

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 14, 2012
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 120107 HAX	5	92 WEST TREMONT AVENUE	Scheduled to be Heard 3/28/12
2	C 070558 ZSX	11	ALBERT EINSTEIN COLLEGE OF MEDICINE	" "
3	C 120131 PCQ	2	DOS CENTRAL REPAIR SHOP	" "
4	N 120166 ZRM	1	SPECIAL TRIBECA TEXT AMENDMENT	" "
5	N 120185 HKK	1	WILLIAMSBURG BRANCH PUBLIC NATIONAL BANK LANDMARK	Forward Report to City Council
6	N 070006(A) HKK	6	COIGNET STONE COMPANY LANDMARK	" "
7	N 120184 HKM	3	EAST 10 TH STREET HISTORIC DISTRICT	" "
8	C 120062 ZSM	2	64-68 WOOSTER STREET	Favorable Report Adopted
9	C 120076 PCQ	8	QUEENS ANIMAL SHELTER	" "
10	C 120017 ZSM	6	50 UN PLAZA GARAGE	Hearing Closed
11	N 120171 ZRM	4	HIGH LINE TEXT AMENDMENT	" "
12	N 120176 ZRM	4	EASTERN RAIL YARD TEXT AMENDMENT	" "

COMMISSION ATTENDANCE:		Present (P) Absent (A)		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		5	6	7	8	9													
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y													
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y													
Angela M. Battaglia	P	Y	Y	Y	Y	Y													
Rayann Besser	P	Y	Y	Y	Y	Y													
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y													
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y													
Betty Y. Chen	P	Y	Y	Y	Y	Y													
Maria M. Del Toro	P	Y	Y	Y	Y	Y													
Richard W. Eaddy	P	Y	Y	Y	Y	Y													
Anna Hayes Levin	P	Y	Y	Y	Y	Y													
Orlando Marin	P	Y	Y	Y	Y	Y													
Shirley A. McRae, Commissioners	P	Y	Y	Y	Y	Y													

MEETING ADJOURNED AT: 11:52 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 14, 2012

**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. 5]

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).

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.

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

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

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**
- ANNA HAYES LEVIN**
- ORLANDO MARIN**
- SHIRLEY A. MCRAE, 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 March 28, 2012 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: _____

MARCH 14, 2012

APPROVAL OF MINUTES OF the Regular Meeting of February 29, 2012

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 28, 2012
STARTING AT 10:00 A. M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

92 WEST TREMONT AVENUE

CD 5

C 120107 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 92 West Tremont Avenue (Block 2867, Lots 125 and 128) 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 Block 2867, Lot 125 to a developer to be selected by HPD;

to facilitate the construction of a six-story senior residence with approximately 61 dwelling units to be developed under the New York State's Housing Trust Fund.

Resolution for adoption scheduling March 28, 2012 for a public hearing.

No. 2

ALBERT EINSTEIN COLLEGE OF MEDICINE

CD 11

C 070558 ZSX

IN THE MATTER OF an application submitted by Yeshiva University pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 36-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a Large-Scale Community Facility Development with a maximum capacity of 425 spaces, and to modify the requirements of Section 25-11 (General Provisions) so as to permit some of such off-street parking spaces to be located on the roof, in connection with the proposed enlargement of a garage building at 1925 Eastchester Road (Block 4205, Lot 2), within a Large-Scale Community Facility Development (Block 4117, Lot 1 and Block 4205, Lot 2 & p/o Lot 1), in R4 and R6 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 March 28, 2012 for a public hearing.

BOROUGH OF QUEENS

No. 3

DOS CENTRAL REPAIR SHOP

CD 2

C 120131 PCQ

IN THE MATTER OF an application submitted by the Department of Sanitation 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 52-07 59th Street (Block 2352, Lot 22) for use as a vehicle storage facility.

Resolution for adoption scheduling March 28, 2012 for a public hearing.

BOROUGH OF MANHATTAN

No. 4

SPECIAL TRIBECA TEXT AMENDMENT

CD 1

N 120166 ZRM

IN THE MATTER OF an application submitted by Laight Street Project Owner, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to the extension of a variance approved by the Board of Standards and Appeals concerning the modification of bulk regulations in the Special Tribeca Mixed Use District.

Matter in underline is new, to be added;

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

Matter within # # is defined in Section 12-10

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

* * *

Article XI: Special Purpose Districts

Chapter 1: Special Tribeca Mixed Use District

111-20

SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

* * *

(d) Area A4, A5, A6 and A7

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

* * *

(6) Notwithstanding any of the provisions of Section 11-33 (Building Permits for Minor or Major Development or Other Construction Issued Before Effective Date of Amendment), the #development# of a #building# pursuant to a variance granted by the Board of Standards and Appeals under Calendar No. 231-09-BZ to modify #bulk# regulations, may be continued provided that a building permit has been issued, in accordance with the terms of said variance, within ~~two~~ six years of the original granting of ~~grant~~ of said variance.

