

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MARCH 8, 2006  
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 030425 MMX	8	NETHERLAND AVENUE/SAR CITY MAP CHANGE	Scheduled to be Heard 3/22/06
2	N 060332 HAX	3	SOUTHERN BOULEVARD APARTMENTS	" "
3	C 050371 PQK	4	GRAND STREET CHILD AND FAMILY CARE CENTER	" "
4	C 020517 ZSK	1	KEDEM WINERY DEVELOPMENT	" "
5	C 020518 ZMK	1	" "	" "
6	C 060212 HAM	10	BEACON PARK	" "
7	C 060240 HAM	10	GATEWAY AND LORE CONDOMINIUMS	" "
8	N 060298 HKX	8	FIELDSTON HISTORIC DISTRICT	Favorable Report Adopted
9	C 060210 ZMM	5	MADISON PARK WEST	" "
10	C 060211 ZSM	5	" "	" "
11	C 060235 ZMQ	8	UNION-UTOPIA REZONING	" "
12	C 060134 ZSR	3	GATEWAY CATHEDRAL	Laid Over
13	N 060135 RAR	3	" "	" "
14	N 060136 RAR	3	" "	" "
15	N 060027 RAR	3	3035 VETERANS ROAD WEST	Authorization Approved
16	C 060001 PQX	9	SOUND DALE DAY CARE CENTER	Hearing Closed
17	C 060250 HAX	4	JESUP HEIGHTS II	" "

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

MEETING ADJOURNED AT: 12:25 P.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MARCH 8, 2006**

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**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. 5]**

**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](http://nyc.gov/planning)**

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**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). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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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)). 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.

**ORDER OF BUSINESS**

**WEDNESDAY, MARCH 8, 2006**

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	6
III. Public Hearings .....	12
IV. Schedule Of Meetings: January 1, 2006 - July 31, 2006.....	18

**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 March 22, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

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**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: \_\_\_\_\_

**MARCH 8, 2006**

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**APPROVAL OF MINUTES OF Regular Meeting of February 22, 2006.**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MARCH 22, 2006**

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

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**BOROUGH OF THE BRONX**

**No. 1**

***NETHERLAND AVENUE/SAR CITY MAP CHANGE***

**CD 8**

**C 030425 MMX**

IN THE MATTER OF an application, submitted by Salanter Akiba Riverdale (SAR) Academy pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the elimination of a portion of Netherland Avenue between West 259<sup>th</sup> Street and West 261<sup>st</sup> Street;
- the adjustment of grades; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13103 dated June 29, 2005 and signed by the Borough President.

**Resolution for adoption scheduling March 22, 2006 for a public hearing.**

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**No. 2**

***SOUTHERN BOULEVARD APARTMENTS***

**CD 3**

**N 060332 HAX**

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 1211-1243 Southern Boulevard (Block 2975, Lots 26, 27, 29, 35, 36, & 37) as an Urban Development Action Area; and

b) an Urban Development Action Area Project for such area;

to facilitate the development of an 8-story building, tentatively known as Southern Boulevard Apartments, with approximately 123 residential units with commercial and community facility space to be developed under the Department of Housing Preservation and Development Mixed-Income Rental Program (MIRP) and HDC's Low-Income Affordable Marketplace Program (LAMP).

**Resolution for adoption scheduling March 22, 2006 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 3**

***GRAND STREET CHILD AND FAMILY CARE CENTER***

**CD 4**

**C 050371 PQK**

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 783 Knickerbocker Avenue (Block 3413, Lot 6), for continued use as a child care center.

