

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 22, 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 030028 MMX	1	WILLIS AVENUE BRIDGE	Scheduled to be Heard 4/5/06
2	C 060253 MLX	1	" "	" "
3	C 060255 ZSM	8	ECF MIXED-USE DEVELOPMENT	" "
4	N 060254 ZRM	8	" "	" "
5	C 050473 PQQ	3	BETTER COMMUNITY LIFE DAY CARE CENTER	" "
6	C 060294 ZMQ	2, 5	MASPETH/WOODSIDE REZONING	" "
7	C 060196 PCR	2	SOUTH BEACH BLUEBELT	" "
8	C 060197 PCR	3	OAKWOOD BEACH BLUEBELT	" "
9	C 060078 PCK	4	OEM WAREHOUSE	Favorable Report Adopted
10	C 060194 HAK	3	WAZOBIA HOUSE	" "
11	C 060195 ZSK	3	" "	" "
12	C 060176 ZMK	2	ATLANTIC TERRACE	" "
13	C 060177 HAK	2	" "	" "
14	N 060350 PXM	1	DOT OFFICE SPACE	" "
15	N 060351 PXM	5	COURT OF APPEALS OFFICE SPACE	" "
16	C 060087 PCQ	3	EAST ELMHURST LIBRARY	" "
17	C 050363 MMQ	10	DOT SUNRISE YARD	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		9	10	11	12	13	14	15	16	17	18	19	20		
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela M. Battaglia	A														
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Karen A. Phillips	P	N	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y		
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 12:19 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 22, 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
18	C 050364 PSQ	10	DOT SUNRISE YARD	Favorable Report Adopted
19	C 060259 ZMQ	14	BAYSWATER REZONING	" "
20	N 050484 ZAR	2	30 ST. JAMES AVENUE	Authorization Approved
21	C 030425 MMX	8	NETHERLAND AVENUE/SAR CITY MAP CHANGE	Hearing Closed
22	N 060332 HAX	3	SOUTHERN BOULEVARD APARTMENTS	" "
23	C 060212 HAM	10	BEACON PARK	" "
24	C 060240 HAM	10	GATEWAY AND LORE CONDOMINIUMS	" "
25	C 050371 PQK	4	GRAND STREET CHILD AND FAMILY CARE CENTER	" "
26	C 020517 ZSK	1	KEDEM WINERY DEVELOPMENT	" "
27	C 020518 ZMK	1	" "	" "

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

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 22, 2006

**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. 6]

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

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.

ORDER OF BUSINESS

WEDNESDAY, MARCH 22, 2006

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	11
III. Public Hearings	21
IV. Schedule Of Meetings: January 1, 2006 - July 31, 2006.....	26

**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 April 5, 2006 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 22, 2006

**APPROVAL OF MINUTES OF Regular Meeting of March 8, 2006;
and Special Meeting of March 20, 2006.**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 5, 2006**

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

BOROUGH OF THE BRONX

Nos. 1 & 2

WILLIS AVENUE BRIDGE

No. 1

CD 1

C 030028 MMX

IN THE MATTER OF an application submitted by the Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the extinguishment of an existing bridge easement between East 132nd Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a new bridge easement between East 132nd Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a new bridge corridor between Willis Avenue and Brown Place;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13095 dated November 21, 2005 and signed by the Borough President.

Resolution for adoption scheduling April 5, 2006 for a public hearing.

No. 2

CD 1

C 060253 MLX

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197-c of the New York City Charter, for a landfill of approximately 2,336 sq. ft. located at the Harlem River south of the Willis Avenue Bridge in Block 2260, Lot 62.

Resolution for adoption scheduling April 5, 2006 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 3 & 4

ECF MIXED-USE DEVELOPMENT

No. 3

CD 8

C 060255 ZSM

IN THE MATTER OF an application submitted by the NYC Educational Construction Fund and 1765 First Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-75* of the Zoning Resolution to permit utilization of air rights over a school, to modify the requirements of Section 23-60 (Height and Setback Regulations), Section 24-55 (Required Side and Rear Setbacks), and Section 24-382 (Required rear yard equivalents), and to allow the distribution of floor area without regard for district boundaries to facilitate the development of a mixed use building on property located at 1765 First Avenue (Block 1554, Lots 23, 28, 29, 30, 32 and 130) in R8B and C2-8 Districts.

