

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

CITY PLANNING COMMISSION

MONDAY, DECEMBER 12, 2016

**SPECIAL MEETING AT 1:00 P. M.
IN SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



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

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at:
nyc.gov/planning

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CITY PLANNING COMMISSION

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

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

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

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

Note to Subscribers: Notify us of change of address including E-mail by writing to:

City Planning Commission
Calendar Information Office
120 Broadway – 31st Floor
New York, New York 10271

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

CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

CARL WEISBROD, *Chairman*

KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

RAYANN BESSER

IRWIN G. CANTOR, P.E.

ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ

JOSEPH I. DOUEK

RICHARD W. EADDY

CHERYL COHEN EFFRON

HOPE KNIGHT

ANNA HAYES LEVIN

ORLANDO MARIN,

LARISA ORTIZ *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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MONDAY DECEMBER 12, 2016

Roll Call.....1

I. Matters to Be Scheduled for Public Hearing on January 4, 2017.....1

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**Community Board Public Hearing Notices are available in the
Calendar Information Office, 31st Floor, 120 Broadway,
New York, N.Y. 10271**

Please note that the December 14, 2016 regular public meeting has been cancelled. **The next regular public meeting of the City Planning Commission is scheduled for January 4, 2017.**

DECEMBER 12, 2016

APPROVAL OF THE MINUTES OF the Regular Meeting of November 30, 2016

**I. PUBLIC HEARING OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JANUARY 4, 2017
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET,
NEW YORK, NEW YORK**

BOROUGH OF STATEN ISLAND

No. 1

SOUTH SHORE COASTAL STORM RISK MANAGEMENT PHASE I

CD 2, 3

C 170119 PCR

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Parks and Recreation, pursuant to Section 197-c of New York City Charter, for the site selection and acquisition of approximately 10.4 acres of privately owned property (Block 3125, p/o Lot 116; Block 4108, Lots 1, 3, 9, and 12; Block 4130, Lots 1 and 70; Block 4160 Lots 48, 359 and 360; Block 4754, Lots 50, 51, and 53; Block 4768, Lot89; Block 4782, Lots 25, 38, 39, and 41; Block 4785, Lot 1; Block 4787, Lot 2; Block 4791, Lots 66,89, and 91; Block 4793 Lot 78; and Block 4802, Lot 24), as well as thirteen sections of streetbed, located in the area generally bounded Fort Wadsworth National Park to the north, Great Kills National Park and Willowbrook Parkway to the South, and the Raritan Bay to the east, to facilitate the construction of storm surge protection measures, including levees, seawalls and internal drainage areas, in South Beach, New Dorp Beach and Oakwood Beach.

Resolution for adoption scheduling January 4, 2017 for a public hearing.

BOROUGH OF QUEENS

No. 2

DEPARTMENT OF HEALTH AND MENTAL HYGIENE WAREHOUSE

CD 5

C 170079 PCQ

IN THE MATTER OF an application submitted by the Department of Health and Mental Hygiene 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 72-42 60th Lane (Block 3590, Lot 42) for use as storage and related program spaces.

Resolution for adoption scheduling January 4, 2017 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

34 HOWARD STREET

CD 2

C 170102 ZSM

IN THE MATTER OF an application submitted by 34 Howard LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements 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 five-story building on property located at 34 Howard Street (Block 232, Lot 23), in an M1-5B District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY 10271.

Resolution for adoption scheduling January 4, 2017 for a public hearing.

Nos. 4 & 5

THE LEROY

No. 4

CD 10

C 170048 HAM

IN THE MATTER OF an application submitted by the NYC 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 225 West 140th Street (Block 2026, Lot 15) as an Urban Development Action Area; and
 - b) 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 a 7-story mixed-use building containing approximately 20 affordable dwelling units and community facility space.

Resolution for adoption scheduling January 4, 2017 for a public hearing.

No. 5

CD 10

C 170049 PQM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 225 West 140th Street (Block 2026, Lot 15) to facilitate construction of a new seven story mixed-use building with approximately 20 units of affordable housing.

Resolution for adoption scheduling January 4, 2017 for a public hearing.

Nos. 6, 7 & 8

THE ROBESON

No. 6

CD 10

C 170051 HAM

IN THE MATTER OF an application submitted by the NYC 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 located at 407-415 Lenox Avenue (Block 1915, Lots 32, 33, 34, 35 and 36) as an Urban Development Action Area;
 - b) 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 a 10-story mixed-use building containing approximately 72,000 square feet of residential floor area, approximately 7,500 square feet of ground floor retail and approximately 2,400 square feet of community facility space.

Resolution for adoption scheduling January 4, 2017 for a public hearing.

