

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 19, 2014
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 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 100202 ZMK	9	EMPIRE BOULEVARD REZONING	Scheduled to be Heard 4/2/14
2	C 130208 ZMM	7	WEST 106 TH STREET REZONING	" "
3	C 140070 ZMM	10	WEST 117 TH STREET REZONING	" "
4	C 140233 HAM	10	492 ST. NICHOLAS AVENUE	" "
5	C 140238 PQM	10	" "	" "
6	N 140191 ZRM	4	MANHATTAN WEST TEXT AMENDMENT	Fav. Report Adopted as Modified
7	N 140268 PXM	9	431 WEST 125 TH STREET OFFICE SPACE	Favorable Report Adopted
8	N 130304 ZAR	1	153 HIGHLAND AVENUE	Authorization Approved
9	N 140151 RCR	3	34 ROCHELLE PLACE	Certification Approved
10	N 140223 RCR	3	7380 HYLAN BLVD. & 11 MASSACHUSETTS STREET SOUTH	" "
11	N 140168 RCR	3	HOLTEN AVENUE & HERBERT STREET	" "
12	C 130313 MMQ	13	GRAND CENTRAL PARKWAY REZONING	Hearing Closed
13	C 130314 MMQ	13	" "	" "
14	C 140203 ZMQ	13	" "	" "
15	C 140207 HAM	10	260 WEST 153 RD STREET	" "
16	C 140181 ZMM	4	CLINTON URA SITE 7	" "
17	N 140182 ZRM	4	" "	" "

COMMISSION ATTENDANCE:		Present (P) Absent (A)		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		6	7	8	9	10	11											
Carl Weisbrod, Chairman	P	Y	Y	Y	Y	Y	Y											
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y											
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y											
Rayann Besser	P	Y	Y	Y	Y	Y	Y											
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y											
Alfred C. Cerullo, III	P	R	Y	Y	Y	Y	Y											
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y											
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y											
Maria M. Del Toro	A																	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y											
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y											
Anna Hayes Levin	A																	
Orlando Marin, Commissioners	P	Y	Y	Y	Y	Y	Y											

MEETING ADJOURNED AT: 12:18 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 19, 2014

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



**Bill de Blasio, Mayor
City of New York**

[No. 6]

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

- CARL WEISBROD, *Chairman***
- 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 April 2, 2014 at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address: _____ Title: _____

MARCH 19, 2014

APPROVAL OF MINUTES OF the Regular Meeting of March 5, 2014; and Special Meeting of Monday March 17, 2014

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, APRIL 2, 2014 STARTING AT 10:00 A. M. AT SPECTOR HALL 22 READE STREET NEW YORK, NEW YORK

BOROUGH OF BROOKLYN

No. 1

EMPIRE BOULEVARD REZONING

CD 9

C 100202 ZMK

IN THE MATTER OF an application submitted by 529 Empire Realty Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17b:

1. eliminating from within an existing R5 District a C1-3 District bounded by a line midway between Montgomery Street and Empire Boulevard, Lamont Court and its northerly centerline prolongation, a line 100 feet southerly of Empire Boulevard, Brooklyn Avenue, a line midway between Empire Boulevard and Sterling Street, a line 100 feet westerly of Brooklyn Avenue, Empire Boulevard, and Brooklyn Avenue;
2. eliminating from within an existing R7-1 District a C1-3 District bounded by:
 - a. Empire Boulevard, a line 100 feet westerly of Brooklyn Avenue, a line midway between Empire Boulevard and Sterling Street, and a line 150 feet westerly of Brooklyn Avenue; and
 - b. a line 100 feet southerly of Empire Boulevard, Lamont Court, a line 150 feet southerly of Empire Boulevard, and Brooklyn Avenue;
3. changing from an R5 District to an R7A District property bounded by a line midway between Montgomery Street and Empire Boulevard, Lamont Court and its northerly centerline prolongation, a line 100 feet southerly of Empire Boulevard, Brooklyn

- Avenue, a line midway between Empire Boulevard and Sterling Street, a line 100 feet westerly of Brooklyn Avenue, Empire Boulevard, and Brooklyn Avenue; and
4. establishing within a proposed R7A District a C2-4 District bounded by a line midway between Montgomery Street and Empire Boulevard, Lamont Court and its northerly centerline prolongation, a line 100 feet southerly of Empire Boulevard, Brooklyn Avenue, a line midway between Empire Boulevard and Sterling Street, a line 100 feet westerly of Brooklyn Avenue, Empire Boulevard, and Brooklyn Avenue;

as shown on a diagram (for illustrative purposes only) dated December 16, 2013 and subject to the conditions of CEQR Declaration E-329.

