

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JANUARY 26, 2011
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	N 110162 HAX	4	EAST CLARKE PLACE	Scheduled to be Heard 2/16/11
2	C 090225 ZMK	6	CARROLL STREET REZONING	" "
3	C 110118 ZMK	6	20-30 CARROLL STREET REZONING	" "
4	C 070579 ZMK	16	542-556 HOWARD AVENUE REZONING	" "
5	N 110167 ZRM	1	C6-3A TEXT AMENDMENT	" "
6	C 110140 HAM	3	9-17 SECOND AVENUE	" "
7	C 110141 PQM	3	" "	" "
8	N 110165 ZRM	3	" "	" "
9	C 100228 MMQ	8	162 ND STREET DEMAPPING	" "
10	C 100229 HAQ	8	" "	" "
11	C 080361 ZSM	5	1182 BROADWAY	Favorable Report Adopted
12	N 110128 BDM	2	SOHO BID	Fav. Report Adopted as Modified
13	N 110080 ZAR	2	57 BUTTERWORTH AVENUE	Authorization Approved
14	C 110091 HAX	5	2311 TIEBOUT AVENUE	Hearing Closed
15	C 110100 ZSX	6	EAST TREMONT APARTMENTS	" "
16	C 110101 HAX	6	" "	" "
17	C 110103 ZSX	6	" "	" "

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:																
		Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R													
Calendar Numbers:			11	12	13	S1	S2												
Amanda M. Burden, FAICP, Chair	P		Y	Y	Y														
Kenneth J. Knuckles, Esq., Vice Chairman	P																		
Angela M. Battaglia	P					L	L												
Rayann Besser	P		Y	Y	Y	A	A												
Irwin G. Cantor, P.E.	P					I	I												
Alfred C. Cerullo, III	P		Y	Y	Y	D	D												
Betty Y. Chen	P		Y	Y	Y														
Maria M. Del Toro	P		Y	Y	Y	O	O												
Richard W. Eaddy	P		Y	Y	Y	V	V												
Nathan Leventhal	P		Y	Y	Y	E	E												
Anna Hayes Levin	P		Y	Y	Y	R	R												
Shirley A. McRae	P		Y	Y	Y														
Karen A. Phillips, Commissioners	P		Y	Y	Y														

MEETING ADJOURNED AT:

Note: Vice-Chair Knuckles, Commissioner Battaglia and Commissioner Cantor were not present for the votes.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JANUARY 26, 2011
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 110114 HUX	3	COURTLANDT CRESCENT/MELROSE COMMONS	Hearing Closed
19	C 110115 ZMX	3	" "	" "
20	C 110116 HAX	3	" "	" "
21	C 110095 HAK	1	MAUJER/TEN EYCK/BEDFORD AVENUE	" "
22	C 100232 ZMK	15	KINGSWOOD OFFICE & RETAIL CENTER	" "
23	C 070245 ZMK	1	WYTHE AVENUE REZONING TEXT	" "
24	N 070246 ZRK	1	" "	" "
25	C 100101 ZSM	2	433 BROADWAY	" "
26	C 110096 HAM	11	HARLEM RIVER POINT/1945-1951 PARK AVENUE	" "
27	C 110097 ZMM	11	" "	" "
28	C 090377 ZSM	4	332 WEST 44 TH STREET PARKING GARAGE	" "
29	C 110119 ZSM	1	4 NEW YORK PLAZA	" "
30	C 110125 ZMM	4	CLINTON COMMONS	" "
31	C 110126 HAM	4	" "	" "
32	N 110156 BDM	1, 2, 3	CHINATOWN BID	" "
Sup. 1	N 100339 ZAM	12	BAKER FIELD/BOATHOUSE MARSH	Laid Over
Sup. 2	N 100340 ZAM	12	" "	" "

