

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JANUARY 24, 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 | N 070266 HAX | 6 | HONEYWELL II APARTMENTS | Scheduled to be Heard 2/7/07 |
| 2 | C 060492 ZSM | 2 | 27 WOOSTER STREET | " " |
| 3 | C 060493 ZSM | 2 | " " | " " |
| 4 | C 070132 PPM | 3 | 269 HENRY STREET | " " |
| 5 | C 050493 ZSQ | 2 | COURT SQUARE PARKING GARAGE | Favorable Report Adopted |
| 6 | C 070119 ZMQ | 7, 8 | QUEENSBORO HILL REZONING | Fav. Report Adopted as Modified |
| 7 | C 060530 ZSM | 1 | AMERICAN EXPRESS BUILDING/157 HUDSON STREET | Favorable Report Adopted |
| 8 | N 060531 ZAM | 1 | " " | Authorization Approved |
| 9 | C 010283 MMX | 8 | HORACE MANN SCHOOL | Hearing Closed |
| 10 | C 010284 MMX | 8 | " " | " " |
| 11 | C 060018 ZMK | 6 | CARROLL STREET REZONING | " " |
| 12 | C 060367 ZSM | 1 | RIVER TERRACE PARKING GARAGE | " " |
| 13 | C 070151 HAM | 11 | FRIENDLY HANDS APARTMENTS | " " |
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| COMMISSION ATTENDANCE: | Present (P) Absent (A) | COMMISSION VOTING RECORD: | | | | | | | | | | | | |
|--|---------------------------|---|---|---|---|--|--|--|--|--|--|--|--|--|
| | | In Favor - Y Oppose - N Abstain - AB Recuse - R | | | | | | | | | | | | |
| Calendar Numbers: | | 5 | 6 | 7 | 8 | | | | | | | | | |
| Amanda M. Burden, AICP, Chair | P | Y | Y | Y | Y | | | | | | | | | |
| Kenneth J. Knuckles, Esq., Vice Chairman | P | Y | Y | Y | Y | | | | | | | | | |
| Angela M. Battaglia | P | Y | Y | Y | Y | | | | | | | | | |
| Irwin Cantor, P.E. | P | Y | Y | Y | Y | | | | | | | | | |
| Angela R. Cavaluzzi, R.A. | P | Y | Y | Y | Y | | | | | | | | | |
| Alfred C Cerullo, III | P | Y | Y | Y | Y | | | | | | | | | |
| Richard W. Eaddy | P | Y | Y | Y | Y | | | | | | | | | |
| Jane D. Gol | P | Y | Y | Y | Y | | | | | | | | | |
| Lisa Gomez | P | Y | Y | Y | Y | | | | | | | | | |
| Christopher Kui | P | Y | Y | Y | Y | | | | | | | | | |
| John Merolo | P | Y | Y | Y | Y | | | | | | | | | |
| Karen A. Phillips | P | | | | | | | | | | | | | |
| Dolly Williams, Commissioners | P | Y | Y | Y | Y | | | | | | | | | |

MEETING ADJOURNED AT: 11:15 A.M.

Note: Commissioner Philips was not present for the votes.

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 24, 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. 26]

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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WEDNESDAY, JANUARY 24, 2007

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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 February 7, 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 24, 2007

APPROVAL OF MINUTES OF the Regular Meeting of January 10, 2007

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, FEBRUARY 7, 2007
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

HONEYWELL II APARTMENTS

CD 6

N 070266 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of property located at 906 East 178th Street (Block 3121, Lot 38) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

to facilitate the development of a 6-story building, tentatively known as Honeywell II Apartments, with approximately 35 residential units to be developed under the Department of Housing Preservation and Development's Mixed-Income Rental Program and the New York State Division of Housing and Community Renewal's Low Income Housing Tax Credit Program.

Resolution for adoption scheduling February 7, 2007 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 2 and 3

27 Wooster Street

No. 2

CD 2

C 060492 ZSM

IN THE MATTER OF an application submitted by 27 Wooster, 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 74-712(a) - to modify the use regulations of Sections 42-10 and 42-14(D) to allow residential use (U.G. 2 uses) on the 2nd through 9th floors and to allow retail use (U.G. 6 uses) and/or residential use (U.G. 2 uses) on the ground floor and cellar; and
2. Section 74-712(b) - to modify the height and setback regulations of Section 43-43;

in connection with a proposed mixed use development on property located at 27 Wooster Street (Block 228, Lot 30), in M1-5A and M1-5B Districts, within the SoHo Cast Iron Historic 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 February 7, 2007 for a public hearing.

