

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 13, 2005
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 030370 ZMX	6	EAST 176 TH STREET REZONING	Scheduled to be Heard 7/27/05
2	C 040326 ZMX	6	EAST TREMONT/HONEYWELL COMMERCIAL OVERLAY	" "
3	C 050459 HAX	3	LOUIS NINE BOULEVARD/INTERVALE AVENUE APARTMENTS	" "
4	C 040223 ZSM	4	WEST 17 TH STREET PARKING GARAGE	" "
5	C 040488 ZMM	8	1129-33 YORK AVENUE REZONING AND PARKING GARAGE	" "
6	C 040489 ZSM	8	" "	" "
7	C 050171 ZMQ	11	FRANCIS LEWIS BOULEVARD COMMERCIAL OVERLAY	" "
8	C 040451 PQQ	7	SANITATION DISTRICT 11A GARAGE	" "
9	C 050186 ZMR	3	PRINCE'S BAY REZONING	" "
10	C 050311 HAX	4	HIGHBRIDGE APARTMENTS	Favorable Report Adopted
11	C 050318 PQX	4	" "	" "
12	N 050479 HKM	6	SUMMIT HOTEL	Forward Report to City Council
13	N 050281 ZRM	1	ONE YORK STREET	Favorable Report Adopted
14	C 050283 ZSM	1	" "	" "
15	C 050282 ZSM	1	" "	" "
16	C 050284 ZSM	1	" "	" "
17	C 050285 ZSM	1	" "	" "

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

MEETING ADJOURNED AT: 11:43 A.M.

NOTE: Commissioner Battaglia was not present for the votes.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 13, 2005
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 040382 ZSM	2	88 CROSBY STREET	Favorable Report Adopted
19	C 050209 PPM	3	LOWER EAST SIDE GIRLS CLUB	" "
20	N 050478 HKQ	9	RALPH BUNCHE HOUSE	Forward Report to City Council
21	C 050193 PQX	6	BELMONT COMMUNITY DAY CARE CENTER	Hearing Closed
22	C 020488 ZMX	9	BRUCKNER BOULEVARD REZONING	" "
23	C 050383 HAK	5	PSCH DEWITT RESIDENCE	" "
24	C 050427 HAM	1	270 GREENWICH STREET/SITE 5B	" "
25	C 050429 ZSM	1	" "	" "
26	C 050430 ZSM	1	" "	" "
27	C 050218 ZSM	2	105 WOOSTER STREET/ROOM AND BOARD	" "
28	C 050083 ZSQ	5	SENECA AVENUE COMPREHENSIVE CARE CENTER	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R											
	Calendar Numbers:											
Amanda M. Burden, AICP, Chair												
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, JULY 13, 2005

**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. 16]

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, JULY 13, 2005

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	7
III. Public Hearings	15
IV Schedule Of Meetings: July 1, 2005 - December 31, 2005.....	21

**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 July 27, 2005 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: _____

JULY 13, 2005

APPROVAL OF MINUTES OF Regular Meeting of June 22, 2005

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JULY 27, 2005**

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

BOROUGH OF THE BRONX

No. 1

EAST 176TH STREET REZONING

CD 6

C 030370 ZMX

IN THE MATTER OF an application submitted by VIP Community Services pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-2 District to an R7-1 District property bounded by Prospect Avenue, East 176th Street, a line 90 feet southeasterly of Prospect Avenue and East 175th Street, as shown on a diagram (for illustrative purposes only) dated April 11, 2005, and subject to the conditions of CEQR Declaration No. E-147.

Resolution for adoption scheduling July 27, 2005 for a public hearing.

No. 2

EAST TREMONT/HONEYWELL COMMERCIAL OVERLAY

CD 6

C 040326 ZMX

IN THE MATTER OF an application submitted by Myung Sook Jun pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, establishing within an existing R7-1 District a C1-4 District bounded by a line 100 feet northeasterly of East Tremont Avenue, Honeywell Avenue, a

line 150 feet northeasterly of East Tremont Avenue and Daly Avenue, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

Resolution for adoption scheduling July 27, 2005 for a public hearing.