* * *

Resolution for adoption scheduling March 28, 2012 for a public hearing.



II. REPORTS

BOROUGH OF BROOKLYN

No. 5

WILLIAMSBURG BRANCH, PUBLIC NATIONAL BANK LANDMARK

CD 1

N 120185 HKK

IN THE MATTER OF a communication dated January 26, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Williamsburg Branch, Public National Bank of New York, 47-49 Graham Avenue (Block 3105, Lot 26), by the Landmarks Preservation Commission on January 17, 2012 (Designation List 451/LP-2471).

For consideration.



No. 6

COIGNET STONE COMPANY LANDMARK

CD 6

N 070006(A) HKK

IN THE MATTER OF a communication dated February 2, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the modification of the landmark designation of the New York And Long Island Coignet Stone Company, 360 Third Avenue (Block 978, formerly Lot 7, now lot 7 in part), by the Landmarks Preservation Commission on January 24, 2012 (Designation List 452-A/LP-2202-A).

For consideration.



BOROUGH OF MANHATTAN**No. 7*****EAST 10TH STREET HISTORIC DISTRICT*****CD 3****N 120184 HKM**

IN THE MATTER OF a communication dated January 26, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the East 10th Street Historic District, designated by the Landmarks Preservation Commission on January 17, 2012 (List No. 451, LP No. 2492). The district boundaries are:

The East 10th Street Historic District consists of the property bounded by a line beginning at the intersection of the northern curbline of East 10th Street and the eastern curbline of Avenue A, continuing northerly along the eastern curbline of Avenue A to its intersection with a line extending westerly from northern property line of 293 East 10th Street, easterly along the northern property line of 293 East 10th Street, northerly along a portion of the western property line of 295 East 10th Street, easterly along the northern property lines of 295 to 299 East 10th Street, southerly along a portion of the eastern property line of 299 East 10th Street, easterly along the northern property lines of 301 to 303 East 10th Street and a portion of the northern property line of 305 East 10th Street, northerly along a portion of the western property line of 305 East 10th Street, easterly along a portion of the northern property line of 305 East 10th Street and the northern property line of 307 East 10th Street, southerly along a portion of the eastern property line of 307 East 10th Street, easterly along the northern property line of 309 East 10th Street, southerly along a portion of the eastern property line of 309 East 10th Street, easterly along the northern property lines of 311 to 319 East 10th Street, southerly along a portion of the eastern property line of 319 East 10th Street, easterly along the northern property line of 321 East 10th Street, northerly along a portion of the western property line of 323 East 10th Street, easterly along the northern property lines of 323 to 339 East 10th Street, southerly along a portion of the eastern property line of 339 East 10th Street, easterly along the northern property lines of 341 to 345 East 10th Street to the western curbline of Avenue B, southerly along the western curbline of Avenue B to its intersection with the northern curbline of East 10th Street, westerly along the northern curbline of East 10th Street to the point of the beginning.

(On February 15, 2012, the Commission duly advertised February 29, 2012 for a public hearing. On February 29, 2012, Cal. No. 9, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 8

64-68 WOOSTER STREET

CD 2

C 120062 ZSM

IN THE MATTER OF an application submitted by 64-68 Wooster 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 use regulations of Section 42-14D(2)(a) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing 8-story building, on property located at 64-68 Wooster Street (Block 486, Lot 2), in an M1-5A 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 25, 2012, Cal. No. 1, the Commission scheduled February 8, 2012 for a public hearing. On February 8, 2012, Cal. No. 17, the hearing was closed.)

For consideration.



BOROUGH OF QUEENS

No. 9

QUEENS ANIMAL SHELTER

CD 8

C 120076 PCQ

IN THE MATTER OF an application submitted by the Department of Health and Mental Hygiene 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 185-17 Hillside Avenue (Block 9954, Lot 56) for use as an animal receiving center.

(On January 25, 2012, Cal. No. 2, the Commission scheduled February 8, 2012 for a public hearing. On February 8, 2012, Cal. No. 18, the hearing was closed.)

For consideration.



III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 10

50 UN PLAZA GARAGE

CD 6

C 120017 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by G-Z/10 UNP Realty, 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 88 spaces, at grade level and in a portion of the sub-cellar level of a proposed mixed use building, on property located at 50 UN Plaza (Block 1339, Lot 19), in C1-9 and C5-2 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.

(On February 29, 2012, Cal. No. 1, the Commission scheduled March 14, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

HIGH LINE TEXT AMENDMENT

CD 4

N 120171 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City 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 Article IX, Chapter 3 (Special Hudson Yards District).