COMMISSION ATTENDANCE: Present (P) Absent (A) Calendar Numbers:		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R													
Amanda M. Burden, FAICP, Chair															
Kenneth J. Knuckles, Esq., Vice Chairman															
Angela M. Battaglia															
Rayann Besser															
Irwin G. Cantor, P.E.															
Alfred C. Cerullo, III															
Betty Y. Chen															
Maria M. Del Toro															
Richard W. Eaddy															
Nathan Leventhal															
Anna Hayes Levin															
Shirley A. McRae															
Karen A. Phillips, Commissioners															

MEETING ADJOURNED AT:

NOTE: (Sup.)--Supplemental Calendar

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 26, 2011

**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. 2]

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

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

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

For Calendar Information: call (212) 720-3370.

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**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- ANNA HAYES LEVIN**
- SHIRLEY A. MCRAE**
- KAREN A. PHILLIPS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.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 February 16, 2011 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

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 _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address: _____ Title: _____

JANUARY 26, 2011

**APPROVAL OF MINUTES OF the Regular Meeting of January 5, 2011
and Special Meeting of January 24, 2011**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, FEBRUARY 16, 2011**

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

BOROUGH OF THE BRONX

No. 1

EAST CLARKE PLACE

CD 4

N 110162 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal Law of New York State for:

1. the designation of property located at 12 East Clarke Place and 27 East 169th Street (Block 2839, Lots 10 and 36) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area;

to facilitate development of an 11-story building and a 13-story building with a total of approximately 108 dwelling units, to be developed under HPD's Low Income Rental Program.

Resolution for adoption scheduling February 16, 2011 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

CARROLL STREET REZONING

CD 6

C 090225 ZMK

IN THE MATTER OF an application submitted by the Center for Negative Thinking LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 16a, changing from an M1-1 District to an R6B District property bounded by a line 100 feet southwesterly of President Street, a line 240 feet northwesterly of Columbia Street, Carroll Street, and a line 375 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated October 25, 2010 and subject to the conditions of CEQR Declaration E-263.

Resolution for adoption scheduling February 16, 2011 for a public hearing.



No. 3

20/30 CARROLL STREET REZONING

CD 6

C 110118 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 16a, changing from an M1-1 District to an R6B District property bounded by Carroll Street, a line 260 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, and a line 380 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated October 25, 2010 and subject to the conditions of CEQR Declaration E-264.

Resolution for adoption scheduling February 16, 2011 for a public hearing.



No. 4

542-556 HOWARD AVENUE REZONING

CD 16

C 070579 ZMK

IN THE MATTER OF an application submitted by S& H Glazer Bros., Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17b:

1. changing from a C8-2 District to an R6A District property bounded by Eastern Parkway, Howard Avenue, and Pitkin Avenue; and
2. establishing within the proposed R6A District a C2-4 District bounded by Eastern Parkway, Howard Avenue, and Pitkin Avenue;

as shown on a diagram (for illustrative purposes only) dated November 15, 2010, and subject to the conditions of CEQR Declaration E-260.

Resolution for adoption scheduling February 16, 2011 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

C6-3A TEXT AMENDMENT

CD 1

N 110167 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning, the Office of the Manhattan Borough President, and Community Board 1, Manhattan pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 111-20 (Special Bulk Provisions for Area A1 through A7) relating to the Special Tribeca Mixed Use District in Community District 1, in the Borough of Manhattan.

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 XI: SPECIAL PURPOSE DISTRICTS
CHAPTER 1: SPECIAL TRIBECA MIXED USE DISTRICT**

* * *

**111-20
SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7**

* * *

d) Areas A4, A5, A6 and A7

Except as set forth herein, the #bulk# regulations of the underlying district shall apply.

(1) Height and setback regulations, as set forth in Section 35-24, shall be modified, as follows:

Area	Minimum base height (in ft.)	Maximum base height (in ft.)	Maximum #building# height (in ft.)
A4	60	70	140
A5	60	70	110
A6	60	85	120
A7	60	85	120

~~In~~ For any #building# or portion thereof located within Area A4, a penthouse portion of a #building#, not exceeding ten feet in height, may be constructed within Area A4 above the maximum #building# height, provided that such penthouse portion is set back at least 25 feet from any #narrow street#.

