

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 20, 2013
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 130064 ZMX	4	580 GERARD AVENUE REZONING	Scheduled to be Heard 3/6/13
2	N 130065 ZRX	4	" "	" "
3	C 130107 ZSK	13	OCEANVIEW MANOR HOME	" "
4	C 130108 ZSK	13	" "	" "
5	C 130109 ZSK	13	" "	" "
6	C 080104 ZSM	2	62 WOOSTER STREET	" "
7	N 130134 ZRQ	1, 2	SPECIAL LONG ISLAND CITY TEXT	" "
8	C 120325 ZSM	2	53 GREENE STREET	Favorable Report Adopted
9	N 120405 ZAR	2	87 CIRCLE ROAD	Authorization Approved
10	N 120200 ZRM	2	150 WOOSTER STREET	Hearing Closed
11	C 120201 ZSM	2	" "	" "
12	C 030409 MMR	1	NORTHERLEIGH PARK	" "
13	C 030410 ZMR	1	" "	" "
14	C 030411 HAR	1	" "	" "

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

MEETING ADJOURNED AT: 11:39 A.M.

NOTE: Commissioner Besser Recused on Cal. No. 9.

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

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 20, 2013

**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. 4]

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**
- 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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**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 6, 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: _____

FEBRUARY 20, 2013

APPROVAL OF MINUTES OF the Regular Meeting of February 6, 2013

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 6, 2013
STARTING AT 10:00 A. M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1 & 2

580 GERARD AVENUE REZONING

No. 1

CD 4

C 130064 ZMX

IN THE MATTER OF an application submitted by NR Property 2 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. changing from an M1-2 District to an R7A District property bounded by a line 360 feet northerly of East 150th Street, a line midway between Gerard Avenue and Walton Avenue, East 150th Street, and Gerard Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 360 feet northerly of East 150th Street, a line midway between Gerard Avenue and Walton Avenue, East 150th Street, and Gerard Avenue;

as shown on a diagram (for illustrative purposes only) dated November 13, 2012.

Resolution for adoption scheduling March 6, 2013 for a public hearing.

No. 2

CD 4

N 130065 ZRX

IN THE MATTER OF an application submitted by NR2 Property 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 Appendix F (Inclusionary Housing Designated Areas), in Community District 4 in the Borough of the Bronx.