No. 3

CD 2

C 060493 ZSM

IN THE MATTER OF an application submitted by 27 Wooster, LLC to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 to allow an accessory off-street parking garage with a maximum capacity of 10 spaces on a portion of the ground floor and cellar of a proposed mixed use development on property located at 27 Wooster Street (Block 228, Lot 30), in M1-5A and M1-5B Districts, within the SoHo Cast Iron Historic 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 February 7, 2007 for a public hearing.

No. 4

269 HENRY STREET

CD 3

C070132 PPM

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 269 Henry Street (Block 288, Lot 80), pursuant to zoning.

Resolution for adoption scheduling February 7, 2007 for a public hearing.

II. REPORTS

BOROUGH OF QUEENS

No. 5

COURT SQUARE PARKING GARAGE

CD 2

C 050493 ZSQ

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. On January 10, 2007, Cal. No. 21, the hearing was closed.)

For consideration.

No. 6

QUEENSBORO HILL REZONING

CD 7, 8

C 070119 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10b, 10d, and 14a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. Booth Memorial Avenue, the southerly centerline prolongation of 137th Street, a line midway between Booth

- Memorial Avenue and 57th Road, and a line 150 feet easterly of 136th Street;
- b. 59th Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 150 feet westerly of Main Street;
 - c. 60th Avenue, a line 150 feet easterly of the southerly prolongation of the easterly street line of 142nd Street, the northerly service road of Horace Harding Expressway, and a line 100 feet easterly of the southerly prolongation of the easterly street line of 142nd Street;
 - d. 59th Avenue, Kissena Boulevard, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Kissena Boulevard, 60th Avenue, and a line 150 feet westerly of Kissena Boulevard; and
 - e. a line 150 feet northerly of the northerly service road of Horace Harding Expressway and its easterly prolongation (between 160th Street and 161st Street), 161st Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard;
2. eliminating from within an existing R4 District a C2-2 District bounded by a line 150 feet northerly of the northerly service road of Horace Harding Expressway, 164th Street, the northerly service road of Horace Harding Expressway, and 161st Street;
 3. changing from an R2 District to an R2A District property bounded by the centerline of former 61st Road, a line 100 feet westerly of Main Street, 63rd Avenue, a line 100 feet easterly of 138th Street;
 4. changing from an R3-2 District to an R2A District property bounded by: 63rd Avenue, a line 110 feet westerly of Main Street, a northerly boundary line of Mount Hebron Cemetery, a line 100 feet southerly of 63rd Avenue, and 64th Avenue;
 5. changing from an R4 District to an R2A District property bounded by:
 - a. a line 440 feet northerly of Booth Memorial Avenue, 142nd Street, a line midway between 56th Road and Booth Memorial Avenue, 146th Street, 56th Road, 148th Street, Booth Memorial Avenue, a line 100 feet easterly of 146th Street, 59th Avenue, 146th Street, 58th Avenue, a line 300 feet westerly of 146th Street, 58th Road, 142nd Street, 58th Avenue, 141st Street, a line 110 feet southerly of Booth Memorial Avenue, a line 100

feet westerly of 142nd Street, Booth Memorial Avenue, 141st Street, a line 95 feet northerly of Booth Memorial Avenue, a line midway between 141st Street and 142nd Street; and

