

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, January 10, 2007
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 010283 MMX	8	Horace Mann School	Scheduled to be Heard 1/24/07
2	C 010284 MMX	8	Horace Mann School	" "
3	C 060018 ZMK	6	Carroll Street Rezoning	" "
4	C 060367 ZSM	1	River Terrace Parking Garage	" "
5	C 070151 HAM	11	Friendly Hands Apartments	" "
6	C 050528 MMX	10	Bayshore Avenue	Favorable Report Adopted
7	C 030153 ZMR	1	Grandview Plaza	Favorable Report Adopted
8	C 060016 ZAR	1	135 Highland Avenue	Authorization Approved
9	N 060549 RAR	3	505 Sharrots Road	Authorization Approved
10	N 060478 ZAR	2	50 West Entry Road	Authorization Approved
11	C 060530 ZSM	1	American Express Building/157 Hudson Street	Laid Over
12	N 060531 ZAM	1	American Express Building/157 Hudson Street	Laid Over
13	C 060104 ZMM	7	West 60th Street Project	Favorable Report Adopted
14	C 060105 ZSM	7	West 60th Street Project	Favorable Report Adopted
15	C 060106 ZSM	7	West 60th Street Project	Favorable Report Adopted
16	N 060103 ZRY	CW	West 60th Street Project	" ", As Modified
17	N 070224 HKM	8	City and Suburban Homes Co., Landmark	Forwarded Report to City Council

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:															
		In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17	18			
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			
Angela M. Battaglia	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y			Y	Y	N	N	Y	Y			
Alfred C Cerullo, III	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			
Jane D. Gol	A																
Lisa Gomez	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			
Christopher Kui	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			
John Merolo	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			
Karen A. Phillips	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 1:00

CITY PLANNING COMMISSION DISPOSITION SHEET

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WEDNESDAY, January 10, 2007
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N070217 HKM	7	NY Cab Company Stable, Landmark	Forwarded Report to City Council
19	C070034 ZSK	12	Hatzolah Garage	Hearing Closed
20	N070214 BDK	2	Court-Livingston-Schermerhorn BID	Hearing Closed
21	C050493 ZSQ	2	Court Square Parking Garage	Hearing Closed
22	C070079 ZMQ	12	Former Jamaica Courthouse Redevelopment	Hearing Closed
23	C070080 PPQ	12	Former Jamaica Courthouse Redevelopment	Hearing Closed
24	C070081 ZSQ	12	Former Jamaica Courthouse Redevelopment	Hearing Closed
25	C070082 ZSQ	12	Former Jamaica Courthouse Redevelopment	Hearing Closed
26	C060392 ZSM	7	El Dorado Garage	Hearing Closed
27	C050414 ZMM	10	West 145th Street Rezoning	Hearing Closed
28	C050486 MMR	3	Pendale Street Demapping	Hearing Closed

COMMISSION ATTENDANCE:		Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																	
		Calendar Numbers:																		
Amanda M. Burden, AICP, Chair		P																		
Kenneth J. Knuckles, Esq., Vice Chairman		P																		
Angela M. Battaglia		P																		
Irwin Cantor, P.E.		P																		
Angela R. Cavaluzzi, R.A.		P																		
Alfred C Cerullo, III		P																		
Richard W. Eaddy		P																		
Jane D. Gol		A																		
Lisa Gomez		P																		
Christopher Kui		P																		
John Merolo		P																		
Karen A. Phillips		P																		
Dolly Williams, Commissioners		P																		

MEETING ADJOURNED AT: 1:00

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 10, 2007

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



Michael R. Bloomberg, Mayor

City of New York

[No. 25]

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

A

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. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

For Calendar Information: call (212) 720-3368, 3369, 3370.