*Note: Section 74-75 is proposed to be changed under a related application (N 060254 ZRY) for an amendment of the Zoning Resolution.

Resolution for adoption scheduling April 5, 2006 for a public hearing.

No. 4

CD 8

N 060254 ZRM

IN THE MATTER OF an application submitted by the New York City Educational Construction Fund and 1765 First Associates LLP, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York relating to Article VII Chapter 7 (Special Permits by the City Planning Commission), concerning 74-75 (Educational Construction Fund Projects).

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

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

74-75 (~~7/26/01~~)
Educational Construction Fund Projects

In R5, R6, R7, R8, R9 or R10 districts, in C1 or C2 Districts mapped within such Residence Districts, or in C1-6, C1-7, C1-8, C1-9, C2-6, C2-7, C2-8, C4, C5, C6, or C7 Districts, for combined school and residences including air rights over schools built on a zoning lot owned by the New York City Educational Construction Fund, the City Planning Commission may permit utilization of air rights; modify the requirements that open area be accessible to and usable by all persons occupying a dwelling unit or rooming unit on the zoning lot in order to qualify as open space; permit ownership, control of access and maintenance of portions of the open space to be vested in the New York City Educational Construction Fund or City agency successor in title; permit modification of yard regulations and height and setback regulations; authorize the total floor area, open space, dwelling units or rooming units permitted by the applicable district regulations on such site to be distributed without regard for district boundaries; and authorize an increase of 25 percent in the number of dwelling units or rooming units permissible under the applicable district regulations. For the purposes of this Section 74-75 a #zoning lot# "owned by the New York City Educational Construction Fund may also include a tract of land under single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10, when such tract of land includes a parcel which was the site of a public school listed in this Section.

School _____ Community District
P.S. 151 _____ M8

Resolution for adoption scheduling April 5, 2006 for a public hearing.

BOROUGH OF QUEENS

No. 5

BETTER COMMUNITY LIFE DAY CARE CENTER

CD 3

C 050473 PQQ

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 34 -10 108th Street (Block 1749, Lot 7), Community District 3, Borough of Queens, for continued use as a day care center.

Resolution for adoption scheduling April 5, 2006 for a public hearing.

No. 6

MASPETH/WOODSIDE REZONING

CD 2, 5

C 060294 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. 9b, 9d and 13c:

1. eliminating from within an existing R4 District a C2-2 District bounded by Queens Boulevard, 65th Place, a line 100 feet southerly of Queens Boulevard, and 64th Street;
2. eliminating from within an existing R5 District a C2-2 District bounded by:
 - a. a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, and 64th Street;
 - b. 68th Street, a line perpendicular to the easterly street line of 68th Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68th Street and the northerly street line of Queens Boulevard, 69th Street, a line 50 feet southerly of 44th Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45th Avenue, a line perpendicular to the northerly

street line of 45th Avenue distant 200 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 45th Avenue and the northerly street line of Queens Boulevard, 45th Avenue, and Queens Boulevard; and

