

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, OCTOBER 6, 2004**  
**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 050043 ZMX	8	NORTH RIVERDALE REZONING	Scheduled to be Heard 10/20/04
2	C 040143 POK	1	RFK DAY CARE CENTER/JONES SENIOR CENTER	“ ”
3	C 050006 ZSK	1	WILLIAMSBURG WATER TAXI	“ ”
4	C 040412 ZSM	4	655 6 <sup>TH</sup> AVENUE	“ ”
5	C 040495 ZSM	5	400 PARK AVENUE SOUTH	“ ”
6	C 040496 ZMM	5	“ ”	“ ”
7	N 040497 ZRY	cw	“ ”	“ ”
8	C 020523 ZMQ	11	GARDEN WORLD	“ ”
9	N 050063 BDX	4	161 <sup>ST</sup> STREET BID	Hearing Closed
10	C 040442 HAX	3	PLAZOLETA HALL	Favorable Report Adopted
11	C 040249 ZMM	4	VERIZON/WEST 43 <sup>RD</sup> STREET REZONING	“ ”
12	C 040250 ZMM	4	VERIZON/WEST 47 <sup>TH</sup> STREET REZONING	“ ”

COMMISSION ATTENDANCE:		Present (P) Absent (A)		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		10	11	12														
Amanda M. Burden, AICP, Chair	P	Y	Y	Y														
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y														
Angela M. Battaglia	P	Y	Y	Y														
Irwin Cantor, P.E.	P	Y	Y	Y														
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y														
Richard W. Eaddy	P	Y	Y	Y														
Alexander Garvin	A																	
Jane D. Gol	P	Y	Y	Y														
Christopher Kui	P	Y	Y	Y														
John Merolo	P	Y	Y	Y														
Karen A. Phillips	A																	
Dolly Williams, Commissioners	P	Y	Y	Y														

MEETING ADJOURNED AT: 10:28 A.M.

**COMPREHENSIVE**  
**CITY PLANNING CALENDAR**  
**of**  
**The City of New York**  
—————  
**CITY PLANNING COMMISSION**  
—————  
**WEDNESDAY, OCTOBER 6, 2004**  
—————  
**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. 20]**

**Prepared by Yvette V. Gruel, Calendar Officer**

**To view the Planning Commission Calendar and/or the Zoning Resolution  
on the World Wide Web, visit the Department of City Planning (DCP)  
home page at: [nyc.gov/planning](http://nyc.gov/planning)**

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: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). 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](http://www.nyc.gov/planning)). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

**For Calendar Information:** call (212) 720-3368, 3369, 3370.

**Note to Subscribers:** Notify us of change of address including E-mail by writing to:

**City Planning Commission**  
Calendar Information Office  
22 Reade Street - Room 2E  
New York, New York 10007-1216

**B**  
**CITY PLANNING COMMISSION**

22 Reade Street, New York, N.Y. 10007-1216

**AMANDA M. BURDEN**, *AICP, Chair*

**KENNETH J. KNUCKLES**, *Esq., Vice Chairman*

**ANGELA M. BATTAGLIA**

**IRWIN G. CANTOR**, P.E.

**ANGELA R. CAVALUZZI**, *R.A.*

**RICHARD W. EADDY**

**ALEXANDER GARVIN**

**JANE D. GOL**

**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 10:00 a. m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

**ORDER OF BUSINESS AND INDEX**

**WEDNESDAY, OCTOBER 6, 2004**

Roll Call; approval of minutes .....	1
I. Scheduling of October 20, 2004 .....	1
II. Public Hearings .....	11
III. Reports .....	12
IV. Schedule of Meetings: July 1, 2004 - December 31, 2004 .....	15
V. Schedule of Meetings: January 1, 2005 - June 30, 2005 .....	16

**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 October 20, 2004 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 and Community Board Chairpersons 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 opposition and those speaking in support of the proposal.

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

OCTOBER 6, 2004

---

APPROVAL OF MINUTES OF Regular Meeting of September 22, 2004  
and Special Public Hearing of September 23, 2004

---

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, OCTOBER 20, 2004  
STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK

---

BOROUGH OF THE BRONX

No. 1

*NORTH RIVERDALE REZONING*

CD 8

C 050043 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 No. 1c:**

1. **changing from an R3-1 District to an R3A District property bounded by the** Boundary Line of the City of New York, a line 100 feet westerly of Broadway, West 259<sup>th</sup> Street, a line midway between Riverdale Avenue and Delafield Avenue, a line 250 feet northerly of West 259<sup>th</sup> Street, Delafield Avenue, a line 200 feet northerly of West 260<sup>th</sup> Street, and a line midway between Riverdale Avenue and Delafield Avenue and its northerly prolongation at West 263<sup>rd</sup> Street;
2. **changing from an R3-2 District to an R3A District property bounded by** West 259<sup>th</sup> Street, a line 100 feet westerly of Broadway, a line 100 feet northerly of Mosholu Avenue, Tyndall Avenue, Mosholu Avenue, West 256<sup>th</sup> Street, and a line midway between Riverdale Avenue and Delafield Avenue; and

3. **changing from an R3-2 District to an R3-1 District property bounded by** a line 100 feet southerly of Mosholu Avenue, a line 100 feet westerly of Broadway, West 254<sup>th</sup> Street, Yalles Avenue, West 256<sup>th</sup> Street, and Fieldston Road;

as shown on a diagram (for illustrative purposes only) dated August 9, 2004.

**Resolution for adoption scheduling October 20, 2004 for a public hearing.**

---

**BOROUGH OF BROOKLYN**

**No. 2**

***RFK DAY CARE CENTER/JONES SENIOR CENTER***

**CD 1**

**C 040143 PQK**

**IN THE MATTER OF an application** submitted by the Administration for Children's Services, the Department for the Aging, 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 741 Flushing Avenue (Block 2276, Lot 37), Brooklyn, for continued use as a day care center and senior center.

**Resolution for adoption scheduling October 20, 2004 for a public hearing.**

---

**No. 3**

***WILLIAMSBURG/WATER TAXI***

**CD 1**

**C 050006 ZSK**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 62-732 of the Zoning Resolution **to allow a dock for water taxis on a zoning lot located at the East River, west of Kent Avenue between South 8<sup>th</sup> Street and South 11<sup>th</sup> Street** (Block 2134, Lot 126), in an R7-3 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 October 20, 2004 for a public hearing.**

---

**BOROUGH OF MANHATTAN**

**No. 4**

***655 6<sup>TH</sup> AVENUE***

**CD 4**

**C 040412 ZSM**

**IN THE MATTER OF** an application submitted by Ladies Mile, Inc. 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 Section 15-12 (Open Space Equivalent) to allow a reduction of the required rooftop recreation space from 8,323 square feet to 4,184 square feet to facilitate the conversion to residential use of an existing 5-story and proposed 2-story penthouse building on property located at 655 Sixth Avenue** (Block 796, Lots 36 and 47), in C6-2A and C6-3A Districts, within the Ladies Mile 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.

**Resolution for adoption scheduling October 20, 2004 for a public hearing.**

---

**Nos. 5, 6 and 7**

***400 PARK AVENUE SOUTH***

**No. 5**

**CD 5**

**C 040495 ZSM**

**IN THE MATTER OF** an application submitted by 400 Park Avenue South LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-721(a)\*\* of the Zoning Resolution **to modify the height and**

**setback regulations of Section 23-60, the distance between buildings regulations of Section 23-70, and the court and minimum distance between required windows and walls or lot line regulations of Section 23-80 to facilitate the development of a 475.53 foot-high, 40-story mixed use building on property located at 1800 Park Avenue (Block 857, Lots 24, 40 and 46), in a C5-3\*\*\* District.**

\*\* Note: Section 74-721 is proposed to be changed under a related application (N 040497 ZRY) for an amendment of the Zoning Resolution.

\*\*\* Note: The site is proposed to be rezoned from C5-2, and C6-4A Districts to a C5-3 District under a related application (C 040496 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 October 20, 2004 for a public hearing.**

---

**No. 6**

**CD 5**

**C 040496 ZMM**

**IN THE MATTER OF** an application submitted by 400 Park Avenue South LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 8d:**

- (c) **changing from a C5-2 District to a C5-3 District property bounded by East 28<sup>th</sup> Street, a line 100 feet westerly of Park Avenue South, East 27<sup>th</sup> Street, and Madison Avenue; and**
- (d) **changing from a C6-4A District to a C5-3 District property bounded by East 28<sup>th</sup> Street, Park Avenue South, East 27<sup>th</sup> Street, and a line 100 feet westerly of Park Avenue South;**

as shown on a diagram (for illustrative purposes only) dated August 9, 2004.

