

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, OCTOBER 29, 2008  
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 070443 MMX	2	FOOD CENTER DRIVE	Scheduled to be Heard 11/19/08
2	C 080533 PCY	11M,1X	RANDALL'S ISLAND CONNECTOR	" "
3	C 080505 ZSM	2	CROSBY STREET HOTEL	" "
4	N 080184(B) ZRM	4	CLINTON DISTRICT THEATER BONUS	" "
5	C 090087 PSQ	13	NYPD VEHICLE STORAGE FACILITY	" "
6	C 080504 HAM	3	DONA PETRA SANTIAGO APARTMENTS	Favorable Report Adopted
7	C 080455 HUQ	14	EDGEMERE UNBAN RENEWAL PLAN	" "
8	C 080203 ZMQ	7	WATERPOINTE	" "
9	C 080204 MMQ	7	" "	" "
10	C 080207 ZSQ	7	" "	Withdrawn
11	C 080207(A) ZSQ	7	" "	Favorable Report Adopted
12	C 080208 ZSQ	7	" "	Withdrawn
13	N 090001 RAR	1	3311/3333 HYLAND BOULEVARD	Authorization Approved
14	N 090095 BDK	3	BED-STUY GATEWAY BID	Hearing Closed
15	C 080501 HAM	10	WEST 143 <sup>RD</sup> STREET APARTMENTS	" "
16	C 080502 PQM	10	" "	" "
17	C 090056 PCQ	1	BOARD OF ELECTIONS WAREHOUSE	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		6	7	8	9	10	11	12	13						
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y		Y		Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y		Y		Y						
Angela M. Battaglia	P	Y	Y	Y	Y	W	Y	W	Y						
Irwin Cantor, P.E.	P	Y	Y	Y	Y	I	Y	I	Y						
Angela R. Cavaluzzi, AIA	P	Y	Y	Y	Y	T	Y	T	Y						
Alfred C. Cerullo, III	P	Y	Y	Y	Y	H	Y	H	Y						
Betty Chen	P	Y	Y	Y	Y	D	Y	D	Y						
Maria M. Del Toro	P	Y	Y	Y	Y	R	Y	R	Y						
Richard W. Eaddy	P	Y	Y	Y	Y	A	Y	A	Y						
Nathan Leventhal	P	Y	Y	Y	Y	W	Y	W	Y						
Shirley A. McRae	P	Y	Y	Y	Y	N	Y	N	Y						
John Merolo	P	Y	Y	Y	Y		Y		Y						
Karen A. Phillips, Commissioners	P	Y	Y	Y	Y		Y		Y						

MEETING ADJOURNED AT: 10:33 A.M.

NOTE: Commissioner Phillips Recused on Cal. Nos. 15 and 16.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, OCTOBER 29, 2008**

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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. 20]**

**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, FAICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, AIA**
- ALFRED C. CERULLO, III**
- BE TTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- SHIRLEY A. MCRAE**
- JOHN MEROLO**
- KAREN A. PHILLIPS, 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.

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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 November 19, 2008 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: \_\_\_\_\_

**OCTOBER 29, 2008**

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**APPROVAL OF MINUTES OF the Regular Meetings of October 7, 2008**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, NOVEMBER 19, 2008**

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

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**BOROUGH OF THE BRONX**

**No. 1**

***FOOD CENTER DRIVE***

**CD 2**

**C 070443 MMX**

**IN THE MATTER OF** an application, submitted by the Economic Development Corporation and the Department of Small Business Services, 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 establishment of Food Center Drive and Hunt's Point Landing east of Halleck Street;
- the elimination, discontinuance and closing of Hunt's Point Avenue between Halleck Street and the U.S. Bulkhead Line, Farragut Street between Hunt's Point Avenue and the U.S. Bulkhead Line, Viele Avenue between Halleck Street and Hunt's Point Avenue, and a portion of Ryawa Avenue between Halleck Street and Hunt's Point Avenue;
- the widening of Halleck Street between Hunt's Point Avenue and Viele Avenue;
- the modification and delineation of sewer corridors necessitated thereby;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto, in accordance with Map No. 13120 dated June 20, 2008 and signed by the Borough President.