- c. Queens Boulevard, 73rd Street, 47th Avenue, and 70th Street;
3. eliminating from within an existing R5B District a C2-2 District bounded by a line 150 feet northerly of Queens Boulevard, the westerly boundary line of a park, a line 100 feet northerly of Queens Boulevard, and 65th Place;
 4. eliminating from within an existing R6 District a C2-2 District bounded by Queens Boulevard, 64th Street, a line 150 southerly of Queens Boulevard, and 61st Street;
 5. eliminating from within an existing R7X District a C2-2 District bounded by a line 100 feet northerly of Queens Boulevard, 58th Street, 44th Avenue, the northerly prolongation of the easterly street line of 59th Street, Queens Boulevard, and 57th Street;
 6. changing from an R4 District to an R4B District property bounded by:
 - a. a line 100 feet southerly of 51st Road, a line 150 feet easterly of 72nd Place, 51st Road and its easterly centerline prolongation, the southwesterly boundary line of the Long Island Rail Road Right-Of-Way (Main Line), a line 100 feet northeasterly of 74th Street, Calamus Avenue, a line 80 feet easterly of 74th Street, the easterly centerline prolongation of 52nd Road, 74th Street, 52nd Court, a line 225 feet easterly of 73rd Street, 52nd Avenue, a line 100 feet easterly of 72nd Place, a line midway between Calamus Avenue and 52nd Avenue, 72nd Place, Calamus Avenue, and 72nd Place; and
 - b. Brooklyn Queens Expressway, 48th Avenue and its westerly centerline prolongation, 65th Place, 51st Avenue, a line midway between 64th Street and 65th Street, Tyler Avenue, and 59th Place;
 7. changing from an R4 District to an R4-1 District property bounded by:
 - a. the northerly boundary line of a park and its westerly prolongation, 64th Street, a line 100 feet southerly of Queens Boulevard, 67th Street, Laurel Hill Boulevard, 65th Place, 48th Avenue and its westerly centerline prolongation, Brooklyn Queens Expressway, and 61st Street;
 - b. 50th Avenue, 66th Street, 49th Avenue, 69th Street, Garfield Avenue, 68th Street, Maurice Avenue, 69th Street, a line 300

- feet northerly of 52nd Avenue, 69th Place, 52nd Avenue, 69th Street, 51st Road, 66th Street, 52nd Avenue, 62nd Street, a line 390 feet northeasterly of 53rd Avenue, a line midway between Maurice Avenue and 62nd Street, the southeasterly prolongation of the northwesterly street line of Tyler Avenue, Maurice Avenue, Tyler Avenue, a line midway between 64th Street and 65th Street, 51st Avenue, and 65th Place;
- c. 52nd Avenue, 72nd Street, Calamus Avenue, a line 100 feet westerly of 72nd Place, 53rd Road, 72nd Street, 53rd Avenue, a line 200 feet easterly of 69th Street, 52nd Drive, and 69th Place;
- d. a line midway between Calamus Avenue and 52nd Avenue, a line 100 feet easterly of 72nd Place, 52nd Avenue, and 72nd Place;
- e. 52nd Avenue, a line 225 feet easterly of 73rd Street, 52nd Court, 74th Street, a line 100 feet northwesterly of Grand Avenue, a line 100 feet northeasterly of 73rd Street, a line 100 feet easterly of 73rd Street, 52nd Road, and 73rd Street; and
- f. 53rd Drive, 66th Street, Borden Avenue, 69th Street, a line 100 feet southeasterly of Grand Avenue, Mazeau Street, 57th Avenue, a line 100 feet southeasterly of Grand Avenue, 73rd Place, 57th Avenue, 74th Street, Queens Midtown Expressway, a line 160 feet easterly of 63rd Street and its southerly prolongation, a line 90 feet northerly of Borden Avenue, a line 100 feet easterly of 63rd Street, 54th Avenue, and 63rd Place;
8. changing from an R5 District to an R4-1 District property bounded by Brooklyn Queens Expressway, Woodside Avenue, 68th Street, 43rd Avenue, 69th Street, a line perpendicular to the easterly street line of 68th Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68th Street and the northerly street line of Queens Boulevard, 68th Street, a service road of the Brooklyn Queens Expressway, a line 100 feet northerly of Queens Boulevard, and the centerline of the Long Island Rail Road Right-Of-Way (Main Line);
9. changing from an R5B District to an R4-1 District property bounded by a line 100 feet southerly of Woodside Avenue, 67th Street, Woodside Avenue, Brooklyn Queens Expressway, and centerline of the Long Island Rail Road Right-Of-Way (Main Line);
10. changing from a R6 District to an R5 District property bounded by 47th Avenue, 60th Street, Brooklyn Queens Expressway, and 58th Street;