No. 3

LOUIS NINE BOULEVARD/INTERVALE AVENUE APARTMENTS

CD 3

C 050459 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 1324, 1330 and 1334 Intervale Avenue; and 1337, 1321, 1317, 1305 and 1301 Louis Nine Boulevard, Site 8B within the Intervale-Boston Urban Renewal Area (Block 2976, Lots 5, 7, 10, 15, 20, 25, 32 and 33) 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 buildings, tentatively known as Louis Nine Boulevard and Intervale Avenue, with approximately 174 residential units and retail space, for families and young adults aging out of foster care, to be developed under HPD's Mixed Income Rental Program, the Housing Development Corporation's Low-Income Affordable Marketplace Program and HPD's Supportive Housing Loan Program.

Resolution for adoption scheduling July 27, 2005 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

WEST 17TH STREET PARKING GARAGE

CD 4

C 040223 ZSM

IN THE MATTER OF an application submitted by El-Ad Skyview, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 32 spaces on portions of the first floor and the cellar of an existing 12-story residential building on property located at 151 West 17th Street (Block 793, Lots 5 and 70), in C6-2A and C6-3A Districts.

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

Resolution for adoption scheduling July 27, 2005 for a public hearing.

Nos. 5 & 6

1129-33 YORK AVENUE REZONING AND PARKING GARAGE

No. 5

CD 8

C 040488 ZMM

IN THE MATTER OF an application submitted by Witkoff York LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 8c and 8d**, changing from a C8-4 District to a C1-9 District property bounded by East 62nd Street, York Avenue, East 61st Street, and a line 100 feet westerly of York Avenue, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

Resolution for adoption scheduling July 27, 2005 for a public hearing.

No. 6

CB 8

C 040489 ZSM

IN THE MATTER OF an application submitted by Witkoff York LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 100 spaces on portions of the first floor and the cellar and subcellar of a proposed 26-story mixed building on property located at 1129 - 1133 York Avenue** (Block 1456, Lots 21 and 26) in a C1-9 District*.

*Note The zoning lot is proposed to be rezoned by changing a C8-4 District to a C1-9 District, under a related application (C 040488 ZMM) for a change in the zoning map.

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

Resolution for adoption scheduling July 27, 2005 for a public hearing.

BOROUGH OF QUEENS

No. 7

FRANCIS LEWIS BOULEVARD COMMERCIAL OVERLAY

CD 11

C 050171 ZMQ

IN THE MATTER OF an application submitted by Lawrence Avroch pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 11b, establishing within an existing R2 District a C1-2 District bounded by Francis Lewis Boulevard, a line 220 feet northerly of the Horace Harding Expressway, a line 100 feet westerly of 201st Street, and a line 150 feet northerly of the Horace Harding Expressway**, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

Resolution for adoption scheduling July 27, 2005 for a public hearing.

No. 8

SANITATION DISTRICT 11A GARAGE

CD 7

C 040451 PQQ

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 127-45 34th Avenue (Block 1829, Lot 40), Queens, for continued use as a garage.

Resolution for adoption scheduling July 27, 2005 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 9

PRINCE'S BAY REZONING

CD 3

C 050186 ZMR

IN THE MATTER OF an application submitted by Councilman Andrew J. Lanza pursuant to Sections 197-c and 201 of the New York City charter **for an amendment of the Zoning Map, Section Nos. 32d, 33b, 35a and 35c:**