**Resolution for adoption scheduling November 19, 2008 for a public hearing.**

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**BOROUGHS OF MANHATTAN AND THE BRONX**

**No. 2**

***RANDALL'S ISLAND CONNECTOR***

**CD 11 M  
CD 1 X**

**C 080533 PCY**

**IN THE MATTER OF** an application submitted by the Department of Transportation, the Department of Parks and Recreation and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection and acquisition of easements (Block 2543, p/o Lot 1 and Block 2583, p/o Lot 2) for use as a pedestrian and bicycle pathway.

**Resolution for adoption scheduling November 19, 2008 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 3**

***CROSBY STREET HOTEL***

**CD 2**

**C 080505 ZSM**

**IN THE MATTER OF** an application submitted by Crosby Street Hotel LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14 (D)(2)(b) to allow Use Group 5 uses (hotel use) and/or Use Group 6 uses (retail uses) to be located below the floor level of the second story of a proposed 11-story building on property located at 79 Crosby Street a.k.a. 246 Lafayette Street (Block 496, Lots 1 & 29), in an M1-5B District.

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

**Resolution for adoption scheduling November 19, 2008 for a public hearing.**

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No. 4

*CLINTON DISTRICT THEATER BONUS*

CD  
4

N 080184(B) ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Resolution of the City of New York, concerning Article IX Chapter 6 (Special Clinton District)

Matter in underline is new, to be added;  
Matter in ~~strikeout~~ is old, to be deleted;  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

Article IX - Special Purpose Districts

Chapter 6  
Special Clinton District

\* \* \*

96-20  
PERIMETER AREA

\* \* \*

**96-25  
Floor Area Bonus for New ~~Legitimate~~ Theater Use**

Within Subarea 2 of the 42<sup>nd</sup> Street Perimeter Area as shown in Appendix A of this Chapter, for #developments# or #enlargements# located within the area bounded by West 42<sup>nd</sup> Street, Dyer Avenue, West 41<sup>st</sup> Street and Eleventh Avenue that have fully utilized a #floor area# increase pursuant to Section 23-90 (INCLUSIONARY HOUSING), ~~three additional square feet of #floor area# may be provided for each square foot of new legitimate theater #use#~~, the #floor area ratio# may be increased from 12.0 to a maximum of 15.0, provided that for every three square feet of bonused #floor area#, one square foot of such bonused #floor area# shall be used for new "performance space", which, for the purposes of this Section 96-25 shall mean space to be used as a legitimate theater or for non-profit performing arts use. Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the following conditions ~~shall exist~~ have been met:

- (a) ~~the total #floor area ratio# on the #zoning lot# shall not exceed 15.0;~~
- (b)(a) all #floor area# for any performance space for which a bonus is received pursuant to this Section shall be limited to floor space exclusively associated with legitimate theater or non-profit performing arts #use#, including auditorium, orchestra, balconies, stage and theater equipment space, wings, dressing rooms, rehearsal space, lobbies, lounges, ticket offices, rest rooms, and circulation space. Any other use of the bonused performance space shall not comprise more than 25% of the total #floor area# of such performance space;
- (e)(b) ~~the theater~~ such performance space shall be designed, arranged and used exclusively for live performances and rehearsals of drama, music or dance and shall have at least 99 100 fixed seats and no more than 299 seats. If there is more than one performance space, each shall have at least 100 seats, and adjacent performance spaces may be designed in a manner that allows for their combination into a single performance space provided such combined space has no more than 299 seats. Performance space for which a bonus is received pursuant to this Section shall only be used for non-profit performing arts use provided the #development# or #enlargement# contains at least two performance spaces used exclusively for performances of legitimate theater;
- (c) a letter from the Department of Cultural Affairs shall be submitted certifying that:
- (d)(1) ~~a signed lease shall be has been provided from a the prospective theater operator of the performance space, or a written commitment from the owner of the theater performance space if such owner is also the operator, for occupancy of the theater performance space and its operation as a legitimate theater or non-profit performing arts space for a period of not less than five years, pursuant to an operating plan and program therefor;~~
- (2) the proposed operator of the performance space has the fiscal and managerial capacity to successfully operate such space;
- (3) preliminary design plans have been provided to the Department of Cultural Affairs for the performance space, which include sufficient detail regarding core, shell, structural, and mechanical systems, necessary to ensure that such performance space will operate efficiently for its intended use, and
- (e)(4) ~~a plan and program shall be accompanied by written commitment from such owner of the financial resources available to ensure timely completion of the identified scope of work; a written commitment has been provided ensuring that there are financial resources available for the timely completion of the identified scope of work, and~~
- (5) the proposed operator of the performance space will have a program of