Matter in underline is new, to be added;

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

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

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

Article IX - Special Purpose Districts

Chapter 3

Special Hudson Yards District

* * *

93-01

DEFINITIONS

High Line

For the purpose of this Chapter, the “High Line” shall refer to the elevated rail line structure, including without limitation sidetracks and spurs, located between Gansevoort Street and West 34th Street in the north-south direction, and between Washington Street/Tenth Avenue and Twelfth Avenue in the east-west direction.

ERY High Line

For the purpose of this Chapter, the #ERY High Line# shall refer to the portion of the #High Line# between the western #street line# of Tenth Avenue and the western #street line# of Eleventh Avenue north of West 30th Street.

Tenth Avenue Spur

For the purpose of this Chapter, the #Tenth Avenue Spur # shall refer to the portion of the #High Line# above the intersection of Tenth Avenue and West 30th Street.

High Line Rehabilitation Deposit

For the purpose of this Chapter, the #High Line Rehabilitation Deposit# shall be in the amount of \$ \$9,580,763 for the #ERY High Line#, and, if the #Tenth Avenue Spur# is provided as a public access area pursuant to Section 93-71, in the amount of \$12,203,234 , as adjusted by changes in the construction cost index published by ENR for New York City commencing as of January, 2012. Payment of the #High Line Rehabilitation Deposit# shall be in the form of cash or other form of immediately available funds if plans and specifications for rehabilitation of the #ERY High Line# and, if applicable, the #Tenth Avenue Spur#, have been substantially completed as of the time of the #High Line Rehabilitation Deposit# is required, and if such plans and specifications have not been substantially completed at the time the #High Line Rehabilitation Deposit# is required, in the form of cash or a cash equivalent, such as letter of credit, in a form acceptable to the City. The #High Line Rehabilitation Deposit# shall be held by the City or an instrumentality of the City as the Chairperson of the City Planning Commission

shall designate, and shall be applied exclusively to the rehabilitation of the #ERY High Line# and , if applicable, the #Tenth Avenue Spur# .

High Line Landscape Improvement Deposit

For the purpose of this Chapter, the # High Line Landscape Improvement Deposit# shall be in the amount of \$18,214,507 for the #ERY High Line#, and, if the #Tenth Avenue Spur# is provided as a public access area pursuant to Section 93-71, in the amount of \$23,200,228, as adjusted by changes in the construction cost index published by ENR for New York City commencing as of January 2012. Payment of the #High Line Landscape Improvement Deposit# shall be in the form of cash or other form of immediately available funds. The #High Line Landscape Improvement Deposit# shall be held by the City or an instrumentality of the City as the Chairperson of the City Planning Commission shall designate, and shall be applied exclusively to the to the improvement for public use of the #ERY High Line# and, if applicable, the #Tenth Avenue Spur# .

High Line Maintenance Funding

For the purpose of this Chapter, #High Line Maintenance Funding# shall mean funding sufficient for the maintenance and ordinary repair of the #ERY High Line# and, if applicable, the #Tenth Avenue Spur# in an amount acceptable to the city, as adjusted on an annual basis.

93-10

USE REGULATIONS

The #use# regulations of the underlying districts are modified as set forth in this Section, inclusive.

The only permitted change of #use# for the #High Line# shall be to provide publicly accessible open space in accordance with the provisions of Section 93-71 (Public Access Areas in the Eastern Rail Yards Subarea A1) and Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

* * *

93-51

Special Height and Setback Regulations in the Large-Scale Plan Subdistrict A

* * *

93-514**Eastern Rail Yards Subarea A1**

(a) Location of #buildings#

#Buildings# shall be located only in the following areas:

- (1) east of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East;
- (2) west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West and within 220 feet of West 33rd Street; and
- (3) west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30th Street, provided that either:
 - (i) such area contains only #uses# in Use Groups 3 and 4; or
 - (ii) where such area includes #residential use#:
 - (a) such #residential use# is permitted only in a #building# located west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West, and such #building# may also include #uses# in Use Groups 3, 4, 6A and 6C; and
 - (b) a #building# containing only #uses# in Use Groups 3 or 4 may be located not closer than 50 feet east of such prolongation.