- 1. changing from an R3-2 District to an R3X District property bounded by the southwesterly centerline prolongation of Sherwood Avenue, Sharrott Avenue, Hylan Boulevard, and a line 100 feet northeasterly of Richard Avenue;**
- 2. changing from an R3X District to an R1-2 District property bounded by Amboy Road, Bedell Street, Sharrott Avenue, Everett Place, South Goff Avenue and its northerly centerline prolongation, the centerline of the Staten Island Railway right-of-way, Bayview Avenue, Florence Place, Percival Place, a westerly boundary line of Lemon Creek State Wetlands Preserve and its westerly prolongation, Bayview Avenue, Finlay Avenue, Woodvale Avenue, Kenneth Place, South Goff Avenue, the easterly centerline prolongation of Stevenson Place, Woodvale Avenue, a line 650 feet southeasterly of Finlay Avenue, a line 100 feet southwesterly of Burton Avenue and its southeasterly prolongation, Hylan Boulevard, Sharrott Avenue, Sherwood Avenue, South Goff Avenue, Vail Avenue, Sharrott Avenue, the southwesterly centerline prolongation of Sherwood Avenue, and the northeasterly boundary line of a park; and**
- 3. changing from an R3X District to an R1-1 District property bounded by Hylan Boulevard, Indale Avenue, and Johnston Terrace;**

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

Resolution for adoption scheduling July 27, 2005 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 10 & 11

HIGHBRIDGE APARTMENTS

No. 10

CD 4

C 050311 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 1345 Shakespeare Avenue (Block 2520, Lot 53); 1407, 1401, 1397, 1391, 1404, 1418, 1426, 1430, and 1450 Jessup Avenue (Block 2872, Lots 35-38, 58, 60, 62, 66, 68 and 189) 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 1345 Shakespeare Avenue (Block 2520, Lot 53); 1407, 1404, 1418, 1426, 1430 and 1450 Jessup Avenue (Block 2872, Lots 35, 58, 60, 62, 66, 68 and 189) to a developer selected by HPD;

to facilitate development of four buildings, tentatively known as Highbridge Apartments, with approximately 315 residential units for low income families.

(On May 25, 2005, Cal. No. 1, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 13, the hearing was closed.)

For consideration.

No. 11

CD 4

C 050318 PQX

IN THE MATTER OF AN APPLICATION submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter,

for the acquisition of property located at: 1404 Jessup Avenue (Block 2872, lots 58 and 60); 1407 Jessup Avenue (Block 2872, lot 35); 1418 Jessup Avenue (Block 2872, lot 62); 1426 Jessup Avenue (Block 2872, lot 66); 1430 Jessup Avenue (Block 2872, lot 68); and 1450 Jessup Avenue (Block 2872, lot 189).

(On May 25, 2005, Cal. No. 2, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 12

SUMMIT HOTEL

CD 6

N 050479 HKM

IN THE MATTER OF a communication, dated May 23, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Summit Hotel (now Doubletree Metropolitan Hotel) by the Landmarks Preservation Commission on May 17, 2005, (List No. 363, LP 2176), located at 569-573 Lexington Avenue a.k.a. 132-166 East 51st Street (Block 1305, Lot 50), Borough of Manhattan, Community District 6.

For consideration.

Nos 13, 14, 15, 16 & 17

ONE YORK STREET

No. 13

CD 1

N 050281ZRM

IN THE MATTER OF an application submitted by One York Property, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Article XI, Chapter 1 (Special Tribeca Mixed Use District) concerning Sections 111-02 (General Provisions), 111-111 (Loft Dwelling Requirements, and 111-50 (Special Permit for Enlargement of Buildings Contain Loft Dwellings) regarding the enlargement of buildings containing loft dwellings.

Matter in underlined is new, to be added;

Matter in ~~strikeout~~ is to be deleted;
Matter within # # is defined in the Zoning Resolution;
*** indicates where unchanged text appears in the Resolution.

**111-02
General Provisions**

The provisions of this Chapter shall apply to all #developments, enlargements, extensions#, alterations, #accessory uses#, open and enclosed, and changes in #uses# within the Special District.

