

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 24, 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 050502 HAX	3	PARKVIEW COMMONS II	Scheduled to be Heard 9/14/05
2	C 050442 ZMX	11	MORRIS PARK REZONING	" "
3	C 050503 HAK	3	MYRTLE AVENUE APARTMENTS	" "
4	C 050460 HAM	10	LENOX POWELL APARTMENTS	" "
5	C 050492 ZSM	4	HIGHLINE TOWERS GARAGE	" "
6	C 050483 HAM	11	EAST 115 TH STREET CONERSTONE PRLJECT	" "
7	C 050210 ZSM	2	525 BROOME STREET	" "
8	C 060006 ZMM	2	FAR WEST VILLAGE REZONING	" "
9	C 030370 ZMX	6	EAST 176 TH STREET REZONING	Favorable Report Adopted
10	C 040326 ZMX	6	EAST TREMONT/HONEYWELL COMMERCIAL OVERLAY	" "
11	C 050459 HAX	3	LEWIS NINE BOULEVARD/INTERVALE AVENUE APARTMENTS	" "
12	C 040223 ZSM	4	WEST 17 TH STREET PARKING GARAGE	Unfavorable Report Adopted
13	C 040488 ZMM	8	1129-33 YORK AVENUE REZONING AND PARKING GARAGE	Favorable Report Adopted
14	C 040489 ZSM	8	" "	" "
15	N 060007 HKM	4	THE WINDERMERE	Forward Report to City Council
16	N 060005 HKM	1	ROBERT & ANNE DICKEY HOUSE LANDMARK	" "
17	C 050425 HAM	10	CORNERSTONE SITE 5	Favorable Report Adopted

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	24			
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	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Angela R. Cavaluzzi, R.A.	A														
Alfred C Cerullo, III	P	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			
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	AB		
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 11: 33 A.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 24, 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. 19]

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, AUGUST 24, 2005

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	10
III. Public Hearings	16
IV Schedule Of Meetings: July 1, 2005 - December 31, 2005.....	20

**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 September 14, 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: _____

AUGUST 24, 2005

APPROVAL OF MINUTES OF Regular Meeting of August 10, 2005

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, September 14, 2005
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BRONX

No. 1

PARKVIEW COMMONS II

CD 3

C 050502 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 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12-13) and 417 and 419 East 160th Street (Block 2382, Lots 32 and 31), part of Site 43 within the Melrose Commons Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor to be determined by HPD;

to facilitate the development of a 9-story building, tentatively known as Parkview Commons II, with approximately 88 residential units for low income families, to be

developed under the New York State Division of Housing and Community Renewal's Homes for Working Families Program.

Resolution for adoption scheduling September 14, 2005 for a public hearing.

No. 2

MORRIS PARK REZONING

CD 11

C 050442 ZMX

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. 4a and 4b:**

- 1. eliminating from within an existing R4 District a C1-2 District bounded by** a line 150 feet northwesterly of Morris Park Avenue, Haight Avenue, a line 150 feet southeasterly of Morris Park Avenue, and Bogart Avenue;
- 2. changing from an R4 District to an R4A District property bounded by:**
 - a.** a line 100 feet southeasterly of Rhineland Avenue, Haight Avenue, a line 100 feet northwesterly of Morris Park Avenue, a line midway between Colden Avenue and Radcliff Avenue, a line 290 feet northwesterly of Morris Park Avenue, and Radcliff Avenue; and
 - b.** a line 100 feet southeasterly of Morris Park Avenue, Lurting Avenue, Van Nest Avenue, Haight Avenue, a line 100 feet northwesterly of Pierce Avenue, Tomlinson Avenue, a line 200 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Yates Avenue, a line 100 feet southeasterly of Morris Park Avenue, Hering Avenue, Pierce Avenue, Tenbroeck Avenue, Sacket Avenue, a line 100 feet southwesterly of Yates Avenue, Pierce Avenue, Tomlinson Avenue and its southeasterly centerline prolongation, the southeasterly street line of Sacket Avenue, Colden Avenue and its southeasterly centerline prolongation, Pierce Avenue, Paulding Avenue, a line 100 feet northwesterly of Pierce Avenue, Radcliff Avenue, a

line 200 feet southeasterly of Van Nest Avenue, and a line midway between Radcliff Avenue and Bogart Avenue;

