

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MAY 9, 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 120161 HAX	1	BROOK AVENUE	Scheduled to be Heard 5/23/12
2	N 120144 ZRM	7	UPPER WEST SIDE NEIGHBORHOOD RETAIL STREETS	Fav. Report Adopted as Modified
3	C 120145 ZMM	7	" "	Favorable Report Adopted
4	C 060539 MMQ	11	THEBES AVENUE	" "
5	C 110077 ZMR	3	4051 HYLAN BOULEVARD	" "
6	C 110078 ZRR	3	" "	" "
7	N 110079 RAR	3	" "	Authorization Approved
8	N 110054 ZAR	2	163 COVENTRY ROAD	Laid Over
9	N 120011 ZAR	2	155 & 221 DOUGLAS ROAD	Authorization Approved
10	N 120012 ZAR	2	141 DOUGLAS ROAD	" "
11	C 110042 ZSQ	8	SILVERCREST SENIOR HOUSING	Hearing Closed
12	C 100149 ZSM	1	83 WALKER STREET	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		2	3	4	5	6	7	8	9	10					
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Kenneth J. Knuckles, Esq., Vice Chairman	A														
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Richard W. Eaddy	A														
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					
Shirley A. McRae, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 10:34 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MAY 9, 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. 9]

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
CalendarOffice@planning.nyc.gov

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**
- MICHELLE R. DE LA UZ**
- 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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WEDNESDAY, MAY 9, 2012

Roll Call; Approval of Minutes.....1

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

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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for May 23, 2012 at Spector Hall, 22 Reade Street, New York, 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: _____

MAY 9, 2012

APPROVAL OF MINUTES OF the Regular Meeting of April 25, 2012

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MAY 23, 2012
STARTING AT 10:00 A. M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No 1

BROOK AVENUE

CD 1

C 120161 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 493 Brook Avenue and 457/467 East 147th Street (Block 2292, Lots 49 and 50) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a five-story building and a seven story building with a total of approximately 66 dwelling units and 1,710 square feet of commercial space, to be developed under the Department of Housing Preservation and Development's Low-Income Rental Program.

Resolution for adoption scheduling May 23, 2012 for a public hearing.

II. REPORTS

Nos. 2 & 3

UPPER WESTSIDE NEIGHBORHOOD RETAIL STREETS

No. 2

CD 7

N 120144 ZRM

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 XIII, Chapter 2 (Special Enhanced Commercial District), along Broadway, Amsterdam and Columbus avenues.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of April 11, 2012 (Cal. No. 11) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On March 28, 2012, Cal. No. 4, the Commission scheduled April 11, 2012 for a public hearing. On April 11, 2012, Cal. No. 11, the hearing was closed.)

For consideration.

No. 3

CD 7

C 120145 ZMM

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, Sections Nos. 5d & 8c:

1. establishing within an existing R10A District a C1-5 District bounded by West 77th Street, a line 100 feet easterly of Columbus Avenue, a line midway between West 76th Street and West 77th Street, and Columbus Avenue;
2. establishing a Special Enhanced Commercial District- 2 (EC-2) bounded by:
 - a. Cathedral Parkway, Amsterdam Avenue, West 109th Street, a line 100 feet easterly of Amsterdam Avenue, West 105th Street, Amsterdam Avenue, West 103rd Street, and a line 100 feet westerly of Amsterdam Avenue;

- b. West 102nd Street, Amsterdam Avenue, West 101st Street, and a line 100 feet westerly of Amsterdam Avenue;
 - c. West 100th Street, Amsterdam Avenue, West 87th Street, a line 100 feet easterly of Amsterdam Avenue, West 73rd Street, Amsterdam Avenue, West 75th Street, and a line 100 feet westerly of Amsterdam Avenue; and
 - d. West 87th Street, a line 100 feet easterly of Columbus Avenue, West 81st Street, Columbus Avenue, West 77th Street, a line 100 feet easterly of Columbus Avenue, West 72nd Street, Columbus Avenue, a line midway between West 72nd Street and West 73rd Street, and a line 100 feet westerly of Columbus Avenue; and
3. establishing a Special Enhanced Commercial District- 3 (EC-3) bounded by Cathedral Parkway, a line 100 feet easterly of Broadway, West 78th Street, a line 100 feet westerly of Amsterdam Avenue, West 75th Street, Amsterdam Avenue, West 74th Street, Broadway, West 72nd Street, a line 100 feet westerly of Broadway, West 105th Street, West End Avenue, West 107th Street, and a line 100 feet westerly of Broadway.

as shown in a diagram (for illustrative purposes only) dated January 3, 2012.

(On March 28, 2012, Cal. No. 5, the Commission scheduled April 11, 2012 for a public hearing. On April 11, 2012, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 4

THEBES AVENUE

CD 11

C 060539 MMQ

IN THE MATTER OF an application submitted by Mel and Rosemary O'Donohue, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the elimination of Thebes Avenue between 248th Street and Overbrook Street; and
- the adjustment of legal grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4995, dated October 24, 2011 and signed by the Borough President.

(On March 28, 2012, Cal. No. 6, the Commission scheduled April 11, 2012 for a public hearing. On April 11, 2012, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 5, 6 & 7

4051 HYLAN BOULEVARD

No. 5

CD 3

C 110077 ZMR

IN THE MATTER OF an application submitted by Jhong Uhk Kim pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33c:

1. eliminating from within an existing R3A District a C2-1 District bounded by Wiman Avenue, Hylan Boulevard, a line 320 feet northeasterly of Osborne Avenue, and a line midway between Russell Street and Hylan Boulevard; and
2. establishing within an existing R3A District a C2-2 District bounded by Wiman Avenue, Hylan Boulevard, a line 320 feet northeasterly of Osborne Avenue, Russell Street, a line perpendicular to the southeasterly street line of Russell Street distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Russell Street and the southwesterly street line of Wiman Avenue, and a line 35 feet southeasterly of Russell Street;

as shown on a diagram (for illustrative purposes only) dated January 23, 2011.

