

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, MAY 7, 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 140231 PPX	4	1337 JEROME AVENUE	Scheduled to be Heard 5/21/14
2	C 140181 ZMM	4	CLINTON URA SITE 7	Favorable Report Adopted
3	N 140182 ZRM	4	" "	" "
4	C 140183 ZSM	4	" "	" "
5	C 140185 HAM	4	" "	" "
6	N 140184 ZCM	4	" "	Certification Approved
7	C 140233 HAM	10	492 ST. NICHOLAS AVENUE	Favorable Report Adopted
8	C 140238 PQM	10	" "	" "
9	N 140292 PXQ	6	BOARD OF ELECTION OFFICE SPACE	" "
10	N 140293 PXQ	6	DCAS OFFICE SPACE	" "
11	N 130027 ZAR	1	WANDEL AVENUE HOMES	Authorization Approved
	N 130028 ZCR	1	" "	Certification Approved
12	N 130070 ZAR	1	14 WANDEL AVENUE	Authorization Approved
13	N 130071 ZAR	1	16 WANDEL AVENUE	" "
14	N 130072 ZAR	1	10 WANDEL AVENUE	" "
15	N 140279 ZCR	2	SUSAN WAGNER HIGH SCHOOL	Certification Approved
S1	N 140350 ZCX	8	YOUNG ISRAEL OF RIVERDALE	Certification Approved

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Carl Weisbrod, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Irwin G. Cantor, P.E.	P	R	R	R	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	R	R	R	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	A															
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: .

**PUBLIC MEETING:  
WEDNESDAY, MAY 7, 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
16	N 140341 PXR	1	135 CANALSTREET	Hearing Closed
17	N 140342 PXR	2	1141 HYLAN BOULEVARD	" "
18	N 140340 P XK	17	4112 FARRAGUT ROAD	" "
19	C 140251 MMX	10, 12	CITY ISLAND BRIDGE	" "
20	C 140252 PQX	10, 12	" "	" "
21	C 140275 ZMQ	2	49TH AVENUE REZONING	" "
22	N 140274 ZRQ	2	" "	" "
23	C 140227 MCK	6	RED HOOK PARK BALLFIELD	" "
24	C 140277 ZSK	16	HENRY APARTMENTS	" "
25	C 140278 HAK	16	" "	" "
26	C 140204 ZSM	2	42 CROSBY STREET	" "
27	C 140205 ZSM	2	" "	" "
28	C 140206 ZSM	2	" "	" "

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

MEETING ADJOURNED AT: 1:05

Commissioner Bataglia not present for vote on Cal No. S1

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, MAY 7, 2014**

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**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. 9]**

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

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

- CARL WEISBROD, *Chairman***
- KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman***
- ANGELA M. BATTAGLIA**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- 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.

**TABLE OF CONTENTS**

**WEDNESDAY, MAY 7, 2014**

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

I. Matters to Be Scheduled for Public Hearing on May 21, 2014.....1

II. Reports.....2

III. Public Hearings.....10

IV. Schedule of Meetings: January 1, 2014 – December 31, 2014.....23

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

The next regular public meeting of the City Planning Commission is scheduled for May 21, 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: \_\_\_\_\_

**MAY 7, 2014**

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**APPROVAL OF MINUTES OF the Regular Meeting of April 23, 2014**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, MAY 21, 2014  
STARTING AT 10:00 A. M. AT SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

***1337 JEROME AVENUE***

**CD 4**

**C140231 PPX**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property located at 1337 Jerome Avenue (Block 2856, Lot 51) pursuant to zoning.

**Resolution for adoption scheduling May 21, 2014 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF MANHATTAN**

**Nos. 2-6**

***CLINTON URA SITE 7***

**No. 2**

**CD 4**

**C 140181 ZMM**

**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 52<sup>nd</sup> Street, a line 225 feet easterly of 11<sup>th</sup> Avenue, a line midway between West 52<sup>nd</sup> Street and West 51<sup>st</sup> Street, a line 200 feet easterly of 11<sup>th</sup> Avenue, West 51<sup>st</sup> Street, and a line 100 feet easterly of 11<sup>th</sup> Avenue;
2. changing from an R8A District to an R9 District property bounded by a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 250 feet easterly of 11<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, and a line 225 feet easterly of 11<sup>th</sup> Avenue;
3. changing from an M1-5 District to an R9 District property bounded by West 53<sup>rd</sup> Street, a line 275 feet westerly of 10<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, a line 375 feet easterly of 11<sup>th</sup> Avenue, a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 225 feet easterly of 11<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, and a line 125 feet easterly of 11<sup>th</sup> Avenue; and
4. establishing within the proposed R9 District a C2-5 District bounded by West 53<sup>rd</sup> Street, a line 275 feet westerly of 10<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, a line 375 feet easterly of 11<sup>th</sup> Avenue, a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 250 feet easterly of 11<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, and a line 125 feet easterly of 11<sup>th</sup> 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. On March 19, 2014, Cal. No. 16, the hearing was closed.)