3. **changing from an R4 District to an R4-1 District property bounded by** Morris Park Avenue, Bogart Avenue, a line 225 feet northwesterly of Van Nest Avenue, a line midway between Radcliff Avenue and Bogart Avenue, a line 200 feet southeasterly of Van Nest Avenue, Radcliff Avenue, Pierce Avenue, Bogart Avenue, a line 190 feet northwesterly of Pierce Avenue, Fowler Avenue, a line perpendicular to the southwesterly street line of Fowler Avenue distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Fowler Avenue and the northwesterly street line of Pierce Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 150 feet northwesterly of Van Nest Avenue, and Bronxdale Avenue; and
4. **establishing within an existing R4 District a C1-4 District bounded by** a line 100 feet northwesterly of Morris Park Avenue, Haight Avenue, a line 100 feet southeasterly of Morris Park Avenue, and Bogart Avenue;

Borough of the Bronx, Community District 11, as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

Resolution for adoption scheduling September 14, 2005 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

MYRTLE AVENUE APARTMENTS

CD3

C 050503 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 852-856 Myrtle Avenue (Block 1755, Lot 20), 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 sponsor to be determined by HPD;

to facilitate development of a 6-story building, tentatively known as Myrtle Avenue Apartments, with approximately 33 residential units for low income persons, to be developed under the New York State Housing Trust Fund Program.

Resolution for adoption scheduling September 14, 2005 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

LENOX POWELL APARTMENTS

CD 10

C 050460 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 115, 117 and 119 West 137th Street (Block 2006, Lots 20, 121 and 22) 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 sponsor to be determined by HPD;

to facilitate the development of two buildings, tentatively known as Lenox Powell Apartments, with approximately 37 residential units, to be developed under HPD's Vacant Building Program.

Resolution for adoption scheduling September 14, 2005 for a public hearing.

No. 5

HIGHLINE TOWERS GARAGE

CD 4

C 050492 ZSM

IN THE MATTER OF an application submitted by HLP Properties, 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 718 spaces on portions of the first floor, the cellar and subcellar of a proposed mixed use building on property located at 501 West 17th Street** (Block 689, Lot 17), in a C6-4 District, within the Special West Chelsea District.

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

Resolution for adoption scheduling September 14, 2005 for a public hearing.

No. 6

EAST 115TH STREET CORNERSTONE PROJECT

CD 11

C 050483 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1401, 1405, 1407, 1409, 1413 and 1415 Fifth Avenue (Block 1621, Lots 1, 3-4, 69, 70 and 72); 3 East 115th Street (Block 1621, Lot 5); 4, 6 and 8 East 116th Street (Block 1621, Lots , 67- 68, and 168), part of Site 34A within the Milbank Frawley Circle East Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a sponsor to be determined by HPD;

to facilitate development of three buildings, with approximately 110 residential units and retail space, to be developed under the Housing Development Corporation's New Housing Opportunities Program.

Resolution for adoption scheduling September 14, 2005 for a public hearing.

No. 7

525 BROOME STREET

CD 2

C 050210 ZSM

IN THE MATTER OF an application submitted by Fluency LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the use regulations of Section 42-14D(2)(b) to allow retail uses (Use Group 6 uses) on the ground floor and cellar of an existing 6-story building on property located at 525 Broome Street** (Block 476, Lots 1001 and 1002), in an M1-5B District.

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

Resolution for adoption scheduling September 14, 2005 for a public hearing.

No. 8

FAR WEST VILLAGE REZONING

CD 2

C 060006 ZMM

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. 8b and 12a:**

- 1. changing from a C1-7 District to an R6A District property bounded by Charles Lane, a line 100 feet westerly of Washington Street, Charles Street, and a line 180 feet westerly of Washington Street;**
- 2. changing from a C6-2 District to an R6A district property bounded by Perry Street, a line 100 feet westerly of Washington Street, Charles Lane, a line 180 feet westerly of Washington Street, Charles Street, and a line 100 feet easterly of West Street;**

3. changing from a C1-7 District to a C1-6A District property bounded by:

- a. Bank Street, Washington Street, Charles Street, a line 100 feet westerly of Washington Street, Charles Lane, a line 95 feet westerly of Washington Street, West 11th Street, a line 150 feet westerly of Washington Street, a line midway between Bank Street and West 11th Street, and a line 120 feet easterly of West Street; and
- b. Christopher Street, Washington Street, Morton Street, West Street, Barrow Street, and a line 95 feet westerly of Washington Street;