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

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

**B
CITY PLANNING COMMISSION**

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

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- RICHARD W. EADDY**
- JANE D. GOL**
- LISA A. GOMEZ**
- CHRISTOPHER KUI**
- JOHN MEROLO**
- KAREN A. PHILLIPS**
- DOLLY WILLIAMS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00a.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, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for January 24, 2007 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

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 _____ Identification No.: _____ CB No.: _____

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JANUARY 10, 2007

**APPROVAL OF MINUTES OF the Special Meeting of December 4, 2006 and
the Regular Meeting of December 20, 2006**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 24, 2007
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1 and 2

HORACE MANN SCHOOL

No. 1

CD 8

C 010283 MMX

IN THE MATTER OF an application, submitted by Horace Mann School 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 The Post Road north of West 246th Street;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance to Map No. 13098 dated September 3, 2002 and signed by the Borough President.

Resolution for adoption scheduling January 24, 2007 for a public hearing.

No. 2

CD 8

C 010284 MMX

IN THE MATTER OF an application, submitted by Horace Mann School 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 West 250th Street between Tibbett Avenue and The Post Road;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13097 dated September 3, 2002 and signed by the Borough President.

Resolution for adoption scheduling January 24, 2007 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

CARROLL STREET REZONING

CD 6

C 060018 ZMK

IN THE MATTER an application submitted by 37 Carroll Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6 District property bounded by a line midway between President Street and Carroll Street, a line 200 feet northwesterly of Columbia Street, Carroll Street, and a line 240 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated October 10, 2006.

Resolution for adoption scheduling January 24, 2007 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

RIVER TERRACE PARKING GARAGE

CD 1

C 060367 ZSM

IN THE MATTER OF an application submitted by Site 16/17 Development, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 84-031 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 369 spaces on a portion of the ground floor, cellar and sub-cellar of a proposed mixed use building on property located at One River Terrace (Block 16, Lot 3), within the Special Battery Park City District.

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

Resolution for adoption scheduling January 24, 2007 for a public hearing.

No. 5

FRIENDLY HANDS APARTMENTS

CD 11

C 070151 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 225, 227, 229, 231-33, 235-37, 239 and 241 East 118th Street (Block 1783; Lots 12-16, 117 and 18) 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 the development of a seven story mixed-use building, tentatively known as Friendly Hands Apartments, with approximately 76 residential units and community facility space to be developed under the New York City Housing Development Corporation's Low-Income Affordable Marketplace and New York City Housing Preservation and Development's Mixed-Income Rental programs.

Resolution for adoption scheduling January 24, 2007 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 6

BAYSHORE AVENUE

CD 10

C 050528 MMX

IN THE MATTER OF an application, submitted by Rosa and Maria Cipollone 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 narrowing of a portion of Bay Shore Avenue between Griswold Avenue and Palmer Inlet;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13116 dated June 12, 2006 and signed by the Borough President.

(On November 15, 2006, Cal. No. 1, the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 7

GRANDVIEW PLAZA

CD 1

C 030153 ZMR

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

1. eliminating from within an existing R3-2 District a C2-1 District bounded by a line 200 feet northerly of Forest Avenue, Grandview Avenue, Forest Avenue, and South Avenue; and
2. establishing within an existing R3-2 District a C2-2 District bounded by Netherland Avenue, a line 60 feet westerly of Grandview Avenue, a line 90 feet southerly of Netherland Avenue, Grandview Avenue, Forest Avenue, and South Avenue;

as shown on a diagram (for illustrative purposes only) dated August 21, 2006.

(On November 15, 2006, Cal. No. 8, the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006 Calendar No. 8, the hearing was closed.)

For consideration.

No. 8

135 HIGHLAND AVENUE

CD 1

N 060016 ZAR

IN THE MATTER OF an application submitted by Sisters, LLC for the grant of an authorization pursuant to Sections 119-311, 119-313, 119-314 and 119-317 of the Zoning Resolution involving the development and site alteration on a zoning lot having a steep slope of 25% or more; modification of landscaping, tree preservation and tree planting requirements; modification of lot coverage controls; and modification of requirements for driveways to allow the construction one two-family house located at 135 Highland Avenue (Block 597, Lot 25) within the Special Hillside Preservation 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.

No. 9

505 SHARROTT'S ROAD

CD 3

N 060549 RAR

IN THE MATTER OF an application submitted by Salvatore Noto for grant of authorization pursuant to Section 107-65 of the Zoning Resolution for modification of topography to facilitate the construction of a warehouse at 505 Sharrotts Road (Block 7310, Lot 1) 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.