regularly scheduled presentations that are open to the public.

- (~~f~~)(d) a legal commitment ~~shall be~~ has been provided for inspection and ongoing maintenance of the ~~theater~~ performance space to ensure its continued availability for ~~theater~~ #use# as a legitimate theater or non-profit performing arts space. Such inspection shall be conducted every five years by a licensed engineer or architect, and a report issued to the Chairperson of the City Planning Commission, ~~and the Commissioner of the Department of Cultural Affairs and the applicable Community Board~~, and notice of such report shall be published in the City Record. Such report shall describe the condition of the ~~theater~~ performance space and identify any maintenance or repair work necessary to ensure the physical and operational soundness of the ~~theater~~ performance space and establish a plan and program for such work, including providing that adequate resources be made available to ensure timely completion of such maintenance or repair work; and
- (~~e~~)(c) a legal commitment ~~shall be~~ has been provided for continuance of the #use# of all #floor area# in the bonused performance space for which a bonus has been received pursuant to this Section as a legitimate theater or non-profit performing arts space and providing that in the event of a change of operator, as defined by the Commissioner of the Department of Cultural Affairs, the owner or operator shall obtain a new letter certifying that the provisions of subparagraphs (1), (2) and (3) of paragraph (c) of this Section have been met as to the proposed operator and, where substantial renovation of the performance space, as defined by the Commissioner of the Department of Cultural Affairs, is being proposed in conjunction with the change of operator, that the provisions of subparagraphs (3) and (4) have been met as to such substantial renovation. Such legal commitment shall also prohibit #use# as an #adult establishment# for the life of the related #development#.

Such legal commitments shall be in the form of a declaration of restrictions, filed and duly recorded in the Borough Office of the Register of the City of New York, binding upon the owner and any lessee of the ~~theater~~ performance space and their successors and assigns, a certified copy of which shall be submitted to the Chairperson of the City Planning Commission. The filing of such declaration and the posting of any bond or other security required by the Chairperson of the City Planning Commission under the terms of such declaration, and receipt of ~~such a~~ a certified copy of such declaration, shall be preconditions to issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement#.

The owner shall not apply for or accept a temporary certificate of occupancy for that portion of the #development# or #enlargement# identified under the terms of the declaration of restrictions as utilizing the increased #floor area# permitted pursuant to this Section, and the Department of Buildings shall not issue a temporary certificate of occupancy for such portion of the #development# or #enlargement#, until the ~~Chairperson through consultation with the~~ Commissioner of the Department of Cultural Affairs has certified that the ~~theater~~ performance space is substantially complete, which shall, for this purpose, mean that such ~~theater~~ performance space is usable by the public.

The owner shall not apply for or accept a permanent certificate of occupancy for ~~such portion of the #development# or #enlargement#,~~ nor shall the Department of Buildings issue a permanent certificate of occupancy for ~~such portion, the #development# or #enlargement#~~ until the ~~theater~~ performance space has been finally completed in accordance with the approved plans and such final completion has been certified by the ~~Chairperson~~ Commissioner of the Department of Cultural Affairs. The declaration of restrictions shall be noted on any Temporary or Final Certificate of Occupancy for the #building#.

