

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING
WEDNESDAY, DECEMBER 22, 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 050121 HAK	4,16	ANCHOR-BROADWAY	Scheduled to be Heard 1/5/05
2	C 050160 HAK	16	RIVERDALE APARTMENTS	" "
3	C 040351 ZSM	1	541 BROADWAY	" "
4	C 030247 PCQ	14	ROCKAWAY WATER POLLUTION CONTROL PLANT	" "
5	C 030248 ZSQ	14	" "	" "
6	C 040528 PQQ	12	JAMAICA NAACP DAY CARE CENTER	" "
7	C 050029 PCR	3	LEMON CREEK SEWER EASEMENTS	" "
8	C 050067 PCR	3	SWEET BROOK BLUE BELT	" "
9	C 040468 PCK	5	FORBELL RESIDENCE	Hearing Closed
10	N 050205 PXQ	12	OFFICE SPACE	" "
11	C 040410 ZMR	1	CLOVE LAKE REZONING	" "
12	C 000189 ZMX	10	BJ's BRUCKNER BOULEVARD	Favorable Report Adopted
13	C 040123 ZSX	10	" "	" "
14	C 050050 ZMM	4	CLINTON GREEN	" "
15	N 050051 ZRM	4	" "	" "
16	C 050052 ZSM	4	" "	" "
17	C 050053 ZSM	4	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	W	Y	Y	Y	Y	Y	
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	I	Y	Y	Y	Y	Y	
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	T	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	R	R	R	R	R	R	H	Y	Y	AB	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	D	Y	Y	Y	Y	Y	
Alexander Garvin	A									R						
Jane D. Gol	A									A						
Christopher Kui	A									W						
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	
Karen A. Phillips	A															
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 11:04 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, DECEMBER 22, 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
18	C 050054 ZSM	4	CLINTON GREEN	Favorable Report Adopted
19	C 050055 HAM	4	“ ”	“ ”
20	C 010171 ZSM	7	120 WEST 97 TH STREET GARAGE	Withdrawn
21	C 030231 MMQ	1	CARLOS LILLO PARK	Favorable Report Adopted
22	N 040300 ZAR	1	WANDEL AVENUE	Authorization Approved
23	N 980408 RAR	3	SWEETWATER ESTATES	“ ”
24	N 050130 ZAR	2	40 DOUGLAS ROAD	“ ”
25	N 040131 ZAR	2	25 VALLEY ROAD	“ ”
	Supplemental Cal.			
S1	C 050153 ZMQ	9	KEW GARDENS/RICHMOND HILL	Scheduled to be Heard 1/5/05
S2	N 030098 ZAR	2	41 WHITLOCK AVENUE	Authorization Approved
S3	N 040411 ZAR	2	521 OCEAN TERRACE	“ ”

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		S2	S3											
Amanda M. Burden, AICP, Chair	P	Y	Y											
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y											
Angela M. Battaglia	P	Y	Y											
Irwin Cantor, P.E.	P	Y	Y											
Angela R. Cavaluzzi, R.A.	P	Y	Y											
Alfred C. Cerullo, III	P	Y	Y											
Richard W. Eaddy	P	Y	Y											
Alexander Garvin	A													
Jane D. Gol	A													
Christopher Kui	A													
John Merolo	P	Y	Y											
Karen A. Phillips	A													
Dolly Williams, Commissioners	P	Y	Y											

MEETING ADJOURNED AT: 11:04 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, DECEMBER 22, 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. 25]

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: 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). 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

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, DECEMBER 22, 2004

Roll Call; approval of minutes	1
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**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 January 5, 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: _____

DECEMBER 22, 2004

APPROVAL OF MINUTES OF Regular Meeting of December 8, 2004

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 5, 2005
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

ANCHOR-BROADWAY

CD 4 and 16

C050121HAK

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 1536, 1538 and 1542 Broadway (Block 1492, Lots 15-17) and 1613, 1607 and 1599 Broadway (Block 3408 Lots 1-3) 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 1536 and 1538 Broadway (Block 1492, Lots 15 and 16) and 1599 Broadway (Block 3408, Lot 3) to a developer selected by HPD;

to facilitate development of two sites for new retail development under HPD's ANCHOR (Alliance for Neighborhood Commerce, Homeownership and Revitalization) Program.

Resolution for adoption scheduling January 5, 2005 for a public hearing.