No. 10

50 WEST ENTRY ROAD

CD 2

N 060478 ZAR

IN THE MATTER OF an application submitted by Ronald Abruzese for the grant of authorizations pursuant to Sections 105-422 and 105-425 of the Zoning Resolution involving the development, enlargement or site alteration on a Tier II zoning lot and modification of botanic environment and tree preservation and planting requirements to facilitate the construction of three one family dwellings located at 50 West Entry Road (Block 888, Lot 35 (Tentative Tax Lots 39, 37, 35) within the Special Natural Area District (NA-1).

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

For consideration.

BOROUGH OF MANHATTAN

No. 11 and 12

AMERICAN EXPRESS BUILDING/157 HUDSON STREET

No. 11

CD 1

C 060530 ZSM

IN THE MATTER OF an application submitted by 157 Hudson, LLC Properties pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. the use regulations of:
 - a. Section 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), Section 111-102(b) (Ground

floor use restrictions, Area B1 and B2), and Section 111-103(b) (Additional use regulations, Area B1 and B2) to allow 13 loft dwellings on the 1st through floor - 4th floors; and

- b. Section 42-10 (Uses Permitted As-of-Right) to allow residential use (U.G. 2 uses) within the proposed 2-story penthouse enlargement; and
- 2. the bulk regulations of Section 111-111(b) (Loft dwelling requirements) to allow one loft dwelling with a floor area of less than 2,000 square feet;

of an existing 4-story building where the lot coverage is greater than 5,000 square feet and proposed to be enlarged on property located at 157 Hudson Street, a.k.a. 4-8 Hubert Street (Block 215, Lot 27), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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 November 15, 2006, Cal. No. 6, the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006, Calendar No. 9, the hearing was closed.)

For consideration.



No. 12

CD 1

N 060531 ZAM

IN THE MATTER OF an application submitted by 157 Hudson, LLC Properties for the grant of an authorization pursuant to Section 13-551 of the Zoning Resolution to allow an enclosed accessory parking garage with a maximum capacity of 9 spaces on a portion of the ground floor and cellar of an existing 4-story building and proposed to be enlarged on property located at 157 Hudson Street, a.k.a. 4-8 Hubert Street (Block 215, Lot 27), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

Plans for the proposed public parking garage 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.



Nos. 13, 14, 15 and 16

WEST 60TH STREET PROJECT

No. 13

CD 7

C 060104 ZMM

IN THE MATTER OF an application submitted by West 60th Street Associates, LLC and West End Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. changing from an M1-6 District to a C4-7 District property bounded by West 61st Street, a line 100 feet easterly of West End Avenue, West 60th Street, and West End Avenue; and
2. changing from an M1-6 District to a C6-2 District property bounded by West 61st Street, a line 400 feet easterly of West End Avenue, West 60th Street and a line 100 feet easterly of West End Avenue;

as shown on a diagram (for illustrative purposes only) dated August 7, 2006, and subject to the conditions of CEQR Declaration E-172.

(On November 15, 2006, Cal. No. 2, the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006, Cal. No. 10, the hearing was closed.)

For consideration.



No. 14

CD 7

C 060105 ZSM

IN THE MATTER OF an application submitted by West 60th Street Associates, LLC and West End Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to:

1. Section 74-743(a)(2) of the Zoning Resolution to modify the following Sections of the Zoning Resolution:

- a. Section 23-47 to allow the modification of the rear yard depth regulations;
 - b. Section 23-533 to allow the modification of the rear yard equivalent depth regulations;
 - c. Section 23-841 to allow the modification of the narrow outer court width regulations;
 - d. Section 23-852 to allow the modification of the inner court recess width regulations;
 - e. Section 23-711 to allow the modification of the minimum distance between buildings regulations;
 - f. Section 23-632 to allow the modification of the height and setback regulations; and
 - g. Section 23-663 to allow the modification of the rear setback for tall building regulations; and
2. Section 74-743(a)(4)* of the Zoning Resolution to allow the maximum floor area ratio permitted pursuant to Section 23-142 for the applicable district without regard for the height factor or open space ratio requirements;

in connection with a proposed mixed use development on property generally east of West End Avenue, between West 60th and West 61st Streets (Block 1152, Lots 5, 8, 10, 11, 12, 13, 43, 52, 53, 55, 56 and 57), in C6-2* and R8 Districts, within a general large scale development.