No. 7

CD 10

C 170050 ZMM

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from within an R7-2 District a C2-4 District bounded by a line 100 feet westerly of Lenox Avenue – Malcolm X. Boulevard, West 131st Street, a line 90 feet westerly of Lenox Avenue – Malcolm X. Boulevard, and West 130th Street, and

- 2. changing from an R7-2 District to an R8A District property bounded by a line 90 feet westerly of Lenox Avenue – Malcolm X. Boulevard, West 131st Street, Lenox Avenue – Malcolm X. Boulevard, and West 130th Street,

as shown on a diagram (for illustrative purposes only) dated September 6, 2016, and subject to the conditions of CEQR Declaration E-377.

Resolution for adoption scheduling January 4, 2017 for a public hearing.

No. 8

CD 10

N 170052 ZRM

IN THE MATTER OF an application submitted by New York City 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, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area in Community District 10, Borough of Manhattan.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Manhattan

* * *

Manhattan Community Districts 9, 10 and 11

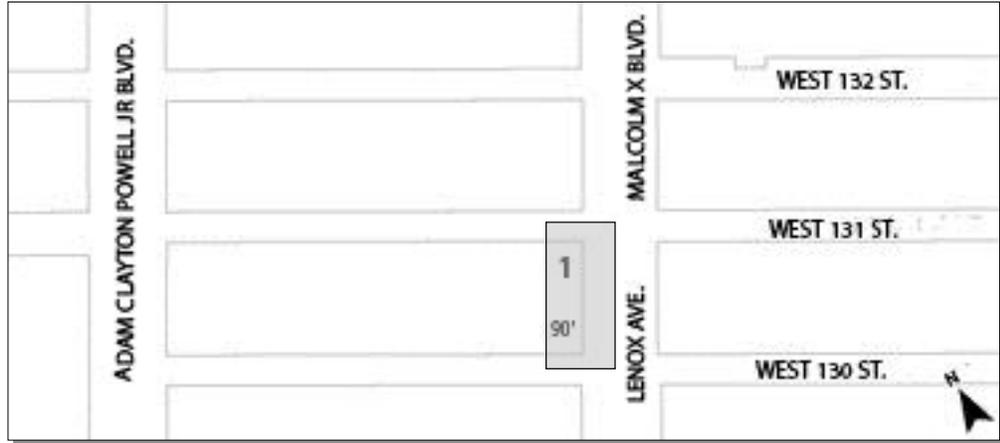
* * *

In the R8A District within the areas shown on the following Map 3:

* * *

Map 3 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 [date of adoption] – MIH Program Option 2

Portion of Community District 10, Manhattan

* * *

Resolution for adoption scheduling January 4, 2017 for a public hearing.

Nos. 9, 10 & 11

THE FREDERICK

No. 9

CD 10

C 170081 ZMM

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 6a:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 129th Street, Frederick Douglas Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglas Boulevard;
2. changing an R7-2 District to an R8A District property bounded by West 129th Street, Frederick Douglas Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglas Boulevard; and
3. establishing within the proposed R8A District a C2-4 District bounded by West 129th Street, Frederick Douglas Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglas Boulevard;

as shown on a diagram (for illustrative purposes only) dated September 19, 2016.

Resolution for adoption scheduling January 4, 2017 for a public hearing.



No. 10

CD 10

N 170082 ZRM

IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development and 2395 FDB JV, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area in Community District 10, Borough of Manhattan.

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Manhattan

* * *

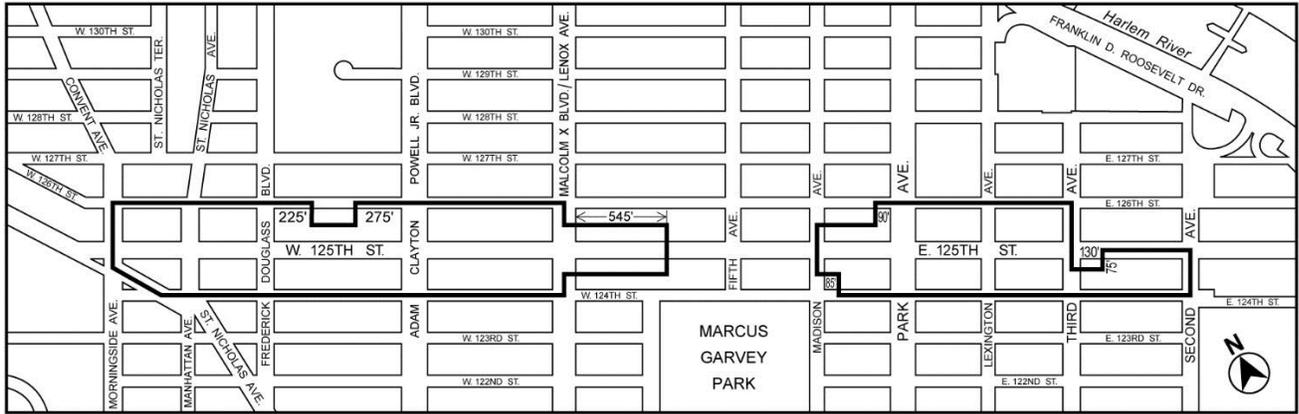
Manhattan Community Districts 9, 10 and 11

