

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

CITY PLANNING COMMISSION

MARCH 17, 2014

**SPECIAL MEETING AT 1:00 P.M.
IN SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



Bill de Blasio, Mayor

City of New York

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at:
nyc.gov/planning

A

CITY PLANNING COMMISSION

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

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

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

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

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

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

Note to Subscribers: Notify us of change of address including E-mail by writing to:

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

B

CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

CARL WEISBROD, *Chairman*

KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

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RAYANN BESSER

IRWIN G. CANTOR, P.E.

ALFRED C. CERULLO, III

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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 10:00a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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MONDAY MARCH 17, 2014

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I. Reports.....1

II. Schedule of Meetings: January 1, 2014 – December 31, 2014.....11

I. REPORTS

BOROUGH OF MANHATTAN

Nos. 1-4

606 WEST 57TH STREET

No. 1

CD 4

C 130336 ZMM

IN THE MATTER OF an application submitted by 606 W. 57 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8c:

1. changing from an M1-5 District to a C4-7 District property bounded by a line midway between West 57th Street and West 56th Street, a line perpendicular to the northerly street line of West 55th Street distant 300 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of Twelfth Avenue and northerly street line of West 55th Street, West 56th Street, a line 300 feet westerly of Eleventh Avenue, a line 145 feet southerly of West 56th Street, and the southerly prolongation of a line 157 feet easterly of Twelfth Avenue; and
2. changing from an M2-3 District to a C4-7 District property bounded by West 57th Street, Eleventh Avenue, West 56th Street, a line perpendicular to the northerly street line of West 55th Street distant 300 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of Twelfth Avenue and northerly street line of West 55th Street, a line midway between West 57th Street and West 56th Street, and a line 157 feet easterly of Twelfth Avenue;

as shown on a diagram (for illustrative purposes only) dated October 21, 2013, and subject to the conditions of CEQR Declaration E-324.

(On January 8, 2014, Cal. No. 11, the Commission scheduled January 22, 2014 for a public hearing. On January 22, 2014, Cal. No. 11, the hearing was closed.)

For consideration.

No. 2

CD 4

N 130337 ZRM

IN THE MATTER OF an application submitted by 606 W. 57 LLC c/o TF Cornerstone Inc. 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 6 (Special Clinton District) and Appendix F concerning regulations in Northern Subarea C1 and Inclusionary Housing designated areas within Community District 4, Borough of Manhattan.

Matter in underline is new, to be added;

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

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

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

Article II: Residence District Regulations

Chapter 3

Residential Bulk Regulations in Residence Districts

* * *

Article IX: Special Purpose Districts

Chapter 6

Special Clinton District

* * *

96-30

OTHER AREAS

In Area C, the regulations of the underlying districts shall apply, except as otherwise set forth in this Section, inclusive. The boundaries of Northern Subarea C1 and Western Subarea C2 are shown on the District Map in Appendix A of this Chapter.

* * *

96-34
Special Regulations in Northern Subarea C1

Within Area C1-1 within Northern Subarea C1, as shown on the map in Appendix A of this Chapter, the following special #use# and Inclusionary Housing regulations shall apply.

(a) Inclusionary Housing Program

The boundaries of the #Inclusionary Housing designated area# within the #Special Clinton District# are shown on Map 2 in Manhattan Community District 4, in Appendix F of this Resolution. Such area shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

The maximum base #floor area ratio# for #zoning lots# containing #residences# shall be 9.0 plus the product of 0.25 multiplied by the non-#residential floor area ratio# provided on the #zoning lot#, but shall not exceed 10.0. Such #floor area ratio# may be increased to a maximum of 12.0 only through the provision of #affordable housing#, pursuant to Section 23-90, inclusive.

The height and setback regulations of paragraph (a) of Section 23-954 (Additional requirements for compensated developments) shall not apply. In lieu thereof, the height and setback regulations of the underlying district shall apply.

(b) Special #use# regulations

The following #uses# shall be permitted below the level of the lowest floor occupied by #dwelling units#:

- (1) automobile showrooms or sales with preparation of automobiles for delivery; and
- (2) automobile repairs.