Matter Underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

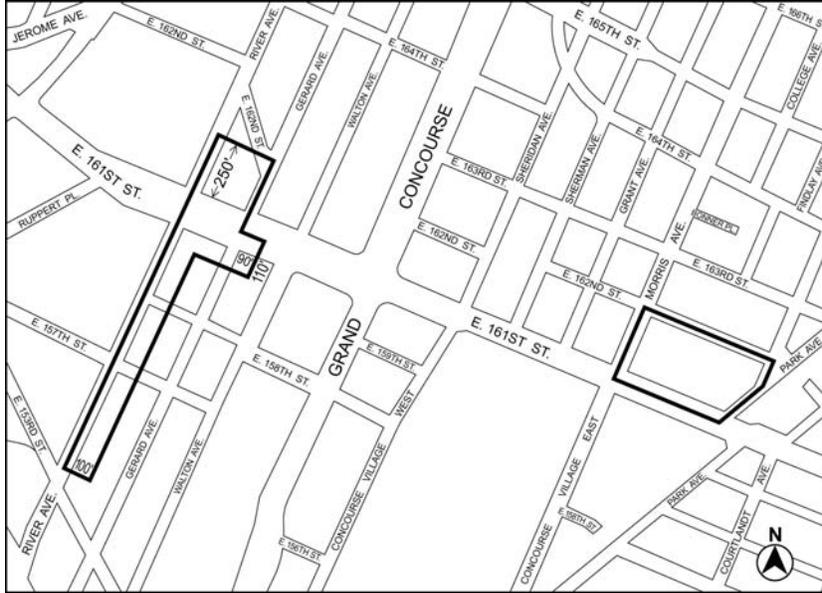
* * *

The Bronx, Community District 4

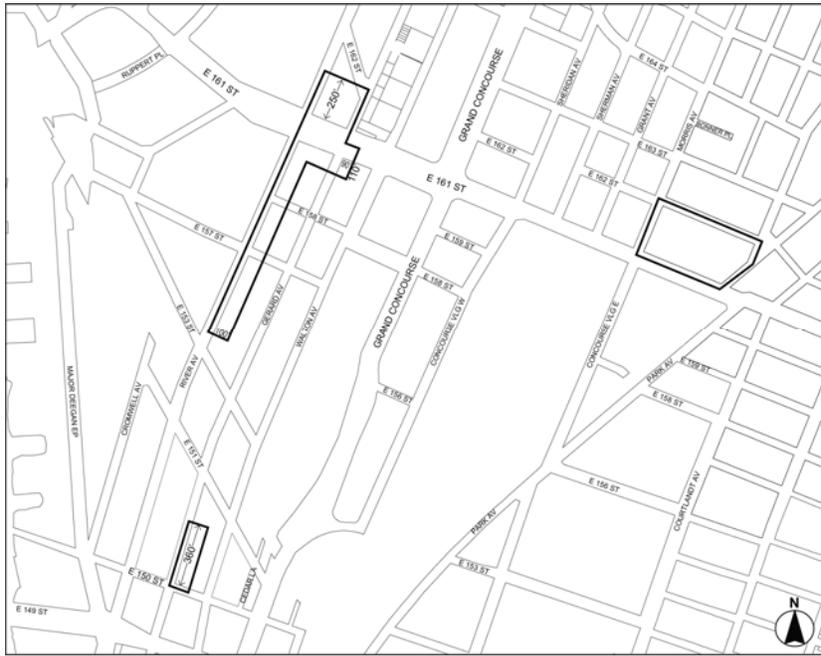
In the R7A, R8A and R9D Districts within the areas shown on the following Map 1:

* * *

**EXISTING
(TO BE DELETED)
Map 1 (9/30/09)
Portion of Community District 4, The Bronx**



**PROPOSED
(TO REPLACE EXISTING)
Map 1
Portion of Community District 4, The Bronx**



Resolution for adoption scheduling March 6, 2013 for a public hearing.



BOROUGH OF BROOKLYN

Nos. 3, 4 & 5

OCEANVIEW MANOR HOME

No. 3

CD 13

C 130107 ZSK

IN THE MATTER OF an application submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a 200-bed health-related facility use within an existing 5-story building and proposed enlargement on property located at 3010 West 33rd Street (Block 7066, Lot 10), in an R5 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.

Resolution for adoption scheduling March 6, 2013 for a public hearing.



No. 4

CD 13

C 130108 ZSK

IN THE MATTER OF an application submitted by Oceanview Manor Home for Adults 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 an existing 5-story and proposed to be enlarged 200-bed health-related facility on property located at 3010 West 33rd Street (Block 7066, Lot 10), in an R5 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.

Resolution for adoption scheduling March 6, 2013 for a public hearing.



No. 5**CD 13****C 130109 ZSK**

IN THE MATTER OF an application submitted by Oceanview Manor Home for Adults pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-836 of the Zoning Resolution to modify the yard requirements of Section 24-36 (Minimum Required Rear Yards) and the height and setback requirements of Section 62-341 (Developments on land and platforms) in connection with a proposed enlargement of an existing 5-story community facility building on property located at 3010 West 33rd Street (Block 7066, Lot 10), in an R5 District.

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

Resolution for adoption scheduling March 6, 2013 for a public hearing.

BOROUGH OF MANHATTAN

No. 6***62 WOOSTER STREET*****CD 2****C 080104 ZSM**

IN THE MATTER OF an application submitted by 62 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 74-711 of the Zoning Resolution to modify:

1. use regulations of Section 42-14(D)(2)(a) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar; and
2. the use regulations of Section 42-00 to allow residential uses (Use Group 2 uses) on the 2nd floor - 6th floor and penthouse with accessory uses on portions of the ground floor and cellar;

of an existing 6-story building and proposed penthouse, on property located at 476 Broome Street a.k.a. 62 Wooster Street (Block 486, Lot 36), in an M1-5A District, within the SoHo-Cast Iron Historic District.

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

Resolution for adoption scheduling March 6, 2013 for a public hearing.

BOROUGH OF QUEENS

No. 7

SPECIAL LONG ISLAND CITY TEXT

CD 1 and 2

N 130134 ZRQ

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, relating to Article I, Chapter 4 and Article XI, Chapter 7, to modify certain provisions related to sidewalk cafes and to height and setback provisions of the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District.