#Loft dwellings# and #joint living-work quarters for artists# are permitted #uses# within the Special District; ~~subject to the #bulk# regulations of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living Work Quarters for Artists)~~, and #loft dwellings# are the only permitted #residential use# in #buildings# designed for non-#residential use# and erected prior to December 15, 1961. #Loft dwellings# and #joint living-work quarters for artists# converted under the provisions of this Chapter, are not subject to the provisions of Section 32-42 (Location within Buildings).

#Buildings# designed for non-#residential use# and erected prior to December 15, 1961, that have not since been #enlarged# may be converted to #loft dwellings#, subject to the #bulk# regulations of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists).

#Buildings# designed for non-#residential use# and erected prior to December 15, 1961, that have since been #enlarged# may be converted to #loft dwellings#, and #buildings# designed for non-#residential use# and erected prior to December 15, 1961 may be #enlarged# for #loft dwellings#, provided that such conversion or #enlargement# shall be made only by special permit of the City Planning Commission pursuant to Section 111-51 (Special permit for Enlargements of Buildings Containing Loft Dwellings).

**111-111
Loft dwelling requirements**

- (e) No #building# in Areas B1 and B2 containing #loft dwellings# or #joint living-work quarters for artists# shall be #enlarged#, except that such #buildings# containing #loft dwellings# may be #enlarged# by special permit of the City Planning Commission pursuant to Section 111-51. Mezzanines shall be permitted as provided in paragraph (d) of this Section.

**111-50
SPECIAL PERMIT FOR CONVERSION TO LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS**

The City Planning Commission may permit, in Areas B1 and B2, the modification of the #use# provisions of Sections 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), Section 111-102 (Ground floor use restrictions), paragraph (b), or 111-103 (Additional use regulations), paragraph (b), to allow #loft dwellings# or #joint living-work quarters for artists# on any #story# in any #building#, provided the Commission finds that:

- (a) the conversion will not harm the commercial and manufacturing sectors of the City's economy;
- (b) the conversion will not harm the commercial and manufacturing character of the surrounding area;
- (c) the process of conversion will not unduly burden #commercial# and #manufacturing uses# in the #building#; and
- (d) the neighborhood in which the conversion is taking place will not be excessively burdened by increased #residential# activity.

All #loft dwellings# or #joint living-work quarters for artists# permitted by this special permit shall meet the standards of the applicable district for such units or quarters. The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#.

**111-51
Special Permit for Enlargements of Buildings Containing Loft Dwellings**

In Area B1, outside of historic districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit:

(a) #loft dwellings# in #buildings# designed for non-#residential use# and erected prior to December 15, 1961, that have since been #enlarged#; or,

(b) the #enlargement# of #buildings# designed for non-#residential use# and erected prior to December 15, 1961, for #loft dwellings#, provided that:

(1) all #loft dwellings# comply with the requirements of Section 111-111 or have received a certification pursuant to Section 111-20(b);

(2) the #bulk# regulations of an M1-5 District shall apply, except that the #enlarged# portion of the #building# shall comply with the requirements of Sections 23-47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance

Between Legally Required Windows and Walls or Lot Lines) applicable to R8 Districts; and

(3) the maximum #floor area ratio# for all #loft dwellings# shall not exceed 5.0.

(c) In order to grant a special permit, the City Planning Commission shall find that:

(1) the process of #enlargement# will not unduly burden #commercial# and #manufacturing uses# in the #building# and

(2) the neighborhood in which the #enlargement# is taking place will not be excessively burdened by increased #residential# activity.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requiring the preservation of #floor area# for #commercial# or #manufacturing uses#.

(On May 25, 2005, Cal. No. 3, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 15, the hearing was closed.)

For consideration.



No. 14

CD 1

C 050283 ZSM

IN THE MATTER OF an application submitted by One York Property LLC pursuant to Sections 197- c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 111- 51(b)* of the Zoning Resolution to modify the regulations of Sections 111- 02 and 111- 111(e) to allow the enlargement of an existing 6 story building outside of the historic districts designated by the Landmarks Preservation Commission, designed for non residential use and erected prior to December 15, 1961, for loft dwellings on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212, Lots 24, 26, 41 and 43), in an M1- 5 District, within the Special Tribeca Mixed Use District (Area B1).