- b. Booth Memorial Avenue, 160th Street, a line 350 feet northerly of 59th Avenue, 159th Street, 59th Avenue, and a line midway between 156th Street and 157th Street;
6. changing from an R3-2 District to an R3-1 District property bounded by:
 - a. 63rd Avenue, 64th Avenue, a line 100 feet southerly of 63rd Avenue, a northwesterly boundary line of Mount Hebron Cemetery, a line 100 feet easterly of 138th Street, 64th Avenue, and 138th Street; and
 - b. a line 100 feet southerly of 63rd Avenue, a line 100 feet westerly of 138th Street, 64th Avenue, a line midway between 137th Street and 138th Street, 64th Road, 138th Street, a line 500 feet southerly of 64th Avenue, a northerly boundary line of Mount Hebron Cemetery, 63rd Road, 136th Street, 64th Avenue, and a line midway between 136th Street and 137th Street;
7. changing from an R4 District to an R3A District property bounded by a line 80 feet southerly of Booth Memorial Avenue, 161st Street, a line 100 feet southerly of Booth Memorial Avenue, a line midway between 162nd Street and 163rd Street, a line 100 feet northerly of 59th Avenue, 163rd Street, 59th Avenue, 162nd Street, a line 100 feet southerly of 59th Avenue, 163rd Street, a line 100 feet northerly of Horace Harding Expressway, 161st Street, a line 90 feet northerly of Horace Harding Expressway, 155th Street, a line 80 feet northerly of Horace Harding Expressway, a line midway between 155th Street and 154th Place, 59th Avenue, 159th Street, a line 350 feet northerly of 59th Avenue, and 160th Street;
8. changing from an R2 District to an R3X District property bounded by the centerline of former 61st Road, a line 100 feet easterly of 138th Street, 63rd Avenue, and 138th Street;
9. changing from an R3-2 District to an R3X District property bounded by the northerly service road of Horace Harding Expressway, 138th Street, 64th Avenue, a line 100 feet easterly of 138th Street, a westerly boundary line of Mount Hebron Cemetery, a line 500 feet southerly of 64th Avenue, 138th Street, 64th Road, a line midway between 137th Street and 138th Street, 64th Avenue, a line 100 feet westerly of 138th Street, a line 100 feet southerly of 63rd Avenue, a line midway between

137th Street and 136th Street, 64th Avenue, 136th Street, 63rd Road, an easterly and northerly boundary line of Mount Hebron Cemetery and its westerly prolongation, and the southerly centerline prolongation of College Point Boulevard;

10. changing from R4 District to an R3X District property bounded by:
 - a. 58th Avenue, 146th Street, 59th Avenue, 142nd Street, 58th Road, and a line 300 feet northwesterly of 146th Street;
 - b. a line midway between 58th Road and 59th Avenue, a line 100 feet northwesterly of 150th Street, 59th Avenue, 150th Street, a line midway between 59th Avenue and 60th Avenue, and 148th Street; and
 - c. a line midway between 58th Road and 59th Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 60th Avenue and Horace Harding Expressway, and a line 100 feet northwesterly of 153rd Street;

11. changing from an R3-2 District to an R4 District property bounded by:
 - a. a southerly boundary line of Kissena Corridor Park and its westerly prolongation, a westerly boundary line of Kissena Corridor Park and its southerly prolongation, 56th Road, and 146th Street; and
 - b. the northerly service road of Horace Harding Expressway, Main Street, a northerly boundary line of Mount Hebron Cemetery and its easterly prolongation, a line 110 feet westerly of Main Street, 63rd Avenue, a line 100 feet westerly of Main Street, the centerline of former 61st Road, and 138th Street;

12. changing from an R4 District to an R4-1 District property bounded by:
 - a. Elder Avenue, a line midway between 136th Street and 137th Street, a line perpendicular to the easterly street line of 136th Street distant 200 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 136th Street and the northeasterly street line of Booth Memorial Avenue, 136th Street, a line 100 feet northeasterly of Booth Memorial Avenue, and a line midway between 135th Street and 134th Street;
 - b. a line 100 feet southerly of Booth Memorial Avenue, a line 100 feet easterly of 134th Street, 57th Road, a line 200 feet

easterly of 134th Street, 58th Avenue, a line 100 feet westerly of 136th Street, a line midway between 58th Road and 59th Avenue, a line 500 feet westerly of 136th Street, 59th Avenue, a line 100 feet easterly of Lawrence Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Lawrence Street, 60th Avenue, College Point Boulevard, 59th Avenue, a line 100 feet easterly of College Point Boulevard, 58th Avenue, a line 100 feet westerly of Lawrence Street, a line 90 feet southerly of 58th Road, Lawrence Street, 58th Road, a line 100 feet westerly of 134th Street, a line midway between 58th Avenue and 57th Road, a line 100 feet easterly of Lawrence Street, 57th Avenue, and a line 180 feet easterly of Lawrence Street;