11. changing from an R6B District to an R5B District property bounded by a line 200 feet southerly of Woodside Avenue, 61st Street, 43rd Avenue, and 60th Street;
12. changing from an M1-1 District to an R6 District property bounded by Roosevelt Avenue, 52nd Street, a line 100 feet northerly of Queens Boulevard, and 50th Street;
13. changing from an R4 District to an R7X District property bounded by Queens Boulevard, 66th Street, a line 100 feet southerly of Queens Boulevard, and 64th Street;
14. changing from an R5 District to an R7X District property bounded by:
 - a. a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, and 64th Street;
 - b. the centerline of the Long Island Rail Road Right-Of-Way (Main Line), a line 100 feet northerly of Queens Boulevard, a service road of the Brooklyn Queens Expressway, 68th Street, a line perpendicular to the easterly street line of 68th Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68th Street and the northerly street line of Queens Boulevard, 69th Street, a line 50 feet southerly of 44th Street, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45th Avenue, a line perpendicular to the northerly street line of 45th Avenue distant 275 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Queens Boulevard and the northerly street line of 45th Avenue, 45th Avenue, Queens Boulevard, and the Brooklyn Queens Expressway; and
 - c. Queens Boulevard, 73rd Street, 47th Avenue, and 70th Street;
15. changing from an R6 District to an R7X District property bounded by Queens Boulevard, 64th Street, the northerly boundary line of a park and its easterly and westerly prolongations, and 61st Street;
16. changing from a C8-1 District to an R7X District property bounded by:
 - a. a line 100 feet northerly of Queens Boulevard, 57th Street, Queens Boulevard, and 52nd Street;
 - b. Queens Boulevard, 69th Street, a line 150 feet southerly of Queens Boulevard, 67th Street, a line 100 feet southerly of Queens Boulevard, and 66th Street; and

- c. a line 100 feet northerly of Queens Boulevard, a line 100 feet southerly of 45th Avenue, the westerly boundary line of the New York Connecting Rail Road Right-Of-Way, Queens Boulevard, and 45th Avenue;
- 17. changing from an M1-1 District to an R7X District property bounded by:
 - a. a line 100 feet northerly of Queens Boulevard, 52nd Street, Queens Boulevard, and 50th Street; and
 - b. Queens Boulevard, 70th Street, a line 150 southerly of Queens Boulevard, and 69th Street;
- 18. establishing within a proposed R6 District a C2-3 District bounded by Roosevelt Avenue, 52nd Street, a line 100 feet northerly of Queens Boulevard, and 50th Street; and
- 19. establishing within a proposed and existing R7X District a C2-3 District bounded by:
 - a. 50th Street, a line 100 feet northerly of Queens Boulevard, 58th Street, 44th Avenue, 60th Street, and Queens Boulevard; and
 - b. 63rd Street, a line 150 feet northerly of Queens Boulevard, 64th Street, a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, Brooklyn Queens Expressway, the centerline of the Long Island Rail Road Right-Of-Way (Main Line), a line 100 feet northerly of Queens Boulevard, a service road of the Brooklyn Queens Expressway, 68th Street, a line perpendicular to the easterly street line of 68th Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68th Street and the northerly street line of Queens Boulevard, 69th Street, a line 50 feet southerly of 44th Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45th Avenue, a line perpendicular to the northerly street line of 45th Avenue distant 275 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Queens Boulevard and the northerly street line of 45th Avenue, 45th Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet southerly of 45th Avenue, the westerly boundary of the New York Connecting Rail Road Right-Of-Way, Queens Boulevard, 73rd Street, 47th Avenue, 70th Street, a line 150 feet southerly of Queens Boulevard, 67th Street, a line 100 feet

southerly of Queens Boulevard, 64th Street, the northerly boundary line of a park and its easterly and westerly prolongations, and 61st Street;

as shown on a diagram (for illustrative purposes only) dated January 23, 2006, and subject to the conditions of CEQR Declaration E-163.