**For consideration.**

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**No. 3****CD 4****N 140182 ZRM**

**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.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of March 19, 2014 (Cal. No. 17) and at the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On March 5, 2014, Cal. No. 2, the Commission scheduled March 19, 2014 for a public hearing. On March 19, 2014, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**No. 4**
**CD 4****C 140183 ZSM**

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development and 525 West 52<sup>nd</sup> 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 53<sup>rd</sup> Street, a line 275 feet westerly of 10<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, a line 375 feet easterly of 11<sup>th</sup> Avenue, a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 250 feet easterly of 11<sup>th</sup>

Avenue, West 52<sup>nd</sup> Street, and 11<sup>th</sup> 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. On March 19, 2014, Cal. No. 18, the hearing was closed.)

**For consideration.**



**No. 5**

**CD 4**

**C 140185 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 property located at and 543-549 West 52<sup>nd</sup> Street (Block 1080, Part of Lot 103) and 530-548 West 53<sup>rd</sup> Street (Block 1081, Part of Lot 1, 560) 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. On March 19, 2014, Cal. No. 19, the hearing was closed.)

**For consideration.**



**No. 6****CD 4****N 140184 ZCM**

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development and 525 West 52<sup>nd</sup> Street Property Owner LLC for certification by the City Planning Commission and the Department of Transportation to the Commissioner of Buildings pursuant to Section 26-15 of the Zoning Resolution to allow more than one curb cut on a narrow street (West 53<sup>rd</sup> Street) for a zoning lot in excess of 30,000 square feet of lot area, in connection with a proposed mixed use development on property bounded by West 53<sup>rd</sup> Street, a line 275 feet westerly of 10<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, a line 375 feet easterly of 11<sup>th</sup> Avenue, a line midway between West 53<sup>rd</sup> Street and West 52<sup>nd</sup> Street, a line 250 feet easterly of 11<sup>th</sup> Avenue, West 52<sup>nd</sup> Street, and 11<sup>th</sup> Avenue within a Large-Scale General Development, in an R9/C2-5 District, within the Special Clinton 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.

**For consideration.**

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**Nos. 7 & 8**

***492 ST. NICHOLAS AVENUE***

**No. 7****CD 10****C 140233 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.

(On March 19, 2014, Cal. No. 4, the Commission scheduled April 2, 2014 for a public hearing. On, April 2, 2014, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**No. 8**

**CD 10**

**C 140238 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).

(On March 19, 2014, Cal. No. 5, the Commission scheduled April 2, 2014 for a public hearing. On, April 2, 2014, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 9**

***BOARD OF ELECTION OFFICE SPACE***

**CD 6**

**N 140292 PXQ**

**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 118-35 Queens Boulevard (Block 2270, Lot 41) (Board of Election offices).

(On April 10, 2014, the Commission duly advertised April 23, 2014 for a public hearing. On April 23, 2014, Cal. No. 26, the hearing was closed).

**For consideration.**

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**No. 10**

***DCAS OFFICE SPACE***

**CD 6**

**N 140293 PXQ**

**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 118-35 Queens Boulevard (Block 2270, Lot 41) (Department of Citywide Administrative Services offices).

(On April 10, 2014, the Commission duly advertised April 23, 2014 for a public hearing. On April 23, 2014, Cal. No. 27, the hearing was closed).