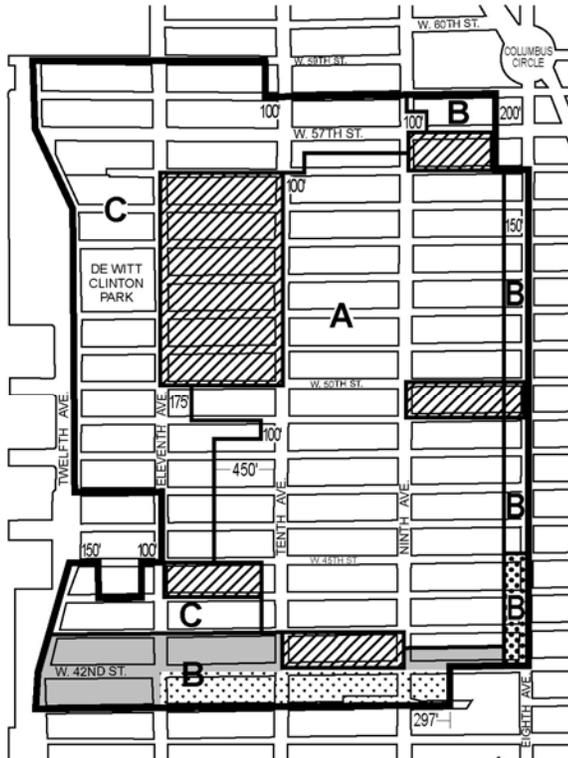
Notwithstanding the foregoing, the Chairperson of the City Planning Commission may accept a declaration of restrictions, or, in the case of a certification issued by the Chairperson of the City Planning Commission prior to [ effective date of text amendment ], a modified declaration of restrictions, which shall allow the owner to apply for and accept, and the Department of Buildings to issue, temporary and permanent certificates of occupancy for the portion of the #development# or #enlargement# which utilizes the increased #floor area# permitted pursuant to this Section prior to substantial or final completion of the performance space, as the case may be, provided that, under the terms of such declaration of restrictions or modified declaration of restrictions, the owner shall not apply for or accept temporary certificates of occupancy for any such portion of the #development# or #enlargement# unless and until:

(a) the Commissioner of the Department of Cultural Affairs has certified that the core and shell of the performance space has been completed in accordance with a core and shell agreement accepted by the Commissioner ; and

(b) ownership of the performance space has been transferred to the prospective operator

\* \* \*

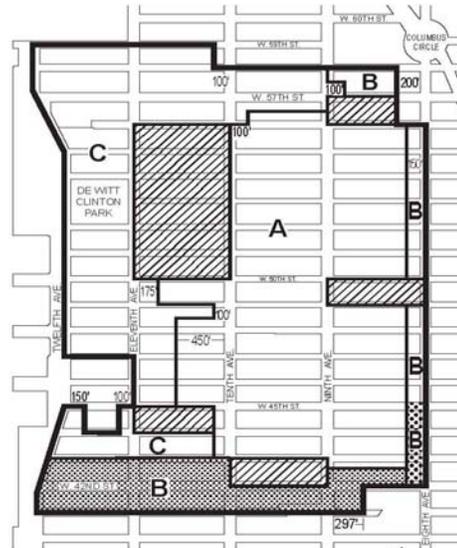
**EXISTING MAP**  
**Special Clinton District**



-  Special Clinton District Boundary
-  Area Boundary
-  Preservation Area
-  Perimeter Area
-  Portion of Perimeter Area also subject to Article VIII, Chapter I (*Special Midtown District*)
-  Subarea 1 of 42nd St. Perimeter Area
-  Subarea 2 of 42nd St. Perimeter Area
-  Other Area
-  Excluded Area

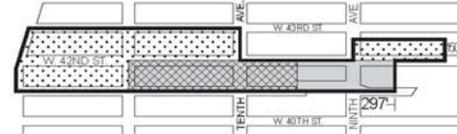
PROPOSED MAP

Special Clinton District



-  Special Clinton District Boundary
-  Area Boundary
-  A Preservation Area
-  B Perimeter Area
-  Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
-  Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
-  C Other Area
-  Excluded Area

42nd Street Perimeter Area



-  Subarea 1 of 42nd St. Perimeter Area
-  Subarea 2 of 42nd St. Perimeter Area
-  Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies

**Resolution for adoption scheduling November 19, 2008 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 5**

***NYPD VEHICLE STORAGE FACILITY***

**CD 13**

**C 090087 PSQ**

**IN THE MATTER OF** an application submitted by the Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property generally bounded by Rockaway Boulevard and North Boundary Road (Block 14260, p/o Lot 1) for use as evidence vehicle storage.

