

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 14, 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 070275 HUX	1, 3	BORICUA VILLAGE	Scheduled to be Heard 3/28/07
2	C 070276 ZMX	3	" "	" "
3	C 070277 HAX	3	" "	" "
4	C 070272 HAX	2	FOX LEGGETT APARTMENTS	" "
5	C 070311 HAX	4	GRANT AVENUE	" "
6	C 070280 HAX	1	MELROSE COMMONS SITE 5	" "
7	C 070243 HAK	3	GATES AVENUE COOPERATIVES	" "
8	C 070259 HAM	10	THE SAVANNAH	" "
9	C 070258 HAM	10	WEST 146 TH STREET CONDOMINIUMS	" "
10	N 070339 BDQ	11	BAYSIDE VILLAGE BID	" "
11	-----	CW	DRAFT TEN-YEAR CAPITAL STRATEGY	" "
12	C 060492 ZSM	2	27 WOOSTER STREET	Favorable Report Adopted
13	C 060493 ZSM	2	" "	" "
14	C 070132 PPM	3	269 HENRY STREET-FORMER FIREHOUSE	" "
15	N 060483 ZAM	5	141 FIFTH AVENUE	Authorization Approved
16	N 060546 ZAR	2	231 OCEAN TERRACE	" "
17	N 070005 RAR	3	RESURRECTION CEMETERY	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		12	13	14	15	16	17	18	19	20				
Amanda M. Burden, AICP, Chair	P	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				
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela R. Cavaluzzi, R.A.	P	Y	Y	N	Y	Y	Y	Y	Y	Y				
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Betty Y. Chen	P	AB	AB	AB	AB	AB	AB	AB	AB	AB				
Richard W. Eaddy	A													
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Nathan Leventhal	P	AB	AB	AB	AB	AB	AB	AB	AB	AB				
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Dolly Williams, Commissioners	P	Y	Y	N	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 11:40 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 14, 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. 5]

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**
- BE TTY Y. CHEN**
- RICHARD W. EADDY**
- LISA A. GOMEZ**
- NATHAN LEVENTHAL**
- 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 March 28, 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: _____

MARCH 14, 2007

APPROVAL OF MINUTES OF the Regular Meeting of February 28, 2007

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 28, 2007**

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

BOROUGH OF THE BRONX

No. 1, 2 & 3

BORICUA VILLAGE

No. 1

CD 1, 3

C 070275 HUX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 1st amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area.

The proposed amendment involves land use changes and the removal of height restrictions to facilitate the Boricua Village project on Sites 48, 49, 59 and 60, as well as land use changes and removal of height restrictions to facilitate a future project within the Melrose Commons Urban Renewal Area on Sites 45, 46, 56 and 57. In addition, the designation of Site 15 is being changed from commercial to residential to accommodate future mixed use development.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

No. 2

CD 3

C 070276 ZMX

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

1. eliminating from within an existing R8 District a C1-4 District bounded by East 163rd Street, a line 100 feet northwesterly of Third Avenue, a line 100 feet southerly of East 163rd Street, a line 100 feet southeasterly of Elton Avenue, the northeasterly street line of former Brook Avenue, and Elton Avenue;
2. changing from a C4-4 District to an R8 District property bounded by East 163rd Street, Third Avenue, the easterly prolongation of the southerly street line of East 161st Street, Brook Avenue, East 161st Street, Washington Avenue, East 161st Street Pedestrian Way, Elton Avenue, the northeasterly street line of former Brook Avenue, a line 100 feet southeasterly of Elton Avenue, a line 100 feet southerly of East 163rd Street, and a line 100 feet northwesterly of Third Avenue; and
3. establishing within existing and proposed R8 Districts a C2-4 District bounded by East 163rd Street, Third Avenue, the easterly prolongation of the southerly street line of East 161st Street, Brook Avenue, East 161st Street, Washington Avenue Pedestrian Way, and Elton Avenue;

as shown on a diagram (for illustrative purposes only) dated January 22, 2007.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