**For consideration.**



**BOROUGH OF STATEN ISLAND**

**No. 11**

***WANDEL AVENUE HOMES***

**CD 1**

**N 130027 ZAR**

**N 130028 ZCR**

**IN THE MATTER OF** an application submitted by 1144 Forest LLC for the grant of authorizations pursuant to Sections 119-311, 119-314 & 119-316 of the Zoning Resolution for development on steep slope, modification of lot coverage controls, and modification of grading controls, and the grant of certification pursuant to Section 119-04 of the Zoning Resolution for the future subdivision of one zoning lot into four zoning lots in order to facilitate the construction of four single-family semi-detached houses located at 24, 28, 32 & 36 Wandel Avenue (Block 623, Lots 89, 90, 91 & 92) 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**



**No. 12**

***14 WANDEL AVENUE***

**CD 1**

**N 130070 ZAR**

**IN THE MATTER OF** an application submitted by 1144 Forest LLC for the grant of authorizations pursuant to Sections 119-311 & 119-316 of the Zoning Resolution for development on steep slope and modification of grading controls in order to facilitate the construction of one two-family detached house located at 14 Wandel Avenue (Block 623, Lot 102) 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**



**No. 13**

***16 WANDEL AVENUE***

**CD 1**

**N 130071 ZAR**

**IN THE MATTER OF** an application submitted by 1144 Forest LLC for the grant of authorizations pursuant to Sections 119-311 & 119-316 of the Zoning Resolution for development on steep slope and modification of grading controls in order to facilitate the construction of one two-family detached house located at 16 Wandel Avenue (Block 623, Lot 100) 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**



**No. 14**

***10 WANDEL AVENUE***

**CD 1**

**N 130072 ZAR**

**IN THE MATTER OF** an application submitted by 1144 Forest LLC for the grant of authorizations pursuant to Sections 119-311 & 119-316 of the Zoning Resolution for development on steep slope and modification of grading controls in order to facilitate the construction of one two-family detached house located at 10 Wandel Avenue (Block 623, Lot 104) 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**



**No. 15**

***SUSAN WAGNER HIGH SCHOOL***

**CD 2**

**N 140279 ZCR**

**IN THE MATTER OF** an application submitted by New York City School Construction Authority for the grant of a certification that no authorization is required pursuant to Section 105-41 of the Zoning Resolution to facilitate construction of a 3-story Performance Arts Center building on the Susan Wagner High School campus located at 1220 Manor Road (Block 955, p/o of Lot 100) 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.**



**III. PUBLIC HEARINGS**

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**BOROUGH OF STATEN ISLAND**

**No. 16**

***135 CANAL STREET***

**CD 1**

**N 140341 PXR**

**PUBLIC HEARING:**

**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 135 Canal Street (Block 527, Lots 1, 5) (DCAS offices).

(On April 24, 2014, the Commission duly advertised May 7, 2014 for a public hearing.)

**Close the hearing.**

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**No. 17**

***1141 HYLAN BOULEVARD***

**CD 2**

**N 140342 PXR**

**PUBLIC HEARING:**

**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 1141 Hylan Boulevard (Block 3227, Lot 5) (TLC offices).

(On April 24, 2014, the Commission duly advertised May 7, 2014 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 18**

***4112 FARRAGUT ROAD***

**CD 17**

**N 140340 PXX**

**PUBLIC HEARING:**

**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 4112 Farragut Road (Block 5016, Lot 35) (CB 17 offices).

(On April 24, 2014, the Commission duly advertised May 7, 2014 for a public hearing.)

**Close the hearing.**

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**BOROUGH OF THE BRONX**

**Nos. 19 & 20**

***CITY ISLAND BRIDGE***

**No. 19**

**CDs 10, 12**

**C 140251 MMX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Transportation 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 delineation of a bridge corridor on a portion of Pelham Bay Park;
- the delineation of a bridge easement over Eastchester Bay;
- the narrowing by elimination, discontinuance and closing of a portion of City Island Avenue between City Island Bridge and Kilroe Street;
- the establishment of a park between City Island Bridge and Kilroe Street;
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13123 dated December 8, 2011 and signed by the Borough President.

(On April 23, 2014, Cal. No. 1, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised).

**Close the hearing.**

---

**No. 20**

**CDs 10, 12**

**C 140252 PQX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of easements over land under the waters of Eastchester Bay in the vicinity of the City Island Road Bridge to facilitate the construction of temporary and replacement bridge structures; and the acquisition of an easement (Block 5636, part of lot 100) to facilitate seawall rehabilitation.

(On April 23, 2014, Cal. No. 2, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised).

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 21 & 22**

***49<sup>TH</sup> AVENUE REZONING***

**No. 21**

**CD 2**

**C 140275 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Hunters Point 49 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9b:

1. changing from an M1-4 District to an M1-5/R7X District property bounded by the northerly centerline prolongation of 11<sup>th</sup> Place, a northerly and northwesterly boundary line of the Long Island Rail Road Right-Of-Way, and its northeasterly prolongation, 21<sup>st</sup> Street, and 49<sup>th</sup> Avenue; and
2. establishing a Special Long Island City District (LIC) bounded by the northerly centerline prolongation of 11<sup>th</sup> Place, a northerly and northwesterly boundary line of the Long Island Rail Road Right-Of-Way, and its northeasterly prolongation, 21<sup>st</sup> Street, and 49<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated February 18, 2014, and subject to the conditions of CEQR Declaration E-335.