4. changing from a C6-2 District to a C1-6A District property bounded by:

- a. a line midway between Jane Street and West 12th Street, a line 110 feet westerly of Washington Street, West 12th Street, a line 90 feet westerly of Washington Street, a line midway between West 12th Street and Bethune Street, a line 125 feet easterly of West Street, West 12th Street, and a line 100 feet easterly of West Street;
- b. Bank Street, a line 120 feet easterly of West Street, a line midway between Bank Street and West 11th Street, a line 150 feet westerly of Washington Street, West 11th Street, a line 95 feet westerly of Washington Street, Charles Lane, a line 100 feet westerly of Washington Street, Perry Street, and a line 100 feet easterly of West Street; and
- c. Charles Street and its westerly centerline prolongation, a line 90 feet easterly of West Street, West 10th Street, a line perpendicular to the southerly street line of West 10th Street distant 80 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 10th Street and the easterly street line of West Street, a line midway between West 10th Street and Christopher Street, a line perpendicular to the northerly street line of Christopher Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Christopher Street and the westerly street line of Washington Street, a line 95 feet westerly of Washington Street, Barrow Street, West Street, the westerly centerline prolongation of Morton Street, Miller Highway;

5. changing from an M1-1 District to a C1-6A District property bounded by:

- a. a line midway between Jane Street and West 12th Street, a line 90 feet westerly of Washington Street, West 12th Street and a line 110 feet westerly of Washington Street; and

- b. West 12th Street, a line 125 feet easterly of West Street, a line midway between West 12th Street and Bethune Street, a line 90 feet westerly of Washington Street, Bethune Street, and a line 100 feet easterly of West Street;
- 6. **changing from a C6-2 District to a C1-7 District property bounded by** Bethune Street and its westerly centerline prolongation, west street, Bank Street, a line 100 feet easterly of West Street, Charles Street, a line 50 feet westerly of Washington Street, West 10th Street, a line 100 feet westerly of Washington Street, a line perpendicular to the northerly street line of Christopher Street distant 110 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Christopher street and the westerly street line of Washington Street, a line midway between West 10th Street and Christopher Street, a line perpendicular to the southerly street line of West 10th Street distant 80 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of West 10th Street and the easterly street line of West Street, West 10th Street, a line 90 feet easterly of West Street, Charles Street and its westerly centerline prolongation, and Miller Highway;
- 7. **changing from a C6-2 District to a C1-7A District property bounded by:**
 - a. Jane Street and its westerly centerline prolongation, a line 110 feet westerly of Washington Street, a line midway between Jane Street and West 12th Street, a line 100 easterly of West Street, West 12th Street and its westerly centerline prolongation, and Miller Highway; and
 - b. West 12th Street, a line 50 feet westerly of Washington Street, a line midway between West 12th Street and Bethune Street, and a line 90 feet westerly of Washington Street;
- 8. **changing from an M1-5 District to a C1-7A District property bounded by:**
 - a. Jane Street, Washington Street, Bethune Street, a line 90 feet westerly of Washington Street, a line midway between West 12th Street and Bethune Street, a line 50 feet westerly of Washington Street, West 12th Street, a line 90 feet westerly of Washington Street, a line midway between Jane Street and West 12th Street, and a line 110 feet westerly of Washington Street; and
 - b. West 12th Street and its westerly centerline prolongation, a line 100 feet easterly of West Street, Bethune Street and its westerly centerline prolongation, and Miller Highway;
- 9. **changing from a C8-4 District to a C4-4A District property bounded by a** line midway between Gansevoort Street and Horatio Street, a line 100 feet easterly of Washington Street, West 12th Street, and Washington Street;

- 10. changing from an M1-5 District to a C6-2A District property bounded by** Gansevoort Street, West Street, a line midway between Horatio Street and Jane Street, a line 125 feet easterly of West Street, Jane Street and its westerly centerline prolongation, and Miller Highway, and
- 11. establishing within a proposed R6A District a C1-5 District bounded by** Perry Street, a line 100 feet westerly of Washington Street, Charles Street, and a line 100 feet easterly of West Street;

as shown on a diagram (from illustrative purposes only) dated July 11, 2005, and subject to CEQR Declaration E-149.