**Resolution for adoption scheduling November 19, 2008 for a public hearing.**

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**II. REPORTS**

**BOROUGH OF MANHATTAN**

**No. 6**

***DONA PETRA SANTIAGO APARTMENTS***

**CD 3**

**C 080504 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 723, 719, and 717 East 9<sup>th</sup> Street (Block 379, Lots 53, 54, and 56), 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 an eight-story residential building, tentatively known as Dona Petra Santiago Apartments, with approximately 56 residential units, to be developed under the Department of Housing and Urban Development's Section 202 Program.

(On September 24, 2008, Cal. No. 1, the Commission scheduled October 7, 2008 for a public hearing. On October 7, 2008, Cal. No. 32, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 7**

***EDGEMERE URBAN RENEWAL PLAN***

**CD 14**

**C 080455 HUQ**

**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 Edgemere Urban Renewal Plan for the Edgemere Urban Renewal Area.

The proposed amendment will change the definitions of residential and commercial land use, in Section C.2.a and C.2.b to uses permitted by the Zoning Resolution and Sites 1, 33, and 34 are cited as exceptions to the height restriction for new residential buildings in Section C.3.e.

(On September 10, 2008, Cal. No. 3, the Commission scheduled September 24, 2008 for a public hearing. On September 24, 2008, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**Nos. 8, 9, 10, 11 & 12**

***WATERPOINTE***

**No. 8**

**CD 7**

**C 080203 ZMQ**

**IN THE MATTER OF** an application submitted by the 151-45 Sixth Road Whitestone Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d changing from an M1-1 District to an R3-2 District property bounded by the U.S. Pierhead Line, a line 560 feet westerly of the westerly street line and the northerly prolongation of the westerly street line of 154<sup>th</sup> Place (straight line portion), a line 670 feet northerly of 10<sup>th</sup> Avenue (straight line portion) and its westerly prolongation, a line 100 feet easterly of the northerly prolongation of the easterly street line of 152<sup>nd</sup> Street, a line 85 feet northerly of the easterly prolongation of the northerly street line of Powell's Cove Boulevard, the northerly centerline prolongation of 152<sup>nd</sup> Street, a line 130 feet northerly of Powell's Cove Boulevard, 151<sup>st</sup> Place, 6<sup>th</sup> Road and a line 280 feet easterly of 151<sup>st</sup> Street and its northerly prolongation, as shown on a diagram (for illustrative purposes only) dated June 16, 2008.

(On September 10, 2008, Cal. No. 4, the Commission scheduled September 24, 2008 for a public hearing. On September 24, 2008, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 9**

**CD 7**

**C 080204 MMQ**

**IN THE MATTER OF** an application, submitted by 151-45 Sixth Road Whitestone Partners, LLC, 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 152<sup>nd</sup> Street between Powell's Cove Boulevard and the U.S. Bulkhead Line;
- the delineation of a permanent sewer easement;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 5004, dated May 15, 2008, and signed by the Borough President.

(On September 10, 2008, Cal. No. 5, the Commission scheduled September 24, 2008 for a public hearing. On September 24, 2008, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 10**

**CD 7**

**C 080207 ZSQ**

**IN THE MATTER OF** an application submitted by the 151-45 Sixth Road Whitestone Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 78-312(c) to modify the front yard regulations of Section 23-45 (Minimum Required Front Yards) in the periphery of the development;
2. Section 78-312(d) and Section 62-132(c) to modify the height and setback regulations of Section 23-631 (Height and setback requirements in R1, R2, R3, R4 and R5 Districts); and
3. Section 78-312(f) to modify the distance between buildings requirements of Section 23-711 (Minimum Distance between Buildings on a single Zoning Lot);

to facilitate the development of a 114-unit large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79 & 92, Block 4524, Lots 77 & 92,

Block 4487, Lots 160, 169, 170 & 200, the bed of former 6<sup>th</sup> Road, and the bed of the proposed to be demapped portion of 152<sup>nd</sup> Street), in an R3-2\*.