Matter Underlined is new, to be added;

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

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

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

* * *

14-43

Locations Where Only Small Sidewalk Cafes Are Permitted

#Small sidewalk cafes# may be located wherever #sidewalk cafes# are permitted, pursuant to Section 14-011 (Sidewalk cafe locations). In addition, only #small sidewalk cafes# shall be allowed on the following #streets#, subject to the underlying zoning.

* * *

Queens:

Queens Boulevard - from a line 100 feet west of 39th Place to 48th Street

~~Skillman Avenue from 45th Street to a line 100 feet east of 46th Street, south side only~~

~~Skillman Avenue from 48th Street to 52nd Street.~~

Skillman Avenue from 45th Street to a line 100 feet east of 51st Street, including that portion within

the Special Planned Community Preservation District (Sunnyside Gardens).

North side of Jackson Avenue from 44th Drive to the prolongation of Dutch Kills Street
Queens Plaza North from 23rd Street to Northern Boulevard
Queens Plaza South from 23rd Street to Jackson Avenue

* * *

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

Queens	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Forest Hills District ¹	No	Yes
Downtown Jamaica District	No	Yes
<u>Long Island City Mixed Use District²</u>	<u>No</u>	<u>Yes</u>
Southern Hunters Point District	No	Yes
Willetts Point District	No	Yes

¹ #Sidewalk cafes# are not allowed on Austin Street

² See Appendix A in Article XI, Chapter 7

* * *

Article XI - Special Purpose Districts

Chapter 7

Special Long Island City Mixed Use District

* * *

117-03

District Plan and Maps

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C:

Appendix A ~~Map of the #Special Long Island City Mixed Use District#~~ and Subdistricts Plan Map, Including Permitted #Sidewalk Cafe# Locations

Appendix B Court Square Subdistrict Plan Map and Description of Improvements

Appendix C Queens Plaza Subdistrict Plan Maps:

Map 1 - Designated Districts within the Queens Plaza Subdistrict

Map 2 - Ground Floor Use and Frontage

Map 3 - Sidewalk Widening, Street Wall Location and Ground Floor Use.

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

* * *

117-05
Permitted Sidewalk Cafe Locations

#Unenclosed sidewalk cafes#, including #small sidewalk cafes#, shall be permitted in the #Special Long Island City Mixed Use District# only on the #streets# indicated on the map in Appendix A (Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations) of this Chapter, subject to all other applicable regulations of Article I, Chapter 4.

* * *

117-532
Setback regulations for buildings that exceed the maximum base height

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback

with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.

<u>Area</u>	<u>Minimum Base Height*</u>	<u>Maximum Base Height</u>
A-1	60	---
A-2	60	150
B	100	150
C*	60	100

~~* except that there shall be no minimum base height for #buildings or other structures# on those #blocks# in Area C adjacent to a #narrow street# along which there is an elevated structure.~~

* for #buildings or other structures# on Davis Street located 75 feet or more from Jackson Avenue, the minimum base height shall be 40 feet.

* * *

117-56

Special Permit for Bulk Modifications on Blocks 86/72 and 403

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area# located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) in Appendix C of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height), provided that:

- (a) a public open area of not less than 20,000 square feet and a #public parking garage# containing no fewer than 250 spaces shall be included on the #zoning lot#, and further provided the Commission finds that:
 - (1) the public open area is designed so that it provides recreational opportunities for the community;
 - (2) the portion of the #development# or #enlargement# adjacent to the public open area shall be either a retail #use#, other #use# or treatment that complements the open area;

- (3) such modification of the #street wall# requirements is necessary to accommodate the public open area or the #public parking garage# and will result in a better site plan;
- (4) the #public parking garage# is located and designed in such a way so that it shall not adversely affect the quality of the design, access to, or use of the public open area; and
- (5) where the Commission permits parking on the roof of such #public parking garage#, such roof parking shall be so located as not to impair the essential character or future use or development of adjacent areas.

Design elements of the open area including lighting, paving, seating, #signs# and planting areas shall be specified in the application. The provisions of Section 37-751 (Public space signage systems) and 37-77 (Maintenance) shall apply.

- (b) The #public parking garage# shall be subject to the following conditions:
 - (1) the floor space on one or more #stories# of the #public parking garage#, up to a height of 23 feet above #curb level# shall be exempt from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS);
 - (2) the entrances and exits shall be located so that they will not be hazardous to traffic safety nor likely to unduly inhibit pedestrian movement; and
 - (3) at the vehicular entrances, a minimum of 12 reservoir spaces shall be provided and the total number of reservoir spaces shall be equivalent to five percent of any spaces in excess of 250, up to a maximum of 50 reservoir spaces.