Resolution for adoption scheduling April 5, 2006 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 7

SOUTH BEACH BLUEBELT

CD 2

C 060196 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at Oceanside Avenue between Wentworth Avenue and Orlando Street (Block 3491, Lot 125), and the site selection of property located in the bed of Oceanside Avenue between McLaughlin and Vulcan streets (Block 3500, Lot 200), for the storage and conveyance of storm water.

Resolution for adoption scheduling April 5, 2006 for a public hearing.

No. 8

OAKWOOD BEACH BLUEBELT

CD 3

C 060197 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection and acquisition of properties, including the beds of certain streets, generally bounded by Grayson Street, Tysens Lane, Emmet Avenue, and the Raritan Bay, for the storage and conveyance of storm water.

A list of the specific properties proposed to be acquired may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301 – 2511.

Resolution for adoption scheduling April 5, 2006 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 9

OEM WAREHOUSE

CD 4

C 060078 PCK

IN THE MATTER OF an application submitted by the Office of Emergency Management and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 930 Flushing Avenue (Block 3140, p/o Lot 1), for use as a warehouse.

(On February 8, 2006, Cal. No. 1, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 27, the hearing was closed.)

For consideration.

Nos. 10 & 11

WAZOBIA HOUSE

No. 10

CD 3

C 060194 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 31-39 Van Buren Street (Block 1791, Lots 68-72) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer to be selected by HPD;

to facilitate the development of a 5-story building, tentatively known as Wazobia House, with approximately 43 dwelling units to be developed under HPD's Supportive Housing Loan Program.

(On February 8, 2006, Cal. No. 2, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 28, the hearing was closed.)

For consideration.

No. 11

CD 3

C 060195 ZSK

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 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 18,243 square-foot, 5-story Non-Profit Institution with Sleeping Accommodations (U.G. 3A), on property located at 31-39 Van Buren Street (Block 1791, Lot 68,69,70,71,72), in an R5 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 8, 2006, Cal. No. 3, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 29, the hearing was closed.)

For consideration.

Nos. 12 & 13

ATLANTIC TERRACE

No. 12

CD 2

C 060176 ZMK

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. 16c changing from a C6-1 District to a C6-2 District property bounded by a line 100 feet northerly of Atlantic

Avenue, South Oxford Street, Atlantic Avenue, and South Portland Avenue, as shown on a diagram (for illustrative purposes only) dated November 14, 2005.

(On February 8, 2006, Cal. No. 4, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 30, the hearing was closed.)

For consideration.

No. 13

CD 2

C 060177 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 207 and 209 South Portland Ave., 206 and 208, 214 and 216 South Oxford St., (Block 2004, Lots 1, 2, 78-82 and 84, p/o 131, p/o 132) p/o Site 3, within the Atlantic Terminal Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 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 10-story building, tentatively known as Atlantic Terrace, with approximately 80 residential units and retail space to be developed under HUD's Cornerstone Program.

(On February 8, 2006, Cal. No. 5, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 31, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 14

DOT OFFICE SPACE

CD 1

N 060350 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 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. On March 8, 2006, Cal. No. 22, the hearing was closed.)

For consideration.

No. 15

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. On March 8, 2006, Cal. No. 23, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 16

EAST ELMHURST LIBRARY

CD 3

C 060087 PCQ

IN THE MATTER OF an application submitted by the Queens Borough Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 95 – 08, 14 Astoria Boulevard, for an expansion of a library.

(On February 8, 2006, Cal. No. 6, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 32, the hearing was closed.)

For consideration.

Nos. 17 & 18

DOT SUNRISE YARD

No. 17

CD 10

C 050363 MMQ

IN THE MATTER OF an application, submitted by the Department of Transportation and the Department of Citywide Administrative Services, 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 a portion of Linden Boulevard between Pitkin Avenue and Spritz Road;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4986 dated September 9, 2005 and signed by the Borough President.

(On February 8, 2006, Cal. No. 7, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No.33, the hearing was closed.)

For consideration.

No. 18

CD 10

C 050364 PSQ

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for site selection of the bed of Linden Boulevard between Spritz Road and Pitkin Avenue, for use as a maintenance facility.

