

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, DECEMBER 6, 2006  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 050493 ZSQ	2	Court Square Garage	Scheduled To Be Heard 12-20-06
2	C 060310 ZSM	5	35-41 W. 23 <sup>rd</sup> Street	Favorable Report Adopted
3	C 060502 HUM	11	Saint Paul's Playground	Favorable Report Adopted
4	C 060503 HAM	11	Saint Paul's Playground	Favorable Report Adopted
5	N 050009 ZAQ	8	144-01 Jewel Avenue	Adopted
6	N 060400 ZAR	2	56 Emerson Avenue	Adopted
7	C 050528 MMX	10	Bayshore Avenue	Hearing Closed
8	C 030153 ZMR	1	Grandview Plaza	Hearing Closed
9	C 060530 ZSM	1	American Express Building/157 Huson Street	Hearing Closed
10	C 060104 ZMM	7	W. 60 <sup>th</sup> Street Project	Hearing Closed
11	C 060105 ZSM	7	W. 60th Street Project	Hearing Closed
12	C 060106 ZSM	7	W. 60th Street Project	Hearing Closed
13	N 060103 ZRY	CW	W. 60th Street Project	Hearing Closed
14	C 070119 ZMQ	7,8	Queensboro Hill Rezoning	Hearing Closed

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		2	3	4	5	6								
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y								
Angela M. Battaglia	P	Y	Y	Y	Y	Y								
Irwin Cantor, P.E.	P	N	Y	Y	Y	Y								
Angela R. Cavaluzzi, R.A.	P	N	Y	Y	Y	Y								
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	Y	Y	Y	Y	Y								
Jane D. Gol	P	Y	Y	Y	Y	Y								
Lisa Gomez	P	Y	Y	Y	Y	Y								
Christopher Kui	P	Y	Y	Y	Y	Y								
John Merolo	P	Y	Y	Y	Y	Y								
Karen A. Phillips	P	N	Y	Y	Y	Y								
Dolly Williams, Commissioners	P	N	Y	Y	Y	Y								

MEETING ADJOURNED AT: 2:15

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, DECEMBER 6, 2006**

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**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. 23]**

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

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet,  
visit the Department of City Planning (DCP) home page at:

**[nyc.gov/planning](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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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.

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**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.**
- 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.

**TABLE OF CONTENTS**

**WEDNESDAY, DECEMBER 6, 2006**

Roll Call; Approval Of Minutes..... 1

I. Matters To Be Scheduled for Public Hearing..... 1

II. Reports..... 2

III. Public Hearings ..... 6

IV. Schedule Of Meetings: July 1, 2006 - December 31, 2006.....20

V. Schedule Of Meetings: January 1, 2007 - June 30, 2007.....21

VI. Schedule Of Meetings: July 1, 2007 - December 31, 2007.....22

**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 December 20, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

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

**DECEMBER 6, 2006**

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**APPROVAL OF MINUTES OF Regular Meeting of November 15, 2006 and  
Special Meeting of December 4, 2006**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, DECEMBER 20, 2006**

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

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**BOROUGH OF QUEENS**

**No. 1**

***COURT SQUARE GARAGE***

**CD 2**

**C 050493 ZSQ**

**IN THE MATTER OF** an application submitted by The Andalex Group pursuant to Section 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 200 spaces on portions of the ground floor and cellar of an existing mixed use building located at 45-31 Court Square (Block 82, Lot 1), in an M1-5/R7-3 District, within the Special Long Island City Mixed Use 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 December 20, 2006 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF MANHATTAN**

**No. 2**

***35-41 WEST 23<sup>RD</sup> STREET***

**CD 5**

**C 060310 ZSM**

**N THE MATTER OF** an application submitted by 23<sup>rd</sup> Street Development 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:

1. the use regulations of Section 42-10 to allow residential use (Use Group 2 uses) ; and
2. the height and setback regulations of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks), and the rear yard regulations of Section 43-26 (Minimum Required Rear Yards) and 43-28 (Special Provisions for Through Lots);

to facilitate the construction of a 21-story and 3-story mixed use development on property located at 35-41 West 23<sup>rd</sup> Street (Block 825, Lots 20 and 1001-1005), in an M1-6 District, 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.