**Resolution for adoption scheduling October 20, 2004 for a public hearing.**

---

No. 7

Citywide

N 040497 ZRY

**IN THE MATTER OF** an application submitted by Roy Kalimian, 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 4, concerning Section 74-721(a), expanding the modifications that may be granted pursuant to that section.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

**74-721**

**Height and setback and yard regulations**

- (a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum area of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts, on such #zoning lots#, the Commission also may modify #yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
- (2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding #development#; and
- (3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties;

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width;

- (b) In a C6-4 District, the Commission may modify the supplementary #use# regulations of Section 32-422 (Location of floors occupied by non-residential uses), ~~f~~For #developments# or #enlargements# on #zoning lots# occupying an entire #block# and located in a C6-4 District with a basic commercial #floor area ratio# of 10.0, the Commission may also modify the supplementary #use# regulations of Section 32-422 (Location of floors occupied by non-residential uses); provided the following findings are made conditions are met:
- (1) ~~that~~ the non-#residential uses# are located in a portion of a #mixed building# ~~which~~ which has separate access to the #street# with no openings of any kind to the #residential# portion of the #building# at any #story#; and
  - (2) ~~that~~ the non-#residential uses# are not located above the lowest #story# containing #dwelling units# unless the #residential# and non-#residential# portions are separated in accordance with the provisions of Section 23-82 (Building Walls Regulated by Minimum Spacing Requirements).
- (c) In C5-3, C6-6 and C6-7 Districts, the Commission may modify height and setback and #yard# regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having an area less than 40,000 square feet, ~~provided the #zoning lot# that~~ occupies an entire #block# front on a #wide street#, subject to the following conditions:-

As a condition for the special permit, the Commission shall make the following findings:

- (1) ~~that the modification of height and setback will provide a better distribution of #bulk# on the #zoning lot# and will not adversely affect other adjacent #zoning lots# by unduly restricting access to light and air to surrounding public spaces, #streets# and properties; and~~
- (2) ~~that~~ where #buildings# or portions thereof penetrate the established #sky exposure plane#, the aggregate area occupied by such #buildings# or portions thereof at such elevation shall not exceed:
  - (i) 55 percent of the area of such #zoning lot#; or
  - (ii) an equivalent of 55 percent of the aggregate area of such

#zoning lot# and any adjoining #zoning lots# with a common #lot line# for at least 90 feet with negative easements limiting height of existing and future #developments# on the adjoining #zoning lots# by recorded deed or other written instruments; ~~and~~

- (32) ~~that~~ the #development# or #enlargement# includes on-site amenities, such as #arcades#, #through block arcades# or #covered pedestrian spaces# where the size and dimensions of such spaces are substantially greater than the required minimum standards, and includes sky lights or other provisions for additional access of direct natural light so as to provide for an increased penetration of light and air therein at the #street# level of the #development#, or a transit station improvement that results in a direct major connection to a subway station.
- (3) In lieu of ~~this finding, condition (c)(32), the Commission finds that the~~ #development# or #enlargement# may provide, in the same or an adjoining #block# of such #development# or #enlargement#, compensatory "off-site public open space." For the purposes of this Section paragraph, (c3), the term "adjoining block" shall mean a #block# that is contiguous to the development #block# but for its separation by a #street# or #street# intersection. The area of such off-site public open space shall be at least 4,000 square feet, or 15 percent of the #lot area# of a #zoning lot# containing the #development#, whichever is more, and a width of at least 40 feet at any point.

Such public open areas shall have a southern exposure, and adjoin a public sidewalk and be #developed# pursuant to the provisions of Section 37-04 (Requirements for Urban Plazas). A plan for the development and maintenance of such off-site public space shall be approved by the Commission. The off-site public area shall be kept open to the general public in accordance with a time schedule specified by the Commission. In no event shall such off-site public open space be eligible for #floor area# or bonus computation in connection with this or any other #development# or #enlargement#.

For such #developments#, the Commission may also modify the applicable regulations of Sections 32-51 (Limitations on Business Entrances, Show Windows or Signs) and 36-683 (Restrictions on location of berths near Residence Districts) where adjoining frontage within a distance of 75 feet on the same side of the #street# is occupied by a #community facility# or ground floor #commercial use#, provided that such modification is part of an overall design for #show windows#, signage and entrances or off-street loading berths

developed in conjunction with a public amenity such as an #urban plaza#, #through block arcade# or #covered pedestrian space#, and will not alter the essential character of the immediate neighborhood.