(On February 8, 2006, Cal. No. 8, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 34, the hearing was closed.)

For consideration.

No. 19

BAYSWATER REZONING

CD 14

C 060259 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. 25b and 31a:

1. changing from an R2 District to an R1-2 District property bounded by:
 - a. a line 100 feet southeasterly of Point Breeze Place and its southwesterly prolongation, Anchor Drive and its northwesterly and southeasterly centerline prolongation, a line 100 feet southeasterly of Dunbar Street, Mott Avenue, Egmont Place, a line 100 feet southwesterly of Edgewater Road, Faber Terrace, Edgewater Road, a line 100 feet northwesterly of Granada Place, Faber Terrace, Granada Place, a line 200 feet northeasterly of Mott Avenue, Bay 28th Street, a line 375 feet northeasterly of Mott Avenue, Sunnyside Street, Mott Avenue, a line perpendicular to a line bisecting the angle formed by the southwesterly street line of

Mott Avenue and the northerly street line of Bayswater Avenue and passing through a point on the northerly street line of Bayswater Avenue distant 210 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Bayswater Avenue and the easterly street line of Bay 25th Street, Bayswater Avenue, a line 225 feet northwesterly of Bay 25th Street, a line 175 feet southerly of Bayswater Avenue, Bay 27th Street, a line 250 feet northerly of Coldspring Road, Bay Park Place, a line 100 feet northerly of Coldspring Road, a line midway between Waterview Street and Bay Park Place, a line perpendicular to the westerly street line of Bay Park Place distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Bay Park Place and the southerly street line of Bayswater Avenue, Bay Park Place, Bayswater Avenue, Trist Place, a line 80 feet southwestly of Bailey Court, a line 85 feet northwesterly of Trist Place, a line perpendicular to the northwesterly street line of Trist Place distant 80 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Trist Place and the northeasterly street line of Bailey Court, Norton Drive, a line 125 feet southwestly of Westbourne Avenue, a line 85 feet northwesterly of Trist Place, Westbourne Avenue, a line 90 feet southeasterly of Harbour Court (straight line portion), a line midway between Mott Avenue and Westbourne Avenue, a line perpendicular to the southwestly street line of Mott Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the southwestly street line of Mott Avenue and the northwesterly street line of Bay 28th Street, Mott Avenue, a line 150 feet southeasterly of Waterloo Place, a line 250 feet southwestly of Mott Avenue, Waterloo Place, Westbourne Avenue, Dunbar Street and its southwestly centerline prolongation, and the U.S. Bulkhead Line; and

- b. Coldspring Road, Bay 25th Street, Healy Avenue, Dickens Street, Healy Avenue, a line 100 feet easterly of Dickens Street, a line 600 feet southerly of Healy Avenue and its easterly prolongation, Bay 24th Street, a line 500 feet southerly of Healy Avenue, a line 200 feet easterly of Bay 25th Street, Bessemund Avenue and its northeasterly centerline prolongation, Hartman Lane, Healy Avenue, and a line 75 feet northeasterly of Waterview Street;
2. changing from a R3-2 District to an R1-2 District property bounded by Healy Avenue, Hartman Lane, a line 135 feet southerly of Healy Avenue, a line 170 feet westerly of Hartman Lane, a line 200 feet

southerly of Healy Avenue, and a line 250 feet westerly of Hartman Lane;