- c. 59th Avenue, a line 180 feet westerly of 138th Street, 60th Avenue, and a line 325 feet westerly of 136th Street;
 - d. Booth Memorial Avenue, a line midway between 156th Street and 157th Street, 59th Avenue, a line midway between 154th Place and 155th Street, a line 80 feet northerly of Horace Harding Expressway, a line 100 feet westerly of 154th Place, 59th Avenue, and Kissena Boulevard; and
 - e. a line 100 feet southwesterly of 61st Road, 153rd Street, Reeves Avenue, 146th Place, a line perpendicular to the southeasterly street line of 146th Place distant 110 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 146th Place and the northerly street line of Reeves Avenue, and a line midway between 148th Street and 146th Place;
13. changing from an R4 District to an R4B District property bounded by:
- a. 58th Avenue, 142nd Street, 59th Avenue, and Main Street; and
 - b. a line midway between 56th Road and Booth Memorial Avenue, 150th Street, Booth Memorial Avenue, Kissena Boulevard, 59th Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 59th Avenue and 58th Road, a line perpendicular to the southwesterly street line of 58th Road distant 110 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 58th Road and the southeasterly street line of 150th Street, 58th Road, a line 100 feet northwesterly of 150th Street, a line midway between 59th Avenue and 58th Road, and 148th Street;

14. changing from an R4 District to an R5B District property bounded by:
 - a. Peck Avenue, Main Street, Booth Memorial Avenue, a line midway between Main Street and 141st Street, 58th Avenue, Main Street, 59th Avenue, 142nd Street, 60th Avenue, the southwesterly prolongation of a line 100 feet southeasterly of 142nd Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Main Street; Booth Memorial Avenue, and a line 80 feet westerly of Main Street; and
 - b. 59th Avenue, a line 100 feet westerly of 154th Place, a line 80 feet northerly of Horace Harding Expressway, 155th Street, a line 90 feet northerly of Horace Harding Expressway, 161st Street, a line 100 feet northerly of Horace Harding Expressway, 164th Street, Horace Harding Expressway, 153rd Street, a line midway between 60th Avenue and Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard;
15. establishing within an existing R4 District a C1-2 District bounded by a line midway between Booth Memorial Avenue and 57th Road, a line 150 feet easterly of 136th Street, a line 100 feet northerly of 57th Road, and 136th Street;
16. establishing within a proposed R5B District a C1-3 District bounded by:
 - a. a line 100 feet northerly of Booth Memorial Avenue, Main Street, 58th Avenue, a line 100 feet westerly of Main Street, Booth Memorial Avenue, and a line 80 feet westerly of Main Street;
 - b. 59th Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Main Street;
 - c. 59th Avenue, Kissena Boulevard, a line 200 feet southerly of 59th Avenue, a line 100 feet westerly of 154th Place, a line 80 feet northerly of Horace Harding Expressway, 154th Place, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard; and
 - d. a line 90 feet northerly of Horace Harding Expressway, 161st Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard; and
17. establishing within a proposed R5B District a C2-3 District bounded by a line 100 feet northerly of Horace Harding Expressway, 164th Street,

the northerly service road of Horace Harding Expressway, and 161st Street;

as shown on a diagram (for illustrative purposes only) dated October 10, 2006 and subject to CEQR Declaration E-174.

(On November 15, 2006, Cal. No. 7, the Commission scheduled December 6, 2006 for a public hearing. On December 6, 2006, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. and 7 and 8

AMERICAN EXPRESS BUILDING/157 HUDSON STREET

No. 7

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. On January 10, 2007 (Cal. No. 11), the item was laid over.)

For consideration.

No. 8

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 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 10, 2007 (Cal. No. 12) this item was laid over.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 9 and 10

HORACE MANN SCHOOL

No. 9

CD 8

C 010283 MMX

PUBLIC HEARING:

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 with Map No. 13098 dated September 3, 2002 and signed by the Borough President.

(On January 10, 2007, Cal. No. 1, the Commission scheduled January 24, 2007 for a public hearing which has been duly advertised)

No. 10

CD 8

C 010284 MMX

PUBLIC HEARING:

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.

(On January 10, 2007, Cal. No. 2, the Commission scheduled January 24, 2007 for a public hearing which has been duly advertised.)

BOROUGH OF BROOKLYN

No. 11

CARROLL STREET REZONING

CD 6

C 060018 ZMK

PUBLIC HEARING:

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.

(On January 10, 2007, Cal. No. 3, the Commission scheduled January 24, 2007 for a public hearing which has been duly advertised.)

BOROUGH OF MANHATTAN

No. 12

RIVER TERRACE PARKING GARAGE

CD 1

C 060367 ZSM

PUBLIC HEARING:

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

(On January 10, 2007, Cal. No. 4, the Commission scheduled January 24, 2007 for a public hearing which has been duly advertised.)

No. 13

FRIENDLY HANDS APARTMENTS

CD 11

C 070151 HAM

PUBLIC HEARING:

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.

(On January 10, 2007, Cal. No. 5, the Commission scheduled January 24, 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.