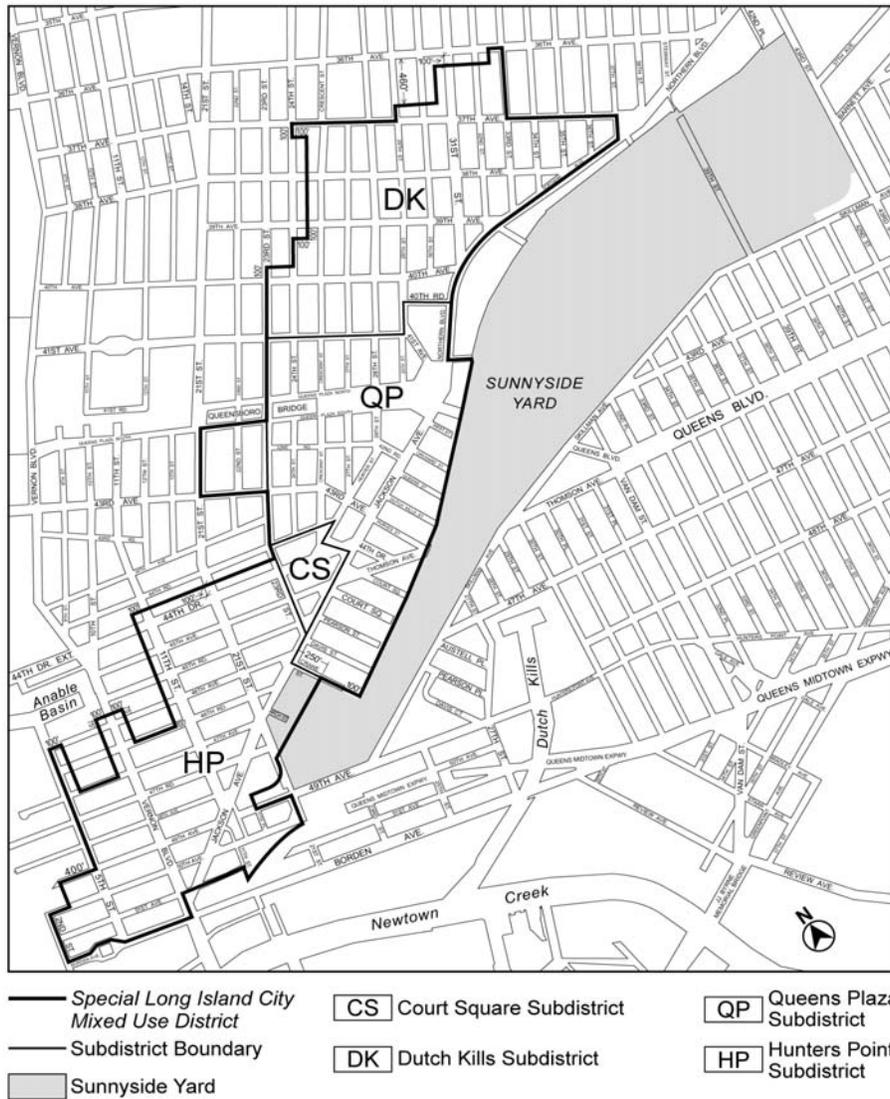
The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for sanitation and security, which may include conditions for lighting and landscaping or limitations on the manner and/or hours of operation.

Any building on Block 86/72 for which an application for a special permit for #bulk# modifications has been filed with the Department of City Planning, pursuant to this Section, prior to (effective date of this amendment), may be started or continued pursuant to the regulations in effect at the time of such application and, if such application is granted by the City Planning Commission and the City Council, may be #developed# or #enlarged# pursuant to the terms of such permit, including minor modifications thereto and, to the extent not modified under the terms of such permit, in accordance with the regulations in effect at the time of such application.