No. 2

RIVERDALE APARTMENTS

CD 16

C 050160 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 758, 762 764 and 768 Rockaway Avenue, 195, 197, 201 and 203 Riverdale Avenue and 435 Chester Street, Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, Lots 1, 6-10, 48-50) 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 a six story building, tentatively known as Riverdale Apartments, with approximately 73 rental units for the elderly, to be developed under the New York State Housing Trust Fund Program.

Resolution for adoption scheduling January 5, 2005 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

541 BROADWAY

CD 1

C 040351 ZSM

IN THE MATTER OF an application submitted by NOH Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the use requirements of Section 42-14(D)(2)(b) to allow a retail use (Use Group 6 uses) on portion of the ground floor and cellar floor of an existing 5-story building located at 541 Broadway a.k.a 112**

Mercer Street (Block 498, Lot 18) in an M1-5B District within the SoHo Cast Iron Historic District. Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling January 5, 2005 for a public hearing.

BOROUGH OF QUEENS

Nos. 4 and 5

ROCKAWAY WATER POLLUTION CONTROL PLANT

No. 4

CD 14

C 030247 PCQ

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter **for site selection and acquisition of property located at 311-315 Beach 104th Street** (Block 16160, Lots 10 and 20), and site selection of property (Block 16160, Lot 27) located at Rockaway Freeway and Beach 104th Street, for use as an administration building, parking facility, and electrical substation for an existing water pollution control plant.

Resolution for adoption scheduling January 5, 2005 for a public hearing.

No. 5

CD 14

C 030248 ZSQ

IN THE MATTER OF an application submitted by the Department of Environmental Protection pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Sections 74-31(f) and 74-733 of the Zoning Resolution **to allow the enlargement of an existing municipal sewage disposal plant on property generally bounded by Beach Channel Drive, Beach 104th Street, Rockaway Freeway and Beach 108th Street** (Block 16160, Lots 10, 20 and 27, Block 16161, Lot 53, and Block 16162, Lots 3 and 120), in R4 and M1-1 Districts.

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

Resolution for adoption scheduling January 5, 2005 for a public hearing.

No. 6

JAMAICA NAACP DAY CARE CENTER

CD 12

C 040528 PQQ

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 189-26 Linden Boulevard (Block 12599, Lot 8), for continued use as a day care center.

Resolution for adoption scheduling January 5, 2005 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 7

LEMON CREEK SEWER EASEMENTS

CD 3

C 050029 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of: sewer easements located at Seguine Avenue between Mc Gregor and Knox streets (Block 6712, parts of lots 122 and 125), Oswald Place between Elizabeth and Seguine avenues (Block 6712, part of lot 84), Hanover Avenue, Inez Street and Hylan Boulevard (Block 6700, parts of lots 41 and 42; Block 6705, part of lot 88); and the bed of Trenton Court between Drenzo Court and

Hanover Avenue, to facilitate the construction of sanitary and storm sewers.

Resolution for adoption scheduling January 5, 2005 for a public hearing.

No. 8

SWEET BROOK BLUE BELT

CD 3

C 050067 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of properties generally bounded by Annadale Road, Grantwood and Wolcott avenues, and Drumgoole Road East

(Block 5658, Lots 1, 14, 60, 101, and 105); the bed of Orchard Street from Grantwood Avenue to Filer Street; and the bed of Filer Street from Grantwood Avenue to Wolcott Avenue, for the storage and conveyance of storm water.

Resolution for adoption scheduling January 5, 2005 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 9

FORBELL RESIDENCE

CD 5

C 040468 PCK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Homeless Services and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of property located at 338 Forbell Street (Block 4258, Lots 34 and 36), and site selection of property located at Forbell Street and Elderts Lane, (Block 4258, Lot 1), for use as a transitional residence.

(On December 8, 2004, Cal. No. 1, the Commission scheduled December 22, 2004 for a public hearing which has been duly advertised.

Close the hearing.

BOROUGH OF QUEENS

No. 10

OFFICE SPACE

CD 12

N 050205 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at **88-11 165th Street** (Block 9815, Lot 56) (Human Resources Administration and Administration for Children's Services offices).