**Resolution for adoption scheduling March 22, 2006 for a public hearing.**

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**Nos. 4 & 5**

***KEDEM WINERY DEVELOPMENT***

**No. 4**

**CD 1**

**C 020517 ZSK**

IN THE MATTER OF an application submitted by Rector Hylan Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-736 of the Zoning Resolution to modify the requirements of Section 62-341(a)(2) (Initial setback distance), Section 62-341(c)(1) (Maximum base height), Section 62-341(c)(2) (Maximum building height), Section 62-341(c)(4) (Maximum residential tower size), Section 62-341(c)(5) (Additional setback provisions for high buildings), and Section 62-341(c)(6) (Maximum length of walls facing shoreline) to facilitate the development of an 18-story and a 24-story mixed use development on property located at 420-430 Kent Avenue (Block 2128, Lots 5 & 25 and Block 2134, Lots 48, 50, 56 & 250), in R7-3\* and R7-3/C2-4\* Districts.

\* Note: An amendment of the Zoning Map, Section 12d, changing C4-3 and M3-1 Districts to R7-3 and R7-3/C2-4 Districts, is proposed under related application C 020518 ZMK.

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 March 22, 2006 for a public hearing.**

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**No. 5**

**CD 1**

**C 020518 ZMK**

IN THE MATTER OF an application submitted by the Rector Hylan Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- a. changing from an M3-1 District to an R7-3 District property bounded by the westerly centerline prolongation of South 8<sup>th</sup> Street, Kent Avenue, a line 290 feet southerly of the westerly centerline prolongation of South 8<sup>th</sup> Street, and the U.S. Pierhead Line;
- b. changing from a C4-3 District to an R7-3 District property bounded by a line 117 feet southerly of the westerly centerline prolongation of Broadway, Kent Avenue, the westerly centerline prolongation of South 8<sup>th</sup> Street, and the U.S. Pierhead Line; and

- c. establishing within the proposed R7-3 District a C2-4 District bounded by a line 117 feet southerly of the westerly centerline prolongation of Broadway, Kent Avenue, a line 290 feet southerly of the westerly centerline prolongation of South 8<sup>th</sup> Street, and a line 100 feet westerly of Kent Avenue;

as shown on a diagram (for illustrative purposes only) dated December 5, 2005 and subject to the conditions of CEQR Declaration E-161.

**Resolution for adoption scheduling March 22, 2006 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 6**

***BEACON PARK***

**CD 10**

**C 060212 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 29 West 138<sup>th</sup> Street and 34 West 139<sup>th</sup> Street (Block 1736; Lot 27), 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 two, 6 to 8 story buildings, tentatively known as Beacon Park, with approximately 198 residential units and community facility space under the Department of Housing Preservation and Development's Cornerstone Program.

**Resolution for adoption scheduling March 22, 2006 for a public hearing.**

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***GATEWAY AND LORE CONDOMINIUMS***

**CD 10**

**C 060240 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 257-259 West 112<sup>th</sup> Street (Block 1828; Lots 8 and 9) and 2100-2102 Frederick Douglass Blvd (Block 1829; Lots 62 and 63), 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 two buildings, tentatively known as The Gateway and Lore Condominiums, with approximately 125 residential units and commercial space.

**Resolution for adoption scheduling March 22, 2006 for a public hearing.**

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**II. REPORTS****BOROUGH OF THE BRONX****No. 8*****FIELDSTON HISTORIC DISTRICT*****CD 8****N 060298 HKX**

IN THE MATTER OF a communication dated January 18, 2006 from the Executive Director of the Landmarks Preservation Commission regarding the Fieldston Historic District, designated by the Landmarks Preservation Commission on January 10, 2006 (List No. 370 / LP No. 2138). The district boundaries are:

property bounded by a line beginning at the intersection of the southern curb line of Iselin Avenue and a line extending northward along the western property line of 5051 Iselin Avenue, extending southerly along the western property lines of 5051 Iselin Avenue and 443 West 250th Street, across Delafield Avenue to the southern curblines of Delafield Avenue, westerly along said curblines following its southward curve to a point in the eastern curblines of Delafield Avenue formed by a line extending easterly from the northern property line of 4747 Delafield Avenue, westerly across Delafield Avenue and along the northern property line of 4747 Delafield Avenue southerly along the western property lines of 4747, 4721 and 4715 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4690 Henry Hudson Parkway East (Block 5824, Lot 2440) and southerly along the eastern curb line of Henry Hudson Parkway East, easterly along the southern property line and southerly along the western property line of 4645 Delafield Avenue, westerly along the northern property line, southerly along the western property line and easterly along the southern property line of 4633 Delafield Avenue, southerly along the western property line and easterly along the southern property line of Block 5824, Lot 2512, southerly along the eastern property line of Block 5824, Lot 2412, westerly along the northern property line and southerly along the western property line of Block 5824, Lot 2517, westerly along the northern property line and southerly along the western property line of Block 5824, Lot 2520, westerly along the northern property line and southerly along the western property line of 475 West 246th Street (Block 5824, Lot 2534), southerly across West 246th Street, southerly along the western property line and easterly along the southern property line of 480 West 246th Street, southerly along the western property lines of 4549, 4547, 4545, 4543, 4541, and 4527 Delafield Avenue, easterly along the southern property line and southerly along the western property line of 4527 Delafield Avenue, southerly along the western property line of 4521 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4519 Delafield Avenue, southerly along the western property line, easterly along the southern property line and southerly along the western property line of 4511 Delafield Avenue, westerly along the northern property line and southerly along the western property line of 4401 Manhattan College Parkway, easterly along the northern curb line of Manhattan College Parkway, continuing across Delafield Avenue and following the curve in said curb line onto Fieldston Road to a point in the western curb line of Fieldston Road formed by a line extending westerly to the southern property line of 4490 Fieldston Road (Block 5808, Lot 326), easterly across Fieldston Road, easterly along the southern property line, southerly along the western property line, and easterly along the southern property line of 4490 Fieldston Road,

northerly along the eastern property line of 4490 Fieldston Road, easterly along the southern curb line of West 245th Street, southerly along the western property line of 380 West 245th Street, easterly along the southern property lines of 380 and 376 West 245th Street, northerly along the eastern property line of 376 West 245th Street, easterly along the southern property line of 370 West 245th Street, southerly along the western property line of 4483 Manhattan College Parkway (Block 5808, Lot 380), easterly along the northern curb line of Manhattan College Parkway, easterly across Waldo Avenue, easterly along the northern curb line of West 244th Street, across Tibbett Avenue and along the southern property line of 4400 Tibbett Avenue, northerly along the eastern property lines of 4400 to 4440 Tibbett Avenue, easterly along the southerly property line of 4448 Tibbett Avenue, northerly along the eastern property lines of 4448 and 4458 Tibbett Avenue, westerly along the northern property line of 4458 Tibbett Avenue, westerly across Tibbett Avenue to the western curb line of Tibbett Avenue, northerly along the western curb line of Tibbett Avenue, westerly along the southern curb line of West 246th Street, westerly across Waldo Avenue to the western curb line of Waldo Avenue, northerly across West 246th Street, northerly along the western curb line of Waldo Avenue to a point in said curb line formed by the intersection of a line extending westerly from the northern curb line of College Road, easterly along the northern curb line of College Road, following its northward curve to a point in said curb line formed by the intersection of a line extending westerly from the southern property line of 334-336 College Road, easterly along the southern property line and northerly along the eastern property line of 334-336 College Road, northerly along the eastern property lines of 330 and 326 College Road, easterly along the southern property line of 326 College Road, northerly along the eastern property line of 326 College Road to the western curb line of Tibbett Avenue, northerly along the western curb line of Tibbett Avenue and following the westward curve of said curb line, across College Road to the western curb line of College Road, northerly along the western curb line of College Road, westerly along the northern property line of 271 College Road, northerly along the eastern property line and westerly along the northern property line of 5022 Waldo Avenue, westerly across Waldo Avenue, westerly along the northern property lines of 5025 Waldo Avenue and 5022-5026 Fieldston Road, westerly across Fieldston Road, westerly along the northern property line and southerly along the western property line of 5021 Fieldston Road, westerly along the northern property line of 5020 Goodridge Avenue, westerly across Goodridge Avenue, northerly along the western curb line of Goodridge Avenue, westerly along the northern property line of 5025 Goodridge Avenue, following the southward curve and continuing southerly along said property line, southerly along the western property line of 5001 Goodridge Avenue, westerly along the northern property line and southerly along the western property line of 385 West 250th Street, southerly across West 250th Street, westerly along the southern curb line of West 250th Street, continuing along said curb line across Grosvenor Avenue to the southeast corner of West 250th Street and Iselin Avenue, northerly across West 250th Street, northerly along the western curb line of Iselin Avenue, following the westward curve of said curb line to the point of the beginning.