Resolution for adoption scheduling April 2, 2014 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

WEST 106TH STREET REZONING

CD 7

C 130208 ZMM

IN THE MATTER OF an application submitted by PWV Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 5d:

1. changing from an R7-2 District to an R8A District property bounded by Duke Ellington Boulevard-West 106th Street, a line 75 feet westerly of Columbus Avenue, a line midway between West 105th Street and Duke Ellington Boulevard-West 106th Street, and a line 100 feet easterly of Amsterdam Avenue; and
2. changing from an R7-2 District to an R8B District property bounded by a line midway between West 105th Street and Duke Ellington Boulevard-West 106th Street, a line 175 feet westerly of Columbus Avenue, West 105th Street, and a line passing through two points: the first on a line midway between West 105th Street and Duke Ellington Boulevard-West 106th Street distant 325 feet easterly (as measured along said line) from its point of intersection with the easterly street line of Amsterdam Avenue, and the second on the northerly street line of West 105th Street distant 415 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of Amsterdam Avenue and the northerly street line of West 105th Street;

as shown on a diagram (for illustrative purposes only) dated December 16, 2013, and subject to the conditions of CEQR Declaration E-328.

Resolution for adoption scheduling April 2, 2014 for a public hearing.

No. 3

WEST 117TH STREET REZONING

CD 10

C 140070 ZMM

IN THE MATTER OF an application submitted by 117th Street Equities, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 6a and 6b, changing from an R7A District to an R8A District property bounded by West 118th Street, St. Nicholas Avenue, West 117th Street, and a line 100 feet easterly of Frederick Douglass Boulevard, as shown on a diagram (for illustrative purposes only) dated December 16, 2013, and subject to the conditions of CEQR Declaration E-327.

Resolution for adoption scheduling April 2, 2014 for a public hearing.

Nos. 4 & 5

492 ST. NICHOLAS AVENUE

No. 4

CD 10

C140233 HAM

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 a property located at 492 St. Nicholas Avenue (Block 1959; Lot 54) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a ten-story mixed-use building, with up to 14 residential units and approximately 2,400 square feet of commercial space, Borough of Manhattan, Community District 10.

Resolution for adoption scheduling April 2, 2014 for a public hearing.

No. 5

CD 10

C140238 PQM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 492 St. Nicholas Avenue (Block 1959, Lot 54).

Resolution for adoption scheduling April 2, 2014 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

No. 6

MANHATTAN WEST TEXT AMENDMENT

CD 4

N 140191 ZRM

IN THE MATTER OF an application submitted by BOP West 31st Street LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District), Borough of Manhattan, Community District 4.

The proposed text amendment may be seen in Comprehensive City Planning Calendar of February 19, 2014 (Cal. No. 19) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On February 5, 2014, Cal. No. 4, the Commission scheduled February 19, 2014 for a public hearing. On February 19, 2014, Cal. No. 19, the hearing was closed.)

For consideration.

No. 7

431 WEST 125TH STREET OFFICE SPACE

CD 9

N 140268 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 431 West 125th Street (Block 1966, Lot 52) (Manhattan Borough President's Office).

(On February 20, 2014, the Commission duly advertised March 5, 2014 for a public hearing. On March 5, 2014, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 8

153 HIGHLAND AVENUE

CD 1

N 130304 ZAR

IN THE MATTER OF an application submitted by John Gravris for the grant of authorizations pursuant to Sections 119-311 and 119-314 of the Zoning Resolution involving development on a portion of a zoning lot having steep slope and modification of lot coverage controls to facilitate the development of a single-family house at 153 Highland Avenue (Block 597, Lot 17) within the Special Hillside Preservation District.

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

For consideration.



No. 9

34 ROCHELLE PLACE

CD 3

N 140151 RCR

IN THE MATTER OF an application submitted by Joseph Molino for the grant of certification pursuant to Section 107-08 of the Zoning Resolution for the future subdivision of one existing zoning lot into two separate zoning lots at 34 Rochelle Place (Block 5627, Existing Lot 23, Tentative Lots 23 & 25) to facilitate the construction of (2) single-family homes within the Special South Richmond Development District.

For consideration.