*Note: A zoning map change is proposed under related application (C 060104 ZMM) to change the area to C4-7 and C6-2 Districts and a text change is proposed under related application (N 060103 ZRY) for an amendment to Section 74-743 of the Zoning Resolution.

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

(On November 15, 2006, Cal. No. 3, the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006, Cal. No. 11, the hearing was closed.)

For consideration.



CD 7

C 060106 ZSM

IN THE MATTER OF an application submitted by West 60th Street Associates, LLC and West End Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 200 spaces, including 121 accessory spaces, on portions of the ground floor and in part of the cellar and sub-cellar of a proposed mixed use development on property generally east of West End Avenue, between West 60th and West 61st Streets (Block 1152, Lots 5, 8, 10, 11, 12, 13, 43, 52, 53, 55, 56 and 57), in C6-2* and R8 Districts, within a general large scale development.

*Note: A zoning map change is proposed under related application (C 060104 ZMM) to change the area to C4-7 and C6-2 Districts and a text change is proposed under related application (N 060103 ZRY) for an amendment to Section 74-743 of the Zoning Resolution.

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

(On November 15, 2006, Cal. No. 4, the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006, Cal. No. 12, the hearing was closed.)

For consideration.



No. 16

CITYWIDE

N 060103 ZRY

IN THE MATTER OF an application submitted by West 60th Street Associates, LLC and West End Properties, LLC, 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 VII Chapter 4 (Special Permits by the City Planning Commission), concerning 74-74 (General Large-Scale Development).

- Matter underlined is new, to be added;
- Matter within # # is defined in Section 12-10;
- Matter in ~~strikeout~~ is text to be deleted;
- *** indicates where unchanged text appears in the zoning resolution

Article VII: Administration
Chapter 4: Special Permits by the City Planning Commission

74-743 (7/26/01)**Special provisions for bulk modification**

- (a) For a general large-scale development, the City Planning Commission may permit:
- (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage#, and total required #open space# under the applicable district regulations within a #general large-scale development# without regard to #zoning lot lines# or district boundaries subject to the following limitations:
 - (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
 - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3, or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3, or C4-1 District from other districts shall be permitted;
 - (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
 - (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries; and
 - (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 for the applicable district without regard for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2, or C6-3 District.
- (b) ~~As a condition of granting~~ In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the

- #general large-scale development#, the neighborhood, and the City as a whole;
- (2)
- (3) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the #streets#;
- (4) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
- (5) considering the size of the proposed #general large-scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
- (6) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable; ~~and~~
- (6) where the Commission permits the maximum #floor area ratio# allowed pursuant to Section 23-142 for the applicable district without regard for #height factor# or #open space ratio# requirements, open areas are provided within the #general large-scale development# that are of sufficient size to serve the residents of new or #enlarged# #buildings#, and have appropriate access, circulation, seating, lighting and paving. Furthermore, the site plan of such #general large-scale development# shall include superior landscaping for open areas serving the needs of residents of the new or enlarged #buildings#; and
- ~~(7)~~ (7) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

(On November 15, 2006, Cal. No. 5, the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006, Cal. No. 13, the hearing was closed.)

For consideration.

No. 17

CITY AND SUBURBAN HOMES LANDMARK

CD 8

N 070224 HKM

IN THE MATTER OF a communication dated November 29, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the City and Suburban Homes First Avenue Estate by the Landmarks Preservation Commission on November 21, 2006, (List No. 383, Amendment to LP 1692-A), located at 429 East 64th Street and 430 East 65th Street (Block 1459, Lot 22).

For consideration.