(On February 8, 2006, the Commission duly advertised February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 37, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**Nos. 9 & 10**

***MADISON PARK WEST***

**No. 9**

**CD 5**

**C 060210 ZMM**

**IN THE MATTER OF** an application submitted by 200 Fifth, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d, changing from an M1-6 District to a C5-2 District property bounded by West 25th Street, a line 100 feet westerly of Broadway, a line 100 feet westerly of Fifth Avenue, West 23rd Street, and a line 275 feet westerly of Fifth Avenue, as shown on a diagram (for illustrative purposes only) dated November 14, 2005 and subject to the conditions of CEQR Declaration E-160.

(On January 25, 2006, Cal. No. 1, the Commission scheduled February 8, 2006 for a public hearing. On February 8, 2006, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 10**

**CD 5**

**C 060211 ZSM**

**IN THE MATTER OF** an application submitted by 200 Fifth, 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 54 spaces on a portion of the ground floor and cellar of an existing building and proposed to be enlarged on property located at 1107 Broadway (Block 826, Lots 33 and 37), in a C5-2\* District, partially within the Ladies Mile Historic District.

\* Note: a portion of the site is proposed to be rezoned by changing an M1-6 District to a C5-2 District under a related application (C 060210 ZMM) for a change in the Zoning Map.

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 25, 2006, Cal. No. 2, the Commission scheduled February 8, 2006 for a public hearing. On February 8, 2006, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 11**

***UNION-UTOPIA REZONING***

**CD 8**

**C 060235 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. 10d, 14c and 15a changing from an R2 District to an R2A District property bounded by 64<sup>th</sup> Avenue, 185<sup>th</sup> Street, 73<sup>rd</sup> Avenue, a line midway between 196<sup>th</sup> Place and 197<sup>th</sup> Street, Union Turnpike, 193<sup>rd</sup> Street, Avon Road, 188<sup>th</sup> Street, a line 100 feet southeasterly of Union Turnpike, Chevy Chase Street, Union Turnpike, Kent Street, a line 100 feet southeasterly of Union Turnpike, Utopia Parkway, Union Turnpike, a line 100 feet southwesterly of 177<sup>th</sup> Street, 73<sup>rd</sup> Avenue, and Utopia Parkway, as shown on a diagram (for illustrative purposes only) dated December 19, 2005.

(On February 8, 2006, Cal. No. 10, the Commission scheduled February 22, 2006 for a public hearing. On February 22, Cal. No. 36, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 12, 13 & 14**

***GATEWAY CATHEDRAL***

**No. 12**

**CD 3**

**C 060134 ZSR**

IN THE MATTER OF an application submitted by Gateway Cathedral pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section

25-12 (Maximum Size of Accessory Group parking Facilities) to allow a group parking facility accessory to uses in a large-scale community facility development with a maximum capacity of 941 spaces on property located at 200 Boscombe Avenue (Block 7577, Lot 3), in an R3X District, within the Special South Richmond Development 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 11, 2006, Cal. No. 9, the Commission scheduled January 25, 2006 for a public hearing. On January 25, 2006, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 13**

**CD 3**

**N 060135 RAR**

IN THE MATTER OF an application submitted by Gateway Cathedral for the grant of authorization pursuant to Section 107-64 and 107-65 of the Zoning Resolution for the removal of trees and for the modification of topography to allow for the large-scale community facility development with a maximum of 941 spaces on property located at 200 Boscombe Avenue (Block 7577, Lot 3), in an R3X District, 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**