(4) for any #building# located at or above the elevation of the #High Line bed# which faces the #ERY High Line#, the #street wall# shall not be located closer than five feet to the edge of the #ERY High Line# and such five foot separation shall remain unobstructed, from the level of the #High Line bed# adjacent to such #building# to the sky. Notwithstanding the foregoing, for any #building located partly within 335 feet of the Tenth Avenue #street line#, any portion thereof of up to 280 feet in width, as measured parallel to West 30th Street, may be located above the #High Line bed# at a height of 60 feet or more measured from the #High Line bed# provided such portion has a maximum width of 200 feet along the West 30th Street #street line# and a maximum average width of 240 feet. Structural columns placed within the maximum width of 200 feet along the West 30th Street #street line# supporting such portion of the #building# may be located within five feet to the southern edge of the #ERY High Line# , and such columns shall, when viewed in elevation along West 30th Street,

occupy no more than 50 percent of the measured area of such elevation located within the maximum width of 200 feet along the West 30th Street #street line# , from the level of the #High Line bed # to a height of 60 feet above the level of the #High Line bed#. A maximum of twenty-five percent of such measured area may be constructed of opaque materials.

* * *

93-70

PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES

Public access shall be provided for special sites as specified in this Section, inclusive. In the event of a conflict between the provisions of this Section, inclusive, and any underlying regulation, the provisions of this Section shall govern.

No building permit shall be issued for any #development# or #enlargement# on such sites until the Chairperson of the City Planning Commission certifies to the Department of Buildings that the provisions of this Section have been met.

An application for such certification shall be filed with the Chairperson showing the plan of the #zoning lot#; a site plan indicating the area and dimensions of all required public access areas and the location of all proposed #buildings#, ~~and~~ a detailed plan or plans demonstrating compliance with the provisions of this Section. For certifications relating to the #ERY High Line# and, if applicable, the #Tenth Avenue Spur#, as set forth in 93-71(h), the requirements set forth in such section shall apply.

Plans for public access areas shall be set forth in an instrument in a form acceptable to the City, and setting forth such provisions as necessary to ensure compliance with the provisions of this Section. Such instrument shall be filed and duly recorded in the Borough Office of the City Register of the City of New York and indexed against the property. Such filing and recording of the instrument shall be a precondition for the Chairperson's certification under this Section. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

The Chairperson shall allow for the phased development of public access areas upon certification to the Commissioner of Buildings that a plan has been submitted that provides for the completion of any public access area that is integral to the #development# of a #building# or #buildings# within each phase. Where the public use and enjoyment of a public access area is contingent upon #development# on an adjacent #zoning lot# that has not yet occurred, the Chairperson may allow for the future development of such public access area at the time that the adjacent #zoning lot# is #developed#.

No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of any #development# or #enlargement# with a #floor area ratio# of 10.0 or more until

the Chairperson certifies to the Department of Buildings that the public access area is substantially complete, and the public access area is open to and useable by the public. No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such #development# or #enlargement# with a #floor area ratio# of 10.0 or more until the Chairperson certifies to the Department of Buildings that the public access area is complete and that all public access requirements of this Section have been met in accordance with the plans for such public access areas. Notwithstanding the foregoing, for #zoning lots# with multiple #buildings# for which the Chairperson has certified that a plan has been submitted that provides for the phased development of public access areas through completion of any public access area that is integral to the #development# of a #building# or #buildings# within each phase, such certifications shall be made with respect to substantial completion or completion of the public access areas integral to each such phase, except as provided in 93-71(h).

93-71

Public Access Areas in the Eastern Rail Yards Subarea A1

Any #development# in the Eastern Rail Yards Subarea A1 shall provide public access areas in accordance with the following requirements:

(a) Amount of public access areas

Public access areas shall be provided in an amount not less than 55 percent of the #lot area# of the #zoning lot#. At least 40 percent of the #lot area# of the #zoning lot# shall be publicly accessible and open to the sky. At least an additional 15 percent of the #lot area# of the #zoning lot# shall be publicly accessible and may be either open or enclosed. Such open or enclosed areas shall be comprised of the types of public access areas listed in paragraphs (b) through (f), and (h), of this Section. Open areas may also include the area of the sidewalk widening along Eleventh Avenue required pursuant to Section 93-61 and, at the option of the owner, the Tenth Avenue Spur.

(h) ERY High Line and Tenth Avenue Spur

The #ERY High Line# shall be provided as a publicly accessible open area. The #Tenth Avenue Spur# may, at the option of the owner, also be provided as a publicly-accessible open area.

In order to meet the public access area requirements of 93-71(a) and this paragraph (h), the following shall be provided for the #ERY High Line#, and shall , if owner has elected to include the #Tenth Avenue Spur# as a public access area, be further provided for the #Tenth Avenue Spur#:

- (i) (aa) Payment of the #High Line Rehabilitation Deposit# or (bb) subject to entry into construction-related agreements with the city or its designee, completion of the rehabilitation of the #ERY High Line# and, if applicable, the #Tenth Avenue Spur#, not later than March 31, 2013 , subject to a determination of force majeure by the city in accordance with the terms thereof. If owner has elected to perform the rehabilitation work set forth in clause (bb), then all such work shall be completed in accordance with plans and specifications prepared by or on behalf of the city .
- (ii) Payment of the #High Line Landscape Improvement Deposit#.
- (iii) Provision of #High Line Maintenance Funding#.
- (iv) An easement agreement allowing use of the #ERY High Line# for public space in accordance with the requirements of this paragraph (h), as well as for use and access for rehabilitation, improvement, maintenance and repair purposes, acceptable to the city .