No. 18

NY CAB COMPANY STABLE LANDMARK

CD 7

N 070217 HKM

IN THE MATTER OF a communication dated November 14, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York Cab Company Stables by the Landmarks Preservation Commission on October 17, 2006, (List No. 382, LP 2209), located at 318-320 Amsterdam Avenue (Block 1167, Lot 29).

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 19

HATZOLAH GARAGE

CD 12

C 070034 ZSK

PUBLIC HEARING:

IN THE MATTER an application submitted by Boro Park Volunteers of Hatzolah, Inc. and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow a portion of a railroad right-of-way that has been permanently discontinued or terminated to be included in the lot area of a proposed 2-story ambulance/emergency garage, dispatch and training facility on property located at 3701 14th Avenue (Block 5348, p/o Lot 9), in an M2-1 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 December 20, 2006, Cal. No. 1, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

No. 20

COURT- LIVINGSTON- SCHERMERHORN BID

CD 2

N 070214 BDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Court-Livingston-Schermerhorn Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as

amended, **concerning the formation of the Court-Livingston-Schermerhorn Business Improvement District.**

(On December 20, 2006, Cal. No. 2, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

BOROUGH OF QUEENS

No. 21

COURT SQUARE PARKING GARAGE

CD 2

C 050493 ZSQ

CONTIINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by The Andalex Group pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 200 spaces on portions of the ground floor and cellar of an existing mixed use building located at 45-31 Court Square (Block 82, Lot 1), in an M1-5/R7-3 District, within the Special Long Island City Mixed Use 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 December 6, 2006, Cal. No. 1, the Commission scheduled December 20, 2006 for a public hearing. On December 20, 2006, Cal. No. 16 the hearing was continued.)

Nos. 22, 23, 24 and 25

FORMER JAMAICA COURTHOUSE REDEVELOPMENT

No. 22

CD 12

C 070079 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Dermot QFC LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d:

- 1) changing from an R6 District to a C4-5X District property bounded by a line

midway between 89th Avenue and 90th Avenue/Rufus King Avenue , a line 150 feet southwesterly of Parsons Boulevard, 90th Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153rd Street; and

- 2) changing from a C4-2 District to a C4-5X District property bounded by 89th Avenue, Parsons Boulevard, a line 75 feet northwesterly of 90th Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, a line midway between 89th Avenue and 90th Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153rd Street;

as shown on a diagram (for illustrative purposes only) dated September 25, 2006.

(On December 20, 2006, Cal. No. 3, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

No. 23

CD 12

C 070080 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of two (2) city-owned properties** pursuant to zoning:

BLOCK	LOT	ADDRESS
9755	31	89-14 Parsons Blvd.
9755	59	153-15 90 th Ave.

(On December 20, 2006, Cal. No. 4, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

No. 24

CD 12

C 070081 ZSQ

PUBLIC HEARING:

IN THE MATTER an application submitted by Dermot QFC LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 500

spaces including 180 accessory spaces on portions of the ground floor and in part of the cellar and sub-cellar of a proposed mixed use building on property located at 89-14 Parsons Boulevard (Block 9755, Lots 31 and 59), in C4-5X* District.

*Note The site is proposed to be rezoned from R6 and C4-2 Districts to a C4-5X District, under a related application C 070079 ZMQ.

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 December 20, 2006, Cal. No. 5, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

No. 25

CD 12

C 070082 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by `Dermot QFC LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to:

- 1) Section 74-743(a)(2) of the Zoning Resolution to modify the minimum base height, street wall location and setback regulations of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts);
- 2) Section 74-743(a)(3) of the Zoning Resolution to modify the location of primary business entrances and show windows regulations of Section 32-512 (Limitations on Business Entrances, Show Windows or Signs for corner lots);
- 3) Section 74-744(b) of the Zoning Resolution to permit residential and non-residential uses to be located within a building without regard for the regulations of Section 32-422 (Location of floors occupied by non-residential uses); and
- 4) Section 74-744(c) of the Zoning Resolution to modify the location of signs regulations of Section 32-512 (Limitations on Business Entrances, Show Windows or Signs for corner lots);

in connection with a proposed mixed use building on property located at 89-14 Parsons Boulevard (Block 9755, Lots 31 and 59), in a C4-5X District*.