No. 3

CD 3

C 070277 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 491 East 161st Street; 492, 496, 500-02, 504, 506, 508, 515, 511, 509, 507, 503, 501, 499, 497, 493 and 491 East 162nd Street; 3203, 3199, 3197, 3195, 3219, 3233, 3229-31, 3225-27 and 3223 3rd Avenue; 918 and 922 Brook Avenue; 480, 490,

494, 498, 500-02, 504, 506, 508, and 496 East 163rd Street; 900 Washington Avenue and portions of the demapped bed of East 162nd Street from Third Avenue to Washington Avenue, Brook Avenue from East 161st Street to Elton Avenue and East 161st Street from Third Avenue to Brook Avenue, (Block 2366, Lots 21-23, 25, 27, 32-34, 37-40 and 1; and Block 2367, Lots 1, 26, 28-38, 55, 60, 20 -22, 24, 14-16 and part of Lots, 3, 6, 8, 10-12 and 50), Sites 48, 49, 59 and 60 within the Melrose Commons Urban Renewal Area, 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 properties to a developer selected by HPD;

to facilitate development of approximately 679 residential units, retail and community facility uses, tentatively known as Boricua Village, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

NOTICE

On Wednesday, March 28, 2007 at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the Department of Housing Preservation and Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a zoning map amendment, the 1st amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area, and the designation of property as an Urban Development Action Area and Project. The proposed actions would facilitate "Boricua Village", a residential, retail and community facility project and future development within Bronx Community Districts 1 and 3.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 06HPD008X.

No. 4

FOX LEGGETT APARTMENTS

CD 2

C 070272 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 713, 715-717 Fox Street (Block 2707, Lots 30 and 32) 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 seven-story mixed-use building, tentatively known as Fox Leggett Cooperative Apartments, with approximately 50 residential units and community facility use, to be developed under the New York City Housing Development Corporation's Affordable Cooperative Program and New York State Affordable Housing Corporation programs.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

No. 5

GRANT AVENUE

CD 4

C 070311 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 1275, 1271, 1267, 1263, 1259, 1255, 1251, and 1247 Grant Avenue (Block 2453, Lots 68, 72, 75, 78, 81, 84, 87, and 90) 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 two, ten-story residential buildings, tentatively known as Grant Avenue Cooperative Apartments, with approximately 162 residential units, to be developed under the New York City Housing Development Corporation's Affordable Cooperative Housing Program and the New York State Affordable Housing Corporation.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

No. 6

MELROSE COMMONS SITE 5

CD 1

C 070280 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 424 East 157th Street, 747 Elton Avenue, 431, 425, 423 and 419 East 156th Street (Block 2378, Lots 17, 34, 36-38 and p/o 31), part of Site 5 of the Melrose Commons Urban Renewal Area, 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 five-story building, tentatively known as Melrose Commons Site 5, with approximately 63 residential units, to be developed under the New York State Division of Housing and Community Renewal's Housing Trust Fund/Homes for Working Families Program and the New York City Housing Development Corporation's Low-Income Affordable Marketplace Program.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

BOROUGH OF BROOKLYN

No. 7

GATES AVENUE COOPERATIVES

CD 3

C 070243 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1.) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 562, 564, 566, 566A, 560A and 562A Gates Avenue (Block 1815, Lots 27-29, 100, 126 and 128) 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 five-story building, tentatively known as Gates Avenue Cooperatives, with approximately 34 residential units.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

BOROUGH OF MANHATTAN

No. 8

THE SAVANNAH

CD 10

C 070259 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 27, 25, 23 and 21 West 128th Street (Block 1726, Lots 24, 124, 25 and 26), Site 2 of the Central Harlem East Urban Renewal Area, 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 six-story building, tentatively known as the West 128th Street Apartments, with approximately 27 residential units, to be developed under the Department of Housing Preservation and Development's Mixed Income Rental Program.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

No. 9

WEST 146TH STREET CONDOMINIUMS

CD 10

C 070258 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 2735 Frederick Douglass Boulevard (Block 2045, Lot 13) 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 building, with 7- and 9-story elements, tentatively known as West 146th Street Condominiums, with approximately 34 residential units and commercial use.