(On October 11, 2006, Cal. No. 6, the Commission scheduled October 25, 2006 for a public hearing. On October 25, 2006, Cal. No. 8, the hearing was closed.)

**For consideration.**

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**Nos. 3 & 4**

***ST. PAUL'S PLAYGROUND***

**No. 3**

**CD 11**

**C 060502 HUM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the

New York City Charter, for the 1st amendment to the Upper Park Avenue Urban Renewal Plan for the Upper Park Ave Urban Renewal Area.

The proposed plan:

1. Subdivides Site 3 into sites: 3 and 3C.
2. Deletes Section C.2.b(1)(a), "Setbacks", which states, " A setback of 100 feet from the Park Avenue building line will be required of all residential new construction."
3. Changes the language and format of the Urban Renewal Plan to reflect the current standard form.

These changes would facilitate the development of an accessory playground for St. Paul's Church and School, and residential development along Park Avenue.

(On October 11, 2006, Cal. No. 4, the Commission scheduled October 25, 2006 for a public hearing. On October 25, 2006, Cal. No. 6, the hearing was closed.)

**For consideration.**

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**No. 4**

**CD 11**

**C 060503 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 110-112 East 118<sup>th</sup> Street within the proposed Site 3C of the Upper Park Avenue Urban Renewal Area site 3C (Block 1645; p/o Lot 70 ) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD.

to facilitate the development of an accessory playground for the St. Paul Church and School.

(On October 11, 2006, Cal. No. 5, the Commission scheduled October 25, 2006 for a public hearing. On October 25, 2006, Cal. No. 7, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 5**

**144-01 Jewel Avenue**

**CD 8**

**N 050009 ZAQ**

**IN THE MATTER OF** an application submitted by submitted by Michael Teitel and Michael Fieldman for the grant of an authorization pursuant to Section 24-04 of the Zoning Resolution to modify the requirements of Section 24-01 (Applicability of this Chapter) to allow the community facility bulk regulations to apply to the proposed enlargement of a building that is used partly for community facility use and partly for residential use on property located at 144-01 Jewel Avenue (Block 6641, Lot 53), in an R4B 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.

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 6**

**56 EMERSON AVENUE**

**CD 2**

**N 060400 ZAR**

**IN THE MATTER OF** an application submitted by Alex Gavrilov and Muhamet and Hasija Capric for the grant of authorizations pursuant to Sections 105-422, 105-431 and 105-433 of

the Zoning Resolution involving the development on a Tier II zoning lot having a steep slope, modification of lot coverage controls and modification of grading controls to allow the construction of two single-family dwellings located at 56 Emerson Avenue and 161 Coverly Avenue (Block 838, Lots 156 and 230) within the Special Natural Area District (NA-1).

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6<sup>th</sup> Floor, Staten Island, New York 10301.

**For consideration.**

**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 7**

***BAYSHORE AVENUE***

**CD 10**

**C 050528 MMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application, submitted by Rosa and Maria Cipollone pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the narrowing of a portion of Bay Shore Avenue between Griswold Avenue and Palmer Inlet;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13116 dated June 12, 2006 and signed by the Borough President.

(On November 15, 2006, Cal. No. 1, the Commission scheduled December 6, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 8**

***GRANDVIEW PLAZA***

**CD 1**

**C 030153 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Forest Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 20c:

1. eliminating from within an existing R3-2 District a C2-1 District bounded by a line 200 feet northerly of Forest Avenue, Grandview Avenue, Forest Avenue, and South Avenue; and
2. establishing within an existing R3-2 District a C2-2 District bounded by Netherland Avenue, a line 60 feet westerly of Grandview Avenue, a line 90 feet southerly of Netherland Avenue, Grandview Avenue, Forest Avenue, and South Avenue;

as shown on a diagram (for illustrative purposes only) dated August 21, 2006.

