

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, DECEMBER 19, 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 070352 ZMQ	7	FLUSHING MEADOWS EAST	Scheduled to be Heard 1/9/13
2	C 130001 PPX	9	ZEREGA HAVEMEYER	Favorable Report Adopted
3	C 120396 ZMM	4	DURST WEST 57 <sup>TH</sup> STREET	" "
4	C 120397 ZSM	4	" "	Fav. Report Adopted as Modified
5	C 120398 ZSM	4	" "	Favorable Report Adopted
	Supplemental Cal.			
S1	M 010148(A) ZMM	4	DURST WEST 57 <sup>TH</sup> STREET	Favorable Report Adopted
6	N 130097 HKM	3	EAST VILLAGE/LOWER EAST SIDE HISTORIC DISTRICT	Forward Rep't to City Council
7	N 130106 PXM	12	1112 ST. NICHOLAS AVENUE OFFICE SPACE	Favorable Report Adopted
8	N 110245 ZAR	2	CARRIAGE COURT AT 101 CIRCLE ROAD	Authorization Approved
9	C 090154 ZMK	12	MAPLE LANE VIEWS	Hearing Closed
10	C 130052 ZMM	1	SOUTH STREET SEAPORT-PIER 17	" "
11	C 130053 ZSM	1	" "	" "
12	C 130054 ZSM	1	" "	" "
13	C 130055 ZSM	1	" "	" "
14	C 130059 PPM	1	" "	" "
15	N 130080 ZRM	1	" "	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R														
	Calendar Numbers:														
	2	3	4	5	S1	6	7	8							
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y						
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y						
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y						
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y						
Alfred C. Cerullo, III	P	Y	R	R	R	R	Y	Y	Y						
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y						
Michelle R. De La Uz	P	Y	N	N	N	N	Y	Y	Y						
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y						
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y						
Richard W. Eaddy	P	Y	R	R	R	R	Y	Y	Y						
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y						
Orlando Marin, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y						

MEETING ADJOURNED AT: 12:12 P.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, DECEMBER 19, 2012**

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



**Michael R. Bloomberg, Mayor  
City of New York**

**[No. 24]**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet, visit  
the Department of City Planning (DCP) home page at:  
**[nyc.gov/planning](http://nyc.gov/planning)**

**CITY PLANNING COMMISSION**

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**GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS**

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

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

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

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**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN, 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, DECEMBER 19, 2012**

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

The next regular public meeting of the City Planning Commission is scheduled for January 9, 2013 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: \_\_\_\_\_

**DECEMBER 19, 2012**

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**APPROVAL OF MINUTES OF the Regular Meeting of November 28, 2012**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, JANUARY 9, 2013  
STARTING AT 10:00 A. M.  
AT SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF QUEENS**

**No. 1**

***FLUSHING MEADOWS EAST***

**CD 7**

**C 070352 ZMQ**

**IN THE MATTER OF** an application submitted by Avery Fowler Owners pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 10b:

1. changing from an M1-1 District to a C2-6A District property bounded by Avery Avenue, College Point Boulevard, Fowler Avenue, and the southerly centerline prolongation of Haight Street; and
2. changing from an M1-2 District to a C2-6A District property bounded by Avery Avenue, the southerly centerline prolongation of Haight Street, Fowler Avenue, and 131st Street;

as shown on a diagram (for illustrative purposes only), dated October 15, 2012, and subject to the conditions of CEQR Declaration E-290.

**Resolution for adoption scheduling January 9, 2013 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 2**

***ZEREGA HAVEMEYER***

**CD 9**

**C 130001 PPX**

**IN THE MATTER OF** an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 535-537 Zerega Avenue (Block 3540, Lots 29 and 40), pursuant to zoning.