~~However, for any #building# or portion thereof located both within Area A4 and within an Historic District designated by the Landmarks Preservation Commission, the underlying height and setback regulations of Section 35-24 shall apply, except that the maximum height of such #buildings# or portions thereof shall be 160 feet and the 10 foot penthouse allowance set forth in this paragraph (1) shall not apply.~~

~~In Area A4, the provisions of this paragraph, (d) (1), shall not apply to any #building# located in Historic Districts designated by the Landmarks Preservation Commission.~~

* * *

Resolution for adoption scheduling February 16, 2011 for a public hearing.



Nos. 6, 7 & 8

9-17 SECOND AVENUE

No. 6

CD 3

C 110140 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 9-17 Second Avenue (Block 456, Lots 27, 28, and 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 property, to a developer to be selected by HPD;

to facilitate the development of a 12-story mixed-use building with approximately 79 residential units.

Resolution for adoption scheduling February 16, 2011 for a public hearing.

No. 7

CD 3

C 110141 PQM

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 9, 11-17 Second Avenue (Block 456, lots 27 and 28).

Resolution for adoption scheduling February 16, 2011 for a public hearing.

No. 8

CD 3

N 110165 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning the Inclusionary Housing Program.

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

* * *

23-962

Additional requirements for homeownership affordable housing

The additional requirements of this Section shall apply to #homeownership affordable housing# on a #generating site# for the entire #regulatory period#.

* * *

(f) Optional provisions for certain #new construction homeownership affordable housing#

In Community District 3, Borough of Manhattan, #HPD# may modify the requirements for #new construction homeownership affordable housing# to facilitate #development# on a site that has been disposed of pursuant to Article 16 of the General Municipal Law as set forth in this paragraph (f), inclusive.

(1) #HPD# may permit a #household# to occupy a #new construction homeownership affordable housing unit# as rental #affordable housing# if:

(i) no more than 120 days prior to the #regulatory agreement date#, such #household# occupied a #dwelling unit# or #rooming unit# in a #building# located ~~within~~ on the #zoning lot# of such #new construction homeownership affordable housing#, pursuant to a lease or occupancy agreement to which one or more members of such #household# was a party or pursuant to a statutory tenancy; and

(ii) no more than 120 days prior to the #regulatory agreement date#, the average rent for all occupied #dwelling units# or #rooming units# in such

#building# did not exceed 30 percent of the #low income limit# divided by 12; and

(iii) after the #regulatory agreement date#, such #building# is demolished and replaced with “new construction homeownership affordable housing#.

(2) #HPD# may permit a #household# that is not an #eligible buyer#, but that meets the requirements of paragraph (f)(1) of this section, to purchase a #new construction homeownership affordable housing unit# at #sale#, provided that such #household# is a #low income household#, #moderate income household# or #middle income household#, as applicable.

Where a #new construction homeownership affordable housing unit# is purchased at a nominal price, the #appreciated price# for such #homeownership affordable housing unit# shall be the product of the #initial price# of such #homeownership affordable housing unit# and the #appreciation index# applicable at #resale# as specified in the #guidelines#.

(fg) Special requirements for #homeownership preservation affordable housing#

* * *

(gh) Special requirements for #homeownership substantial rehabilitation affordable housing#

Resolution for adoption scheduling February 16, 2011 for a public hearing.

BOROUGH OF QUEENS

Nos. 9 & 10

162ND STREET DEMAPPING

No. 9

CD 8

C 100228 MMQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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 162nd Street between 86th Avenue and Glenn Avenue; and
- the modification of grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5011, dated July 9, 2010 and signed by the Borough President.

Resolution for adoption scheduling February 16, 2011 for a public hearing.