Appendix A

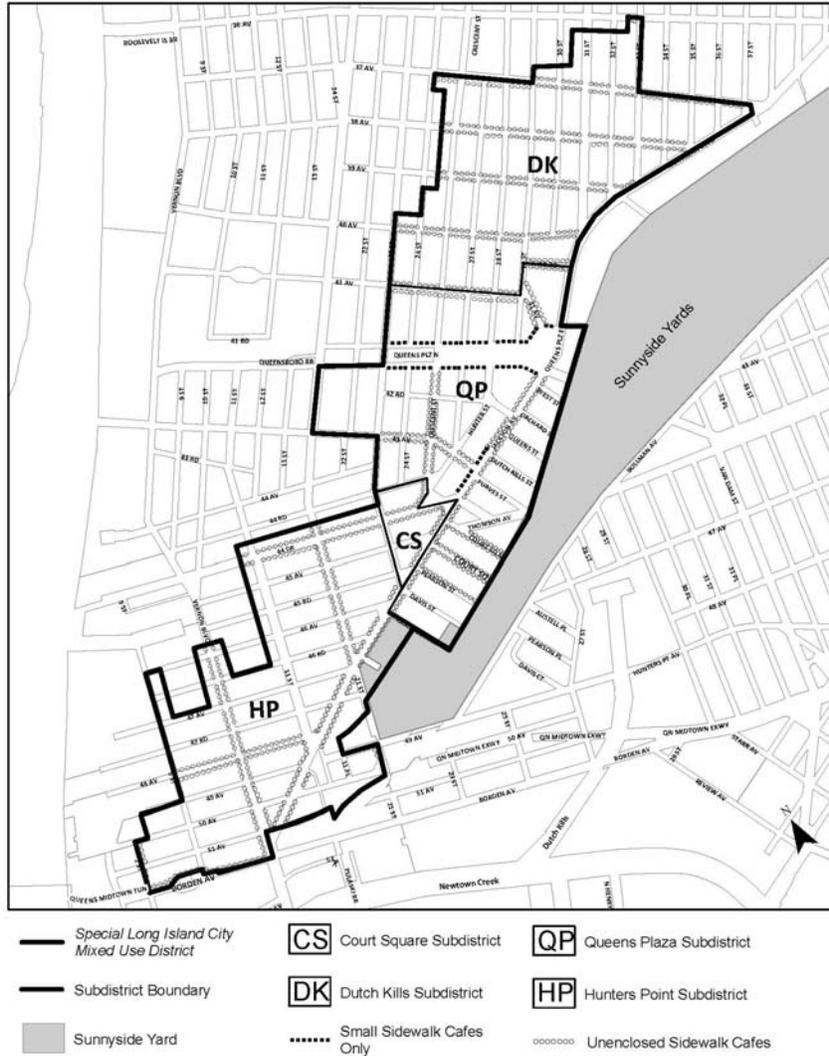
Special Long Island City Mixed Use District and Subdistricts Plan Map, including Permitted Sidewalk Cafe Locations

To be deleted



To be added

REVISED MAP



* * *

Resolution for adoption scheduling March 6, 2013 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

No. 8

53 GREENE STREET

CD 2

C 120325 ZSM

IN THE MATTER OF an application submitted by 53 Greene Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of:

1. Section 42-00 - to allow residential use (Use Group 2 uses) in portions of the ground floor and cellar, and on the 2nd – 6th floor and penthouse; and
2. Section 42-14(D)(2)(b) - to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar;

of an existing 6-story building and proposed penthouse, on property located at 53 Greene Street (Block 475, Lot 48), in an M1-5B District, within the SoHo-Cast Iron Historic District.

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

(On January 9, 2013, Cal. No. 1, the Commission scheduled January 23, 2013 for a public hearing. On January 23, 2013, Cal. No.11, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 9

87 CIRCLE ROAD

CD 2

N 120405 ZAR

IN THE MATTER OF an application submitted by Mr. Raj Mehta for the grant of authorizations pursuant to sections 105-422 and 105-433 of the Zoning Resolution to authorize modification of steep slope and modification of grading controls in order to facilitate the construction of a patio, lawn and retaining walls in the back yard of an existing single-family detached house at 87 Circle Road (Block 866, Lot 490) 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 MANHATTAN

Nos. 10 & 11

150 WOOSTER STREET

No. 10

CD 2

N 120200 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by MTM Associates LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Section 74-712, concerning a special permit for developments in historic districts in M1-5A and M1-5B districts.