3. changing from an R5 District to an R3A District property bounded by Norton Avenue, a line 100 feet easterly of Eggert Place, Enright Road, Eggert Place, a line 550 feet northerly of Mott Avenue, and Dickens Street;
4. changing from an R4 District to an R3X District property bounded by the northerly boundary line of the Long Island Rail Road Right-Of-Way (Far Rockaway Branch), a southern prolongation of the boundary line of the City of New York, the boundary line of the City of New York, Empire Avenue, a line 100 feet southwesterly of Virginia Street, a line 125 feet northwesterly of Empire Avenue, Virginia Street, a line 165 feet southerly of Bolton Road, Sage Street, a line 450 feet southerly of Bolton Road, a line 115 feet easterly of Beach 9th Street, a line 100 feet northerly of Dinsmore Avenue and its easterly prolongation, a line 100 feet westerly of Beach 9th Street, a line 100 feet southerly Dinsmore Avenue, Rose Street, Dinsmore Avenue, and Beach 12th Street;
5. changing from an R5 District to an R3X District property bounded by:
 - a. Norton Avenue, a line 110 feet northwesterly of Beach Channel Drive, Dix Avenue and its northwesterly centerline prolongation, a line 100 feet southeasterly of Eggert Place, a line 100 feet southwesterly of Enright Road, and Gipson Street;
 - b. Brunswick Avenue, Beach 12th Street, Minton Street, Augustina Avenue, and Nameoke Avenue;
 - c. a line 125 feet southerly of Mott Avenue, a line 110 feet easterly of Gipson Street, the westerly prolongation of a line 100 feet northerly of Regina Avenue, a line 125 feet westerly of McBride Street, a line 500 feet northerly of Cornaga Avenue, a line 135 feet easterly of Gipson Street, a line 400 feet northerly of Cornaga Avenue, and a line 100 feet easterly of Dickens Street; and
 - d. a line 200 feet southeasterly of Central Avenue, Beach 12th Street, Dinsmore Avenue, Rose Street, a line 100 feet southerly of Dinsmore Avenue and its westerly prolongation, a line 150 feet easterly of Neilson Street, Dinsmore Avenue, Neilson Street, a line 275 feet northerly of Cornaga Avenue, Nameoke Street, and a line perpendicular to the easterly street line of Nameoke Street distant 150 feet southerly (as measured along the street line) from the point of intersection

of the easterly street line of Nameoke Street and the southeasterly street line of Central Avenue;

6. changing from an R3-2 District to an R4A District property bounded by Bessemund Avenue, Bay 30th Street, Dwight Avenue, Hartman Lane, Beach Channel Drive, a line 250 feet southwesterly of Hartman Lane, Ocean Crest Boulevard, a line 260 feet northeasterly of Beach 32nd Street, a line midway between Falcon Avenue and Ocean Crest Boulevard, a line 100 feet southwesterly of Hartman Lane, a line midway between Dwight Avenue and Falcon Avenue, and Bay 31st Street and its southeasterly centerline prolongation;
7. changing from an R4 District to an R4A District property bounded by a line 100 feet northerly of Dinsmore Avenue and its easterly prolongation, a line 115 feet easterly of Beach 9th Street, Empire Avenue, Cornaga Avenue, Rose Street, a line 100 feet southerly of Dinsmore Avenue, and a line 100 feet westerly of Beach 9th Street;
8. changing from an R5 District to an R4A District property bounded by a line 100 feet southerly of Dinsmore Avenue, Rose Street, Cornaga Avenue, and the southerly centerline prolongation of Beach 12th Street;
9. changing from an R6 District to an R4A District property bounded by Ocean Crest Boulevard, a line 200 feet southwesterly of Hartman Lane, Beach Channel Drive, and a line 250 feet southwesterly of Hartman Lane;
10. changing from an R3-2 District to an R4-1 District property bounded by Healy Avenue, a line 250 feet westerly of Hartman Lane, a line 200 feet southerly of Healy Avenue, a line 170 feet westerly of Hartman Lane, a line 135 feet southerly of Healy Avenue, Hartman Lane, Bessemund Avenue, Bay 31st Street and its southeasterly centerline prolongation, a line midway between Dwight Avenue and Falcon Avenue, a line 100 feet southwesterly of Hartman Lane, a line midway between Falcon Avenue and Ocean Crest Boulevard, a line 260 feet northeasterly of Beach 32nd Street, Ocean Crest Boulevard, and Beach 32nd Street;
11. changing from an R4 District to an R4-1 District property bounded by a line 165 feet southerly of Bolton Road, Virginia Street, a line 125 feet northwesterly of Empire Avenue, a line 100 feet southwesterly of Virginia Street, Empire Avenue, a line 115 feet easterly of Beach 9th Street, a line 450 feet southerly of Bolton Road, and Sage Street; and
12. changing from an R5 District to an R4-1 District property bounded by:
 - a. Healy Avenue, Beach 32nd Street, Dwight Avenue, and the U.S. Bulkhead Line;