Resolution for adoption scheduling September 14, 2005 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 9

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.

(On July 13, 2005, Cal. No. 1, the Commission scheduled July 27, 2005 for a public hearing. On July 27, 2005, Cal. No. 24, the hearing was closed.)

For consideration.

No. 10

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 property 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.

(On July 13, 2005, Cal. No. 2, the Commission scheduled July 27, 2005 for a public hearing. On July 27, 2005, Cal. No. 25, the hearing was closed.)

For consideration.

No. 11

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.

(On July 13, 2005, Cal. No. 3, the Commission scheduled July 27, 2005 for a public hearing. On July 27, 2005, Cal. No. 26, the hearing was closed.)

For consideration.

BOROUGH OF MANNATTAN

No. 12

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.

(On July 13, 2005, Cal. No. 4, the Commission scheduled July 27, 2005 for a public hearing. On July 27, 2005, Cal. No. 28, the hearing was closed.)

For consideration.

Nos. 13 & 14

1129-33 YORK AVENUE REZONING AND PARKING GARAGE

No. 13

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, and subject to the conditions of CEQR Declaration E-151.

(On July 13, 2005, Cal. No. 5, the Commission scheduled July 27, 2005 for a public hearing. On July 27, 2005, Cal. No. 29, the hearing was closed.)

For consideration.

No. 14

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, Lot 21) 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.

(On July 13, 2005, Cal. No. 6, the Commission scheduled July 27, 2005 for a public hearing. On July 27, 2005, Cal. No. 30, the hearing was closed.)

For consideration.

No. 15

THE WINDERMERE LANDMARK

CD 4

N 060007 HKM

IN THE MATTER OF a communication dated July 7, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Windermere by the Landmarks Preservation Commission on June 28, 2005, (List No. 365, LP 2171), located at 400-406 West 57th Street (Block 1066, Lot 32).

For consideration.

No. 16

ROBERT & ANNE DICKEY HOUSE LANDMARK

CD 1

N 060005 HKM

IN THE MATTER OF a communication dated July 7, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Robert and Anne Dickey Building by the Landmarks Preservation Commission on June 28, 2005, (List No. 365, LP 2166), located at 67 Greenwich Street (Block 19, Lot 11).

For consideration.

No. 17

CORNERSTONE SITE 5

CD 10

C 050425 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 108 West 138th Street (Block 2006, Lot 40); 103, 109 and 113 West 138th Street (Block 2007, Lots 22, 24 and 27), and 2373 Adam C. Powell Jr. Blvd. (Block 2007, Lot 62) 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 108 West 138th Street (Block 2006, Lot 40); 109 West 138th Street (Block 2007, Lot 24) and 2373 Adam C. Powell Jr. Boulevard (Block 2007, Lot 62) to a developer selected by HPD;

to facilitate development within five buildings of 40 residential units and retail use, to be developed under HPD's Cornerstone Program.

(On July 27, 2005, Cal. No. 3, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No. 19, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 18

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.

(On July 13, 2005, Cal. No. 7, the Commission scheduled July 27, 2005 for a public hearing. On July 27, 2005, Cal. No. 31, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX**No. 19*****RIVERDALE-ON-HUDSON ZONING CHANGE*****CD 8****C 050480 ZMX****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 1a, 1b, 1c, and 1d, changing from an R1-2 District to an R1-1 District property bounded by** a line 300 feet southerly of West 261st Street (straight line portion), Independence Avenue, West 254th Street, Arlington Avenue, West 252nd Street, Henry Hudson Parkway West, a line 400 feet southerly of West 252nd Street, Arlington Avenue, West 247th Street, Independence Avenue, West 246th Street, Douglas Avenue, the westerly centerline prolongation of former West 240th Street, Palisade Avenue, a line perpendicular to the easterly street line of Palisade Avenue distant 931 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Palisade Avenue and the northerly street line of West 232nd Street, Douglas Avenue, West 235th Street, Independence Avenue, West 232nd Street, a line perpendicular to the northerly street line of West 231st Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of West 231st Street and the easterly street line of Independence Avenue, West 231st Street, Independence Avenue, the westerly centerline prolongation of West 230th Street, Palisade Avenue, a line 620 feet southerly of the westerly prolongation of the southerly street line of West 231st Street, the westerly boundary line of Riverdale Park and its southerly and northerly prolongations, a line 1100 feet southerly of the westerly prolongation of the southerly street line of West 261st Street (straight line portion), and Palisade Avenue, as shown on a diagram (for illustrative purposes only) dated June 6, 2005.