No. 10

CD 8

C 100229 HAQ

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 161-79 86th Street (Block 9774, Lots 165, 167); 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 facilitate the disposition of the property through HPD's Asset Sales Program.

Resolution for adoption scheduling February 16, 2011 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

No. 11

1182 BROADWAY

CD 5

C 080361 ZSM

IN THE MATTER OF an application submitted by Mocal Enterprises, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Sections 15-021(c), 42-00 and 42-133(a) to allow residential uses (Use Group 2) on floors 6 through 16 plus a penthouse in an existing building designed for non-residential use and erected prior to December 15, 1961, on property located at 1182 Broadway (Block 830, Lot 26) in an M1-6 District located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street and Eight Avenue, and within the Madison Square North Historic District.

(On December 1, 2010, Cal. No. 2 the Commission scheduled December 15, 2010 for a public hearing. On December 15, 2010, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 12

SOHO BID

CD 2

N 110128 BDM

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the SoHo 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 SoHo Business Improvement District.

(On December 15, 2010, Cal. No. 3, the Commission scheduled January 5, 2011 for a public hearing. On January 5, 2011, Cal. No. 32, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 13

57 BUTTERWORTH AVENUE

CD 2

N110080 ZAR

IN THE MATTER OF an application submitted by Robert Aiello for the grant of authorizations pursuant to Sections 105-422 and 105-425 of the Zoning Resolution involving site alteration on a Tier II zoning lot and modification of botanic environment and tree preservation requirements in order to facilitate the construction of an in-ground swimming pool and patio at 57 Butterworth Avenue (Block 868, Lot 404) located within the Special Natural Area 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.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 14

2311 TIEBOUT AVENUE

CD 5

C 110091 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 2311 Tiebout Avenue (Block 3146, Lot 67) 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 development of a 7-story building with approximately 20 dwelling units to be developed under the Department of Housing Preservation and Development's Low Income Rental Program.

(On January 5, 2011, Cal. No. 1, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 15, 16 & 17

EAST TREMONT APARTMENTS

No. 15

CD 6

C 110100 ZSX

PUBLIC HEARING:

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 the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for a proposed mixed-use development on property located at 1175 East Tremont Avenue a.k.a. 1160 Lebanon Street (Site A, Block 4007, Lot 15), in an M1-1 District.

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

(On January 5, 2011, Cal. No. 2, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.



No. 16

CD 6

C 110101 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of properties located at 1172 East Tremont Avenue (Block 3909, Lot 8) and 1160 Lebanon Street (Block 4007, Lot 15), 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 development of three, mixed use buildings with a total of approximately 141 dwelling units to be developed under the Department of Housing Preservation and Development's Low Income Rental Program.

(On January 5, 2011, Cal. No. 3, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 6

C 110103 ZSX

PUBLIC HEARING:

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 the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area for a proposed mixed-use development on property located at 1172 East Tremont Avenue (Site B, Block 3909, Lot 8), in an M1-1 District.

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

(On January 5, 2011, Cal. No. 4, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 18, 19 & 20

COURTLANDT CRESCENT/MELROSE COMMONS

No. 18

CD 3

C 110114 HUX

PUBLIC HEARING:

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 second amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area.

(On January 5, 2011, Cal. No. 5, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 3

C 110115 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC 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 6a:

1. changing from an R7-2 District to an R7A District property bounded by East 163rd Street, a line 100 feet northwesterly of Melrose Avenue, East 162nd Street, and Courtlandt Avenue;
2. changing from an R7-2 District to an R8 District property bounded by East 163rd Street, Melrose Avenue, East 162nd Street, and a line 100 feet northwesterly of Melrose Avenue; and

3. establishing within the proposed R8 District a C1-4 District bounded by East 163rd Street, Melrose Avenue, East 162nd Street, and a line 100 feet northwesterly of Melrose Avenue;

as shown on a diagram (for illustrative purposes only) dated October 25, 2010.