(On November 15, 2006, Cal. No. 8, the Commission scheduled December 6, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 9**

***AMERICAN EXPRESS BUILDING/157 HUDSON STREET***

**CD 1**

**C 060530 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 157 Hudson, LLC Properties 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:

1. the use regulations of:
  - a. Section 111-101 (Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists), Section 111-102(b) (Ground floor use restrictions, Area B1 and B2), and Section 111-103(b) (Additional use regulations, Area B1 and B2) to allow 13 loft dwellings on the 1<sup>st</sup> through floor - 4<sup>th</sup> floors; and
  - b. Section 42-10 (Uses Permitted As-of-Right) to allow residential use (U.G. 2 uses) within the proposed 2-story penthouse enlargement; and
2. the bulk regulations of Section 111-111(b) (Loft dwelling requirements) to allow one loft dwelling with a floor area of less than 2,000 square feet;

of an existing 4-story building where the lot coverage is greater than 5,000 square feet and proposed to be enlarged on property located at 157 Hudson Street, a.k.a. 4-8 Hubert Street (Block 215, Lot 27), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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 November 15, 2006, Cal. No. 6, the Commission scheduled December 6, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

**Nos. 10, 11, 12 & 13**

***WEST 60<sup>TH</sup> STREET PROJECT***

**No. 10**

**CD 7**

**C 060104 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by West 60<sup>th</sup> Street Associates, LLC and West End Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. changing from an M1-6 District to a C4-7 District property bounded by West 61<sup>st</sup> Street, a line 100 feet easterly of West End Avenue, West 60<sup>th</sup> Street, and West End Avenue; and
2. changing from an M1-6 District to a C6-2 District property bounded by West 61<sup>st</sup> Street, a line 400 feet easterly of West End Avenue, West 60<sup>th</sup> Street and a line 100 feet easterly of West End Avenue;

as shown on a diagram (for illustrative purposes only) dated August 7, 2006, and subject to the conditions of CEQR Declaration E-172.

(On November 15, 2006, Cal. No. 2, the Commission scheduled December 6, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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## No. 11

CD 7

C 060105 ZSM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by West 60<sup>th</sup> Street Associates, LLC and West End Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to:

1. Section 74-743(a)(2) of the Zoning Resolution to modify the following Sections of the Zoning Resolution:
  - a. Section 23-47 to allow the modification of the rear yard depth regulations;
  - b. Section 23-533 to allow the modification of the rear yard equivalent depth regulations;
  - c. Section 23-841 to allow the modification of the narrow outer court width regulations;
  - d. Section 23-852 to allow the modification of the inner court recess width regulations;
  - e. Section 23-711 to allow the modification of the minimum distance between buildings regulations;
  - f. Section 23-632 to allow the modification of the height and setback regulations; and
  - g. Section 23-663 to allow the modification of the rear setback for tall building regulations; and
2. Section 74-743(a)(4)\* of the Zoning Resolution to allow the maximum floor area ratio permitted pursuant to Section 23-142 for the applicable district without regard for the height factor or open space ratio requirements;

in connection with a proposed mixed use development on property generally east of West End Avenue, between West 60<sup>th</sup> and West 61<sup>st</sup> Streets (Block 1152, Lots 5, 8, 10, 11, 12, 13, 43, 52, 53, 55, 56 and 57), in C6-2\* and R8 Districts, within a general large scale development.

\*Note: A zoning map change is proposed under related application (C 060104 ZMM) to change the area to C4-7 and C6-2 Districts and a text change is proposed under related application (N 060103 ZRY) for an amendment to Section 74-743 of the Zoning Resolution.

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

(On November 15, 2006, Cal. No. 3, the Commission scheduled December 6, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 12**

**CD 7**

**C 060106 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by West 60<sup>th</sup> Street Associates, LLC and West End 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 200 spaces, including 121 accessory spaces, on portions of the ground floor and in part of the cellar and sub-cellar of a proposed mixed use development on property generally east of West End Avenue, between West 60<sup>th</sup> and West 61<sup>st</sup> Streets (Block 1152, Lots 5, 8, 10, 11, 12, 13, 43, 52, 53, 55, 56 and 57), in C6-2\* and R8 Districts, within a general large scale development.

\*Note: A zoning map change is proposed under related application ( C 060104 ZMM) to change the area to C4-7 and C6-2 Districts and a text change is proposed under related application (N 060103 ZRY) for an amendment to Section 74-743 of the Zoning Resolution.