Such requirements, shall be set forth in agreements or instruments in a form acceptable to the city, including such provisions as are necessary to ensure compliance with the provisions of this Section. The execution of such agreements by owner, and mortgagees and parties in interest of owner, and, where appropriate, the filing and recordation of such instruments in the Borough Office of the City Register of the City New York, indexed against the property, shall be a precondition to the Chairperson's certification to the Department of Buildings for a building permit under Section 93-70. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

No certification for the phased development of public access areas on the Eastern Rail Yard Subarea A1 under Section 93-70 shall be permitted unless the #ERY High Line# is included as a public access area for the initial phase in accordance with the provisions of this paragraph (h).

No crane permit shall be granted for construction of a #development# or #enlargement# in such initial phase until the Chairperson certifies to the Department of Buildings that: (a) either the #High Line Rehabilitation Deposit# has been made or all construction documents and instruments necessary for accomplishment of the rehabilitation of the #ERY High Line# and, if applicable, the #Tenth Avenue Spur#, in accordance with (i)(bb) above in this paragraph (h) have been executed and delivered; and (b) the #High Line Landscape Improvement Deposit# has been made .

No temporary or permanent certificate of occupancy for a #development# or #enlargement# in such initial phase shall be granted unless the Chairperson certifies to the Department of Buildings that (a) either the #High Line Rehabilitation Deposit# has been previously furnished or the rehabilitation of the #ERY High Line# and, if

applicable, the #Tenth Avenue Spur# , have been completed in accordance with the construction documents and instruments; (b) the initial installment of #High Line Maintenance Funding# has been delivered , provided and to the extent that the #ERY High Line# and, if applicable, the #Tenth Avenue Spur#, have been substantially completed and are open for use by the public , and (c) the easement agreement described in (iv) above is in effect for the #ERY High Line# . The requirement for a certification of substantial completion of public access areas before the granting of a temporary certificate of occupancy for the #development# or #enlargement# within such phase pursuant to Section 93-70 shall not apply with respect to the #ERY High Line# and, if applicable, the #Tenth Avenue Spur#.

Nothing herein shall be construed to affect any obligation of owner to make the # High Line Rehabilitation Deposit# at an earlier date, in accordance with the terms of agreements or instruments entered into by the parties, or to complete rehabilitation work for the #ERY High Line# and, if applicable, the #Tenth Avenue Spur# by March 31, 2013 , subject to a determination of force majeure by the city in accordance with the terms of such agreements.

Use by the city of the #High Line Landscape Improvement Deposit# for improvement of the #ERY High Line# and , if applicable, the #Tenth Avenue Spur#, shall be subject to approval by the Chairperson , based upon a determination that the design and location of access points to the #ERY High Line# and, if applicable, the #Tenth Avenue Spur#, have been arranged such that public use thereof will not result in any significant adverse impacts with respect to transit or pedestrians.

(i) Certifications for Phased Development Pursuant to Section 93-70 Granted Before [insert the effective date of this amendment]:

If a certification for the phased development of public access areas on the Eastern Rail Yard Subarea A1 under Section 93-70 was granted before [insert the effective date of this amendment], such certification shall expire 45 days following such date and shall thereupon no longer be in force and effect. Within said 45 day period, a new application for certification pursuant to Section 93-70 and 93-71(h) shall be filed by the owner which shall include the #ERY High Line# and, if applicable, the #Tenth Avenue Spur# as public access areas associated with the initial phase, in addition to any other public access areas previously so certified. The expiration of any certification under Section 93-70 granted before the [insert the effective date of amendment], shall not affect the validity of any permit issued by the Department of Buildings prior to the expiration of such 45 day period, provided the new application under 93-70 and 93-71(h) is made within such 45 day period.

In the event that a certification for the phased development of public access areas on the Eastern Rail Yard Subarea A1 under Section 93-70 was granted before [insert the

effective date of amendment], and a crane permit for the construction of a #development# or #enlargement# within such initial phase was granted prior to 45 days after [insert the effective date of this amendment], the preconditions to issuance of a crane permit set forth in 93-71(h) shall be prerequisites for the grant of any new certification for phased development made under this paragraph (i).

* * * * *

(On February 29, 2012, Cal. No. 2, the Commission scheduled March 14, 2012 for a public hearing which has been duly advertised.)

