

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JANUARY 17, 2018**

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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. 2]**

**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).

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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  
120 Broadway – 31<sup>st</sup> Floor  
New York, New York 10271

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

**B**

**CITY PLANNING COMMISSION**

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

**MARISA LAGO, *Chair***

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

**RAYANN BESSER**

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

The next regular public meeting of the City Planning Commission is scheduled for January 31, 2018.

**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 generally be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If many people wish to speak on a particular item, statements may 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.

**Electronic Comments:** 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 submit comments electronically using the CPC Comments Form that is located on the public meeting page of the Department of City Planning website:

<http://www1.nyc.gov/site/planning/about/commission-meetings.page>

**Written Comments:** Anyone wishing to present written 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 also 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 – 31<sup>st</sup> Floor  
120 Broadway, New York, N.Y. 10271**

Subject \_\_\_\_\_

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

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position: Opposed \_\_\_\_\_

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

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

**JANUARY 17, 2018**

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**APPROVAL OF THE MINUTES OF the Regular Meeting of January 3, 2018**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, JANUARY 31, 2018  
STARTING AT 10:00 A. M. SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF MANHATTAN**

**Nos. 1, 2 & 3**

***WEST 108<sup>TH</sup> STREET WSFSSH DEVELOPMENT***

**No. 1**

**CD 7**

**C 180112 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. 5d, by changing from an R8B District to an R8A District property bounded by a line 100 feet easterly of Amsterdam Avenue, a line midway between West 109<sup>th</sup> Street and West 108<sup>th</sup> Street, a line 100 feet westerly of Columbus Avenue, and West 108<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated October 16, 2017.

**Resolution for adoption scheduling January 31, 2018 for a public hearing.**

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**No. 2**

**CD 7**

**N 180113 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.

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**

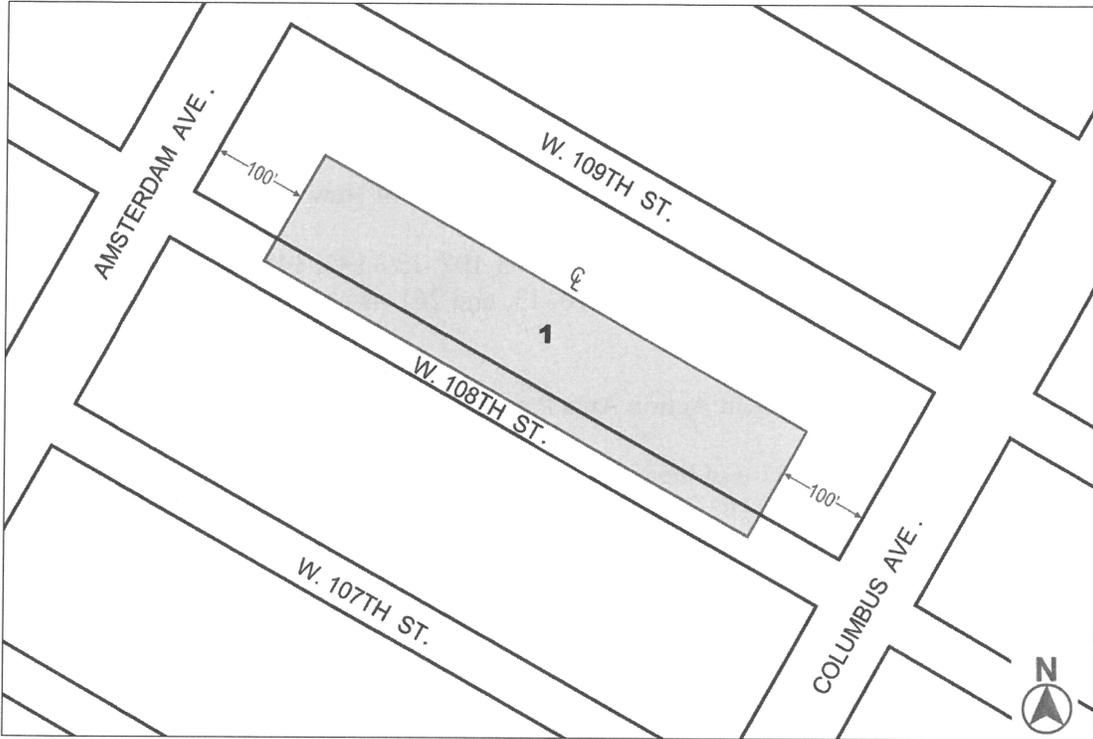
\* \* \*

**Manhattan Community District 7**

\* \* \*

Map 3 - [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **1** [date of adoption] — MIH Program Option 2

Portion of Community District 7, Manhattan

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**Resolution for adoption scheduling January 31, 2018 for a public hearing.**

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**No. 3**

**CD 7**

**C 180114 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 103-107, 137-143, 145-149 and 151-159 West 108<sup>th</sup> Street (Block 1863, Lots 5, 10, 13, and 26), 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 property located at 103-107, 137-143, and 151-159 West 108<sup>th</sup> Street (Block 1863, Lots 5, 13, and 26) to a developer to be selected by HPD;

to a facilitate a development containing affordable housing and community facility space.

**Resolution for adoption scheduling January 31, 2018 for a public hearing.**

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**NOTICE**

**On Wednesday, January 31, 2018, at 10:00 a.m., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission (“CPC”) to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of Housing Preservation and Development (“HPD”) and the West Side Federation for Senior and Supportive Housing (“WSFSSH”), for approval of several discretionary actions subject to CPC approval (collectively, the “Proposed Actions”) to facilitate the construction of two new buildings consisting of affordable and supportive housing and community facility uses on West 108th Street in the Manhattan Valley neighborhood of Manhattan, Community District 7. The Proposed Actions include designation of an Urban Development Action Area, approval of an Urban Development Action Area Project, disposition of City-owned property, a zoning map amendment to change a portion of Manhattan Block 1863 from R8B to R8A, and a zoning text amendment to Appendix F of the New York City Zoning Resolution to map a Mandatory Inclusionary Housing (“MIH”) Area on the Project Area. The project sponsor would also seek construction funding from HPD and other agencies at a later date.**

The Proposed Actions would facilitate the development of an estimated combined 277 affordable and supportive housing units, and approximately 37,400 gross-square-feet (gsf) of community facility space comprising two separate facilities: 1) an approximately 31,000 gsf transitional housing facility for older adults with approximately 110 shelter beds (replacing an existing 92- bed facility), and 2) an additional

approximately 6,400 gsf community facility use, which is expected to be occupied by a medical office/health center and other community facility uses. This proposed development would consist of two buildings: the approximately 193,000 gsf Building 1 or Western Development (maximum height of 11 stories) to be located on Lots 5, 10, and 13, and the approximately 45,000 gsf Building 2 or Eastern Development (maximum height of 11 stories) to be located on Lot 26.

Written comments on the DEIS are requested and will be received and considered by HPD, the Lead Agency, until Monday, February 12, 2018, at 5:00 p.m.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17HPD083M.

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