*Note The site is proposed to be rezoned from R6 and C4-2 Districts to a C4-5X District, under a related application C 070079 ZMQ.

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 December 20, 2006, Cal. No. 6, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

BOROUGH OF MANHATTAN

No. 26

EL DORADO GARAGE

CD 7

C 060392 ZSM

PUBLIC HEARING:

IN THE MATTER an application submitted by 300 CPW Apartments Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow the enlargement of an existing attended accessory parking garage with a maximum capacity of 120 spaces in the cellar of an existing building located at 300 Central Park West (Block 1204, Lot 29), in R10A and R7-2 Districts.

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 December 20, 2006, Cal. No. 7, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

No. 27

WEST 145th STREET REZONING

CD 10

C 050414 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by A & C Development Partners 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 existing R7-2 District a C1-4 District bounded by West 145th Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 144th Street, and Adam Clayton Powell Jr. Boulevard;
2. changing from an R7-2 District to a C4-4D District property bounded by West 145th Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 144th Street, and Adam Clayton Powell Jr. Boulevard; and
3. changing from a C8-3 District to a C4-4D District property bounded by West 145th Street, a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard, a line midway between West 144th Street and West 145th Street, and a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard;

as shown on a diagram (for illustrative purposes only) dated September 25, 2006, and subject to the condition of CEQR Declaration E-173.

(On December 20, 2006, Cal. No. 8, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

BOROUGH OF STATEN ISLAND

No. 28

PENDALE STREET DEMAPPING

CD 3

C 050486 MMR

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Metropolitan Synod of the Evangelical Lutheran Church in America (Atonement Lutheran Church), 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 of Pendale Street between Adelaide Avenue and Hylan Boulevard;
- the elimination, discontinuance and closing of a portion of Brook Avenue at the intersection of Pendale Street and Brook Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 4198 dated January 06, 2006 and revised March 27, 2006, and signed by the Borough President.

(On December 20, 2006, Cal. No. 9, the Commission scheduled January 10, 2007 for a public hearing which has been duly advertised.)

IV. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY		1 NEW YEAR'S DAY	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15 MARTIN LUTHER KING, JR. DAY	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
FEBRUARY					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 LINCOLN'S BIRTHDAY	13	14	15	16	17
	18	19 PRESIDENTS' DAY	20	21 ASH WEDNESDAY	22 WASHINGTON'S BIRTHDAY	23	24
25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING				
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17 ST. PATRICK'S DAY
	18	19	20	21	22	23	24
25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31	
APRIL	1 PALM SUNDAY	2	3 PASSOVER	4	5	6 GOOD FRIDAY	7
	8 EASTER SUNDAY	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					
MAY			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
27	28 MEMORIAL DAY OBSERVED	29	30	31			
JUNE						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
24	25	26	27	28	29	30	

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.

V. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS
July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT
JULY	1	2	3	4 INDEPENDENCE DAY	5	6	7
	8 REVIEW SESSION	9	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
AUGUST				1	2	3	4
	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 REVIEW SESSION	20	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
SEPTEMBER							1
	2	3 LABOR DAY	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13 ROSH HASHANAH	14	15
	16 REVIEW SESSION	17	18	19 CPC PUBLIC MEETING	20	21	22
	23 30	24	25	26	27	28	29 YOM KIPPUR
OCTOBER		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 COLUMBUS DAY OBSERVED	9	10	11	12	13
	14 REVIEW SESSION	15	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28 REVIEW SESSION	29	30	31 CPC PUBLIC MEETING			
NOVEMBER					1	2	3
	4	5	6 ELECTION DAY	7	8	9	10
	11	12 VETERANS DAY OBSERVED	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29 THANKSGIVING	30	
DECEMBER							1
	2 REVIEW SESSION	3	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16 REVIEW SESSION	17	18	19 CPC PUBLIC MEETING	20	21	22
	23 30	24 31	25 CHRISTMAS	26 1ST DAY KWANZAA	27	28	29

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.