Close the hearing.



No. 12

EASTERN RAIL YARD TEXT AMENDMENT

CD 4

N 120176 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by ERY Tenant LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District).

Matter in underline is new, to be added;

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

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

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

Article IX - Special Purpose Districts

Chapter 3

Special Hudson Yards District

* * *

93-14

Ground Floor Level Requirements

* * *

(a) Retail continuity along designated streets in Subdistricts A, B, C, D and E

* * *

A #building’s street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways, entrances to subway stations, ~~or~~ other subway-related #uses# as described in Section 93-65 (Transit Facilities) or as follows within the Eastern Rail Yards Subarea A1 where such retail continuity requirements are applicable to #building# walls facing certain public access areas described in Section 93-71:

(1) for #building# walls facing the outdoor plaza described in Section 93-71(b): the through block connection described in Section 93-71(d) and the connection to the public plaza described in Section 93-71(e);

(2) for #building# walls facing the through block connection described in Section 93-71(d), the outdoor plaza described in Section 93-71(b);

(3) for #building# walls facing the connection to the public plaza described in Section 93-71(e), the outdoor plaza described in Section 93-71(b) and the public plaza described in Section 93-71(c): or

(4) a combination of retail #uses# and public access areas so as to satisfy the 50 foot depth requirement for retail continuity.

In no event shall the length of #street# frontage (exclusive of any portion of such #street# frontage allocated to entrances to subway stations and other subway-related #uses#) occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the #building’s# total #street# frontage, whichever is less, except that (1) the width of a lobby need not be less than 20 feet, and (2) within the Eastern Rail Yards Subarea A1, the width of a lobby located on a #building# wall facing the eastern boundary of the outdoor plaza may occupy 120 feet or 25 percent of such #building# wall, whichever is less.

* * *

93-17**Modification of Sign Regulations**

- (a) Subdistricts A, B, C, D and E

Within Subdistricts A, B, C, D and E, the underlying #sign# regulations shall apply, except that #flashing signs# shall not be allowed within 100 feet of Hudson Boulevard, its northerly prolongation to West 39th Street and its southerly prolongation to West 33rd Street. Furthermore, The following additional modifications to the underlying #sign# regulations shall apply in the Eastern Rail Yard Subarea A1:

- (1) ~~#flashing~~ #Flashing signs# shall not be allowed on any portion of a #building# fronting upon the outdoor plaza required ~~in the Eastern Rail Yard Subarea A1,~~ pursuant to Section 93-71.
- (2) For #signs# facing Tenth Avenue or on a portion of a #building# within 100 feet of Tenth Avenue, in addition to #signs# permitted under the underlying #sign# regulations, (i) up to four #signs# may exceed the maximum height limitations of the underlying #sign# regulations, provided that no such #sign# exceeds 95 feet in height and (ii) up to five #signs# may be located without regard to the maximum #surface area# limitations of the underlying #sign# regulations, provided that (a) the aggregate #surface area# of such #signs# does not exceed 4,400 square feet; and (b) each such #sign# shall have a maximum #surface area# of 650 square feet except for one #sign# that may have a maximum #surface area# of 1,800 square feet.
- (3) Along the #ERY High Line#, the #sign# regulations as set forth in Section 93-17(b)(1) shall apply. In addition, no #flashing signs# above the level of the #High Line bed# shall be located within 150 feet of and facing the #ERY High Line#.

* * *

93-70**PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES**

* * *

The Chairperson shall allow for the phased #development# of public access areas upon certification to the Commissioner of Buildings that a plan has been submitted that provides for the completion of any public access area that is integral to the #development# of a #building# or #buildings# within each phase. Such plan may provide for the outdoor plaza described in

Section 93-71(b) to be constructed in phases. Where the public use and enjoyment of a public access area is contingent upon #development# on an adjacent #zoning lot# that has not yet occurred, the Chairperson may allow for the future #development# of such public access area at the time that the adjacent #zoning lot# is #developed#.

* * *

93-71

Public Access Areas in the Eastern Rail Yards Subarea A1

* * *

(a) Amount of public access areas

Public access areas shall be provided in an amount not less than 55 percent of the #lot area# of the #zoning lot#. At least 40 percent of the #lot area# of the #zoning lot# shall be publicly accessible and open to the sky. At least an additional 15 percent of the #lot area# of the #zoning lot# shall be publicly accessible and may be either open or enclosed. Such open or enclosed areas shall be comprised of the types of public access areas listed in paragraphs (b) through (f) of this Section. Open areas may also include the area of the sidewalk widening along Eleventh Avenue required pursuant to Section 93-61. All public access areas listed in this Section, other than the #ERY High Line#, shall be accessible to the public between the hours of 6:00 am and 1:00 am, except that any enclosed portions of the through block connection and connection to the public plaza described in paragraphs (d) and (e) shall be accessible to the public between the hours of 8:00 am and 10:00 pm.