In the case of existing #residential buildings# to remain temporarily on such #zoning lot#, the provisions of Sections 23-70 (MINIMUM REQUIRED DISTANCE BETWEEN TWO OR MORE BUILDINGS ON A SINGLE ZONING LOT) and 23-80 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES) may be modified provided that each and every one of the following conditions are met:

- (i) that such existing #buildings# with unexpired leasehold interests are located upon such #zoning lot#;
- (ii) that the portions of the #zoning lot# where such existing #buildings# are located and are to be demolished shall be redeveloped according to the approved site plan;
- (iii) that no temporary or final certificate of occupancy shall be issued for that portion of #floor area# in the new #development# equal to twice the #floor area# in the temporary existing #buildings# until such #buildings# are vacated, demolished and their sites are redeveloped in accordance with the approved project plan, except that where the ~~City~~ **City Planning** Commission shall have determined that the applicant for a special permit has made an offer to purchase the leasehold interests from the lessees at a fair market value of the remainder of the lease term, the Commission may decrease the amount of #floor area# for which no certificate of occupancy may be issued; and
- (iv) that the #development# conform with all the applicable laws relating to construction, operation and maintenance.

The owner of the #zoning lot# shall have prominently displayed thereon a sign stating the date by which the #buildings# are to be demolished.

- (d4) As a further condition for the issuance of a permit under this ~~Section~~, paragraph, (c), the owner of the #zoning lot# upon which new #developments# are to take place, must post a bond or other security payable to the City of New York and approved by the Corporation Counsel as to form, sufficient in amount as determined by the ~~City~~

~~Planning~~ Commission to cover the cost of demolishing the existing #buildings# should the owner fail to so demolish within the prescribed time set forth in the approved project plan, and insure that all #floor area# which is to be vacant in the new #development# shall remain unfinished and vacant.

The bonds or other securities shall be payable to the City of New York if any of the above conditions are violated.

The Commission must find, with each grant for a special permit under this paragraph\_ (dc) of this Section, that the #development#:

- (1) shall result in improved circulation; and
- (2) would eliminate the undesirable pre-emption of ground level space by private #buildings or other structures#.

In making ~~this~~ these findings, the Commission may consider the provision of improved connections to rapid transit facilities, where applicable.

The site plan accompanying each application for a grant of special permit under this ~~Section~~ paragraph, (c), shall include a schedule indicating the timetable of demolition of all existing #buildings# and the schedule of new #development# and other improvements on the #zoning lot#.

In addition to the conditions in paragraphs (c)(1), (c)(2), (c)(3) and (c)(4) of this Section, the Commission shall find that the modification of height and setback will provide a better distribution of #bulk# on the #zoning lot# and will not adversely affect other adjacent #zoning lots# by unduly restricting access to light and air to surrounding public spaces, #streets# and properties;

(ed) Notwithstanding any other provisions of the Zoning Resolution, where a #development# shares an aggregate #lot line# with a landmark building site for a distance of at least 90 feet, or contains a historically significant #street# that has been demapped and an archeologically significant site, both of which have been identified by the Landmark Preservation Commission, the Commission may permit modification of the height and setback and #yard# regulations regardless of the lot size, provided that the following findings are made:

- (1) there is a harmonious architectural relationship between the landmark and the new structure, and such relationship is approved by the Landmarks Preservation Commission or, in the case of a #develop-

ment# which contains a historically significant #street# that has been demapped and an archeologically significant site, there is a visual recognition of the location of the demapped #street# and of the archeologically significant site created by a design treatment that has been approved by both the Landmarks Preservation Commission and the City Planning Commission and, if such #development# is located within 200 feet of a historic district, there is a harmonious relationship between the proposed #development# and the historic district; and

- (2) pedestrian amenities are contained in the new structure including, where appropriate, retail stores and substantial pedestrian space at the principal levels of circulation, such as wider sidewalks, #arcades#, #covered pedestrian space#, subsurface concourses and convenient subway connections.

**Resolution for adoption scheduling October 20, 2004 for a public hearing.**

---

**BOROUGH OF QUEENS**

**No. 8**

***GARDEN WORLD***

**CD 11**

**C 020523 ZMQ**

**IN THE MATTER OF** an application submitted by Marmom Enterprises, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10d establishing within an existing R2 District a C2-2 District bounded by 45<sup>th</sup> Drive, Francis Lewis Boulevard, 47<sup>th</sup> Avenue, and a line 225 feet southwesterly of Francis Lewis Boulevard, as shown on a diagram (for illustrative purposes only) dated July 26, 2004.