No. 10

7380 HYLAND BOULEVARD & 11 MASSACHUSETTS STREET SOUTH

CD 3

N 140223 RCR

IN THE MATTER OF an application submitted by Guido Passarelli for the grant of certification pursuant to Section 107-08 of the Zoning Resolution for the future subdivision of one existing zoning lot into two separate zoning lots at 7380 Hylan Boulevard & 11 Massachusetts Street South (Block 7936, Existing Tax Lots 1 & 6, Tentative Lots 1 & 3) to facilitate the construction of (2) two-family homes within the Special South Richmond Development District

For consideration.

No. 11

HOLTEN AVENUE & HERBERT STREET

CD 3

N 140168 RCR

IN THE MATTER OF an application submitted by Savo Realty Corp. for the grant of certification pursuant to Section 107-08 of the Zoning Resolution for the future subdivision of one existing zoning lot into five new zoning lots at Holten Avenue & Herbert Street (Block 6681, Existing Tax Lots 31, 34 & 41, Tentative Lots 30, 31, 34, 40 & 41) to facilitate the construction of (5) two-family homes within the Special South Richmond Development District.

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF QUEENS

Nos. 12, 13 & 14

GRAND CENTRAL PARKWAY REZONING

No. 12

CD 13

C 130313 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Yeshiva Har Torah and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination of a portion of 87th Avenue between 235th Court and Gettysburg Street;
- the establishment of a park within an area generally bounded by Hillside Avenue, 235th Court, 87th Avenue and Gettysburg Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5015 dated December 12, 2013 and signed by the Borough President.

(On March 5, 2014, Cal. No. 6, the Commission scheduled March 19, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 13

C 130314 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Yeshiva Har Torah and the New York City 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 the Grand Central Parkway at the intersection of the Grand Central Parkway and the Little Neck Parkway; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5010 dated December 12, 2013 and signed by the Borough President.

(On March 5, 2014, Cal. No. 7, the Commission scheduled March 19, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 13

C 140203 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NYC Department of Parks and Recreation and Yeshiva Har Torah pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 11d, by establishing within a former park* an R3-2 District bounded by the westerly, northerly and easterly boundary lines of a park, and the southerly boundary lines of former park*, as shown on a diagram (for illustrative purposes only) dated December 16, 2013.

*Note: a portion of a park is proposed to be demapped under a concurrent related application (C 130314 MMQ) for changes to the City Map.

(On March 5, 2014, Cal. No. 8, the Commission scheduled March 19, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 15

260 WEST 153RD STREET

CD 10

C 140207 HAM

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:
 - c. the designation of properties located at 260 West 153rd Street (Block 2038; Lots p/o 1, 55 and 57) as an Urban Development Action Area; and
 - d. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a seven-story building, with approximately 51 residential units, 16,253 square feet of community facility space, and 2,652 square feet of recreational and open space.

(On March 5, 2014, Cal. No. 5, the Commission scheduled March 19, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 16-19

CLINTON URA SITE 7

No. 16

CD 4

C 140181 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development 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 R8 District to an R8A District property bounded by West 52nd Street, a line 225 feet easterly of 11th Avenue, a line midway between West 52nd Street and West 51st Street, a line 200 feet easterly of 11th Avenue, West 51st Street, and a line 100 feet easterly of 11th Avenue;
2. changing from an R8A District to an R9 District property bounded by a line midway between West 53rd Street and West 52nd Street, a line 250 feet easterly of 11th Avenue, West 52nd Street, and a line 225 feet easterly of 11th Avenue;
3. changing from an M1-5 District to an R9 District property bounded by West 53rd Street, a line 275 feet westerly of 10th Avenue, West 52nd Street, a line 375 feet easterly of 11th Avenue, a line midway between West 53rd Street and West 52nd Street, a line 225 feet easterly of 11th Avenue, West 52nd Street, and a line 125 feet easterly of 11th Avenue; and
4. establishing within the proposed R9 District a C2-5 District bounded by West 53rd Street, a line 275 feet westerly of 10th Avenue, West 52nd Street, a line 375 feet easterly of 11th Avenue, a line midway between West 53rd Street and West 52nd Street, a line 250 feet easterly of 11th Avenue, West 52nd Street, and a line 125 feet easterly of 11th Avenue;

as shown on a diagram (for illustrative purposes only) dated December 2, 2013.