* * *

(b) Outdoor plaza

* * *

Such open area may extend beyond such boundaries and have necessary grade changes, and up to ten percent of the area of such outdoor plaza may be covered by a #building or other structure#. In addition, a #building# or #buildings# containing eating or drinking places and #uses# listed in Use Groups 6A and 6C may be located within the outdoor plaza (but shall not be included as public access area pursuant to Section 93-71(a)), provided that any such #building# (i) is located within the area west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West and within 400 feet of West 30th Street; (ii) covers no more than 6,000 square feet of the lot at the level of the outdoor plaza and above; (iii) contains no more than 12,000 square feet of #floor area# and (iv) does not exceed a height of 30 feet above the highest level of the adjoining portions of the outdoor plaza.

* * *

(c) Public plaza

A publicly accessible space, (hereinafter referred to as a “public plaza”), shall be provided at the intersection of Tenth Avenue and West 30th Street. Such public plaza shall have a minimum area of 12,000 square feet with a minimum frontage of ~~200~~ 180 feet along Tenth Avenue and a minimum frontage of 60 feet along West 30th Street, ~~and be provided in accordance with the standards for #public plazas# set forth in Section 37-70 (PUBLIC PLAZAS).~~ Such public plaza shall be open to the sky except that such space may be covered by the ~~existing or reconstructed #ERY High Line# structure, including any connections to the #ERY High Line# or other design features, as well as a #building# or portion of a #building# as allowed pursuant to Section 93-514(a)(4), except that no #building# or portion of a #building# may encroach within the area that is within 60 feet of Tenth Avenue and 180 feet of West 30th Street. In addition, no more than 50 percent of the public plaza shall be covered by the permitted obstructions described in Section 37-726(a) as well as any vents or shafts that are placed by the Department of Environmental Protection within the portion of the public plaza that is subject to an access easement.~~

Such public plaza shall contain the following amenities: (i) no less than 120 linear feet of fixed seating; (ii) no less than 12 moveable tables and 48 moveable chairs; and (iii) no less than four trees or multi-stemmed equivalents measuring at least 4 inches in caliper at the time of planting, which trees or multi-stemmed equivalents may be planted in a planting bed. In addition, such public plaza shall contain at least two of the following additional amenities: (i) artwork; (ii) water features; or (iii) food service located in a retail space directly accessible from the public plaza.

The ~~retail and~~ glazing requirements of Section 93-14(c) shall apply to at least 70 percent of the length of all building walls, other than the building walls of any facility operated by the Long Island Rail Road or its successor, facing each side of the ~~urban~~ public plaza. In addition, the ground floor retail requirements of Section 93-14(a) shall apply to at least 25 percent of the aggregate length of all #building# walls facing the portion of the public plaza that is within 60 feet of Tenth Avenue and 180 feet of West 30th Street.

* * *

(d) Through block connection

A publicly accessible through block connection shall be provided connecting the outdoor plaza ~~with the Tenth Avenue bridge required pursuant to paragraph (g) of this Section.~~ with the Tenth Avenue sidewalk within 50 feet or anywhere north of the center line of West 32nd Street. Public access shall also be provided between such through block connection and the Tenth Avenue sidewalk within 50 feet of the center line of West 32nd Street. and the Tenth Avenue bridge at the time such bridge is constructed pursuant to paragraph (g) of this Section, and may connect to other public access areas or sidewalks. Such through block connection may be open to the sky or enclosed, need not be linear, and may have necessary grade changes.

Such through block connection shall have a minimum width of 30 feet.—If such through block connection is and any enclosed portion, it shall have a minimum height of 30 feet. As an alternative, if an enclosed atrium space adjacent to the outdoor plaza is provided as part of the through block connection that meets all the following dimensional requirements: (1) comprises no less than 4,000 square feet with a minimum height of 60 feet and a minimum depth of 50 feet as measured by a line parallel from the #building# wall facing the outdoor plaza; (2) is free of #building# structural obstructions other than vertical circulation and other elements occupying no more than 500 square feet in the aggregate; and (3) contains interior walls facing such area that comply with the ground floor retail #use# requirements of Section 93-14(a), then such through block connection may (i) have a minimum width of 24 feet and (ii) have a minimum height of 34 feet for at least 70 percent of the aggregate enclosed area of the through block connection (including the atrium), provided that no portion of the through block connection shall have a minimum height less than 17 feet.