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.

* Note: Section 111- 51 is a new section proposed under a related application (N 050281 ZRM) for an amendment of the Zoning Resolution.

(On May 25, 2005, Cal. No. 4, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 16, the hearing was closed.)

For consideration.

No. 15

CD 1

C 050282 ZSM

IN THE MATTER OF an application submitted by One York Property LLC pursuant to Sections 197- c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 111-50* of the Zoning Resolution to modify the use regulations of Section 111-103(b) to allow forty three (43) loft dwellings on the 3rd floor through 12th floor of an existing 6 story building where the lot coverage is greater than 5,000 square feet and proposed to be enlarged to 12 stories on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212, Lots 24, 26, 41 and 43), in an M1- 5 District, within the Special Tribeca Mixed Use District (Area B1).

* Note: Section 111- 50 is proposed to be changed under a related application (N 050281 ZRM) for an amendment of the Zoning Resolution

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

(On May 25, 2005, Cal. No. 5, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 17, the hearing was closed.)

For consideration.

No. 16

CD 1

C 050284 ZSM

IN THE MATTER OF an application submitted by One York Property 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- 921 of the Zoning Resolution to modify the use regulations of Section 42 00 to allow community facility uses (U.G. 4A) on the 1st, 2nd and 3rd floors of an existing 6 story building and proposed to be enlarged to 12 stories on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212, Lots 24, 26, 41 and 43), in an M1- 5 District, within the Special Tribeca Mixed Use District (Area B1).

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 May 25, 2005, Cal. No. 6, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 18, the hearing was closed.)

For consideration.

No. 17

CD 1

C 050285 ZSM

IN THE MATTER OF an application submitted by One York Property LLC pursuant to Sections 197- c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an accessory parking garage with a maximum capacity of 47 spaces in portions of the cellar, 1st floor and 2nd floor of an existing 6 story building and proposed to be enlarged to 12 stories on property located at 55 Avenue of the Americas a.k.a. One York Street (Block 212, Lots 24, 26, 41 and 43), in an M1 5 District, within the Special Tribeca Mixed Use District (Area B1).

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 May 25, 2005, Cal. No. 7, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 19, the hearing was closed.)

For consideration.

No. 18

88 CROSBY STREET

CD 2

C 040382 ZSM

IN THE MATTER OF an application submitted by Salva Realty Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the requirements of:

1. Section 42-14D(1)(b) to allow 14 joint living-work quarters for artists (Use Group 17D) on the 2nd and 3rd floors; and
2. Section 42-14(D)(2)(b) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar;

of an existing 5-story building located at 88 Crosby Street a.k.a. 546-548 Broadway (Block 497, Lot 9), in an M1-5B District, 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 May 25, 2005, Cal. No. 8, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 20, the hearing was closed.)

For consideration.

No. 19

LOWER EAST SIDE GIRLS CLUB

CD 3

C 050209 PPM

IN THE MATTER OF OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of six (6) city-owned properties pursuant to zoning.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, Room 6W, New York, NY 10007.

(On May 25, 2005, Cal. No. 9, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 20

RALPH BUNCHE HOUSE

CD 9

N 050478 HKQ

IN THE MATTER OF a communication dated May 23, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the **landmark designation of the Ralph Bunche House**, 115-24 Grosvenor Street, (Block 3319, Lot 18), by the Landmarks Preservation Commission on May 17, 2005 (List 363/LP-2175), Borough of Queens, Community District 9.

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 21

BELMONT COMMUNITY DAY CARE CENTER

CD 6

C 050193 PQX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 2340 Cambreleng Avenue (Block 3089, Lot 24) for continued use as a day care center.