(On March 5, 2014, Cal. No. 1, the Commission scheduled March 19, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 4

N 140182 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development 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 Western Subarea C2 and Inclusionary Housing designated areas within Community District 4, Borough of Manhattan.

Matter in underline is new, to be added;

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

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

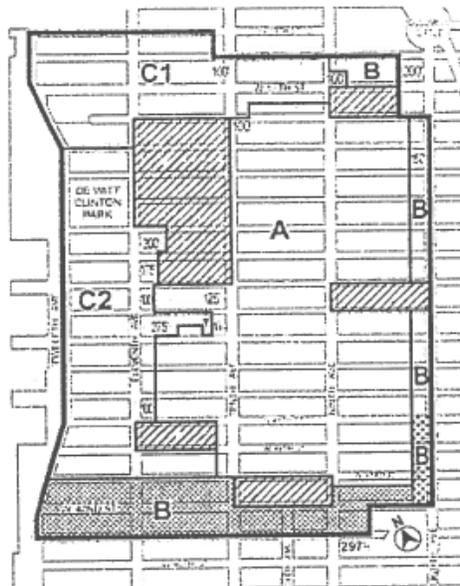
* * * indicates where unchanged text appears in Zoning Resolution

PROPOSED TEXT AMENDMENT 1

EXISTING

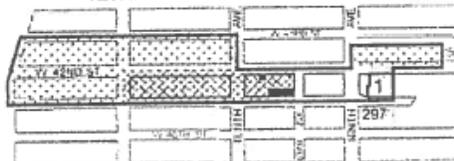
(TO BE DELETED)

APPENDIX A – SPECIAL CLINTON DISTRICT MAP

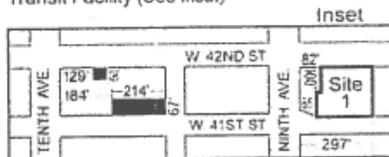


- Special Clinton District Boundary
- Area Boundary
- A** Preservation Area
- B** Perimeter Area
 - Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. (See map below)
 - Portion of Perimeter Area B also subject to Article VIII, Chapter I (Special Midtown District)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

42nd Street Perimeter Area

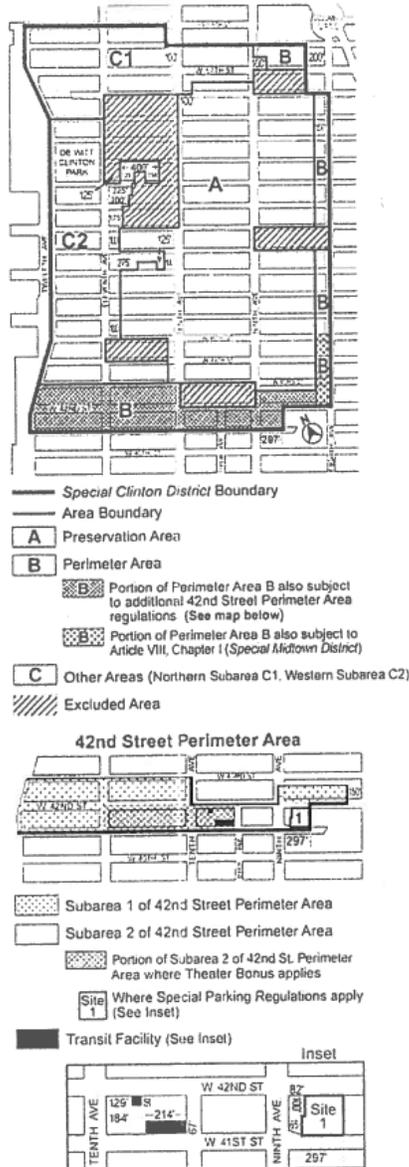


- Subarea 1 of 42nd Street Perimeter Area
- Subarea 2 of 42nd Street Perimeter Area
- Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies
- Site 1 Where Special Parking Regulations apply (See Inset)
- Transit Facility (See Inset)



* * *

**PROPOSED
(TO REPLACE EXISTING)
APPENDIX A – SPECIAL CLINTON DISTRICT MAP**



* * *

PROPOSED TEXT AMENDMENT 2

Article IX – Special Purpose Districts

* * *

**Chapter 6
Special Clinton District**

* * *

**96-30
OTHER AREAS**

* * *

**96-31
Special Regulations in R8 Districts**

* * *

(b) In R8A districts in Western Subarea C2, including #Commercial Districts# mapped within such R8A districts, the following special regulations shall apply:

(1) Inclusionary Housing Program

(i) R8A Districts in Other Areas, west of Tenth Avenue, shall be #Inclusionary Housing designated areas#, 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.