(On October 17, 2012, Cal. No. 1, the Commission scheduled October 31, 2012 for a public hearing which has been duly advertised. Due to Hurricane Sandy, the October 31, 2012 hearing was continued. On November 14, 2012, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**Nos. 3, 4 & 5**

***DURST WEST 57<sup>TH</sup> STREET***

**No. 3**

**CD 4**

**C 120396 ZMM**

**IN THE MATTER OF** an application submitted by Durst Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c, changing from an M1-5 District to a C6-2 District property bounded by West 58<sup>th</sup> Street, a line 125 feet westerly of Eleventh Avenue, a line midway between West 58<sup>th</sup> Street and West 57<sup>th</sup> Street, and a line 125 feet easterly of Twelfth Avenue, as shown on a diagram (for illustrative purposes only) dated July 11, 2012 and subject to the conditions of CEQR Declaration E-286.

(On October 17, 2012, Cal. No. 2, the Commission scheduled October 31, 2012 for a public hearing which has been duly advertised. Due to Hurricane Sandy, the October 31, 2012 hearing was continued. On November 14, 2012, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**No. 4**

**CD 4**

**C 120397 ZSM**

**IN THE MATTER OF** an application submitted by Durst Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area under the applicable district regulations without regard for zoning district lines; and
2. Section 74-743(a)(2) - to allow the location of buildings without regard for the front wall height and initial setback requirements of Section 33-432, the tower requirements of Section 33-451, and the distance between building requirements of Section 23-711;

in connection with a proposed mixed-use development, on property bounded by West 58th Street, Eleventh Avenue, West 57th Street, and Twelfth Avenue (Block 1105, Lots 1, 5, 14, 19, 29, 36, and 43), within a Large-Scale General Development, in C4-7 and C6-2\* Districts, within the Special Clinton District (Other Areas (Northern Subarea C1)).

\*Note: The site is proposed to be rezoned by changing an M1-5 District to a C6-2 District under a concurrent related application C 120396 ZMM.

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

(On October 17, 2012, Cal. No. 3, the Commission scheduled October 31, 2012 for a public hearing which has been duly advertised. Due to Hurricane Sandy, the October 31, 2012 hearing was continued. On November 14, 2012, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**No. 5****CD 4****C 120398 ZSM**

**IN THE MATTER OF** an application submitted by Durst Development 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 enclosed attended accessory parking garage with a maximum capacity of 285 spaces on portions of the ground floor and mezzanine level of a proposed mixed-use building on the westerly portion of property bounded by West 58th Street, Eleventh Avenue, West 57th Street, and Twelfth Avenue (Block 1105, Lots 1, 5, 14, 19, 29, 36, and 43), within a Large-Scale General Development, in C4-7 and C6-2\* Districts, within the Special Clinton District (Other Areas (Northern Subarea C1)).

\*Note: The site is proposed to be rezoned by changing an M1-5 District to a C6-2 District under a concurrent related application C 120396 ZMM.

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

(On October 17, 2012, Cal. No. 4, the Commission scheduled October 31, 2012 for a public hearing which has been duly advertised. Due to Hurricane Sandy, the October 31, 2012 hearing was continued. On November 14, 2012, Cal. No. 15, the hearing was closed.)

**For consideration.**

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**No. 6**
***EAST VILLAGE/LOWER EAST SIDE HISTORIC DISTRICT*****CD 3****N 130097 HKM**

**IN THE MATTER OF** a communication dated October 19, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the East Village/Lower East Side Historic District, by the Landmarks Preservation Commission on October 9, 2012 (Designation List No. 460/LP-2491). The district boundaries are:

Area I of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of Second Avenue and East 2nd Street, extending westerly across Second Avenue and continuing westerly along the northern curblineline of East 2nd Street to its intersection with a line extending southerly from the western side wall of 26 East 2nd Street, northerly along the western side wall of 26 East 2nd Street, easterly along the northern property line of 26 East 2nd Street and a portion of the northern property line of 28 East