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

(On November 15, 2006, Cal. No. 4, the Commission scheduled December 6, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 13

CITYWIDE

N 060103 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application submitted by West 60<sup>th</sup> Street Associates, LLC and West End Properties, 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 VII Chapter 4 (Special Permits by the City Planning Commission), concerning 74-74 (General Large-Scale Development).

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

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

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**74-743 ~~(7/26/01)~~**  
**Special provisions for bulk modification**

- (a) For a general large-scale development, the City Planning Commission may permit:
  - (1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage#, and total required #open space# under the applicable district regulations within a #general large-scale development# without regard to #zoning lot lines# or district boundaries subject to the following limitations:
    - (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
    - (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3, or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3, or C4-1 District from other districts shall be permitted;
  - (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;

- (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries; and
- (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 for the applicable district without regard for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2, or C6-3 District.
- (b) ~~As a condition of granting~~ In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;
  - (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the #streets#;
  - (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
  - (4) considering the size of the proposed #general large-scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
  - (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable; ~~and~~
- (6) where the Commission permits the maximum #floor area ratio# allowed pursuant to Section 23-142 for the applicable district without regard for

#height factor# or #open space ratio# requirements, open areas are provided within the #general large-scale development# that are of sufficient size to serve the residents of new or #enlarged# #buildings#, and have appropriate access, circulation, seating, lighting and paving. Furthermore, the site plan of such #general large-scale development# shall include superior landscaping for open areas serving the needs of residents of the new or enlarged #buildings#; and

- ⊖ (7) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

(On November 15, 2006, Cal. No. 5, the Commission scheduled December 6, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**On Wednesday, December 6, 2006, 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 City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a zoning map amendment to change the zoning designation of the western half of the block bounded by West End Avenue, West 61<sup>st</sup> Street, Amsterdam Avenue, and West 60<sup>th</sup> Street from M1-6 to C4-7 and C6-2; a special permit pursuant to Zoning Resolution (ZR) Section 74-52 for a public parking garage; a special permit pursuant to ZR Section 74-74 for a General Large-Scale Development (GLSD); and a zoning text amendment to the provisions of ZR Section 74-743 to waive the height factor and open space requirements for GLSDs located partially in C6-1, C6-2, or C6-3 zoning districts citywide. The proposed action would facilitate a proposal to construct an approximately 481,425 square foot mixed-use building on a property located at 239 West 60<sup>th</sup> Street in the Upper West Side neighborhood of Manhattan Community Board 7. The proposed text amendment to ZR Section 74-743 could also potentially be utilized within areas of Manhattan Community Districts 1-8, and 12; Queens Community District 12; and Brooklyn Community District 2.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 05DCP063Y.**

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**BOROUGH OF QUEENS**

**No. 14**

***QUEENSBORO HILL REZONING***

**CD 7, 8**

**C 070119 ZMQ**

**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. 10b, 10d, and 14a:

1. eliminating from within an existing R4 District a C1-2 District bounded by:
  - a. Booth Memorial Avenue, the southerly centerline prolongation of 137<sup>th</sup> Street, a line midway between Booth Memorial Avenue and 57<sup>th</sup> Road, and a line 150 feet easterly of 136<sup>th</sup> Street;
  - b. 59<sup>th</sup> Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 150 feet westerly of Main Street;
  - c. 60<sup>th</sup> Avenue, a line 150 feet easterly of the southerly prolongation of the easterly street line of 142<sup>nd</sup> Street, the northerly service road of Horace Harding Expressway, and a line 100 feet easterly of the southerly prolongation of the easterly street line of 142<sup>nd</sup> Street;
  - d. 59<sup>th</sup> Avenue, Kissena Boulevard, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Kissena Boulevard, 60<sup>th</sup> Avenue, and a line 150 feet westerly of Kissena Boulevard; and
  - e. a line 150 feet northerly of the northerly service road of Horace Harding Expressway and its easterly prolongation (between 160<sup>th</sup> Street and 161<sup>st</sup> Street), 161<sup>st</sup> Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard;
2. eliminating from within an existing R4 District a C2-2 District bounded by a line 150 feet northerly of the northerly service road of Horace Harding Expressway, 164<sup>th</sup> Street, the northerly service road of Horace Harding Expressway, and 161<sup>st</sup> Street;