~~(2) Maximum #floor area ratio#~~

Within such #Inclusionary Housing designated areas#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed a base #floor area ratio# of 5.4, except that such base #floor area ratio# may be increased to a maximum #floor area ratio# of 7.2 through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90. However, any units for which a #floor area# increase has been earned, pursuant to Section 23-90 shall be located within the #Special Clinton District#.

(ii) Optional provisions for #affordable housing#

For #developments# or #enlargements# located within the #blocks# bounded by West 51st Street, 11th Avenue, West 53rd Street and 10th Avenue, the special optional regulations as set forth in paragraph (b)(1)(ii) of this Section, may modify the provisions of Section 23-952 (Floor area compensation in Inclusionary Housing designated areas).

The #residential floor area# of a #development# or #enlargement# may be increased by 0.833 square feet for each one square foot of #moderate income floor area#, or by 0.625 square feet for each one square foot of #middle income floor area#, provided that for each square foot of such #floor area compensation#, there is one square foot of #floor area compensation#, pursuant to Section 23-952. However, the amount of #affordable housing# required to receive such #floor area compensation# need not exceed the amounts specified as follows. If #affordable housing# is provided for both #low income# and #moderate income households#, the amount of #moderate income floor area# need not exceed 15 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#, provided that the amount of #low income floor area# is at least 10 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#. If #affordable housing# is provided for both #low income# and #middle income households#, the amount of #middle income floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#, provided that the amount of #low income floor area# is at least 10 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#.

For the purposes of this paragraph, (b)(1)(ii), #low income floor area# may be considered #moderate income floor area# or #middle income floor area#, and #moderate income floor area# may be considered #middle income floor area#.

~~(3)~~(2) Special #use# and #bulk# regulations for existing electrical utility substations

Electrical utility substations, operated for public utility purposes, existing on June 14, 2011, and located wholly or partially within the portion of Western Subarea C2 east of 11th Avenue, shall be considered conforming #uses# that are subject to the #bulk# regulations of the underlying district and the #use# regulations of an M1-5 District. Any change of #use# on a #zoning lot# occupied by any such electrical utility substation shall be permitted only pursuant to the regulations of the underlying district. In the event any such electrical utility substation is damaged or destroyed, in whole or in part, by any means, including demolition, the provisions of Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS) shall not apply and such electrical utility substation may be reconstructed, provided that such reconstruction shall not create a new

~~non-compliance~~ nor increase the degree of ~~non-compliance~~ with the applicable ~~bulk~~ regulations. However, in the event there is a complete cessation of ~~use~~ of the ~~zoning lot~~ as an electrical utility substation for a continuous period of five years, such electrical utility substation shall no longer be considered a conforming ~~use~~ on such ~~zoning lot~~.

96-32

Special Regulations in R9 Districts

In R9 Districts in Western Subarea C2, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) for R9A Districts shall apply to all ~~buildings or other structures~~. In ~~Commercial Districts~~ mapped within R9 Districts in Western Subarea C2, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) for C2-7A Districts shall apply to all ~~buildings or other structures~~. Notwithstanding the provisions of paragraph (c) of Section 23-011 (Quality Housing Program), in all such R9 Districts and ~~Commercial Districts~~ mapped within such R9 Districts, the provisions of paragraph (b) of Section 23-011 shall apply.

(a) Inclusionary Housing Program

- (1) R9 Districts in Other Areas, west of Tenth Avenue, shall be ~~Inclusionary Housing designated areas~~ 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.

~~(b) Maximum floor area ratio~~

Within such ~~Inclusionary Housing designated area~~, the maximum ~~floor area ratio~~ for any ~~zoning lot~~ containing a ~~residential use~~ shall not exceed a base ~~floor area ratio~~ of 6.0, except that such base ~~floor area ratio~~ may be increased to a maximum ~~floor area ratio~~ of 8.0 through the provision of ~~affordable housing~~, pursuant to the provisions relating to ~~Inclusionary Housing designated areas~~ in Section 23-90. However, any units for which a ~~floor area~~ increase has been earned pursuant to Section 23-90 shall be located within the ~~Special Clinton District~~.