\*Note: The site is proposed to be rezoned from an M1-1 District to an R3-2 District under a related application (C 080203 ZMQ).

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 September 10, 2008, Cal. No. 6, the Commission scheduled September 24, 2008 for a public hearing. On September 24, 2008, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**No. 11**

**CD 7**

**C 080207(A) ZSQ**

**IN THE MATTER OF** an application submitted by the 151-45 Sixth Road Whitestone Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for the grant of a special permit pursuant to Section 78-312(f) of the Zoning Resolution to modify the distance between buildings requirements of Section 23-711 (Minimum Distance between Buildings on a single Zoning Lot) to facilitate the development of 52 1-family detached homes within a large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79 & 92, Block 4524, Lots 77 & 92, Block 4487, Lots 160, 169, 170 & 200, the bed of former 6<sup>th</sup> Road, and the bed of the proposed to be demapped portion of 152<sup>nd</sup> Street), in an R3-2\* District.

\*Note: The site is proposed to be rezoned from an M1-1 District to an R3-2 District under a related application (C 080203 ZMQ).

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 September 10, 2008, Cal. No. 7, the Commission scheduled September 24, 2008 for a public hearing. On September 24, 2008, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**No. 12**

**CD 7**

**C 080208 ZSQ**

**IN THE MATTER OF** an application submitted by the 151-45 Sixth Road Whitestone Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 78-34 (Special Permit Provisions for Certain Large-Scale Developments) of the Zoning Resolution to modify, in accordance with Section 78-351, the permitted residential floor area ratio to 0.6 and the open space ratio to 125, to facilitate the development of a 114-unit large-scale residential development on property located at 151-45 Sixth Road (Block 4531, Lots 79 & 92, Block 4524, Lots 77 & 92, Block 4487, Lots 160, 169, 170 & 200, the bed of former 6<sup>th</sup> Road, and the bed of the proposed to be demapped portion of 152<sup>nd</sup> Street), in an R3-2\* District.

\*Note: The site is proposed to be rezoned from an M1-1 District to an R3-2 District under a related application (C 080203 ZMQ).

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 September 10, 2008, Cal. No. 8, the Commission scheduled September 24, 2008 for a public hearing. On September 24, 2008, Cal. No. 30, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 13**

**3311/3333 HYLAND BOULEVARD**

**CD 1**

**N 090001 RAR**

**IN THE MATTER OF** an application submitted by Orthopedic Health Care Realty LLC for the grant of an authorization pursuant to Section 107-68 of the Zoning Resolution for authorization of modification of group parking facility and access regulations to allow the construction of an accessory joint parking facility located on 3311/3333 Hylan Boulevard (Block 4987, Lot 1 and 20) within 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 14**

***BED-STUY GATEWAY BID***

**CD 3**

**N 090095 BDK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the Bed-Stuy Gateway 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 Bed-Stuy Gateway Business Improvement District.

(On October 7, 2008, Cal. No. 1, the Commission scheduled October 29, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 15 & 16**

***WEST 143<sup>RD</sup> STREET APARTMENTS***

**No. 15**

**CD 10**

**C 080501 HAM**

**PUBLIC HEARING:**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 148 West 143<sup>rd</sup> Street (Block 2011, Lot 57), 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 residential building, tentatively known as West 143<sup>rd</sup> Street Apartments, with approximately 34 residential units.

(On October 7, 2008, Cal. No. 2, the Commission scheduled October 29, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 16**

**CD 10**

**C 080502 PQM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 148 West 143<sup>rd</sup> Street (Block 2011, Lot 57).

(On October 7, 2008, Cal. No. 3, the Commission scheduled October 29, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 17**

***BOARD OF ELECTIONS WAREHOUSE***

**CD 1**

**C 090056 PCQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 37-18 Northern Boulevard (Block 214, Lot 40) for use as a warehouse facility.