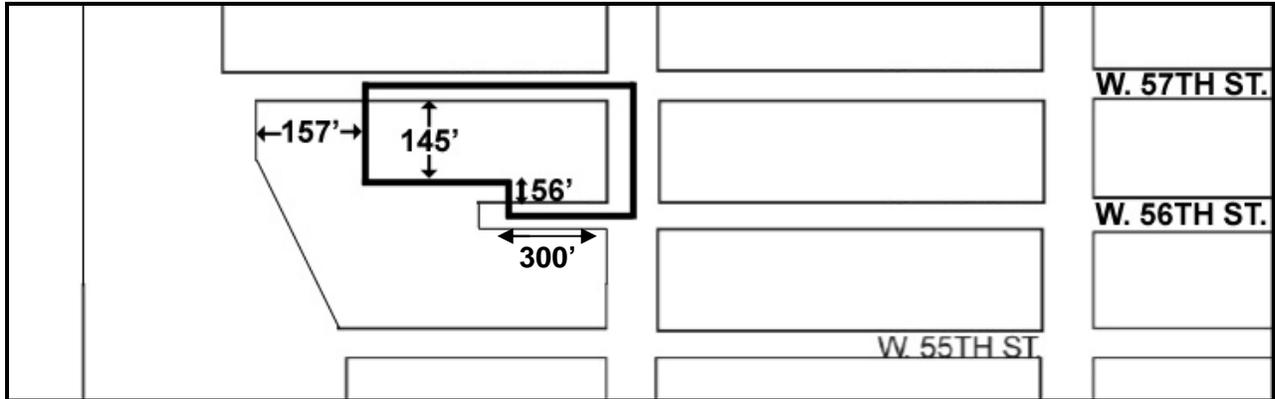
* * *

Appendix A - Special Clinton District Map

* * *

Map to be inserted in Appendix A

C1-1: Special Use Regulations Area



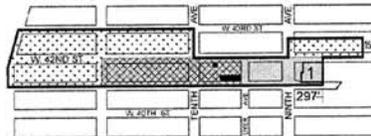
(6/14/11)

Appendix A - Special Clinton District Map (96A)



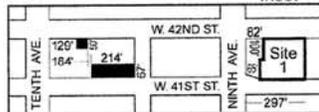
- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
 - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
 - Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)
- C** Other Areas (Northern Subarea C1, Western Subarea C2)
- Excluded Area

42nd Street Perimeter Area



- Subarea 1 of 42nd Street Perimeter Area
- Subarea 2 of 42nd Street Perimeter Area
 - Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies
 - Where Special Parking Regulations apply (See Inset)
 - Transit Facility (See Inset)

Inset



* * *

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.

* * *

Map 2

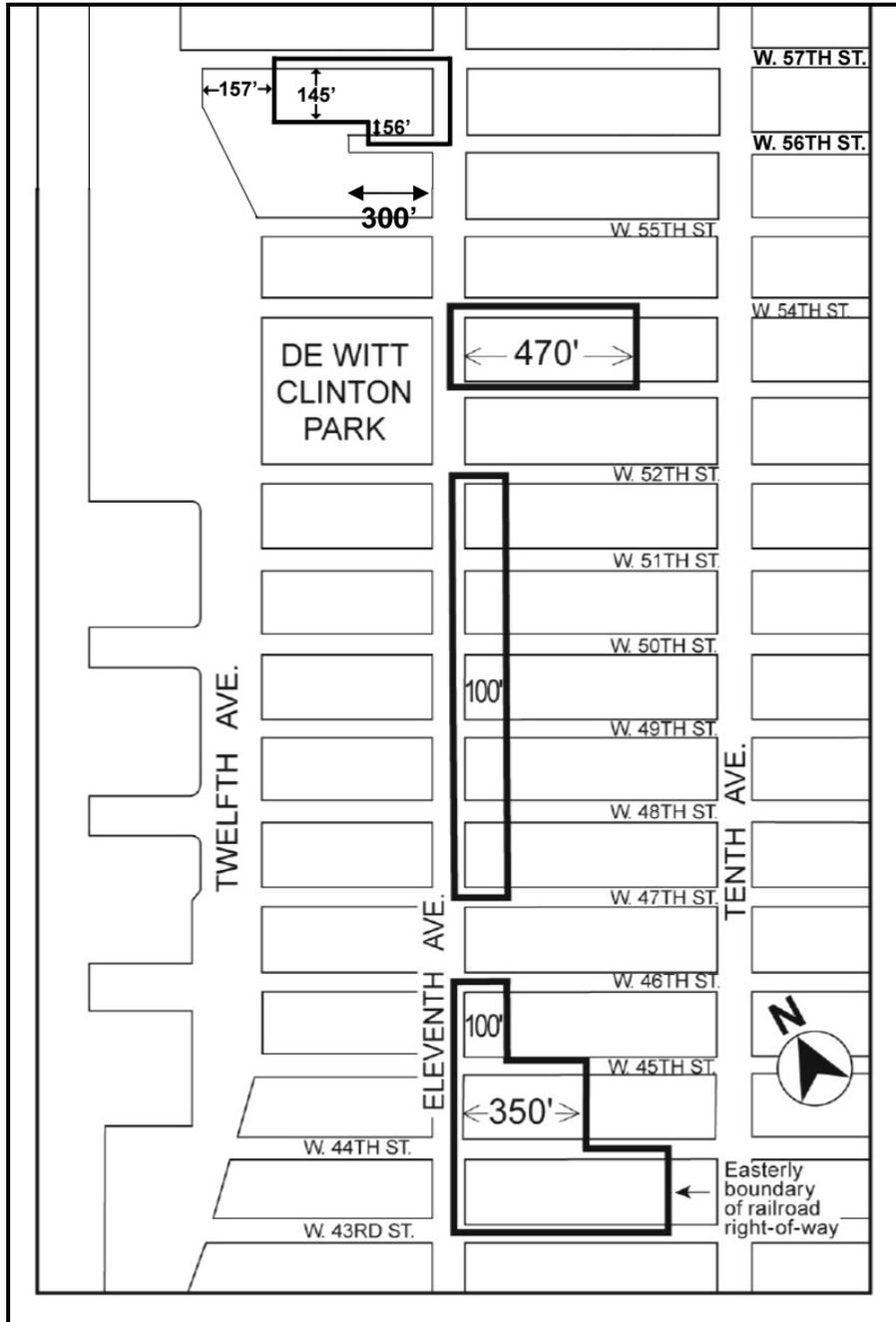
#Special Clinton District# – see Sections 96-31, 96-32, 96-34, 96-81 and 96-82