3. changing from an R2 District to an R2A District property bounded by the centerline of former 61<sup>st</sup> Road, a line 100 feet westerly of Main Street, 63<sup>rd</sup> Avenue, a line 100 feet easterly of 138<sup>th</sup> Street;
4. changing from an R3-2 District to an R2A District property bounded by: 63<sup>rd</sup> Avenue, a line 110 feet westerly of Main Street, a northerly boundary line of Mount Hebron Cemetery, a line 100 feet southerly of 63<sup>rd</sup> Avenue, and 64<sup>th</sup> Avenue;
5. changing from an R4 District to an R2A District property bounded by:
  - a. a line 440 feet northerly of Booth Memorial Avenue, 142<sup>nd</sup> Street, a line midway between 56<sup>th</sup> Road and Booth Memorial Avenue, 146<sup>th</sup> Street, 56<sup>th</sup> Road, 148<sup>th</sup> Street, Booth Memorial Avenue, a line 100 feet easterly of 146<sup>th</sup> Street, 59<sup>th</sup> Avenue, 146<sup>th</sup> Street, 58<sup>th</sup> Avenue, a line 300 feet westerly of 146<sup>th</sup> Street, 58<sup>th</sup> Road, 142<sup>nd</sup> Street, 58<sup>th</sup> Avenue, 141<sup>st</sup> Street, a line 110 feet southerly of Booth Memorial Avenue, a line 100 feet westerly of 142<sup>nd</sup> Street, Booth Memorial Avenue, 141<sup>st</sup> Street, a line 95 feet northerly of Booth Memorial Avenue, a line midway between 141<sup>st</sup> Street and 142<sup>nd</sup> Street; and
  - b. Booth Memorial Avenue, 160<sup>th</sup> Street, a line 350 feet northerly of 59<sup>th</sup> Avenue, 159<sup>th</sup> Street, 59<sup>th</sup> Avenue, and a line midway between 156<sup>th</sup> Street and 157<sup>th</sup> Street;
6. changing from an R3-2 District to an R3-1 District property bounded by:
  - a. 63<sup>rd</sup> Avenue, 64<sup>th</sup> Avenue, a line 100 feet southerly of 63<sup>rd</sup> Avenue, a northwesterly boundary line of Mount Hebron Cemetery, a line 100 feet easterly of 138<sup>th</sup> Street, 64<sup>th</sup> Avenue, and 138<sup>th</sup> Street; and
  - b. a line 100 feet southerly of 63<sup>rd</sup> Avenue, a line 100 feet westerly of 138<sup>th</sup> Street, 64<sup>th</sup> Avenue, a line midway between 137<sup>th</sup> Street and 138<sup>th</sup> Street, 64<sup>th</sup> Road, 138<sup>th</sup> Street, a line 500 feet southerly of 64<sup>th</sup> Avenue, a northerly boundary line of Mount Hebron Cemetery, 63<sup>rd</sup> Road, 136<sup>th</sup> Street, 64<sup>th</sup> Avenue, and a line midway between 136<sup>th</sup> Street and 137<sup>th</sup> Street;
7. changing from an R4 District to an R3A District property bounded by a line 80 feet southerly of Booth Memorial Avenue, 161<sup>st</sup> Street, a line 100 feet southerly of Booth Memorial Avenue, a line midway between 162<sup>nd</sup> Street and 163<sup>rd</sup> Street, a line 100 feet northerly of 59<sup>th</sup> Avenue, 163<sup>rd</sup> Street, 59<sup>th</sup> Avenue, 162<sup>nd</sup> Street, a line 100 feet southerly of 59<sup>th</sup>

Avenue, 163<sup>rd</sup> Street, a line 100 feet northerly of Horace Harding Expressway, 161<sup>st</sup> Street, a line 90 feet northerly of Horace Harding Expressway, 155<sup>th</sup> Street, a line 80 feet northerly of Horace Harding Expressway, a line midway between 155<sup>th</sup> Street and 154<sup>th</sup> Place, 59<sup>th</sup> Avenue, 159<sup>th</sup> Street, a line 350 feet northerly of 59<sup>th</sup> Avenue, and 160<sup>th</sup> Street;