(On December 9, 2004, the Commission duly advertised December 22, 2004 for a public hearing.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 11

CLOVE LAKE REZONING

CD 1

C 040410 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Clove Lake Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 21b:**

- 1. changing from an R3X District to an R1-1 District property bounded by** Martling Avenue, Slosson Avenue, the southerly boundary line of a New York State Armory and its easterly and westerly prolongations, and Manor Road;
- 2. changing from an R3X District to an R2 District property bounded by:**
 - a. the southerly boundary line of a New York State Armory and its easterly and westerly prolongations, Slosson Avenue, Ellsworth Place and its westerly centerline prolongation, a line 100 feet westerly of Fairview Avenue, a line midway between Governor Road and Dongan Avenue and its easterly prolongation, and Manor Road; and
 - b. a line 150 feet southeasterly of Victory Boulevard, Seneca Avenue, Niagara Street, a line 150 feet southwesterly of Clove Road, Genesee Street, Clove Road, Schoharie Street, Cayuga Avenue, Oswego Street, a line midway between Logan Avenue and Ontario Avenue, a line 400 feet northwesterly of Oswego Street, Logan Avenue, Schoharie Street, and Ontario Avenue;
- 3. changing from an R3X District to an R3-1 District property bounded by** a line 400 feet northwesterly of Oswego Street, a line midway between Ontario Avenue and

Logan Avenue, Oswego Street, and Logan Avenue;

4. **changing from an R3-1 District to an R2 District property bounded by** Ellsworth Place and its westerly centerline prolongation, Slosson Avenue, a line midway between Ellsworth Place and Victory Boulevard, Fairview Avenue, Victory Boulevard, Slosson Avenue, a line 230 feet southerly of Victory Boulevard, a line perpendicular to the southerly street line of Victory Boulevard distant 240 feet from the intersection of the southerly street line of Victory Boulevard and the easterly street line of Slosson Avenue, Victory Boulevard, the southerly centerline prolongation of Brenton Place, a line 100 feet northerly of Windsor Road (straight line portion) and its easterly prolongation, a westerly boundary line of a park and its northerly prolongation, Victory Boulevard, Clove Road, Genesee Street, a line 150 feet southwesterly of Clove Road, Niagara Street, Seneca Avenue, a line 150 feet southeasterly of Victory Boulevard, Ontario Avenue, Schoharie Street, Logan Avenue, a line 400 feet northwesterly of Oswego Street, a line midway between Renwick Avenue and Labau Avenue, Oswego Street, Renwick Avenue, Little Clove Road, the southwesterly street line prolongation of the southeasterly street line of Bristol Avenue, a northerly boundary line of a park, the westerly boundary line of a park and its southerly prolongation, Staten Island Expressway, a line 140 feet westerly of Manor Road, a line 100 feet southerly of Garden Street, Manor Road, Victory Boulevard, and Hodges Place;
5. **changing from an R2 District to an R1-2 District property bounded by** a southerly boundary line of Clove Lakes Park and its westerly prolongation, a westerly boundary line of Clove Lakes Park, a line 100 feet northerly of Victory Boulevard, Slosson Avenue, a line 185 feet southerly of Sanford Place, a line 150 feet westerly of Brenton Place, Sanford Place, a line 200 feet westerly of Royal Oak Road, Rice Avenue, and Slosson Avenue; and
6. **changing from an R3-1 District to an R1-2 District property bounded by** a line 100 feet northerly of Victory Boulevard, the westerly boundary line of Clove Lakes Park and its southerly prolongation, Victory Boulevard, a westerly boundary line of a park and its northerly prolongation, a line 100 feet northerly of Windsor Road (straight line portion) and its easterly prolongation, the southerly centerline prolongation of Brenton Place, Victory Boulevard, a line perpendicular to the southerly street line of Victory Boulevard distant 240 feet from the intersection of the southerly street line of Victory Boulevard and the easterly street line of Slosson Avenue, a line 230 feet southerly of Victory Boulevard, Slosson Avenue, Victory Boulevard, Fairview Avenue, a line midway between Ellsworth Place and Victory Boulevard, and Slosson Avenue;

as shown on a diagram (for illustrative purposes only) dated October 18, 2004.