* * *

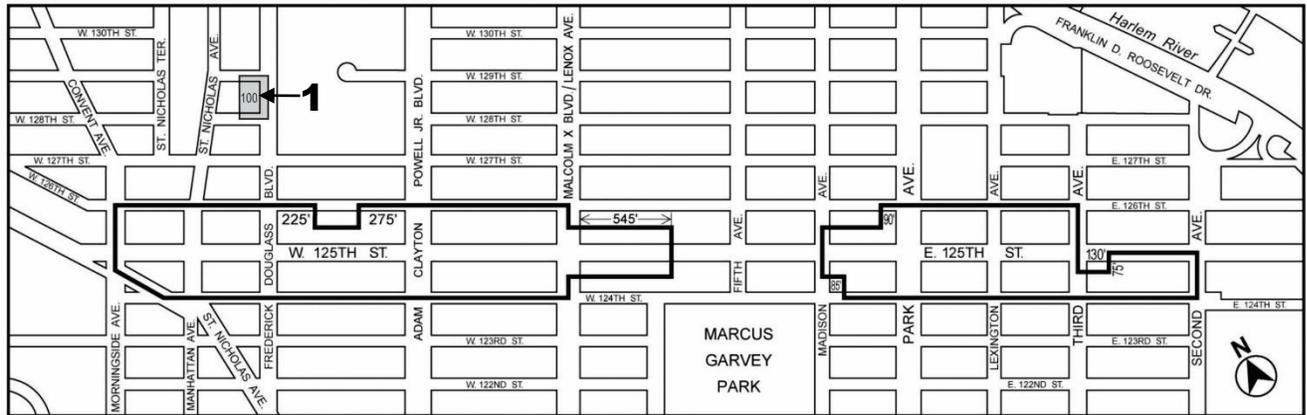
In the R8A District within the area shown on the following Map 1, and in portions of the #Special 125th Street District# - see Section 97-421.

Map 1 - [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



-  Inclusionary Housing Designated Area
-  Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 [date of adoption] — MIH Program Option 1

Portions of Community Districts 9, 10 and 11, Manhattan

* * *

Resolution for adoption scheduling January 4, 2017 for a public hearing.

No. 11

CD 10

C 170085 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 2405 Frederick Douglass Boulevard (Block 1955, Lot 16) 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 be selected by HPD;

to facilitate a 15-story mixed use building containing residential, retail and community facility space.

Resolution for adoption scheduling January 4, 2017 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 12, 13 & 14

SUNSET PARK LIBRARY

No. 12

CD 7

C 170097 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 5108 4th Avenue (Block 798, Lot 34) as an Urban Development Action Area;

- 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 an eight-story mixed used building containing approximately 50 units of affordable housing and an expanded public library.

Resolution for adoption scheduling January 4, 2017 for a public hearing.



No. 13

CD 7

C 170098 PPK

IN THE MATTER OF an application submitted by the Department of Housing and Urban Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 5108 4th Avenue (Block 798, Lot 34) pursuant to zoning.

Resolution for adoption scheduling January 4, 2017 for a public hearing.



No. 14

CD 7

C 170099 PQK

IN THE MATTER OF an application submitted by the Brooklyn Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 5108 4th Avenue (Block 798, Lot 34) for use as a library.

Resolution for adoption scheduling January 4, 2017 for a public hearing.



II. REPORTS

BOROUGH OF MANHATTAN

No. 15

532 WEST 20TH STREET

CD 4

C 160275 ZSM

IN THE MATTER OF an application submitted by DDG 532 West 20th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an attended accessory off-street parking garage with a maximum capacity of 10 spaces on the ground floor of a proposed residential building, located at 532 West 20th Street (Block 691, Lot 50), in a C6-2 District, within the Special West Chelsea District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271.

(On November 2, 2016, Cal. No. 1, the Commission scheduled November 16, 2016 for a public hearing. On November 16, 2016, Cal. No. 7, the hearing was closed.)

For consideration.