2nd Street, northerly along a portion of the western property line of 28 East 2nd Street, easterly along a portion of the northern property line of 28 East 2nd Street and the northern property lines of 30 to 36 East 2nd Street to the western curblines of Second Avenue, northerly along the western curblines of Second Avenue to its intersection with a line extending easterly from the southern property line of 43 Second Avenue, westerly along the southern property line of 43 Second Avenue, northerly along the western property lines of 43 to 45-47 Second Avenue, westerly along a portion of the southern property line of 30 East 3rd Street to the northern curblines of East 3rd Street, westerly along the southern curblines of East 3rd Street to its intersection with a line extending southerly from the western property line of 7 East 3rd Street, northerly along the western property line of 7 East 3rd Street, westerly along the southern property line of 56 East 4<sup>th</sup> Street and a portion of the southern property line of 54 East 4<sup>th</sup> Street, northerly along a portion of the western property line of 54 East 7<sup>th</sup> Street, westerly along a portion of the southern property line of 54 East 7<sup>th</sup> Street, northerly along a portion of the western property line of 54 East 7<sup>th</sup> Street to the northern curblines of East 4<sup>th</sup> Street, easterly along the northern curblines of East 4<sup>th</sup> Street to its intersection with a line extending southerly from the western property line of 57 East 4<sup>th</sup> Street, northerly along the western property line of 57 East 4<sup>th</sup> Street, westerly along a portion of the southern property line of 210-214 East 5<sup>th</sup> Street, northerly along the western property line of 210-214 East 5<sup>th</sup> Street to the northern curblines of East 5<sup>th</sup> Street, westerly along the northern curblines of East 5<sup>th</sup> Street to its intersection with a line extending southerly from the western property line of 207 East 5<sup>th</sup> Street, northerly along the western property line of 207 East 5<sup>th</sup> Street, easterly along the northern property lines of 207 to 223 East 5<sup>th</sup> Street and a portion of the northern property line of 225 East 5<sup>th</sup> Street, northerly along the western property line of 226 East 6<sup>th</sup> Street to the southern curblines of East 6<sup>th</sup> Street, easterly along the southern curblines of East 6<sup>th</sup> Street to its intersection with a line extending southerly from the western property line of 103 Second Avenue (aka 239 East 6<sup>th</sup> Street), northerly along the western property lines of 103 Second Avenue (aka 239 East 6<sup>th</sup> Street) and 105 Second Avenue and a portion of the western property line of 107-113 Second Avenue, easterly along a portion of the northern property line of 107-113 Second Avenue, northerly along a portion of the western property line of 107-113 Second Avenue and the western property line of 46 East 7<sup>th</sup> Street to the northern curblines of East 7<sup>th</sup> Street, westerly along the northern property line of East 7<sup>th</sup> Street to its intersection with a line extending southerly from the western property line of 11 East 7<sup>th</sup> Street, northerly along the western property line of 11 East 7<sup>th</sup> Street, easterly along the northern property lines of 11 to 39 East 7<sup>th</sup> Street and a portion of the northern property line of 41-43 East 7<sup>th</sup> Street, northerly along western property line of 125 Second Avenue, easterly along a portion of the northern property line of 125 Second Avenue, northerly along the western property lines of 127 Second Avenue to 131 Second Avenue (aka 36 St. Mark's Place) to the southern curblines of St. Mark's Place, easterly along the southern curblines of St. Mark's Place, southerly along the western curblines of Second Avenue to the southwest corner of Second Avenue and East 7<sup>th</sup> Street, easterly along the southern curblines of East 7<sup>th</sup> Street to its intersection with a line extending southerly from the western property line of 49 East 7<sup>th</sup> Street, northerly along the western property line of 49 East 7<sup>th</sup> Street, easterly along the northern property line of 49 East 7<sup>th</sup> Street, northerly along a portion of the western property line of 51 East 7<sup>th</sup> Street, easterly along the