On December 8, 2004, Cal. No. 2, the Commission scheduled December 22, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

Nos. 12 and 13

BJ's BRUCKNER BOULEVARD

No. 12

CD 10

C 000189 ZMX

IN THE MATTER OF an application submitted by Related Retail Bruckner, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 4b and 7a;**

1. eliminating from an existing R4 District a C2-1 District bounded by Cross Bronx Expressway, the Hutchinson River Expressway, a line passing through two points: one on the westerly street line of Hutchinson River Expressway distant 650 feet (as measured along the street line) northerly from the intersection of the northerly Street line of Lafayette Avenue and the westerly street line of Hutchinson River Expressway, and the other distant 350 feet easterly of Brush Avenue on a line perpendicular to the easterly street line of Brush Avenue distant 800 feet (as measured along the street line) southerly from the intersection of the easterly street line of Brush Avenue and the southerly boundary line of a park, and a line 350 feet easterly of Brush Avenue;
2. changing from an M1-1 to an R4 District property bounded by a line perpendicular to the easterly street line of Brush Avenue distant 800 feet (as measured along the street line) southerly from the intersection of the easterly street line of Brush Avenue and the southerly boundary of a park, a line 350 feet easterly of Brush Avenue, a line perpendicular to the easterly street line of Brush Avenue distant 766 feet (as measured along the street line) southerly from the intersection of the easterly street line of Brush Avenue and the southerly boundary of a park, and Brush Avenue;
3. changing from an M1-2 District to an R4 District property bounded by a line perpendicular to the easterly street line of Brush Avenue distant 766 feet (as measured along the street line) southerly from the intersection of the easterly street line of Brush Avenue and the southerly boundary of a park, a line 350 feet easterly of Brush Avenue, a line passing through two points: one on the easterly street line

of Brush Avenue distant 545 feet (as measured along the street line) northerly from the intersection of the northerly street line of Lafayette Avenue and the easterly street line of Brush Avenue and the other on the westerly street line of the Hutchinson River Expressway distant 690 feet (as measured along the street line) from the intersection of the northerly street line of Lafayette Avenue and the westerly street line of the Hutchinson River Expressway, and Brush Avenue; and

4. changing from an R4 District to an M1-2 District property bounded by Cross Bronx Expressway, the Hutchinson River Expressway, a line passing through two points: one on the easterly street line of Brush Avenue distant 545 feet (as measured along the street line) northerly from the intersection of the northerly street line of Lafayette Avenue and the easterly street line of Brush Avenue and the other on the westerly street line of the Hutchinson River Expressway distant 690 feet (as measured along the street line) from the intersection of the northerly street line of Lafayette Avenue and the westerly street line of the Hutchinson River Expressway, and a line 350 feet westerly of Brush Avenue;

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

(On November 3, 2004, Cal. No. 1, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 7, the hearing was closed.)

For consideration.

No. 13

CD 10

C 040123 ZSX

IN THE MATTER OF an application submitted by Related Retail Bruckner, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow a large retail establishment (UG 6 and 10A uses) with no limitation on floor area** in a proposed one-story commercial building on property located at 900 Brush Avenue aka 2560 and 2692 Bruckner Avenue (Block 5542, Lots 41, 70, 130, 149 and 151), in an M1-2 District*.

*Note: The development site is proposed to be rezoned from an R4 District with a C2-1 District to an M1-2 District under a related application (C 000189 ZMX) for an amendment of the zoning map.

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 3, 2004, Cal. No. 2, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 14, 15, 16, 17, 18 and 19

CLINTON GREEN

No. 14

CD 4

C 050050 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 8c:**

1. changing from an M1-5 District to a C6-3 District property bounded by West 53rd Street, the easterly boundary of Conrail-Amtrack Right-Of-Way, West 52nd Street, and a line 275 feet westerly of Tenth Avenue; and
2. changing from an R8 District to a C6-3 District property bounded by West 52nd Street, the easterly boundary of Conrail-Amtrack Right-Of-Way, West 51st Street, a line 235 feet westerly of Tenth Avenue, a line midway between West 51st Street and West 52nd Street, and a line 250 feet westerly of Tenth Avenue;

as shown on a diagram (for illustrative purposes only) dated August 23, 2004.

(On November 3, 2004, Cal. No. 4, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 10, the hearing was closed.)

For consideration.

No. 15

CD 4

N 050051 ZRM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for amendments of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 6 (Special Clinton District), relating to the creation of a new Section 96-40 (Modification of General Large Scale Requirements) to permit the modification of open space requirements within general large scale developments located on more than one block within the Clinton Urban Renewal Area.

Matter in underline is new, to be added;

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

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

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

**Chapter 6
Special Clinton District**

* * *

**96-30
OTHER AREAS**

In area C, the regulations of the underlying districts shall apply, except as otherwise set forth in this Chapter.