(On April 23, 2014, Cal. No. 9, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 22**

**CD 2**

**N 140274 ZRQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Hunters Point 49 LLC 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 XI, Chapter 7 to enlarge the Special Long Island City Mixed Use District and to modify certain provisions related to sidewalk cafes and to expand the boundary of the Hunters Point Subdistrict of the Special Long Island City Mixed Use District, in Community District 2, Borough of Queens.

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

\* \* \*

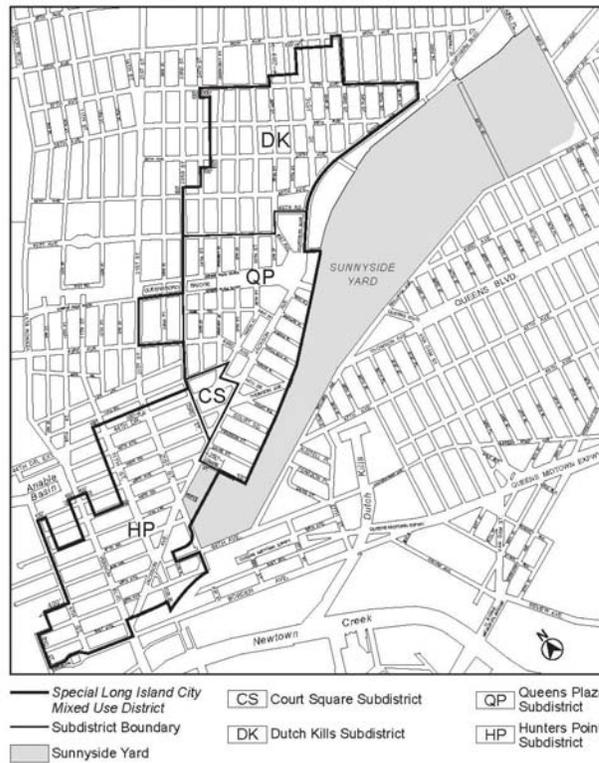
### District and Subdistricts

*Map to be Deleted*

117A 2/2/11

Appendix A

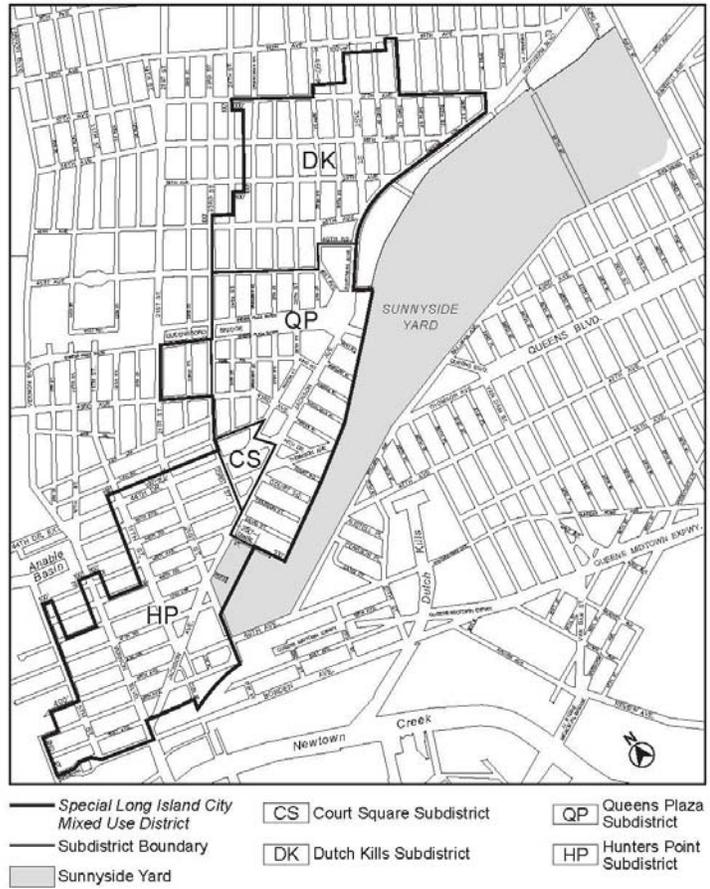
Special Long Island City Mixed Use District and Subdistricts