northern property lines of 51 to 65 East 7th Street, southerly along a portion of the eastern property line of 65 East 7th Street, easterly along the northern property lines of 67 to 69 East 7th Street, northerly along a portion of the western property line of 71 East 7th Street, easterly along the northern property lines of 71 to 73-75 East 7th Street, southerly along a portion of the eastern property line of 73-75 East 7th Street, easterly along the northern property line of 77 East 7th Street, northerly along a portion of the western property line of 79 East 7th Street, easterly along the northern property lines of 79 to 85 East 7th Street, southerly along the eastern property line of 85 East 7th Street to the northern curbline of East 7th Street, westerly along the northern curbline of East 7th Street to its intersection with a line extending northerly from the eastern property line of 84 East 7th Street, southerly along the eastern property line of 84 East 7th Street, westerly along the southern property line of 84 East 7th Street, southerly along a portion of the eastern property line of 82 East 7th Street and the eastern property line of 341 East 6th Street, continuing across East 6th Street and along the eastern property line of 340 East 6th Street, westerly along the southern property lines of 340 to 306-308 East 6th Street, southerly along the eastern property line of 92-94 Second Avenue, westerly along a portion of the southern property line of 92-94 Second Avenue, southerly along the eastern property line of 88-90 Second Avenue (aka 301 East 5th Street) to the southern curbline of East 5th Street, easterly along the southern curbline of East 5th Street to its intersection with a line extending northerly from the eastern property line of 86 Second Avenue (aka 300 East 5th Street), southerly along the eastern property lines of 86 Second Avenue (aka 300 East 5<sup>th</sup> Street) to 72 Second Avenue (aka 91 East 4th Street) to the northern curbline of East 4th Street, westerly along the northern curbline of East 4th Street to its intersection with a line extending northerly from the eastern property line of 68-70 Second Avenue (aka 86 East 4th Street), southerly along the eastern property lines of 68-70 Second Avenue (aka 86 East 4th Street) to 64 Second Avenue, easterly along a portion of the northern property line of 60-62 Second Avenue, southerly along the eastern property line of 60-62 Second Avenue, easterly along a portion of the northern property line of 51-55 East 3rd Street, northerly along a portion of the western property line of 51-55 East 3rd Street, easterly along a portion of the northern property line of 51-55 East 3rd Street and the northern property line of 57 East 3rd Street, southerly along the eastern property line of 57 East 3rd Street to the southern curbline of East 3rd Street, easterly along said curbline to a point on a line extending northerly from the eastern property line of 64 East 3rd Street, southerly along the eastern property line of 64 East 3<sup>rd</sup> Street, easterly along a portion of the northern property line of 52-74 East 2nd Street, southerly along the eastern property line of 52-74 East 2nd Street, westerly along a portion of the southern property line of 52-74 East 2nd Street, southerly along the eastern property line of 80 East 2nd Street to the northern curbline of East 2nd Street, westerly along said curbline to a point on a line extending northerly from the eastern property line of 77 East 2nd Street, southerly along said line and the eastern property line of 77 East 2nd Street, westerly along the southern property lines of 77 and 75 East 2nd Street, southerly along a portion of the eastern property line of 67-69 East 2nd Street, westerly along the southern property lines of 67-69 and 59-63 East 2nd Street, northerly along a portion of the western property line of 59-63 East 2nd Street, westerly along the southern property line of 47-55 East 2nd Street, southerly along a portion of the eastern property line of 43-45 East 2nd Street (aka 32-34 Second Avenue), westerly along the southern property line of 43-45 East 2nd Street to the eastern curbline of

Second Avenue, northerly along said curbline, easterly along the southern curbline of East 2nd Street to a point on a line extending southerly from the western property line of 52-74 East 2nd Street, northerly along said line and the western property line of 52-74 East 2nd Street, westerly along the southern property lines of 54-56 and 50-52 East 3rd Street, northerly along a portion of the western property line of 50-52 East 3rd Street, westerly along the southern property lines of 48 through 40-42 East 2nd Street (aka 50-52 Second Avenue) to the eastern curbline of Second Avenue, and southerly along said curbline to the point or place of beginning.

Area II of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of First Avenue and East 7th Street, extending northerly along the eastern curbline of First Avenue to its intersection with a line extending westerly from the northern property line of 122 First Avenue, easterly along the northern property line 122 First Avenue, northerly along a portion of the western property line of 95 East 7th Street, easterly along the northern property lines of 95 to 109 East 7th Street, southerly along a portion of the eastern property line of 109 East 7th Street, easterly along the northern property line of 111-115 East 7th Street, southerly along a portion of the eastern property line of 117-119 East 7th Street, easterly along the northern property lines of 117-119 to 129 East 7th Street, southerly along the eastern property line of 129 East 7th Street to the northern curbline of East 7th Street, westerly along the northern curbline of East 7th Street to its intersection with a line extending northerly from the eastern property line of 122 East 7th Street, southerly along the eastern property line of 122 East 7th Street, easterly along the northern property lines of 439 to 441 East 6th Street and 101 Avenue A to the western curbline of Avenue A, southerly along the western curbline of Avenue A to the northern curbline of East 6th Street, westerly along the northern curbline of East 6th Street to its intersection with a line extending southerly from the western property line of 405 East 6th Street, northerly along said property line, easterly along the northern property line of 405 East 6th Street, northerly along the western property line of 94 East 7th Street and across East 7th Street to its northern curbline, and westerly along the northern curbline of East 7<sup>th</sup> Street to the point of the beginning.