Resolution for adoption scheduling March 28, 2007 for a public hearing.

BOROUGH OF QUEENS

No. 10

BAYSIDE VILLAGE BID

CD 11

N 070339 BDQ

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Bayside Village 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 Bayside Village Business Improvement District.

Resolution for adoption scheduling March 28, 2007 for a public hearing.



CITYWIDE

No. 11

DRAFT TEN-YEAR CAPITAL STRATEGY

Pursuant to Section 234 of the New York City Charter, the Draft Ten-Year Capital Strategy, Fiscal Years 2008-2017, was issued jointly by the Office of Management and Budget and the Department of City Planning in January 2007. After a public comment period, it will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing ten years, by program category and agency.

The draft strategy is available on the Office of Management and Budget's website at http://nyc.gov/html/omb/pdf/typ1_07.pdf

Resolution for adoption scheduling March 28, 2007 for a public hearing.



II. REPORTS

BOROUGH OF MANHATTAN

Nos. 12 & 13

27 WOOSTER STREET

No. 12

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.

(On January 24, 2007, Cal. No. 2, the Commission scheduled February 7, 2007 for a public hearing. On February 7, 2007, Cal. No. 25, the hearing was closed.)

For consideration.

No. 13

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.

(On January 24, 2007, Cal. No. 3, the Commission scheduled February 7, 2007 for a public hearing. On February 7, 2007, Cal. No. 26, the hearing was closed.)

For consideration.

No. 14

269 HENRY STREET-FORMER FIREHOUSE

CD 3

C 070132 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.

(On January 24, 2007, Cal. No. 4, the Commission scheduled February 7, 2007 for a public hearing. On February 7, 2007, Cal. No. 27, the hearing was closed.)

For consideration.

No. 15

141 FIFTH AVENUE

CD 5

N 060483 ZAM

IN THE MATTER OF an application submitted by 141 Acquisition Associates LLC, for the grant of an authorization pursuant to Section 15-20(b) of the Zoning Resolution to waive the preservation requirement of Section 15-211, to allow the conversion of non-residential floor area to residential use on the second through fourteenth floors within an existing 12-story plus 2-story cupola building located at 141 Fifth Avenue (Block 849, Lot 75) in a C6-4M District, Ladies' Mile Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 6W, 22 Reade Street, New York, N.Y. 10007.

For consideration.

BOROUGH OF STATEN ISLAND

No. 16

231 OCEAN TERRACE

CD 2

N 060546 ZAR

IN THE MATTER OF an application submitted by Anthony Graziano for grant of authorizations pursuant to Sections 105-421 and 105-425 of the Zoning Resolution for modification of topographic features on a Tier 1 site and modification of botanic environment and tree preservation and planting requirements to facilitate the enlargement of a one-family house and installation of an in-ground swimming pool at 231 Ocean Terrace (Block 689, Lot 8) within the Special Natural Area District (NA-1).

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.

(On February 7, 2007, Cal. No. 19, the item was laid over.)

For consideration.

No. 17

RESURRECTION CEMETERY

CD 3

N 070005 RAR

IN THE MATTER OF an application submitted by the Trustees of St. Patrick's Cathedral for grant of authorizations pursuant to Sections 107-64 and 107-65 of the Zoning Resolution for the removal of trees and the modification of existing topography to facilitate the expansion of Resurrection Cemetery on one zoning lot at 361 Sharrott Avenue, (Block 7664, Lot 360) 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. 18

58 RIDGE AVENUE

CD 2

N 060385 ZAR

IN THE MATTER OF an application submitted by Harrison Homes for the grant of authorizations pursuant to Sections 105-422, 105-433 and 105-434 of the Zoning Resolution involving the development, enlargement or site alteration on a Tier II zoning lot, modification of grading controls and modification of requirements for private road and driveways to facilitate the construction of a single-family dwelling located at 58 Ridge Avenue (Block 843, Lot 225) 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.