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

74-712

Developments in Historic Districts

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

a) In M1-5A and M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements# or has not more than ~~20~~ 40 percent of the #lot area# occupied by existing #buildings#, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Section 32-15 (Use Group 6), provided that:

(1) the #use# modifications meet the following conditions:

(i) that #residential development# complies with the requirements of Sections 23-47 (Minimum Required Rear Yards) and 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) pertaining to R8 Districts;

- (ii) that total #floor area ratio# on the #zoning lot# shall be limited to 5.0;
- (iii) that the minimum #floor area# of each #dwelling unit# permitted by this Section shall be 1,200 square feet;
- (iv) that all #signs# for #residential# or #commercial uses# permitted by this Section shall conform to the applicable regulations of Section 32-60 (SIGN REGULATIONS) pertaining to C2 Districts; and
- (v) that eating and drinking establishments of any size, as set forth in Use Groups 6A and 12A, are not permitted; and

(2) the Commission finds that such #use# modifications:

- (i) have minimal adverse effects on the conforming #uses# in the surrounding area;
- (ii) are compatible with the character of the surrounding area; and
- (iii) for modifications that permit #residential use#, result in a #development# that is compatible with the scale of the surrounding area.

b) In all districts, the Commission may modify #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, the Commission may make such modifications for #zoning lots# where not more than ~~20~~ 40 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission finds that such #bulk# modifications:

- (1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
- (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

(On February 6, 2013, Cal. No. 1, the Commission scheduled February 20, 2013 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 2

C 120201 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by MTM Associates, 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 74-712(a)*- to modify the use regulations of Section 42-00 (GENERAL PROVISIONS) and Section 42-14(D)(2)(a) to allow Use Group 2 uses (residential use); and
2. Section 74-712(b)*- to modify the height and setback requirements of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks);

to facilitate the development of an 8-story mixed use building, on property located at 150 Wooster Street (Block 514, Lots 7 and 9), in an M1-5A District, within the SoHo Cast-Iron Historic District.

*Note: A zoning text amendment is proposed to modify Section 74-712 of the Zoning Resolution under a concurrent related application C 120200 ZRM.

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 6, 2013, Cal. No. 2, the Commission scheduled February 20, 2013 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

Nos. 12, 13 & 14

NORTHERLEIGH PARK

No. 12

CD 1

C 030409 MMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development and the NYC Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Harrower Street between North Avenue and Eldridge Avenue; and
- the elimination, discontinuance and closing of public places between Burnside Avenue and Eldridge Avenue; and
- the elimination, discontinuance and closing of a portion of Northerleigh Park adjacent to Burnside Avenue; and
- the establishment of a park addition between North Avenue and Burnside Avenue; and
- the establishment of a portion of Harrower Street north of Eldridge Avenue; and
- the adjustment of legal grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in the Borough of Staten Island, Community District 1, in accordance with Map No. 4187 dated June 3, 2003 and signed by the Borough President.

(On February 6, 2013, Cal. No. 3 the Commission scheduled February 20, 2013 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 1

C 030410 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation & Development and the NYC Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 20d and 21b by establishing within a former park an R3X District property bounded by the southerly boundary line of a former Public Place*, the southwesterly street line of Burnside Avenue, and the northwesterly and northeasterly boundary lines of Northerleigh Park* and as shown on a diagram (for illustrative purposes only) dated December 17, 2012.

*Note: A City Map amendment is proposed to demap a Public Place, and to enlarge and reconfigure a Park, under a concurrent related application C 030409 MMR.

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 February 6, 2013, Cal. No. 4, the Commission scheduled February 20, 2013 for a public hearing which has been duly advertised.)

Close the hearing.



No. 14

CD 1

C 030411 HAR

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 84, 90, 94, 96, 100 and 104 Burnside Avenue (Block 301, part of Lot 128 and part of Lot 8900) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and

- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property.

to facilitate the disposition six single-family homes to purchasers to be selected by HPD through HPD's Tenant Ownership Program or Asset Sales Program.

(On February 6, 2013, Cal. No. 5, the Commission scheduled February 20, 2013 for a public hearing which has been duly advertised.)

Close the hearing.

IV CITY PLANNING COMMISSION 2013 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY			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		
FEBRUARY						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			
MARCH						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					
APRIL		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					
MAY				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		
JUNE							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							
JULY		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			
AUGUST						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
SEPTEMBER		1 Labor Day	2	3	4	5 Rosh Hashanah	6
	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					
OCTOBER			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		
NOVEMBER						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 Hanukkah	29	30
DECEMBER		1	2	3	4 CPC PUBLIC MEETING	5	6
	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