(On November 14, 2012, the Commission duly advertised November 28, 2012 for a public hearing. On November 28, 2012, Cal. 9, the hearing was closed.)

**For consideration.**

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**No. 7**

***1112 ST. NICHOLAS AVENUE OFFICE SPACE***

**CD 12**

**N 130106 PXM**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 1112 St. Nicholas Avenue (Block 2124, Lot 1) (CB 12 offices).

(On November 14, 2012, the Commission duly advertised November 28, 2012 for a public hearing. On November 28, 2012, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 8**

***CARRIAGE COURT AT 101 CIRCLE ROAD***

**CD 2**

**N 110245 ZAR**

**IN THE MATTER OF** an application submitted by the McGinn Real Estate Trust for the grant of authorizations pursuant to Section 105-421, 105-422 and 105-425 involving modification of topographic features on a Tier I site, development and site alteration on a portion of a zoning lot having steep slope and modification of botanic environment to facilitate the development of six (6) single-family detached dwellings with accessory swimming pools and a new private road, Carriage Court, at 101 Circle Road (Block 866, Lot 382) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 9**

***MAPLE LANE VIEWS***

**CD 12**

**C 090154 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Fairmont Lanes, 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 M1-1 District to an R6A District property bounded by the southerly boundary line of the Long Island Railroad right-of-way (Bay Ridge Division), 60th Street, 16th Avenue, and 61st Street, as shown in a diagram (for illustrative purposes only) dated September 4, 2012, and subject to the conditions of CEQR Declaration E-289.

(On November 28, 2012, Cal. No. 1, the Commission scheduled December 19, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 10-15**

***SOUTH STREET SEAPORT-PIER 17***

**No. 10**

**CD 1**

**C 130052 ZMM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 12b and 12d, changing from a C2-8 District to a C4-6 District property bounded by South Street, Brooklyn Bridge, the U.S. Pierhead Line, and a line 1250 feet

easterly of the southerly prolongation of the westerly street line of Old Slip (westerly portion), as shown on a diagram (for illustrative purposes only) dated September 4, 2012.

(On November 28, 2012, Cal. No. 2, the Commission scheduled December 19, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 11**

**CD 1**

**C 130053 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the yard requirements of Section 62-332 (Rear yards and waterfront yards), in connection with a proposed commercial development on property located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), within a Large-Scale General Development, in a C4-6 District\*, within the Special Lower Manhattan District (South Street Seaport Subdistrict).

\*Note: The site is proposed to be rezoned by changing a C2-8 District to a C4-6 District under a concurrent related application (C 130052 ZMM).

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 November 28, 2012, Cal. No. 3, the Commission scheduled December 19, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 12**

**CD 1**

**C 130054 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the surface area of signs requirements of Section 32-64 (Surface Area and Illumination Provisions), and the height of signs and roof sign requirements of Section 32-65 (Permitted Projections or Height of Signs), in connection with a proposed commercial development on property located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), within a Large-Scale General Development, in a C4-6 District\*, within the Special Lower Manhattan District (South Street Seaport Subdistrict).

\*Note: The site is proposed to be rezoned by changing a C2-8 District to a C4-6 District under a concurrent related application (C 130052 ZMM).

