section 105-90; authorization of modification of topography pursuant to Section 105-421; authorization of tree removal pursuant to Section 105-423; authorization of alteration of other natural features pursuant to Section 105-424; authorization of waiver of requirements for developments with private roads pursuant to Section 26-26(a)(1); authorization of penetration of height and setback regulations pursuant to Section 23-631(h). (SI2) (7/23) <b>TO PUBLIC HEARING ON 6/9/04</b>	
16 040199PQK	<u>Brooklyn Certification</u> <u>Community District 13 Sanitation Garage</u> ; 2012 Neptune Avenue, acquisition of property for continued use as a garage. (K13) <b>CERTIFIED</b>	
17 N040463HKK	<u>Brooklyn Non-ULURP</u> <u>F. Berlenbach House</u> ; 174 Meserole Street, pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the designation by the Landmarks Preservation Commission, whether of a historic or a landmark, to the Zoning Resolution, projected public improvements and any plans for development, growth, improvement or renewal of the area involved. (K1) (7/15) <b>DISCUSSED AND SCHEDULE FOR VOTE ON 6/23/04</b>	

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ULURP Number(s)	Description of Request(s)	DISPOSITION
18 C040306HAK	<u>Brooklyn Pre-Hearing</u> <u>Red Hook Homes</u> ; 71 and 79 Wolcott Street, UDAAP designation and project approval to facilitate development of approximately 41 affordable dwelling units, and disposition of 4 C-O-Ps to a developer selected by HPD. (K6)	<b>TO PUBLIC HEARING ON 6/9/04</b>
19 040215ZMK 040216ZSK 040217ZSK	<u>Brooklyn Certification</u> <u>85 Jay Street Rezoning</u> ; Jay, Front, York, and Bridge streets, DUMBO, amendment to the zoning map changing an M1-2 district to an M1-2/R8(MX-2) and an M1-2/R6 (MX-2) district; special permit pursuant to Section 74-743 (Special Provisions for Bulk Modification) for a general large scale development designation; and special permit pursuant to Section 74-512 for a public parking garage in excess of 150 spaces and exemption of floor area from the definition of floor area. (K2)	<b>CERTIFIED</b>
20 C040293HAM	<u>Manhattan Pre-Hearing</u> <u>Diversity Houses</u> ; 242-246 East 2 <sup>nd</sup> St., 227-231 East 3 <sup>rd</sup> Street, UDAAP designation and project approval for the construction of two seven story buildings to provide a total of 44 units of low-income rental housing; and disposition of C-O-P to a developer to be selected by HPD. (M3) (8/2)	<b>TO PUBLIC HEARING ON 6/9/04</b>
21 N040396ZRM	<u>Manhattan Non-ULURP</u> <u>Battery Park City - Site 26 Zoning</u> ; zoning text amendment to the Battery Park City Special District to establish zoning on Site 26 in northern Battery Park City. (M1)	<b>TO PUBLIC HEARING ON 6/9/04</b>
22 C040255HAM C040257ZSM C040257(A)ZSM N040258ZCM N920048MEM	<u>Manhattan Pre-Hearing</u> <u>200 Chambers Street a.k.a. Site 5C</u> ; 177-179 West Street between Chambers and Warren Street, designation of an Urban Renewal Action Area and approval of an Urban Development Action Area Project with an associated disposition of C-O-P; special permit pursuant to Section 44-721(a) to allow the modification of height and setback regulations; modification of previously approved special permit; and Chair's certification of a residential plaza for which a floor area bonus has been granted pursuant to Section 27-01. (M1) (8/2)	<b>TO PUBLIC HEARING ON 6/9/04</b>
23 040476HAM	<u>Manhattan Certification</u> <u>Cassiopeia Apartments</u> ; West 116 Street between Adam Clayton Powell Jr. and Frederick Douglass boulevards, UDAAP designation and project approval for the construction of a mixed residential/commercial building to provide 32 low-income rental units, plus one unit for a superintendent, with ground floor retail space; and disposition of C-O-P to a developer to be selected by HPD. (M10)	<b>CERTIFIED</b>
24 N040226ZCM N040227ZCM	<u>Manhattan Non-ULURP Referral</u> <u>Eastgate Tower Hotel Plaza Open Air Café</u> ; 222 East 39 <sup>th</sup> Street, Commission certification pursuant to Section 37-05 to permit an open air café in an existing public space and Chair's certification pursuant to Section 33-124 to reduce non-bonused plaza area from an existing public space.	<b>DISCUSSED AND REFER TO COMMUNITY BOARD FOR 30 DAYS</b>
25 N040202ZRY	<u>Citywide Non-ULURP Pre-Hearing</u> <u>Community Facilities Zoning Text Changes</u> ; zoning text change relating to community facilities. (Citywide)	<b>TO PUBLIC HEARING ON 6/9/04</b>
	<u>Manhattan Certification</u>	

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26 040249ZMM	<u>Verizon West 43<sup>rd</sup> Street Rezoning</u> ; 563-569 11 <sup>th</sup> Avenue, 604-628 West 43 <sup>rd</sup> Street, rezoning of an approximately 45,000 square foot parcel from an M2-3 zoning designation to a C6-4 zoning district. (M4) <b>CERTIFIED</b>	
27 040250ZMM	<u>Verizon West 47<sup>th</sup>/48th Street Rezoning</u> ; 600-638 West 48 <sup>th</sup> Street, 601-637 West 47 <sup>th</sup> Street, 645-663 11 <sup>th</sup> Avenue, 620-634 12 <sup>th</sup> Avenue, rezoning of an approximately 143,300 square foot parcel from an M2-3 zoning district to a M1-5 zoning district. (M4) <b>CERTIFIED</b>	
28 N040464HKM	<u>Manhattan Non-ULURP</u> <u>Kehila Kedosha Janina Synagogue</u> ; 280 Broome Street, pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the designation by the Landmarks Preservation Commission, whether of a historic or a landmark, to the Zoning Resolution, projected public improvements and any plans for development, growth, improvement or renewal of the area involved. (M3) (7/15) <b>SCHEDULED FOR VOTE ON 6/23/04</b>	
29 M990488(A)ZSM	<u>Manhattan Non-ULURP Post Referral</u> <u>145 Hudson Street</u> ; corner of Hudson & Hubert streets, modification of a previously approved special permit and authorization granted pursuant to Sections 74-711 and 13-551, respectively, to change approved plans; and modification of an existing restrictive declaration at an existing building located within Area B2 of the Tribeca Mixed Use District. (M1) <b>DISCUSSED AND SEND LETTER TO BUILDINGS DEPT. PENDING COUNSEL SIGN-OFF</b>	
30	<u>Votes for 6/9/04</u> <b>DISCUSSED</b> <u>Votes for 6/23/04</u> <b>DISCUSSED</b>	