(On June 22, 2005, Cal. No. 1, the Commission scheduled July 13, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

BRUCKNER BOULEVARD REZONING

CD 9

C 020488 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Hasan Biberaj pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 6c, establishing within an existing R6 district a C1-2 district bounded by a line 100 feet northerly of Bruckner Boulevard, Ward Avenue, Bruckner Boulevard, and Boynton Avenue,** as shown on a diagram (for illustrative purposes only) dated March 14, 2005.

(On June 22, 2005, Cal. No. 2, the Commission scheduled July 13, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 23

PSCH DEWITT RESIDENCE

CD 5

C 050383 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 433-441 De Witt Avenue (Block 4318, Lots 31-34), 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 433, 437 and 441 De Witt Avenue (Block 4318, Lots 31-32 and 34) to a developer selected by HPD;

to facilitate development of a four-story building tentatively known as the PSCH De Witt Residence, with approximately 19 studio apartments for low income persons with mental illness, to be developed under the HUD Section 811 Supportive Housing for Persons with Disabilities Program.

(On June 22, 2005, Cal. No. 3, the Commission scheduled July 13, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 24, 25 & 26

270 GREENWICH STREET/SITE 5B

No. 24

CD 1

C 050427 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 270 Greenwich Street, (Block 142, Lot 110) 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 the New York City Economic Development Corporation;

to facilitate development of a mixed-use building with approximately 402 residential units and commercial uses.

(On June 22, 2005, Cal. No. 4, the Commission scheduled July 13, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 1

C 050429 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation and 270 Greenwich Street 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 74-743(a)(2) of the Zoning Resolution **to modify the height and setback regulations of Sections 23-60, 33-40 and 35-60, and the rear yard regulations of Sections 23-40, 23-**

50, 33-20 and 35-50 to facilitate the development of a mixed use building on property located at 270 Greenwich Street (Block 142, Lot 110), in a C6-4 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 June 22, 2005, Cal. No. 5, the Commission scheduled July 13, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CD 1

C 050430 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Economic Development Corporation and 270 Greenwich Street Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 400 spaces on portions of the first floor and cellar of a proposed mixed use building on property located at 270 Greenwich Street** (Block 142, Lot 110), in a C6-4 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 June 22, 2005, Cal. No. 6, the Commission scheduled July 13, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, July 13, 2005, 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 office of the Deputy Mayor for Economic Development and Rebuilding in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an amendment to the City Map to eliminate an eight-foot sidewalk easement on Murray Street, special permits to

modify the height and setback regulations and allow a public parking garage, an authorization to allow a curb cut on Murry Street, a certification to allow a curb cut for loading berths on Murray Street, a UDAAP designation and project and the disposition of city owned property, to facilitate the construction of a mixed-use building at 270 Greenwich Street (Block 142, Lot 110), within C6-3 and C6-2a zoning districts in the Tribeca Neighborhood of Manhattan Community District 1.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) CEQR No. 05DME011M.

No. 27

105 WOOSTER STREET/ROOM AND BOARD

CD 2

C 050218 ZSM

PUBLIC HEARING:

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

1. **Section 42-12 to allow a furniture store (Use Group 10A) on the 1st through 3rd floors and cellar; and**
2. **Section 42-14(D)(2)(a) to allow Use Group 6 and Use Group 10A (furniture store) uses below the floor level of the second story;**

of an existing 6-story building located at 105-113 Wooster Street (Block 501, Lots 1001-1016), in an M1-5A District, 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 June 22, 2005, Cal. No. 7, the Commission scheduled July 13, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 28

SENECA AVENUE COMPREHENSIVE CARE CENTER

CD 5

C 050083 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Comprehensive Care Management Corp. pursuant to Sections 197-c and 201 of the New York City **Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a non-profit institution without sleeping accommodations (Use Group 4A) within an existing 1-story building and proposed partial second story enlargement located at 11-40 Seneca Avenue** (Block 3568, Lot 60), in an M1-4D 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 June 22, 2005, Cal. No. 8, the Commission scheduled July 13, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS
July 1 to December 31

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

*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.*