EXISTING MAP TO BE REPLACED



Portion of Community District 4, Manhattan

PROPOSED MAP



Portion of Community District 4, Manhattan.

(On January 8, 2014, Cal. No. 12, the Commission scheduled January 22, 2014 for a public hearing. On January 22, 2014, Cal. No. 12, the hearing was closed.)

For consideration.

No. 3

CD 4

C 130339 ZSM

IN THE MATTER OF an application submitted by 606 W. 57 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45, 13-451 and 13-454 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 500 spaces, on portions of the ground floor, P1, P2 and P3 levels of a proposed mixed-use development on property located at 606 West 57th Street (Block 1104, Lots 31, 40, 44 and 55), in a C4-7 District*, within the Special Clinton District.

*Note: The site is proposed to be rezoned by changing existing M1-5 and M2-3 Districts to a C4-7 District under a concurrent related application (C 130336 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 January 8, 2014, Cal. No. 13, the Commission scheduled January 22, 2014 for a public hearing. On January 22, 2014, Cal. No. 13, the hearing was closed.)

For consideration.

No. 4

CD 4

N 130340 ZAM

IN THE MATTER OF an application submitted by 606 W. 57 LLC for the grant of an authorization pursuant to Section 13-441 of the Zoning Resolution to allow a 22-foot wide curb cut (including splays) on West 57th Street (a wide street) to facilitate access to a proposed attended public parking garage, in connection with a proposed mixed-use development on

property located at 606 West 57th Street (Block 1104, Lots 31, 40, 44 and 55), in a C4-7 District*, within the Special Clinton District.

*Note: The site is proposed to be rezoned by changing existing M1-5 and M2-3 Districts to a C4-7 District under a concurrent related application (C 130336 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.

For consideration.

II. CITY PLANNING COMMISSION 2014 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY				1 New Year's Day	2	3	4
	5	6 Review Session	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 Martin Luther King Jr. Day	20 Review Session	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31 Observed New Year	
FEBRUARY							1
	2	3 Review Session	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12 Lincoln's Birthday	13	14	15
	16	17 President Day	18 Review Session	19 CPC PUBLIC MEETING	20	21	22 Washington's Birthday
MARCH							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 St. Patrick's Day	25	26	27	28	29
APRIL				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12	13 Good Friday	14	15	16	17	18
	19	20 Review Session	21	22 CPC PUBLIC MEETING	23	24	25
MAY					1	2	3
	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 Memorial Day Observed	27	28	29	30	31
JUNE	1	2	3	4	5	6	7
	8	9 Review Session	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 Review Session	24	25 CPC PUBLIC MEETING	26	27	28 Juneteenth
JULY							
	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 Emancipation Day	28	29	30	31	
AUGUST							
	2	3	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
SEPTEMBER							
	1	2 Labor Day	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 Earl Warren's Birthday	26	27	28
OCTOBER							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 Columbus Day	17	18	19	20	21
	22	23 Review Session	24	25 CPC PUBLIC MEETING	26	27	28
NOVEMBER							
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11 Martin Luther King Jr. Day	12	13	14
	15	16 Review Session	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
DECEMBER							
	1	2	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

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