(On October 7, 2008, Cal. No. 4, the Commission scheduled October 29, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV. CITY PLANNING COMMISSION 2008 SCHEDULE OF MEETINGS**  
**July 1 to December 31**

	SUN	MON	TUE	WED	THU	FRI	SAT		
<b>JULY</b>			1	CPC PUBLIC MEETING	2	3	4 INDEPENDENCE DAY	5	
	6	7	8		9	10	11	12	
	13	14	15		16	17	18	19	
	20	REVIEW SESSION	21	22	CPC PUBLIC MEETING	23	24	25	26
	27	28	29		30	31			
<b>AUGUST</b>							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	REVIEW SESSION	25	26	CPC PUBLIC MEETING	27	28	29	30
31									
<b>SEPTEMBER</b>		LABOR DAY	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	29	30 ROSH HASHANAH						
<b>OCTOBER</b>					1	2	3	4	
	5	REVIEW SESSION	6	CPC PUBLIC MEETING	7	8	9 YOM KIPPUR	10	11
	12	13 COLUMBUS DAY OBSERVED	14		15	16	17	18	
	19	20	21		22	23	24	25	
	26	REVIEW SESSION	27	28	CPC PUBLIC MEETING	29	30	31	
<b>NOVEMBER</b>								1	
	2	3	4	ELECTION DAY	5	6	7	8	
	9	10	11	VETERANS' DAY	12	13	14	15	
	16	REVIEW SESSION	17	18	CPC PUBLIC MEETING	19	20	21	22
	23	24	25		26	27	28	29	
30					THANKSGIVING				
<b>DECEMBER</b>		REVIEW SESSION	1	2	CPC PUBLIC MEETING	3	4	5	6
	7	8		9	10	11	12	13	
	14	REVIEW SESSION	15	16	CPC PUBLIC MEETING	17	18	19	20
	21	22 HANUKKAH	23		24	25 CHRISTMAS	26 KWANZAA BEGINS	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 2009 SCHEDULE OF MEETINGS  
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY					NEW YEAR'S DAY 1	2	3
	4	REVIEW SESSION 5		6	CPC PUBLIC MEETING 7	8	10
	11		12	13	14	15	16
	18	MARTIN LUTHER KING, JR. DAY 19	REVIEW SESSION 20		CPC PUBLIC MEETING 21	22	23
	25	CHINESE NEW YEAR 26		27	28	29	30
FEBRUARY	1	REVIEW SESSION 2		3	CPC PUBLIC MEETING 4	5	6
	8		9	10	11	LINCOLN'S BIRTHDAY 12	13
	15	PRESIDENTS' DAY 16	REVIEW SESSION 17		CPC PUBLIC MEETING 18	19	20
	22	WASHINGTON'S BIRTHDAY 23		24	ASH WEDNESDAY 25	26	27
MARCH	1	REVIEW SESSION 2		3	CPC PUBLIC MEETING 4	5	6
	8		9	10	11	12	13
	15	REVIEW SESSION 16		17	CPC PUBLIC MEETING 18	19	20
	22		23	ST. PATRICK'S DAY 24	25	26	27
	29	REVIEW SESSION 30		31			
APRIL				CPC PUBLIC MEETING 1	2	3	4
	5	6	7	8	9	10	11
	PALM SUNDAY 12	13	14	15	PASSOVER 16	GOOD FRIDAY 17	18
	EASTER 19	REVIEW SESSION 20		21	CPC PUBLIC MEETING 22	23	24
	26	27	28	29	30		
MAY	3	REVIEW SESSION 4		5	CPC PUBLIC MEETING 6	7	8
	10		11	12	13	14	15
	17	REVIEW SESSION 18		19	CPC PUBLIC MEETING 20	21	22
	24	25	26	27	28	29	30
31	MEMORIAL DAY						
JUNE		REVIEW SESSION 1		2	CPC PUBLIC MEETING 3	4	5
	7	8	9	10	11	12	13
	14	REVIEW SESSION 15		16	CPC PUBLIC MEETING 17	18	19
	21	22	23	24	25	26	27
	28	REVIEW SESSION 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 2009 SCHEDULE OF MEETINGS**  
**July 1 to December 31**

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

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