No. 19

131 HIGHLAND AVENUE

CD 1

N 060193 ZAR

IN THE MATTER OF an application submitted by T & L Properties, 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 of one two-family house located at 131 Highland Avenue (Block 597, Lot 27) 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. 20

139 HIGHLAND AVENUE

CD 1

N 060114 ZAR

IN THE MATTER OF an application submitted by John Toronto 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 of one two-family house located at 139 Highland Avenue (Block 597, Lot 23) 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.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 21

PARK STRATTON REZONING

CD 9

C 070264 ZMX

PUBLIC HEARING:

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. 3d and 4b:

1. eliminating from within an existing R6 District a C2-2 District bounded by East Tremont Avenue, St. Lawrence Avenue, a line 150 feet southerly of East Tremont Avenue, and Rosedale Avenue;
2. changing from an R6 District to an R5 District property bounded by East Tremont Avenue, St. Lawrence Avenue, a line 100 feet southerly of East Tremont Avenue, Beach Avenue, a line 125 feet southerly of Mansion Street, a line 100 feet westerly of Beach Avenue, Guion Place, Beach Avenue, a line passing through two points: the first point on the easterly street line of Beach Avenue distant 125 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Beach Avenue and the northeasterly street line of the Cross Bronx Expressway, and the second point on the westerly street line of Taylor Avenue distant 180 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Taylor Avenue and the northeasterly street line of the Cross Bronx Expressway, Taylor Avenue and its southerly centerline prolongation, Cross Bronx Expressway, a line 110 feet westerly of Rosedale Avenue, Mansion Street, Noble Avenue, and Bronx River Avenue;
3. establishing within an existing R6 District a C1-2 District bounded by a line 125 feet southerly of Mansion Street, Beach Avenue, the westerly centerline prolongation of Archer Street, and a line 100 feet westerly of Beach Avenue; and
4. establishing within a proposed R5 District a C2-4 District bounded by East Tremont Avenue, St. Lawrence Avenue, a line 100 feet southerly of East Tremont Avenue, and Rosedale Avenue;

as shown on a diagram (for illustrative purposes only) dated January 8, 2007.

(On February 28, 2007, Cal. No. 1, the Commission scheduled March 14, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CLASON POINT/HARDING PARK REZONING

CD 9

C 070265 ZMX

PUBLIC HEARING:

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. 7a and 7b:

1. changing from an R3-2 District to an R3A District property bounded by:
 - a. Patterson Avenue, Underhill Avenue, O'Brien Avenue, Bolton Avenue, Cornell Avenue, a line passing through two points: the first point on the southerly street line of Cornell Avenue distant 143 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Cornell Avenue and the easterly street line of Bolton Avenue, and the second point on the northerly street line of Bronx River Avenue distant 95 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Bronx River Avenue and the westerly street line of Bolton Avenue, The U.S. Pierhead Line, Cornell Avenue and its westerly centerline prolongation, Bronx River Avenue, Gildersleeve Avenue and its westerly centerline prolongation, Taylor Avenue and its southwesterly centerline prolongation, O'Brien Avenue, Thieriot Avenue, a line 125 feet northerly of O'Brien Avenue, a line midway between Taylor Avenue and Thieriot Avenue, a line 250 feet northerly of O'Brien Avenue and its westerly prolongation, and Taylor Avenue; and
 - b. a line 450 feet southerly of Lacombe Avenue, the westerly and southerly boundary lines of a Park, Betts Avenue and its northerly centerline prolongation, Gildersleeve Avenue, Husson Avenue, Cornell Avenue, Pugsley Avenue, a line 125 feet northerly of Cornell Avenue, a line 100 feet northeasterly of Sound View Avenue, the westerly prolongation of a line 175 feet northerly of Cornell Avenue, Stephens Avenue, a line 100 feet northeasterly of Sound View Avenue, a line