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 November 28, 2012, Cal. No. 4, the Commission scheduled December 19, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 13**

**CD 1**

**C 130055 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by South Street Seaport Limited Partnership pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-834 of the Zoning Resolution to modify the use regulations of Section 62-241 (Uses on existing piers and platforms) and the height and setback requirements of Section 62-342 (Developments on piers), in connection with a proposed commercial development on property located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf

or Place), within a Large-Scale General Development, in a C4-6 District\*, within the Special Lower Manhattan District (South Street Seaport Subdistrict).

\*Note: The site is proposed to be rezoned by changing a C2-8 District to a C4-6 District under a concurrent related application (C 130052 ZMM).

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 November 28, 2012, Cal. No. 5, the Commission scheduled December 19, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 14**

**CD 1**

**C 130059 PPM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property to the South Street Seaport Limited Partnership, located at Pier 17, on the southerly side of South Street between Beekman Street and John Street (Block 73, p/o Lot 10, p/o Lot 8, and p/o Marginal Street, Wharf or Place), restricted to the modification of the use restrictions in the lease.

(On November 28, 2012, Cal. No. 6, the Commission scheduled December 19, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 15

CD 1

N 130080 ZRM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Department of Small Business Services (SBS), 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 Article IX Chapter I, Special Lower Manhattan District, Section 91-664 related to the allowable hours of operation for waterfront public access areas associated with the South Street Seaport/Pier 17 redevelopment proposal.

Matter in underline is new, to be added;

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

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

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

**ARTICLE IX: SPECIAL PURPOSE DISTRICTS**

**Chapter 1: Special Lower Manhattan District**

\* \* \*

**91-60**

**REGULATIONS FOR THE SOUTH STREET SEAPORT**

\* \* \*

**91-66**

**Modification of Use and Bulk Regulations**

\* \* \*

**91-664**

**Modification of hours of operation for waterfront public access areas**

For any #zoning lot # which was the subject of application N 130058 ZCM, the hours of operation set forth in paragraph (a) of Section 62-71 (Operational Requirements) may be extended to allow public access up to 24 hours per day, and the provisions of paragraph (a)(3) of Section 62-654 (Signage) shall be modified to require any such extended hours of public access, as may change over time, to be included on the required signage. The provisions of paragraph (a)(4) of Section 62-654 shall not apply where 24 hour access is allowed. The provisions of paragraph (b) of Section 62-71 requiring rules of conduct for the #waterfront public access area# to be established with the Department of Parks and Recreation, and other provisions of this Chapter requiring a maintenance and operation agreement pursuant to Section 62-74 (Requirements for Recordation), shall not apply so long as a legal instrument acceptable to the

Chairperson, in all other respects consistent with the provisions of Section 62-74, has been executed and recorded, setting forth rules of conduct and maintenance and operations requirements.

(On November 28, 2012, Cal. No. 7, the Commission scheduled December 19, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV CITY PLANNING COMMISSION 2013 SCHEDULE OF MEETINGS**

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

**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

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, DECEMBER 19, 2012**

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



**Michael R. Bloomberg, Mayor  
City of New York**

**[No. 24]**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet, visit the Department of City Planning (DCP) home page at:  
**[nyc.gov/planning](http://nyc.gov/planning)**

**CITY PLANNING COMMISSION**

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**GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS**

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

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

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

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**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN, 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, DECEMBER 19, 2012**

Roll Call;

I Report .....1

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

The next regular public meeting of the City Planning Commission is scheduled for January 9, 2013 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: \_\_\_\_\_

**DECEMBER 19, 2012**

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**I. REPORT**

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**BOROUGH OF THE MANHATTAN**

**No. 1**

***DURST WEST 57<sup>TH</sup> STREET***

**CD 4**

**M 010148 (A) ZMM**

**IN THE MATTER OF** an application submitted by Durst Development L.L.C. for the modification and termination of a previously approved Restrictive Declaration (D-145; C010148 ZMM), as amended, to eliminate restrictions currently governing the Project Site (Block 1105; Lots 1, 5, 14, 19, 29, 36, and 43, Community District 4, Borough of Manhattan) and to allow Durst Development L.L.C. to enter into a new restrictive declaration reflecting the current proposed mixed-use development within a Large-Scale General Development in connection with a concurrent related special permit C120397 ZSM.

**For consideration.**

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