- b. Norton Avenue, Gipson Street, a line 100 feet southerly of Enright Road, a line 100 feet easterly of Eggert Place, the westerly centerline prolongation of Dix Avenue, McBride Street, a line 150 feet northerly of Mott Avenue, Eggert Place, Enright Road, and a line 100 feet easterly of Eggert Place; and
- c. Mott Avenue, the southerly prolongation (at Mott Avenue) of a line 200 feet westerly of Beach Channel Drive, a line 200 feet southerly of Mott Avenue, Beach Channel Drive, a line 100 feet easterly of Dickens Street, a line 400 feet northerly of Cornaga Avenue, a line 135 feet easterly of Gipson Street, a line 500 feet northerly of Cornaga Avenue, a line 125 feet westerly of McBride Street, a line 100 feet northerly of Regina Avenue and its westerly prolongation, a line 100 feet westerly of Grassmere Terrace, a line 200 feet southerly of Mott Avenue, and Grassmere Terrace;

as shown on a diagram (for illustrative purposes only) dated December 19, 2005.

(On February 8, 2006, Cal. No. 9, the Commission scheduled February 22, 2006 for a public hearing. On February 22, 2006, Cal. No. 35, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 20

30 ST. JAMES AVENUE

CD 2

N 050484 ZAR

IN THE MATTER OF an application submitted by Robert Pennachio for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution involving the development, enlargement or site alteration on a zoning lot having steep slope to allow the construction of a single-family dwelling, with a garage located at 30 St. James Avenue (Block 868, Lot 60) 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.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 21

NETHERLAND AVENUE/SAR CITY MAP CHANGE

CD 8

C 030425 MMX

PUBLIC HEARING:

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 259th Street and West 261st 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.

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

Close the hearing.

No. 22

SOUTHERN BOULEVARD APARTMENTS

CD 3

N 060332 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 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).

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

Close the hearing.

BOROUGH OF MANHATTAN

No. 23

BEACON PARK

CD 10

C 060212 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 29 West 138th Street and 34 West 139th 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.

(On March 8, 2006, Cal. No. 6, the Commission scheduled March 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 24

GATEWAY AND LORE CONDOMINIUMS

CD 10

C 060240 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 257-259 West 112th 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.

(On March 8, 2006, Cal. No. 7, the Commission scheduled March 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 25

GRAND STREET CHILD AND FAMILY CARE CENTER

CD 4

C 050371 PQK

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 acquisition of property located at 783 Knickerbocker Avenue (Block 3413, Lot 6), for continued use as a child care center.

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

Close the hearing.

Nos. 26 & 27

KEDEM WINERY DEVELOPMENT

No. 26

CD 1

C 020517 ZSK

PUBLIC HEARING:

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.

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

Close the hearing.

No. 27

CD 1

C 020518 ZMK

PUBLIC HEARING:

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 8th Street, Kent Avenue, a line 290 feet southerly of the westerly centerline prolongation of South 8th 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 8th 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 8th 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.

(On March 8, 2006, Cal. No. 5, the Commission scheduled March 22, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

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

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JANUARY	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					
FEBRUARY				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	20 <small>PRESIDENTS' DAY</small>	21 <small>*REVIEW SESSION</small>	22 <small>CPC PUBLIC MEETING</small>	23	24	25	*Review Session will be held on <u>Tuesday, February 21st</u>
26	27	28						
MARCH				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	18	
	19	20 <small>REVIEW SESSION</small>	21	22 <small>CPC PUBLIC MEETING</small>	23 <small>ST. PATRICK'S DAY</small>	24	25	
26	27	28	29	30	31			
APRIL							1	
	2	3 <small>REVIEW SESSION</small>	4	5 <small>CPC PUBLIC MEETING</small>	6	7	8	
	9	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								
MAY		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				
JUNE					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.