(On January 5, 2011, Cal. No. 6, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CD 3

C 110116 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) 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 development of a 10-story building with approximately 217 dwelling units and approximately 10,135 square feet of community facility space.

(On January 5, 2011, Cal. No. 7, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 21

MAUJER/TEN EYCK/BEDFORD

CD 1

C 110095 HAK

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 properties located at 37/39 Maujer Street (Block 2785, Lots 42 and 43), 33 Ten Eyck Street (Block 2791, Lot 37), 37 Ten Eyck Street (Block 2791, Lot 35.), and 356/358 Bedford Avenue (Block 2340, Lots 23, 24, 25 and 28), 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 development of three, four-story buildings and one, five-story building, with a total of approximately 59 dwelling units.

(On January 5, 2011, Cal. No. 8, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

KINGSWOOD OFFICE & RETAIL CENTER

CD 15

C 100232 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Kingswood Partners, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No 22d changing from an R5B District to a C4-4A District property bounded by a line

160 feet southerly of Avenue P, East 15th Street, a line 180 feet southerly of Avenue P, and East 14th Street, as shown on a diagram (for illustrative purposes only) dated October 25, 2010.

(On January 5, 2011, Cal. No. 9, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 23 & 24

WYTHE AVENUE REZONING TEXT

No. 23

CD 1

C 070245 ZMK

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by JBJ, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M3-1 District to an M1-4/R6A District property bounded by South 2nd Street, Wythe Avenue, South 3rd Street, and a line 210 feet northwesterly of Wythe Avenue; and
2. establishing a Special Mixed Use District (MX-8) bounded by South 2nd Street, Wythe Avenue, South 3rd Street, and a line 210 feet northwesterly of Wythe Avenue;

as shown on a diagram (for illustrative purposes only) dated September 13, 2010 and subject to the conditions of CEQR Declaration E-261.

(On December 15, 2010, Cal. No. 2, the Commission scheduled January 5, 2011 for a public hearing. On January 5, 2011, Cal. No. 31 the hearing was continued.)

Close the hearing.



No. 24

CD 1

N 070246 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by JBJ LLC, Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Appendix F (Inclusionary Housing Designated Areas) relating to the inclusionary housing program.

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

**APPENDIX F
INCLUSIONARY HOUSING DESIGNATED AREAS**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #Residence Districts#.

* * *

Brooklyn, Community District 1
In Waterfront Access Plan BK-1 and in the R6, R6A, R6B, R7A, R7-3 and R8 Districts within the areas shown on the following Maps 1, 2, 3 and 4*:

* * *

**EXISTING
(TO BE DELETED)**
Map 2 (7/29/10)



Portion of Community District 1, Brooklyn

**PROPOSED
(TO REPLACE EXISTING)
Map 2**



Portion of Community District 1, Brooklyn

* * *

(On January 5, 2011, Cal. No. 10, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 25

433 BROADWAY

CD 2

C 100101 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 433 Broadway, 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 Section 42-14(D)(2)(b) to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar of a proposed 7-story building on property located at 433 Broadway (Block 231, Lot 14), 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.

(On January 5, 2011, Cal. No. 11, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 26 & 27

HARLEM RIVER POINT/1945-1951 PARK AVENUE

No. 26

CD 11

C 110096 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 properties located at 1945-1957 Park Avenue (Block 1780, Lot 1), 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 development of three, mixed use buildings with a total of approximately 314 dwelling units to be developed under the Department of Housing Preservation and Development's Low Income Rental Program.