### District and Subdistricts

*Map to be Added*

117A 9/25/13  
Appendix A  
Special Long Island City Mixed Use District and Subdistricts





117A.1 9/25/13  
Appendix A  
Special Long Island City District Permitted Sidewalk Cafe Locations



(On April 23, 2014, Cal. No. 10, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 23**

***RED HOOK PARK BALLFIELD***

**CD 6**

**C 140227 MCK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation, pursuant to Section 197-c of the New York City Charter, for a major concession to Xavier High School to use and renovate Red Hook Park Field Ballfield Number Three, 100-134 Bay Street(Block 602, Lot 1)

(On April 23, 2014, Cal. No. 3, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised).

**Close the hearing.**

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**Nos. 24 & 25**

***HENRY APARTMENTS***

**No. 24**

**CD 16**

**C 140277 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed 6-story building on property located at 768-770 Decatur Street a.k.a. 1696-1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39, and 41), in an R6/C1-3 District.

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

(On April 23, 2014, Cal. No. 4, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised).

**Close the hearing.**

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**No. 25**

**CD 16**

**C 140278 HAK**

**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 768/770 Decatur Street and 1696/1712 Broadway (Block 1507, Lots 32, 33, 35, 36, 37, 39 and 41), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a six-story mixed-use building with approximately 79 residential units of affordable and supportive housing and ground floor commercial space.

(On April 23, 2014, Cal. No. 5, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised).

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 26, 27 & 28**

***42 CROSBY STREET***

**No. 26**

**CD 2**

**C 140204 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Broome Street Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Sections 42-00 and 42-14(D)(2)(b) to allow Use Group 2 uses on portions of the cellar, ground floor, and on the 2<sup>nd</sup> – 7<sup>th</sup> floors, and Use Group 6 uses (retail uses) below the floor level of the second story of a proposed 7-story mixed-use building on a zoning lot that, as of December 15, 2003, has not more than 20% of its lot area occupied by existing buildings, located at 42 Crosby Street (Block 483, Lot 35), 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, N.Y. 10007.

(On April 23, 2014, Cal. No. 6, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised).

**Close the hearing.**



**No. 27**

**CD 2**

**C 140205 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Broome Street Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify the permitted obstructions requirements of Section 43-42(a) to allow a sun control structure at the 7<sup>th</sup> story roof level of a proposed 7-story mixed-use building on a zoning lot that, as of December 15, 2003, has not more than 20%

of its lot area occupied by existing buildings, located at 42 Crosby Street (Block 483, Lot 35), 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, N.Y. 10007.

(On April 23, 2014, Cal. No. 7, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised).

**Close the hearing.**

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**No. 28**

**CD 2**

**C 140206 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Broome Street Owner 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 and 13-451 of the Zoning Resolution to allow a self-parking accessory garage with a maximum capacity of 10 spaces on portions of the cellar and ground floor of a proposed 7-story mixed-use building on property located at 42 Crosby Street (Block 483, Lot 35), 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, N.Y. 10007.

(On April 23, 2014, Cal. No. 8, the Commission scheduled May 7, 2014 for a public hearing which has been duly advertised).

**Close the hearing.**

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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 Winter Break	
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 Washington's Birthday
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	17 Review Session	18 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 St. Patrick's Day						
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 Easter Sunday	20 Review Session	21 Review Session	22 CPC Public Meeting	23	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	19 Review Session	20 Review Session	21 CPC Public Meeting	22	23	24
25	26 Mother's 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
	29	30					31 Canada Day
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	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	17 Review Session	18 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31						
SEPTEMBER							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Labor Day						
OCTOBER							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Columbus Day						
NOVEMBER							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Thanksgiving						
DECEMBER							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 Review Session	19 CPC Public Meeting	20	21	22
	23	24	25	26	27	28	29
30	31 Hanukkah						
JANUARY							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 Review Session	19 CPC Public Meeting	20	21	22
	23	24	25	26	27	28	29
30	31 Martin Luther King Jr. Day						
FEBRUARY							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 St. Patrick's Day						
APRIL							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Easter Sunday						
MAY							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Mother's Day Observed						
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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Canada Day						
JULY							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Emancipation Day						
AUGUST							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Labor Day						
SEPTEMBER							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Columbus Day						
OCTOBER							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Thanksgiving						
NOVEMBER							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Hanukkah						
DECEMBER							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 Review Session	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31 Martin Luther King Jr. Day						

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