**Resolution for adoption scheduling October 20, 2004 for a public hearing.**

---

**II. PUBLIC HEARING**

---

**BOROUGH OF THE BRONX**

**No. 9**

***161<sup>ST</sup> STREET BID***

**CD 4**

**N 050063 BDX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the 161<sup>st</sup> Street Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, **concerning the formation of the 161<sup>st</sup> Street Business Improvement District.**

(On September 22, 2004, Cal. No. 1, the Commission scheduled October 6, 2004 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**III. REPORTS**

---

**BOROUGH OF THE BRONX**

**No. 10**

***PLAZOLETA HALL***

**CD 3**

**C 040442 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 863 Melrose Avenue and 383, 387 East 160<sup>th</sup> Street, part of Site 44 within the Melrose Commons Urban Renewal Area (Block 2407, Lots 23, 27 and 28), as an Urban Development Action; 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 an eight-story building tentatively known as Plazoleta Hall, with approximately 54 units for homeless families and young adults aging out of foster care, to be developed under the HPD Supportive Housing Program.

(On August 25, 2004, Cal. No. 1, the Commission scheduled September 8, 2004 for a public hearing. On September 8, 2004, Cal. No. 20, the hearing was closed.)

**For consideration.**

---

**BOROUGH OF MANHATTAN****No. 11*****VERIZON /WEST 43<sup>RD</sup> STREET REZONING*****CD 4****C 040249 ZMM**

**IN THE MATTER OF** an application submitted by Verizon New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 8c, changing from an M2-3 District to a C6-4 District property bounded by a line midway between West 42<sup>nd</sup> Street and West 43<sup>rd</sup> Street, a line 450 feet westerly of Eleventh Avenue, West 43<sup>rd</sup> Street, and Eleventh Avenue, within the Special Clinton District**, as shown on a diagram (for illustrative purposes only) dated June 7, 2004, and subject to the conditions of CEQR Declaration E-135.

(On August 11, 2004, Cal. No. 2, the Commission scheduled August 25, 2004 for a public hearing. On August 25, 2004, Cal. No. 3, the hearing was closed. On September 22, 2004, Cal. No. 12, the item was laid over.)

**For consideration.**

---

**No. 12*****VERIZON/ WEST 47<sup>TH</sup> STREET REZONING*****CD 4****C 040250 ZMM**

**IN THE MATTER OF** an application submitted by Verizon New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 8c, changing from an M2-3 district to an M1-5 District, property bounded by West 47<sup>th</sup> Street, Twelfth Avenue, West 48<sup>th</sup> Street, and Eleventh Avenue, within the Special Clinton District**, as shown on a diagram (for illustrative purposes only) dated June 7, 2004, and subject to the conditions of CEQR Declaration E-136.

(On August 11, 2004, Cal. No. 3, the Commission scheduled August 25, 2004 for a public hearing. On August 25, 2004, Cal. No. 4, the hearing was closed. On September 22, 2004, Cal. No. 13, the item was laid over.)

**For consideration.**

---

**IV. CITY PLANNING COMMISSION 2004 SCHEDULE OF MEETINGS  
July 1 to December 31**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
<b>JULY</b>					1	2	3	
	4	5	6	7	8	9	10	
	11 REVIEW SESSION	12	13	14 CPC PUBLIC MEETING	15	16	17	
	18	19	20	21	22	23	24	
	25 REVIEW SESSION	26	27	28 CPC PUBLIC MEETING	29	30	31	
<b>AUGUST</b>	1	2	3	4	5	6	7	
	8	9	10	11 CPC PUBLIC MEETING	12	13	14	
	15	16	17	18	19	20	21	
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28	
	29	30	31					
<b>SEPTEMBER</b>	5	6	7 REVIEW SESSION	8	9	10	11	*Review Session will be held on Tuesday, September 29
	12	13	14	15 CPC PUBLIC MEETING	16	17	18	
	19	20	21	22 CPC PUBLIC MEETING	23	24	25	
	26	27	28	29	30			
<b>OCTOBER</b>	3	4	5	6 CPC PUBLIC MEETING	7	8	9	
	10	11	12	13	14	15	16	
	17	18	19	20 CPC PUBLIC MEETING	21	22	23	
	24	25	26	27	28	29	30	
	31							
<b>NOVEMBER</b>		1	2	3 CPC PUBLIC MEETING	4	5	6	
	7	8	9	10	11	12	13	
	14	15	16	17 CPC PUBLIC MEETING	18	19	20	
	21	22	23	24	25	26	27	
	28	29	30					
<b>DECEMBER</b>				1	2	3	4	
	5	6	7	8 CPC PUBLIC MEETING	9	10	11	
	12	13	14	15	16	17	18	
	19	20	21	22 CPC PUBLIC MEETING	23	24	25	
	26	27	28	29	30	31		

*Review Sessions are held in Spector Hall at 22 Reade Street starting at 6:00 P.M.  
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.*

**V. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS  
January 1 to June 30**

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