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**No. 14**

**CD 3**

**N 060136 RAR**

IN THE MATTER OF an application submitted by Gateway Cathedral for the grant of authorization pursuant to Section 107-68 of the Zoning Resolution for the Modification for Group Parking Facility and Access Regulations to allow for the large-scale community facility development with a maximum of 941 spaces on property located at 200 Boscombe Avenue (Block 7577, Lot 3), in an R3X District, 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**



**No. 15**

***3035 VETERANS ROAD WEST***

**CD 3**

**N 060027 RAR**

IN THE MATTER of an application submitted by Veterans Properties Inc. for grant of an authorization pursuant to Section 107-65 of the Zoning Resolution for modification of topography to facilitate the construction of a commercial development at 3035 Veterans Road West (Block 7515, Lot 300) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**



**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 16**

***SOUND DALE DAY CARE CENTER***

**CD 9**

**C 060001 PQX**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Administration for Children's Services 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 1211-1221 Croes Avenue (Block 3748, Lot 15), for continued use as a child care center.

(On February 22, 2006, Cal. No. 1, the Commission scheduled March 8, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 17**

***JESUP HEIGHTS II***

**CD 4**

**C 060250 HAX**

**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 1510-1530 Jesup Avenue (Block 2872, Lots 281, 285 and p/o 287) 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 selected by HPD;

to facilitate development of a 6-story building, tentatively known as Jesup Heights II, with approximately 67 residential units under the New York State Housing Trust Fund Corporation and the New York City Housing Development Corporation Low Income Housing Tax Credits Program.

(On February 22, 2006, Cal. No. 2, the Commission scheduled March 8, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 18, 19 & 20**

***311 WEST BROADWAY***

**No. 18**

**CD 2**

**N 060201 ZRM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by United American Land, LLC, pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York concerning Article VII, Chapter 4 relating to Section 74-712(b), to allow by special permit the modification of bulk regulations on zoning lots where not more that 20 percent of the lot area is occupied by existing buildings as of December 15, 2003 in M1-5A and M1-5B districts located within historic districts.

Matter in underline 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

\* \* \*

**74-712  
Developments in Historic Districts**

\* \* \*

- (b) In all districts, the modification of #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, on zoning lots where not more than 20 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission shall find that such #bulk# modifications:
- (1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
  - (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

(On February 22, 2006, Cal. No.3, the Commission scheduled March 8, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 19**

**CD 2**

**C 060202 ZSM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by United American Land, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-712(a) to modify use regulations to allow retail uses (Use Group 6 uses) on the ground floor and cellar and to allow residential use (Use Group 2 uses) on the 2<sup>nd</sup> through 9<sup>th</sup> floors (West Broadway wing) and to allow residential use (Use Group 2 uses) on the 1<sup>st</sup> through 8<sup>th</sup> floors (Wooster Street wing); and
2. Section 74-712(b)\* to modify the requirements of Section 43-40 (Height and Setback Regulations), Section 23-47 (Minimum Required Rear Yards), Section 23-533 (Required rear yard equivalents), and Section 23-

86 (Minimum Distance Between Legally Required Windows and Wall  
or Lot Lines)

to facilitate the development of a mixed use building with two wings on a zoning lot where not more than twenty percent of the lot area is occupied by existing buildings located at 311 West Broadway (Block 228, Lot 12), in the SoHo Cast Iron Historic District, within M1-5A and M1-5B Districts.