8. changing from an R2 District to an R3X District property bounded by the centerline of former 61<sup>st</sup> Road, a line 100 feet easterly of 138<sup>th</sup> Street, 63<sup>rd</sup> Avenue, and 138<sup>th</sup> Street;
9. changing from an R3-2 District to an R3X District property bounded by the northerly service road of Horace Harding Expressway, 138<sup>th</sup> Street, 64<sup>th</sup> Avenue, a line 100 feet easterly of 138<sup>th</sup> Street, a westerly boundary line of Mount Hebron Cemetery, a line 500 feet southerly of 64<sup>th</sup> Avenue, 138<sup>th</sup> Street, 64<sup>th</sup> Road, a line midway between 137<sup>th</sup> Street and 138<sup>th</sup> Street, 64<sup>th</sup> Avenue, a line 100 feet westerly of 138<sup>th</sup> Street, a line 100 feet southerly of 63<sup>rd</sup> Avenue, a line midway between 137<sup>th</sup> Street and 136<sup>th</sup> Street, 64<sup>th</sup> Avenue, 136<sup>th</sup> Street, 63<sup>rd</sup> Road, an easterly and northerly boundary line of Mount Hebron Cemetery and its westerly prolongation, and the southerly centerline prolongation of College Point Boulevard;
10. changing from R4 District to an R3X District property bounded by:
  - a. 58<sup>th</sup> Avenue, 146<sup>th</sup> Street, 59<sup>th</sup> Avenue, 142<sup>nd</sup> Street, 58<sup>th</sup> Road, and a line 300 feet northwesterly of 146<sup>th</sup> Street;
  - b. a line midway between 58<sup>th</sup> Road and 59<sup>th</sup> Avenue, a line 100 feet northwesterly of 150<sup>th</sup> Street, 59<sup>th</sup> Avenue, 150<sup>th</sup> Street, a line midway between 59<sup>th</sup> Avenue and 60<sup>th</sup> Avenue, and 148<sup>th</sup> Street; and
  - c. a line midway between 58<sup>th</sup> Road and 59<sup>th</sup> Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 60<sup>th</sup> Avenue and Horace Harding Expressway, and a line 100 feet northwesterly of 153<sup>rd</sup> Street;
11. changing from an R3-2 District to an R4 District property bounded by:
  - a. a southerly boundary line of Kissena Corridor Park and its westerly prolongation, a westerly boundary line of Kissena Corridor Park and its southerly prolongation, 56<sup>th</sup> Road, and 146<sup>th</sup> Street; and
  - b. the northerly service road of Horace Harding Expressway, Main Street, a northerly boundary line of Mount Hebron

Cemetery and its easterly prolongation, a line 110 feet westerly of Main Street, 63<sup>rd</sup> Avenue, a line 100 feet westerly of Main Street, the centerline of former 61<sup>st</sup> Road, and 138<sup>th</sup> Street;