(2) Optional provisions for large-scale general developments within Western Subarea C2

For developments or enlargements located within the blocks bounded by West 51st Street, 11th Avenue, West 53rd Street and 10th Avenue, the special optional regulations as set forth in paragraph (a)(2) of this Section, may

modify the provisions of Section 23-952 (Floor area compensation in Inclusionary Housing designated areas).

The #residential floor area# of a #development# or #enlargement# may be increased by 0.833 square feet for each one square foot of #moderate income floor area#, or by 0.625 square feet for each one square foot of #middle income floor area#, provided that for each square foot of such #floor area compensation#, there is one square foot of #floor area compensation#, pursuant to Section 23-952. However, the amount of #affordable housing# required to receive such #floor area compensation# need not exceed the amounts specified as follows. If #affordable housing# is provided for both #low income# and #moderate income households#, the amount of #moderate income floor area# need not exceed 15 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#, provided that the amount of #low income floor area# is at least 10 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#. If #affordable housing# is provided for both #low income households# and #middle income households#, the amount of #middle income floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#, provided that the amount of #low income floor area# is at least 10 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #zoning lot#.

For the purposes of this paragraph, (a)(2), #low income floor area# may be considered #moderate income floor area# or #middle income floor area#, and #moderate income floor area# may be considered #middle income floor area#.

(b) #Uses# in Western Subarea C2 located within a #large scale general development#

(1) Within a C2-5 District mapped within an R9 District within Western Subarea C2, the following #uses#, when located wholly within a #large-scale general development#, shall be considered permitted #uses#:

Use Group 8:

Lumber stores, with no limitation on #floor area#

Use Group 10:

Photographic or motion picture production studios

Use Group 12:

Art galleries, commercial

Use Group 13:

Theaters

Use Group 16:

Automotive service establishments

Use Group 17:

Scenery construction.

(2) #Uses# listed in paragraph (b)(1) of this Section shall be subject to the #commercial bulk# regulations of Article III, Chapter 2, applicable within a C2-5 District mapped within an R9 District.

(3) The supplemental #use# provisions of Section 32-421 shall not apply to #commercial uses# located in a #building# with frontage on West 52nd Street.

PROPOSED TEXT AMENDMENT 3

* * *

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.

* * *

Manhattan Community District 4

Map 2. (6/14/11)

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

EXISTING

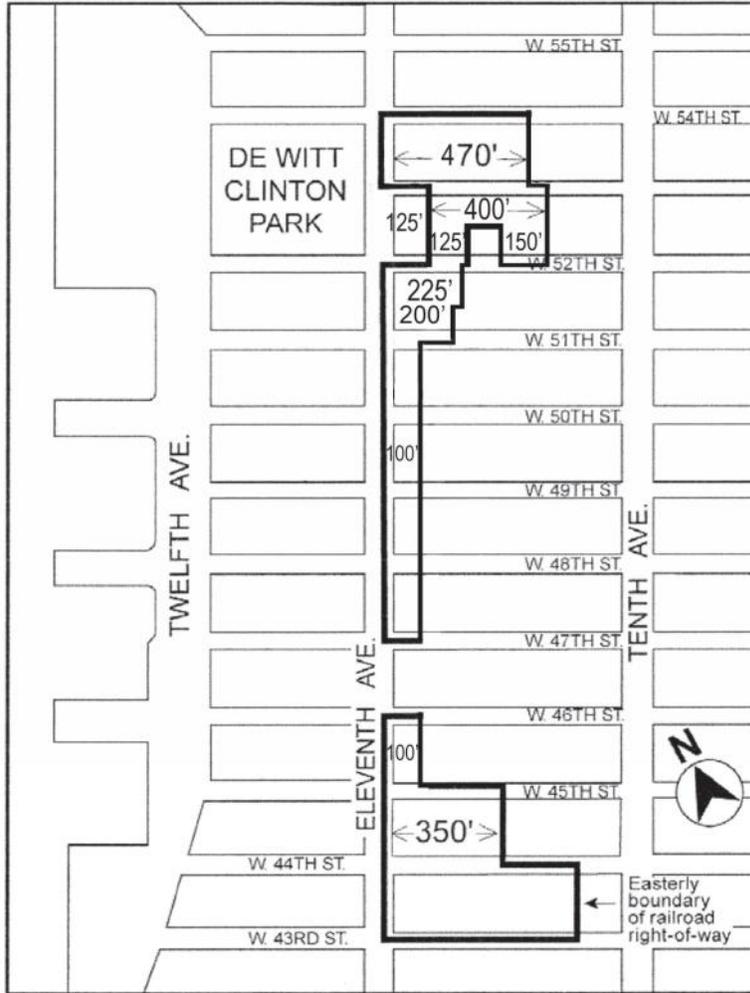
(TO BE DELETED)