No. 16

28 LIBERTY STREET OFFICE SPACE

CD 1

N 170134 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 28 Liberty Street (Block 44, Lot 1) for use as offices (Mayor's Office of Contract Services offices).

(On November 15, 2016, the Commission duly advertised November 30, 2016 for a public hearing. On November 30, 2016, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 17

101 TYRELLAN AVENUE OFFICE SPACE

CD 3

N 170133 PXR

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 101 Tyrellan Avenue (Block 7469, Lot 170) for use as offices, (Department of Design and Construction offices).

(On November 15, 2016, the Commission duly advertised November 30, 2016 for a public hearing. On November 30, 2016, Cal. No. 9, the hearing was closed.)

For consideration.

No. 18

102 PRALL AVENUE

CD 3

N 170042 RCR

IN THE MATTER OF an application submitted by Joseph Verdino for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into three new zoning lots at 102 Prall Avenue (Block 6584, Existing Lot 1, Tentative Lots 1, 2, and 3) within the Special South Richmond Development District.

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

For consideration.

BOROUGH OF THE BRONX

Nos. 19 & 20

5243 SYCAMORE AVENUE

No. 19

CD 8

N 170131 ZAX

IN THE MATTER OF an application submitted by Vladimir Shendelman pursuant to Sections 105-421 of the Zoning Resolution, for the grant of an authorization for modification of topographic features on Tier I sites to permit construction of an in-ground pool in the backyard of an existing single-family residence located at 5243 Sycamore Avenue (Block 5937, Lots 502 and 503) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, One Fordham Plaza, 5th Floor, Bronx, New York 10458.

For consideration.

No. 20

CD 8

N 170132 ZAX

IN THE MATTER OF an application submitted by Vladimir Shendelman pursuant to Sections 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation requirements to permit construction of an in-ground pool in the backyard of an existing single-family residence located at 5243 Sycamore Avenue (Block 5937, Lots 502 and 503) within the Special Natural Area District (NA-2).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, One Fordham Plaza, 5th Floor, Bronx, New York 10458.

For consideration.

III. CITY PLANNING COMMISSION 2017 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	1 New Year's Day	2 New Year's Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15 Martin Luther King, Jr. Day	16	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28 Chinese New Year
	29 REVIEW SESSION	30	31				
FEBRUARY				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12 Lincoln's Birthday	13	14	15	16	17	18
	19 Presidents' Day	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23	24	25
	26	27	28				
MARCH				1 Ash Wednesday	2	3	4
	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17 St. Patrick's Day	18
	19 REVIEW SESSION	20	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
APRIL							1
	2 REVIEW SESSION	3	4	5 CPC PUBLIC MEETING	6	7	8
	9 Palm Sunday	10	11 Passover	12	13	14 Good Friday	15
	16 Easter	17	18	19	20	21	22
	23 REVIEW SESSION	24	25	26 CPC PUBLIC MEETING	27	28	29
30							
MAY		1	2	3	4	5	6
	7 REVIEW SESSION	8	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21 REVIEW SESSION	22	23	24 CPC PUBLIC MEETING	25	26	27 First Day Ramadan
	28 Memorial Day	29	30	31			
JUNE					1	2	3
	4 REVIEW SESSION	5	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18 REVIEW SESSION	19	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	
JULY	2	3	4 Independence Day	5	6	7	8 1
	9	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15
	16	17	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
AUGUST			1	2	3	4	5
	6 REVIEW SESSION	7	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20 REVIEW SESSION	21	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30	31		
SEPTEMBER						1	2
	3 Labor Day	4	5 REVIEW SESSION	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21 Rosh Hashanah	22	23
	24	25	26	27	28	29	30 Yom Kippur
OCTOBER	1 REVIEW SESSION	2	3	4 CPC PUBLIC MEETING	5	6	7
	8 Columbus Day Observed	9	10	11	12	13	14
	15 REVIEW SESSION	16	17	18 CPC PUBLIC MEETING	19 Diwali	20	21
	22	23	24	25	26	27	28
	29 REVIEW SESSION	30	31				
NOVEMBER						1 CPC PUBLIC MEETING	2
	5	6	7 Election Day	8	9	10 Veterans' Day Observed	11 Veterans' Day
	12 REVIEW SESSION	13	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26 REVIEW SESSION	27	28	29 CPC PUBLIC MEETING	30		
DECEMBER						1	2
	3	4	5	6	7	8	9
	10 REVIEW SESSION	11	12	13 CPC PUBLIC MEETING Hanukkah	14	15	16
	17	18	19	20	21	22	23
	24 REVIEW SESSION	25 Christmas	26 Kwanzaa Begins	27	28	29	30
31							

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