**96-40
MODIFICATION OF GENERAL LARGE-SCALE PROVISIONS**

For parcels within the #blocks# bounded by West 50th Street, Tenth Avenue, West 56th Street and 11th Avenue known as the Clinton Community Urban Renewal Development Area#, within a #general large-scale development# that occupies #zoning lots# on more than one #block#, the City Planning Commission may permit the modification of #open space# required pursuant to Section 23-14 (Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio) as part of a special permit pursuant to Section 74-743 (General Large-scale Development), provided the Commission finds that:

a.the amount of #open space# provided is sufficient to meet the needs of the residents of the #general large-scale development#; and

b. such modification results in improved site planning.

* * *

**96-80
EXCLUDED AREAS**

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

- a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue known as the Clinton Community Urban Renewal Development Area, provided that in this a Area the provisions of Sections 96-40 (MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVI SONS) and 96-51 (Mandatory Tree Planting Provisions) shall apply;

* * *

(On November 3, 2004, Cal. No. 5, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 11, the hearing was closed.)

For consideration.

No. 16

CD 4

C 050052 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Dermot Company pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-681(a)(1) of the Zoning Resolution to permit portions of a railroad right-of-way which will be completely covered over by a permanent platform to be included in the lot area for the development of two mixed buildings (Block 1080, part of Lot 25, Block 1081, Lot 39 and part of Lot 29), within a general large-scale development, generally bounded by West 53rd Street, Tenth Avenue, West 51st Street and a line 275 feet westerly of Tenth Avenue, in a C6-3 District*, within the Special Clinton District, in the Clinton Urban Renewal Area.

*Note A portion of the site is proposed to be rezoned from an M1-5 District and an R8 District to a C6-3 District, under a related application C 050050 ZMM.

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 3, 2004, Cal. No. 6, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 12, the hearing was closed.)

For consideration.

No. 17

CD 4

C 050053 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Dermot Company 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)(1), to allow the distribution of floor area and dwelling units without regard for zoning lot lines;
- 2) Section 74-743(a)(2), to allow the location of buildings without regard for the applicable yard, distance between buildings and height and setback regulations; and
- 3) Section 96-40** and Section 74-743, to allow the modification of open space requirements of Section 23-14 (Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio);

to facilitate the development of two mixed buildings (Block 1080, part of Lot 25, Block 1081, Lot 39 and part of Lot 29), within a general large-scale development, generally bounded by West 53rd Street, Tenth Avenue, West 51st Street and a line 275 feet westerly of Tenth Avenue, in a C6-3 District*, within the Special Clinton District, in the Clinton Urban Renewal Area.

**Note: An amendment of Sections 96-40 (MODIFICATION OF GENERAL LARGE-SCALE PROVISIONS) and 96-80 (EXCLUDED AREAS) is proposed under related application N 050051 ZRM.

*Note A portion of the site is proposed to be rezoned from an M1-5 District and an R8 District to a C6-3 District, under a related application C 050050 ZMM.

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 3, 2004, Cal. No. 7, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 13, the hearing was closed.)

For consideration.

No. 18

CD 4

C 050054 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Dermot Company pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-744(b) of the Zoning Resolution to permit residential and non-residential uses to be arranged within a building without regard for the regulations set forth in Section 32-42 (Location within Buildings) to facilitate the development of two mixed buildings (Block 1080, part of Lot 25, Block 1081, Lot 39 and part of Lot 29), within a general large-scale development, generally bounded by West 53rd Street, Tenth Avenue, West 51st Street and a line 275 feet westerly of Tenth Avenue, in a C6-3 District*, within the Special Clinton District, in the Clinton Urban Renewal Area.

*Note A portion of the site is proposed to be rezoned from an M1-5 District and an R8 District to a C6-3 District, under a related application C 050050 ZMM.

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 3, 2004, Cal. No. 8, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 14, the hearing was closed.)

For consideration.

No. 19

CD 4

C 050055 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 500, 502, 506-510 West 53rd Street (Sites 8 and 9C) within the Clinton Urban Renewal Area (Block 1080 p/o Lot 25, Block 1081, Lots 39 and p/o 29) 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 properties to a developer selected by HPD;

to facilitate development of two mixed-use buildings, tentatively known as Clinton Green Mixed Use Development, with up to 650 residential units, retail and theater use.

(On November 3, 2004, Cal. No. 9, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 15, the hearing was closed.)