\* Note: Section 74-712(b) is proposed to be changed under a related application (N 060201 ZRM) for an amendment of the Zoning Resolution

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 February 22, 2006, Cal. No. 4, the Commission scheduled March 8, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 20**

**CD 2**

**C 060203 ZSM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by United American Land, 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 capacity of 150 spaces on portions of the first floor and cellar of a proposed mixed use building with two wings on property located at 311 West Broadway (Block 228, Lot 12), in the SoHo Cast Iron Historic District, within M1-5A and M1-5B 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 February 22, 2006, Cal. No. 5, the Commission scheduled March 8, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 21**

***VILLAGE CARE NURSING HOME***

**CD 2**

**C 060233 ZSM**

**PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Village Care of New York pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed approximately 54,014 square-foot, 6-story nursing home (U.G. 3A), on property located at 214-218 West Houston a.k.a. 50-56 Downing Street (Block 528, Lot 12) in an R6 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 February 22, 2006, Cal. No. 6, the Commission scheduled March 8, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22**

***DOT OFFICE SPACE***

**CD 1**

**N 060350 PXM**

**PUBLIC HEARING:**

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 55 Water Street (Block 32, Lots 1001-1052) (Department of Transportation headquarters).

(On February 22, 2006, the Commission duly advertised March 8, 2006 for a public hearing.)

**Close the hearing.**

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**No. 23**

***COURT OF APPEALS OFFICE SPACE***

**CD 5**

**N 060351 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 780 Third Avenue (Block 1303, lot 33) (NYS Court of Appeals).

(On February 22, 2006, the Commission duly advertised March 8, 2006 for a public hearing.)

**Close the hearing.**

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**IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS  
January 1 to June 30**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
<b>JANUARY</b>	1	2 <small>NEW YEAR'S DAY OBSERVED</small>	3	4	5	6	7	
	8	9 <small>REVIEW SESSION</small>	10	11 <small>CPC PUBLIC MEETING</small>	12	13	14	
	15	16 <small>MARTIN LUTHER KING, JR. DAY</small>	17	18	19	20	21	
	22	23 <small>REVIEW SESSION</small>	24	25 <small>CPC PUBLIC MEETING</small>	26	27	28	
	29	30	31					
<b>FEBRUARY</b>				1	2	3	4	
	5	6 <small>REVIEW SESSION</small>	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12 <small>LINCOLN'S BIRTHDAY</small>	13	14	15	16	17	18	
	19 <small>PRESIDENTS' DAY</small>	20	21 <small>*REVIEW SESSION</small>	22 <small>CPC PUBLIC MEETING (MAGNUM'S BIRTHDAY)</small>	23	24	25	*Review Session will be held on <u>Tuesday, February 21st</u>
26	27	28						
<b>MARCH</b>				1 <small>ASH WEDNESDAY</small>	2	3	4	
	5	6 <small>REVIEW SESSION</small>	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12	13	14	15	16	17 <small>ST. PATRICK'S DAY</small>	18	
	19	20 <small>REVIEW SESSION</small>	21	22 <small>CPC PUBLIC MEETING</small>	23	24	25	
26	27	28	29	30	31			
<b>APRIL</b>							1	
	2	3 <small>REVIEW SESSION</small>	4	5 <small>CPC PUBLIC MEETING</small>	6	7	8	
	9 <small>PALM SUNDAY</small>	10	11	12	13 <small>PASSOVER</small>	14 <small>GOOD FRIDAY</small>	15	
	16 <small>EASTER SUNDAY</small>	17	18	19	20	21	22	
	23 <small>REVIEW SESSION</small>	24	25	26 <small>CPC PUBLIC MEETING</small>	27	28	29	
30								
<b>MAY</b>		1	2	3	4	5	6	
	7	8 <small>REVIEW SESSION</small>	9	10 <small>CPC PUBLIC MEETING</small>	11	12	13	
	14	15	16	17	18	19	20	
	21	22 <small>REVIEW SESSION</small>	23	24 <small>CPC PUBLIC MEETING</small>	25	26	27	
28	29 <small>MEMORIAL DAY OBSERVED</small>	30	31					
<b>JUNE</b>					1	2	3	
	4	5 <small>REVIEW SESSION</small>	6	7 <small>CPC PUBLIC MEETING</small>	8	9	10	
	11	12	13	14	15	16	17	
	18	19 <small>REVIEW SESSION</small>	20	21 <small>CPC PUBLIC MEETING</small>	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.