(On August 10, 2005, Cal. No. 1, the Commission scheduled August 24, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

BURKE PLAZA

CD 6

C 050527 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 871 and 875 East 179th Street (Block 3123, Lots 76 and 77) 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 7-story building, tentatively known as Burke Plaza, with approximately 40 dwelling units to be developed under the NYS Division of Housing and Community Renewal's Housing Trust Fund Program.

(On August 10, 2005, Cal. No. 2, the Commission scheduled August 24, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 21

BROOKLYN NAVY YARD

CD 2

C 050463 PQK

C 050464 PPK

PUBLIC HEARING:

IN THE MATTER OF applications submitted by the Department of Citywide Administrative Services and the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of privately-owned property (Block 2023, part of Lot 150), and the disposition to the Brooklyn Navy Yard

Development Corporation of City-owned properties (Block 2023, parts of Lots 50 and 150) located at the Brooklyn Navy Yard.

(On August 10, 2005, Cal. No. 3, the Commission scheduled August 24, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 22

465 BROADWAY PARKING GARAGE

CD 2

C 050220 ZSM

PUBLIC HEARING:

IN THE MATTER an application submitted by WXIV/Broadway Grand Realty, 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 90 spaces on portions of the first floor, cellar and sub-cellar of a proposed 13-story mixed use building on property located at 465 Broadway a.k.a. 40 Mercer Street (Block 474, Lot 38), in M1-5B 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 August 10, 2005, Cal. No. 4, the Commission scheduled August 24, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 23

HORACE HARDING EXPRESSWAY REZONING

CD 7

C 050190 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Rose Connection pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 10b, establishing within an existing R3-2 District a C2-3 District bounded by** the southerly service road of Horace Harding Expressway, a line 100 feet westerly of the southerly prolongation of the westerly street line of Lawrence Street, and a northerly boundary line of Mt. Hebron Cemetery and its westerly prolongation, as shown on a diagram (for illustrative purposes only) dated May 23, 2005.

(On August 10, 2005, Cal. No. 5, the Commission scheduled August 24, 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	
28	29	30	31					
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	
25	26 <small>REVIEW SESSION</small>	27	28 <small>CPC PUBLIC MEETING</small>	29	30			
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	
	30	31 <small>REVIEW SESSION</small>						
NOVEMBER			1 <small>CPC PUBLIC MEETING</small>	2	3	4	5	
	6	7	8	9	10	11	12	
	13	14 <small>REVIEW SESSION</small>	15 <small>ELECTION DAY</small>	16 <small>CPC PUBLIC MEETING</small>	17	18	19	
	20	21	22	23	24	25	26	
	27	28	29	30 <small>THANKSGIVING</small>				
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 <small>CHRISTMAS</small>	26 <small>KWANZAA 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.*

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

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 24, 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. 19A]

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

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, AUGUST 24, 2005

I. Report..... iv

**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 September 14, 2005 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

No. 24

FAR ROCKAWAY & MOTT CREEK REZONING

CD 14

C 050511 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 No. 31a:**

- 1. changing from an R5 District to an R3X District property bounded by Seagirt Boulevard, the boundary line of the City of New York, the northerly boundary line of a Public Beach, and Beach 4th Street;**
- 2. changing from an R5 District to an R4A District property bounded by Seagirt Boulevard, Beach 4th Street, the northerly boundary line of a Public Beach, and Beach 6th Street and its northerly centerline prolongation;**
- 3. changing from an R3-1 District to an R4-1 District property bounded by Hicksville Road, Reads Lane, a line 100 feet southeasterly of Hicksville Road, the boundary line of the City of New York, Seagrit Boulevard, and Beach 9th Street; and**
- 4. changing from an R5 District to an R4-1 District property bounded by Seagirt Boulevard, the northerly centerline prolongation of Beach 6th Street, Seagirt Avenue, and Beach 9th Street;**

as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

(On July 27, 2005, Cal. No. 5, the Commission scheduled August 10, 2005 for a public hearing. On August 10, 2005, Cal. No. 21, the hearing was closed.)

For consideration.