APPENDIX F – MAP 2



Portion of Community District 4, Manhattan

**PROPOSED
(TO REPLACE EXISTING)
APPENDIX F – MAP 2**



Portion of Community District 4, Manhattan

* * *

(On March 5, 2014, Cal. No. 2, the Commission scheduled March 19, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18**CD 4****C 140183 ZSM****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development and 525 West 52nd Street Property Owner 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 boundaries; and
2. Section 74-743(a)(2) - to allow the location of buildings without regard for the height and setback requirements of Sections 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) and 23-663 (Required rear setbacks for tall buildings in other districts);

in connection with a proposed mixed use development on property bounded by West 53rd Street, a line 275 feet westerly of 10th Avenue, West 52nd Street, a line 375 feet easterly of 11th Avenue, a line midway between West 53rd Street and West 52nd Street, a line 250 feet easterly of 11th Avenue, West 52nd Street, and 11th Avenue (Block 1081, Lots 1, 60 and 1000-1008), within a Large-Scale General Development, in an R9/C2-5* District, within the Special Clinton District.

*Note: The site is proposed to be rezoned by changing M1-5 and R8A Districts to an R9/C2-5 District under a concurrent related application C 140181 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 March 5, 2014, Cal. No. 3, the Commission scheduled March 19, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 4

C 140185 HAM

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 and 543-549 West 52nd Street (Block 1080, Part of Lot 103) and 530-548 West 53rd Street (Block 1081, Part of Lot 1) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of development of two new buildings with a total of approximately 508 dwelling units, including approximately 184 affordable units, approximately 57,000 gross square feet of commercial floor area, and approximately 4,741 square feet in two new community gardens.

(On March 5, 2014, Cal. No. 4, the Commission scheduled March 19, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

IV. 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 Review Session	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	13	14	15
	16 President Day	17 Review Session	18 Review Session	19 CPC Public Meeting	20	21	22 Valentine's Day
23	24	25	26	27	28		
MARCH							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
	9	10	11	12	13	14	15
	16 St. Patrick's Day	17 Review Session	18 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 St. Joseph's Day						
APRIL				1 CPC Public Meeting	2	3	4
	5	6	7	8	9	10	11
	12	13 Good Friday	14 Easter	15	16	17	18
	19 Easter Sunday	20 Review Session	21 Review Session	22 CPC Public Meeting	23 CPC Public Meeting	24	25
26	27	28	29	30			
MAY					1	2	3
	4	5 Review Session	6	7 CPC Public Meeting	8	9	10
	11	12	13	14	15	16	17
	18 Review Session	19 Review Session	20 Review Session	21 CPC Public Meeting	22 CPC Public Meeting	23	24
25	26 Mother's Day	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 Review Session	23 Review Session	24	25 CPC Public Meeting	26	27	28 Canada Day
29	30						
JULY				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 Review Session	22 CPC Public Meeting	23 CPC Public Meeting	24	25
	26	27 Emancipation Day	28	29	30	31	
AUGUST							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
	9	10	11	12	13	14	15
	16 Independence Day	17 Review Session	18 Review Session	19 CPC Public Meeting	20 CPC Public Meeting	21	22
23	24	25	26	27	28	29	
30	31						
SEPTEMBER							
	1 Labor Day	2 Review Session	3 CPC Public Meeting	4	5	6	
	7	8	9	10	11	12	13
	14	15 Review Session	16	17 CPC Public Meeting	18	19	20
21	22	23	24	25 Earl Warren Day	26	27	
28	29	30					
OCTOBER							
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15 Columbus Day	16	17	18	19	20	21
22	23	24	25	26	27	28	
29	30						
NOVEMBER							
	1	2	3	4	5	6	7
	8	9 Review Session	10 Election Day	11 CPC Public Meeting	12	13	14
	15	16	17	18	19	20	21
22	23	24	25	26	27	28	
29	30						
DECEMBER							
	1	2	3	4	5	6	7
	8	9 Review Session	10 CPC Public Meeting	11	12	13	14
	15	16	17	18	19	20	21
22	23	24	25	26	27	28	
29	30						

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