(On January 5, 2011, Cal. No. 12, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CD 11

C 110097 ZMM

PUBLIC HEARING:

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. 6a:

1. changing from an R7-2 District to an R8 District property bounded by the easterly prolongation of the northerly street line of East 132nd Street, the easterly street line of Harlem River Drive, East 131st Street and its easterly centerline prolongation, and the westerly boundary line of a railroad Right-Of-Way (New York Central Railroad); and
2. establishing within the proposed R8 District a C2-4 District bounded by the easterly prolongation of the northerly street line of East 132nd Street, a line 100 feet easterly of Park Avenue, a line 100 feet northerly of East 131st Street, Harlem River Drive, East 131st Street, and Park Avenue;

as shown on a diagram (for illustrative purposes only) dated October 12, 2010.

(On January 5, 2011, Cal. No. 13, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

332 WEST 44TH STREET PARKING GARAGE

CD 4

C 090377 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Central Parking Systems pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 96-111, 13-562 and 74-52 of the Zoning Resolution to allow an increase from 260 parking spaces to a maximum capacity of 350 spaces, and to allow some of such spaces to be located on the roof, of an existing 3-story attended public parking garage, on property located at 332 West 44th Street (Block 1034, Lot 48), in a C6-2 District within the Special Clinton District (Preservation Area).

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 January 5, 2011, Cal. No. 15, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

4 NEW YORK PLAZA

CD 1

C 110119 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York Plaza Financial Associates, LLC 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 42 spaces on a portion of the ground floor of an existing 22-story commercial building on property located at 4 New York Plaza (Block 5, Lot 10), in a C5-5 District, within the Special Lower Manhattan 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 January 5, 2011, Cal. No. 16, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 30 & 31

CLINTON COMMONS

No. 30

CD 4

C 110125 ZMM

PUBLIC HEARING:

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 an R8A District property bounded by a line midway between West 53rd Street and West 52nd Street, a line 375 feet easterly of Eleventh Avenue, West 52nd Street, and a line 125 feet easterly of Eleventh Avenue; and
2. establishing within the proposed R8A District a C2-5 District bounded by a line midway between West 53rd Street and West 52nd Street, a line 375 feet easterly of Eleventh Avenue, West 52nd Street, and a line 125 feet easterly of Eleventh Avenue;

as shown on a diagram (for illustrative purposes only) dated November 15, 2010.

(On January 5, 2011, Cal. No. 17, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 4

C 110126 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:
 - c) the designation of property located at 533/543 West 52nd Street (Block 1801, part of Lot 1) as an Urban Development Action Area; and
 - d) 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 development of an eleven story building, tentatively known as Clinton Commons, with approximately 103 dwelling units and commercial space.

(On January 5, 2011, Cal. No. 18, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CHINATOWN BID

CD 1, 2 & 3

N 110156 BDM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Chinatown 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 Chinatown Business Improvement District.

(On January 5, 2011, Cal. No. 14, the Commission scheduled January 26, 2011 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2011 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8 NEW YEAR'S DAY
	9	10	11	12	13	14	15
	16	17 MARTIN LUTHER KING, JR. DAY	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
FEBRUARY			1	2	3 CHINESE NEW YEAR	4	5
	6	7	8	9	10	11	12 LINCOLN'S BIRTHDAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21 PRESIDENT'S DAY	22	23	24	25	26
	27	28 REVIEW SESSION					
MARCH			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	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 PALM SUNDAY	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2	3	4	5	6	7
	8	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 MEMORIAL DAY OBSERVED	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7 CPC PUBLIC MEETING	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		
JULY						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
AUGUST	31						
		1 1st DAY RAMADAN	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
SEPTEMBER	28	29	30	31			
					1	2	3
	4	5 LABOR DAY	6 REVIEW SESSION	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
OCTOBER	25	26	27	28	29	30	
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8 YOM KIPPUR
	9	10 COLUMBUS DAY OBSERVED	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
NOVEMBER	23	24	25	26	27	28	29
	30	31 REVIEW SESSION					
	6	7	8 ELECTION DAY	9	10	11 VETERANS' DAY	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
DECEMBER	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
DECEMBER	18	19	20	21	22	23	24
	25	26 HWANZAA BEGINS	27	28 HANUKKAH	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.