perpendicular to the northeasterly street line of Sound View Avenue distant 50 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Sound View Avenue and the easterly street line of Newman Avenue, Sound View Avenue, a line 90 feet easterly of White Plains Road, a line perpendicular to the easterly street line of White Plains Road distant 230 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of White Plains Road and the southwesterly street line of Sound View Avenue, White Plains Road, Gildersleeve Avenue, a line midway between White Plains Road and Newman Avenue, O'Brien Avenue, and White Plains Road;

2. changing from a C3 District to an R3A District property bounded by:
 - a. Gildersleeve Avenue and its westerly centerline prolongation, Bronx River Avenue, Cornell Avenue and its westerly centerline prolongation, and the U.S. Pierhead Line; and
 - b. the southerly and westerly boundary line of a Park, the centerline of former Sound View Avenue, Betts Avenue, Cornell Avenue, Husson Avenue, Gildersleeve Avenue, and Betts Avenue and its northerly centerline prolongation; and
3. changing from an R5 District to an R4A District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, Lacombe Avenue, a line 100 feet easterly of Thieriot Avenue, a line 225 feet southerly of Lacombe Avenue, Leland Avenue, a line 100 feet northerly of Patterson Avenue, Beach Avenue, Patterson Avenue, St. Lawrence Avenue, a line 350 feet northerly of Patterson Avenue, a line midway between St. Lawrence Avenue and Beach Avenue, Lacombe Avenue, and St. Lawrence Avenue;

as shown on a diagram (for illustrative purposes only) dated January 8, 2007.

(On February 28, 2007, Cal. No. 2, the Commission scheduled March 14, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 23

THE ROCKAWAY

CD 16

C 070273 HAK

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 409, 405 and 403 Chester Street and 722, 724, 730, 732, 736, 738 and 740 Rockaway Avenue (Block 3589, Lots 18-20, 36-42), p/o Site 22 within the Marcus Garvey Urban Renewal Area, 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 seven-story building, tentatively know as The Rockaway, with approximately 64 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

(On February 28, 2007, Cal. No. 3, the Commission scheduled March 14, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 24 & 25

SEA PARK WEST APARTMENTS

No. 24

CD 13

C 070138 HUK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 11th amendment to the Coney Island I Urban Renewal Plan for the Coney Island I Urban Renewal Area.

The proposed plan:

1. Modifies Map 2 to reflect a change in Site 7A from Community Facility/Public and Semi-Public Improvements to Residential.
2. Lists Sites 6B, 7A and 58C in Exhibit A.
3. Removes the proposed Use and Supplementary Controls that pertain to the creation of pedestrian walkways, and the change is reflected on Map 2.
4. Changes the language and format of the Urban Renewal Plan to reflect the current standard form.

These changes would facilitate the disposition of Site 7A as an accessory parking lot.

(On February 28, 2007, Cal. No. 4, the Commission scheduled March 14, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 13

C 070139 HAK

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 2953 West 31st Street (Block 7050, Lot 74), Site 7A within the Coney Island I Urban Renewal Area, 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 an accessory parking lot.

(On February 28, 2007, Cal. No. 5, the Commission scheduled March 14, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

MOFFATT GARDENS SENIOR HOUSING

CD 4

C 070209 HAK

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 16, 18, 20, 22, 24 and 26 Moffat Street (Block 3444, Lots 13-17 and part of 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 properties to a developer to be selected by HPD;

to facilitate the development of a six-story residential building, tentatively known as Moffat Gardens Senior Housing, with approximately 72 residential units, to be developed under the Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly.

(On February 28, 2007, Cal. No. 6, the Commission scheduled March 14, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

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
	18	19	20	21	22	23	24 ST. PATRICKS DAY
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.