For consideration.

No. 20

120 WEST 97TH STREET GARAGE

CD 7

--- WITHDRAWN ---

C 010171 ZSM

IN THE MATTER OF an application submitted by Candace Parking Corp. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 13-561 of the Zoning Resolution **to allow an attended accessory parking garage with a maximum capacity of 257 spaces in a portion of the common cellar of three buildings at 753 Amsterdam Avenue, 120 West 97th Street and 135 West 96th Street** (Block 1851, Lot 8), in C2-8 and R9 Districts, within a Large-Scale Residential Development.

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 3, 2004, Cal. No. 3, the Commission scheduled November 17, 2004 for a public hearing. On November 17, 2004, Cal. No. 9, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 21

CARLOS LILLO PARK

CD 1

C 030231 MMQ

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

- the elimination, discontinuance and closing of a portion of 20th Avenue between 21st Avenue and 76th Street;
- the elimination of a Public Place;
- the establishment of Carlos Lillo Park bounded by 20th Avenue, 21st Avenue and 76th Street;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4975 dated May 20, 2004 and signed by the Borough President.

(On November 17, 2004, Cal. No. 5, the Commission scheduled December 8, 2004 for a public hearing. On December 8, 2004, Cal. No. 7, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 22

WANDEL AVENUE

CD 1

N 040300 ZAR

IN THE MATTER OF an application submitted by Aspinwall Building Corp. **for the grant of authorizations** pursuant to Sections 119-311 and 119-316 of the Zoning Resolution involving the development and site alteration on a zoning lot having a steep slope of 25% or more and modification of grading controls **to allow for the construction of four single-family, semi-detached homes on Wandel Avenue (Block 623, Lot 89) within the Special Hillside Preservation District.**

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301.

For consideration.

No. 23

SWEETWATER ESTATES

CD 3

N 980408 RAR

IN THE MATTER OF an application submitted by M.S.B. Development Co., Inc. **for the grant of authorizations** pursuant to Sections 107-64 and 107-65 of the Zoning Resolution for the removal of trees and modification of existing topography and for grant of certifications pursuant to Sections 107-08, 107-22, 107-221, 107-223 and 107-323 for future subdivision, lots with designated open space (DOS), and active recreational facilities and permitted obstruction in DOS and substitution of other plant materials to allow development of 10 one-family detached homes and 47 one-family and 33 two-family attached homes on 10 zoning lots at Sweetwater and Nelson avenues and Tennyson Drive (Block 5299, Lots 1, 7, 9, 12 and 13; Block 5300, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 and Block 5303, Lot 1) within in the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th

Floor, Staten Island, New York 10301.

(On August 25, 2004, Cal. No. 21, the item was laid over. On November 17, 2004, Cal. No. 31, the item was laid over. On December 8, 2004, Cal. No. 18, the item was laid over.)

For consideration.

No. 24

40 DOUGLAS ROAD

CD 2

N 050130 ZAR

IN THE MATTER OF an application submitted by Frank Canino for the grant of authorizations pursuant to Sections 105-421, 105-423 and 105-424 of the Zoning Resolution involving the modification of existing topography, the alteration of botanic environments and modification of other natural features (steep slopes) **to facilitate development of an extended driveway area and an accessory swimming pool on property located at 40 Douglas Road (Block 833, Lot 21) 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 the Staten Island office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Suite 603, Staten Island, New York 10301.

For consideration.

No. 25

25 VALLEY ROAD

CD 2

N 040131 ZAR

IN THE MATTER OF an application submitted by Lance Meany **for the grant of authorizations** pursuant to Sections 105-421 and 105-423 of the Zoning Resolution involving the modification of existing topography and the alteration of botanic environments and removal of trees **to facilitate development of a single-family residence with accessory swimming pool on property located at 25 Valley Road (Block 902, Lots 120 and 122) 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 the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Suite 603, Staten Island, New York 10301.

For consideration.

**IV. 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 CITY HOLIDAY	*Review Session will be held on <u>Tuesday</u> , January 18 th
	9	10	11	12	13	14	15	
	16 REVIEW SESSION	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	12	
	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18	19	
	20 REVIEW SESSION	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	17	18	19	
	20 PALM SUNDAY	21	22	23	24 ST. PATRICK'S DAY	25	26	
	27 REVIEW SESSION	28	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 EASTER MONDAY	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 EARTH DAY	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.