12. changing from an R4 District to an R4-1 District property bounded by:
- a. Elder Avenue, a line midway between 136<sup>th</sup> Street and 137<sup>th</sup> Street, a line perpendicular to the easterly street line of 136<sup>th</sup> Street distant 200 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 136<sup>th</sup> Street and the northeasterly street line of Booth Memorial Avenue, 136<sup>th</sup> Street, a line 100 feet northeasterly of Booth Memorial Avenue, and a line midway between 135<sup>th</sup> Street and 134<sup>th</sup> Street;
  - b. a line 100 feet southerly of Booth Memorial Avenue, a line 100 feet easterly of 134<sup>th</sup> Street, 57<sup>th</sup> Road, a line 200 feet easterly of 134<sup>th</sup> Street, 58<sup>th</sup> Avenue, a line 100 feet westerly of 136<sup>th</sup> Street, a line midway between 58<sup>th</sup> Road and 59<sup>th</sup> Avenue, a line 500 feet westerly of 136<sup>th</sup> Street, 59<sup>th</sup> Avenue, a line 100 feet easterly of Lawrence Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Lawrence Street, 60<sup>th</sup> Avenue, College Point Boulevard, 59<sup>th</sup> Avenue, a line 100 feet easterly of College Point Boulevard, 58<sup>th</sup> Avenue, a line 100 feet westerly of Lawrence Street, a line 90 feet southerly of 58<sup>th</sup> Road, Lawrence Street, 58<sup>th</sup> Road, a line 100 feet westerly of 134<sup>th</sup> Street, a line midway between 58<sup>th</sup> Avenue and 57<sup>th</sup> Road, a line 100 feet easterly of Lawrence Street, 57<sup>th</sup> Avenue, and a line 180 feet easterly of Lawrence Street;
  - c. 59<sup>th</sup> Avenue, a line 180 feet westerly of 138<sup>th</sup> Street, 60<sup>th</sup> Avenue, and a line 325 feet westerly of 136<sup>th</sup> Street;
  - d. Booth Memorial Avenue, a line midway between 156<sup>th</sup> Street and 157<sup>th</sup> Street, 59<sup>th</sup> Avenue, a line midway between 154<sup>th</sup> Place and 155<sup>th</sup> Street, a line 80 feet northerly of Horace Harding Expressway, a line 100 feet westerly of 154<sup>th</sup> Place, 59<sup>th</sup> Avenue, and Kissena Boulevard; and
  - e. a line 100 feet southwestly of 61<sup>st</sup> Road, 153<sup>rd</sup> Street, Reeves Avenue, 146<sup>th</sup> Place, a line perpendicular to the southeasterly street line of 146<sup>th</sup> Place distant 110 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 146<sup>th</sup>

Place and the northerly street line of Reeves Avenue, and a line midway between 148<sup>th</sup> Street and 146<sup>th</sup> Place;

13. changing from an R4 District to an R4B District property bounded by:
  - a. 58<sup>th</sup> Avenue, 142<sup>nd</sup> Street, 59<sup>th</sup> Avenue, and Main Street; and
  - b. a line midway between 56<sup>th</sup> Road and Booth Memorial Avenue, 150<sup>th</sup> Street, Booth Memorial Avenue, Kissena Boulevard, 59<sup>th</sup> Avenue, a line 100 feet westerly of Kissena Boulevard, a line midway between 59<sup>th</sup> Avenue and 58<sup>th</sup> Road, a line perpendicular to the southwesterly street line of 58<sup>th</sup> Road distant 110 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of 58<sup>th</sup> Road and the southeasterly street line of 150<sup>th</sup> Street, 58<sup>th</sup> Road, a line 100 feet northwesterly of 150<sup>th</sup> Street, a line midway between 59<sup>th</sup> Avenue and 58<sup>th</sup> Road, and 148<sup>th</sup> Street;
  
14. changing from an R4 District to an R5B District property bounded by:
  - a. Peck Avenue, Main Street, Booth Memorial Avenue, a line midway between Main Street and 141<sup>st</sup> Street, 58<sup>th</sup> Avenue, Main Street, 59<sup>th</sup> Avenue, 142<sup>nd</sup> Street, 60<sup>th</sup> Avenue, the southwesterly prolongation of a line 100 feet southeasterly of 142<sup>nd</sup> Street, the northerly service road of Horace Harding Expressway, a line 100 feet westerly of Main Street; Booth Memorial Avenue, and a line 80 feet westerly of Main Street; and
  - b. 59<sup>th</sup> Avenue, a line 100 feet westerly of 154<sup>th</sup> Place, a line 80 feet northerly of Horace Harding Expressway, 155<sup>th</sup> Street, a line 90 feet northerly of Horace Harding Expressway, 161<sup>st</sup> Street, a line 100 feet northerly of Horace Harding Expressway, 164<sup>th</sup> Street, Horace Harding Expressway, 153<sup>rd</sup> Street, a line midway between 60<sup>th</sup> Avenue and Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard;
  
15. establishing within an existing R4 District a C1-2 District bounded by a line midway between Booth Memorial Avenue and 57<sup>th</sup> Road, a line 150 feet easterly of 136<sup>th</sup> Street, a line 100 feet northerly of 57<sup>th</sup> Road, and 136<sup>th</sup> Street;
  
16. establishing within a proposed R5B District a C1-3 District bounded by:

- a. a line 100 feet northerly of Booth Memorial Avenue, Main Street, 58<sup>th</sup> Avenue, a line 100 feet westerly of Main Street, Booth Memorial Avenue, and a line 80 feet westerly of Main Street;
  - b. 59<sup>th</sup> Avenue, Main Street, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Main Street;
  - c. 59<sup>th</sup> Avenue, Kissena Boulevard, a line 200 feet southerly of 59<sup>th</sup> Avenue, a line 100 feet westerly of 154<sup>th</sup> Place, a line 80 feet northerly of Horace Harding Expressway, 154<sup>th</sup> Place, the northerly service road of Horace Harding Expressway, and a line 100 feet westerly of Kissena Boulevard; and
  - d. a line 90 feet northerly of Horace Harding Expressway, 161<sup>st</sup> Street, the northerly service road of Horace Harding Expressway, and Parsons Boulevard; and
17. establishing within a proposed R5B District a C2-3 District bounded by a line 100 feet northerly of Horace Harding Expressway, 164<sup>th</sup> Street, the northerly service road of Horace Harding Expressway, and 161<sup>st</sup> Street;

as shown on a diagram (for illustrative purposes only) dated October 10, 2006 and subject to CEQR Declaration E-174.

(On November 15, 2006, Cal. No. 7, the Commission scheduled December 6, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS  
July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JULY	2	3	4 INDEPENDENCE DAY	5	6	7	8 1	
	9 REVIEW SESSION	10	11	12 CPC PUBLIC MEETING	13	14	15	
	16	17	18	19	20	21	22	
	23 REVIEW SESSION	24	25	26 CPC PUBLIC MEETING	27	28	29	
	30	31						
AUGUST			1	2	3	4	5	
	6 REVIEW SESSION	7	8	9 CPC PUBLIC MEETING	10	11	12	
	13	14	15	16	17	18	19	
	20 REVIEW SESSION	21	22	23 CPC PUBLIC MEETING	24	25	26	
27	28	29	30	31				
SEPTEMBER						1	2	
	3	4 LABOR DAY	5	6	7	8	9	
	10 REVIEW SESSION	11	12	13 CPC PUBLIC MEETING	14	15	16	
	17	18	19	20	21	22	23 ROSH HASHANAH	
24 REVIEW SESSION	25	26	27 CPC PUBLIC MEETING	28	29	30		
OCTOBER	1	2	3	4	5	6	7	
	8 YOM KIPPUR	9	* 10 REVIEW SESSION COLUMBUS DAY OBSERVED	11 CPC PUBLIC MEETING	12	13	14	*Review Session will be held on <u>Tuesday, October 10<sup>th</sup></u>
	15	16	17	18	19	20	21	
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28	
29	30	31						
NOVEMBER				1	2	3	4	
	5	6	7	8	9	10	11	
	12 REVIEW SESSION	13	14	15 CPC PUBLIC MEETING	16	17	18	
	19	20	21	22	23	24	25	
26	27	28	29	30 THANKSGIVING				
DECEMBER						1	2	
	3 REVIEW SESSION	4	5	6 CPC PUBLIC MEETING	7	8	9	
	10	11	12	13	14	15	16 1ST DAY HANUKKAH	
	17 REVIEW SESSION	18	19	20 CPC PUBLIC MEETING	21	22	23	
24	25 CHRISTMAS	26 1ST DAY KWANZAA	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.

V. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS  
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY		1 NEW YEAR'S DAY	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15 MARTIN LUTHER KING, JR. DAY	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
FEBRUARY					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 LINCOLN'S BIRTHDAY	13	14	15	16	17
	18	19 PRESIDENTS' DAY	20	21 ASH WEDNESDAY	22 WASHINGTON'S BIRTHDAY	23	24
25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING				
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24 ST. PATRICKS DAY
25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31	
APRIL	1 PALM SUNDAY	2	3 PASSOVER	4	5	6 GOOD FRIDAY	7
	8 EASTER SUNDAY	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
27	28 MEMORIAL DAY OBSERVED	29	30	31			
JUNE						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
24	25	26	27	28	29	30	

**Review Sessions** are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.  
**Public Meetings** are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.

**VI. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS  
July 1 to December 31**

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

**Review Sessions** are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.  
**Public Meetings** are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.