(On March 28, 2012, Cal. No. 7, the Commission scheduled April 11, 2012 for a public hearing. On April 11, 2012, Cal. No. 14, the hearing was closed.)

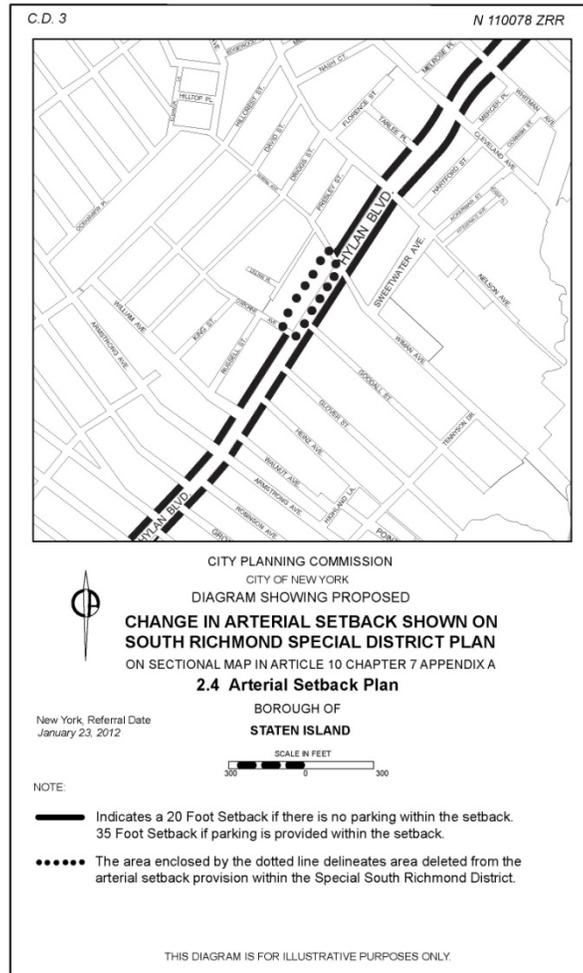
For consideration.

No. 6

CD 3

C 110078 ZRR

IN THE MATTER OF an application submitted by Jhong Uhk Kim pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the Special South Richmond Development District (Article X, Chapter 7), Appendix A, relating to the modification of the arterial setback plan.



(On March 28, 2012, Cal. No. 8, the Commission scheduled April 11, 2012 for a public hearing. On April 11, 2012, Cal. No. 15, the hearing was closed.)

For consideration.



No. 7

CD3

N 110079 RAR

IN THE MATTER OF an application submitted by Jhong Uhk Kim for the grant of an authorization pursuant to Section 107-68 for modification of group parking facility and access regulations to facilitate the development of a new commercial building at 4051 Hylan Boulevard (Block 5276, Lots 12, 14, 16, 18, 26, 28, 0, 35, 37, 40, & 41) within the Special South Richmond Development District (SSRDD).

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

For consideration.



No. 8

163 COVENTRY ROAD

CD 2

N110054 ZAR

IN THE MATTER OF an application submitted by Timmy Markoglu for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution to authorize modification of topographic features on a Tier I site in order to facilitate the construction of a new single-family detached house and in-ground swimming pool with patio at 163 Coventry Road (Block 894, Lot 356) within the Special Natural Area District (NA-1).

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

For consideration.



No. 9

155 & 221 DOUGLAS ROAD

CD 2

N 120011 ZAR

IN THE MATTER OF an application submitted by Debra Williams for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution to authorize modification of topographic features on a Tier II site in order to facilitate the construction of two single-family detached houses at 155 & 221 Douglas Road (Block 830, Tax Lots 35, 39) within the Special Natural Area District (NA-1).

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

For consideration.



No. 10

141 DOUGLAS ROAD

CD 2

N 120012 ZAR

IN THE MATTER OF an application submitted by Debra Williams for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution to authorize modification of topographic features on a Tier II site in order to facilitate the construction of three single-family detached houses on one zoning lot at 141 Douglas Road and 20 & 30 Briggins Lane (Block 831, Tax Lots 1, 5, 10) within the Special Natural Area District (NA-1).

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 QUEENS

No. 11

SILVERCREST SENIOR HOUSING

CD 8

C 110042 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Silvercrest Center for Nursing and Rehabilitation pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a 6-story non-profit with sleeping accommodations on property located at 144-45 87th Avenue a.k.a. 86-19 144th Street (Block 9724, Lots 96 and 196), in an R4-1 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, NY, 10007.

(On April 25, 2012, Cal. No. 1, the Commission scheduled May 9, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

83 WALKER STREET

CD 1

C 100149 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 83 Walker LLC pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-712 of the Zoning Resolution to modify the height regulations of Sections 23-633 (Street wall

location and height and setback regulations in certain districts) and 23-692 (Height limitations for narrow buildings or enlargements) to facilitate the development of a nine-story residential building, on property located at 83 Walker Street (Block 195, Lot 12), in a C6-2A District within the Tribeca East 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 April 25, 2012, Cal. No. 2, the Commission scheduled May 9, 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	5 Lincoln's Birthday	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	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			
				1	2	3	4
MARCH	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
					1	2	3
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	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	
							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	
	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
	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						
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