The retail and glazing requirements of Section 93-14 shall apply to at least 50 percent of the length of all building walls facing each side of the through block connection (or, if enclosed, the interior walls facing the through block connection). The through block connection may be occupied by the following permitted obstructions: vertical circulation elements including escalators, stairs and elevators, columns and lighting elements, provided that (i) such permitted obstructions shall not occupy more than 20 percent of the through block connection and (ii) a single path of travel no less than 24 feet in width is maintained. Vertical circulation elements traversing the grade changes of the through block connection shall be considered a part of the through block connection and not an obstruction.

(e) Connection to public plaza

A public way, open or enclosed, shall be provided connecting the outdoor plaza or the through block connection with the public plaza. Such connection need not be linear and may have necessary grade changes. The retail and glazing requirements of Section 93-14 shall apply to at least 50 percent of the length of all building walls facing each side of such connection (or, if enclosed, the interior walls facing the connection). The minimum clear width of such public way shall be 20 feet. If For any portions that are enclosed, the minimum clear height shall be 30 34 feet within at least 50 percent of the enclosed area of the connection to the public plaza, provided that no portion of the connection to public plaza shall have a minimum height less than 17 feet. The connection to the public plaza may be occupied by the following permitted obstructions: vertical circulation elements including escalators, stairs and elevators, columns and lighting elements, provided that (i) such permitted obstructions shall not occupy more than 20 percent of the connection to the public plaza and (ii) a single path of travel no less than 20 feet in width is maintained. Vertical circulation elements traversing the grade changes of the connection to the public plaza shall be considered a part of the connection to the public plaza and not an obstruction.

(f) Connection to High Line

A publicly accessible connection between the High Line and the outdoor plaza shall be provided that has a minimum width, measured parallel to the High Line, of 80 feet. If any portion is covered, the ~~average~~ clear height of such connection shall be at least 60 feet. The ~~retail and~~ glazing requirements of Section 93-14(c) shall apply to at least 50 percent of the length of all building walls facing such connection, ~~except that such retail requirements shall not apply to any #building# containing only #uses# in Use Group 3 or 4 located west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30th Street.~~

(g) Tenth Avenue Bridge

A publicly-accessible pedestrian bridge shall be provided over Tenth Avenue linking the through block connections required pursuant to paragraph (d) of this Section and paragraph (a) of Section 93-72 (Public Access Areas at 450 West 33rd Street). Such bridge need not be constructed until the 450 West 33rd Street through block connection has been completed.

* * * * *

(On February 29, 2012, Cal. No. 3, the Commission scheduled March 14, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2012 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	1 New Year's Day	2 New Year's Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15 Martin Luther King, Jr. Day	16	17	18	19	20	21
	22 Chinese New Year	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
FEBRUARY				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12 Lincoln's Birthday	13	14	15	16	17	18
	19 President's Day	20	21	22 Ash Wednesday Washington's Birthday	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING			
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17 St. Patrick's Day
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
APRIL	1 Palm Sunday	2	3	4	5	6 Good Friday	7 Passover
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15 Easter	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28 Memorial Day Observed	29	30	31		
JUNE						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
JULY	1	2	3	4 Independence Day	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20 First Day Ramadan	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
				1	2	3	4
	5	6 REVIEW SESSION	7	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	27	28	29	30	31		
AUGUST					1	2	3
	5	6 REVIEW SESSION	7	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	27	28	29	30	31	
							1
	2	3 Labor Day	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
9	10	11	12	13	14	15	
16	17 Rosh Hashanah	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22	
23	24	25	26 Yom Kippur	27	28	29	
30							
SEPTEMBER							1
	2	3 Labor Day	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Rosh Hashanah	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26 Yom Kippur	27	28	29
	30						
	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
7	8 Columbus Day Observed	9	10	11	12	13	
14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20	
21	22	23	24	25	26	27	
28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING				
OCTOBER							1
	4	5	6 Election Day	7	8	9	10
	11 Veterans' Day	12 Veterans' Day Observed	13 Diwali	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
	2	3	4	5	6	7	8
9	10	11	12	13	14	15	
16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	
23	24	25	26 Kwanzaa Begins	27	28	29	
30	31						
NOVEMBER							1
	4	5	6 Election Day	7	8	9	10
	11 Veterans' Day	12 Veterans' Day Observed	13 Diwali	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
	2	3	4	5	6	7	8
9	10	11	12	13	14	15	
16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	
23	24	25	26 Kwanzaa Begins	27	28	29	
30	31						
DECEMBER							1
	4	5	6 Election Day	7	8	9	10
	11 Veterans' Day	12 Veterans' Day Observed	13 Diwali	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
	2	3	4	5	6	7	8
9	10	11	12	13	14	15	
16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	
23	24	25	26 Kwanzaa Begins	27	28	29	
30	31						

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 PM
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 AM