

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 9, 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 120093 MMK	6	DIKEMAN STREET MAP AMENDMENT	Scheduled to be Heard 7/23/14
2	C 140291 PPQ	12	DISPOSITION OF CITY-OWNED PROPERTY	" "
3	C 140385 PQQ	3, 4, 7	ROOSEVELT AVENUE BRIDGE REHABILITATION	" "
4	C 140361 PPR	1	NEW STAPLETON SEWER EASEMENT	" "
5	N 140359 BDX	5, 6, 7	FORDHAM ROAD BID EXPANSION	Favorable Report Adopted
6	N 140354 ZAX	8	TROPPER RESIDENCE	Authorization Approved
7	N 140362 BDR	2	WEST SHORE BID	Favorable Report Adopted
8	N 110024 ZAR	2	101 FLAGG PLACE & 20 EASTENTRY ROAD	Authorization Approved
	N 110025 ZCR	2	" "	Certification Approved
9	N 140315 ZCR	1	169 CASTLETON AVENUE	" "
10	N 140413 ZCR	2	430 OCEAN TERRACE	" "
11	N 140372 ZCR	2	190 COVERLY AVENUE	" "
12	N 140378 RCR	3	117 MADSEN AVENUE	" "
13	N 140333 RCR	3	124 & 128 BEDELL AVENUE	" "
14	C 140386 HAM	4	IRISH ARTS CENTER	Hearing Closed
15	C 140299 PPM	2	19 EAST HOUSTON STREET	" "
16	C 140300 ZSM	2	" "	" "

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

MEETING ADJOURNED AT: 1:05 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, JULY 9, 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. 13]

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**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN, *Commissioners***
- YVETTE V. GRUEL, *Calendar Officer***

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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WEDNESDAY, JULY 9, 2014

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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 July 23, 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: _____

JULY 9, 2014

APPROVAL OF MINUTES OF the Regular Meeting of June 25, 2014

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JULY 23, 2014
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

DIKEMAN STREET MAP AMENDMENT

CD 6

C 120093 MMK

IN THE MATTER OF an application submitted by the Dikeman Realty Corporation 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 Dikeman Street between Ferris Street and Conover Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2730 and V-2731 dated December 27, 2013 and signed by the Borough President.

Resolution for adoption scheduling July 23, 2014 for a public hearing.

BOROUGH OF QUEENS

No. 2

DISPOSITION OF CITY-OWNED PROPERTY

CD 12

C 140291 PPQ

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 twelve (12) city-owned properties pursuant to zoning.

Resolution for adoption scheduling July 23, 2014 for a public hearing.



No. 3

ROOSEVELT AVENUE BRIDGE REHABILITATION

CDs 3, 4 & 7

C 140385 PQQ

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 temporary easements generally located along Roosevelt Avenue between 126th Street and College Point Boulevard (Block 1833, Lots 1 and 101; Block 2018, Lots 75, 83 and 300; Block 5066, Lot 1; and Block 4963, Lots 1 and 7) to facilitate the rehabilitation of a bridge.

Resolution for adoption scheduling July 23, 2014 for a public hearing.



BOROUGH OF STATEN ISLAND

No. 4

NEW STAPLETON SEWER EASEMENT

CD 1

C 140361 PPR

IN THE MATTER OF an application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for the disposition of an approximately 18,000 square foot storm water sewer easement on Block 487, p/o Lot 5 and p/o Lot 100, pursuant to zoning. The storm water sewer easement area is generally bounded by the prolongations of Prospect Street to the north, Water Street to the south, Lots 20 and 30 to the west and the Upper New York Harbor to the east.

Resolution for adoption scheduling July 23, 2014 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 5

FORDHAM ROAD BID EXPANSION

CD 5, 6, 7

N 140359 BDX

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Fordham Road Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the expansion of the Fordham Road Business Improvement District.

(On May 21, 2014, Cal. No. 2, the Commission scheduled June 11, 2014 for a public hearing. On June 11, 2014, Cal. No. 15, the hearing was closed.)

For consideration.

No. 6

TROPPER RESIDENCE

CD 8

N 140354 ZAX

IN THE MATTER OF an application submitted by Ina Tropper, dated April 10, 2014, for the grant of an authorization pursuant to Section 105-422 of the New York City Zoning Resolution, to authorize development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer, in order to facilitate the enlargement of a roofed-over porch which will then be enclosed and made part of the first floor of an existing house at 5220 Sycamore Avenue (Block 374, Lot 5939) within the Special Natural Area District (NA-2).

Plans for the proposed area are on file with the City Planning Commission and may be seen at the Bronx Office of the Department of City Planning, 1 Fordham Plaza, 5th Floor, Bronx, New York 10458.

For consideration.

BOROUGH OF STATEN ISLAND

No. 7

WEST SHORE BID

CD 2

N 140362 BDR

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the West Shore Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the formation of the West Shore Business Improvement District.

(On May 21, 2014, Cal. No. 3, the Commission scheduled June 11, 2014 for a public hearing. On June 11, 2014, Cal. No. 16, the hearing was closed.)

For consideration.

No. 8

101 FLAGG PLACE & 20 EASTENTRY ROAD

CD 2

N 110024 ZAR

N 110025 ZCR

IN THE MATTER OF an application submitted by Robert Feinman and Thomas Petrone for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution to authorize modification of topographic features on Tier I sites and for certification of a restoration plan pursuant to Section 105-45 to facilitate construction of a poolside cabana at 101 Flagg Place and 20 Eastentry Road (Block 888, Lots 7 and 123) within the Special Natural Area District (NA-1).

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

For consideration.

No. 9

169 CASTLETON AVENUE

CD 1

N 140315 ZCR

IN THE MATTER OF an application submitted by Phillip Farinacci for the grant of City Planning Commission certification pursuant to Section 119-04 Future Subdivision of the Zoning Resolution involving property at 169 Castleton Avenue (Block 113, Lot 47) to facilitate a subdivision of one zoning lot into two zoning lots 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. 10

430 OCEAN TERRACE

CD 2

N 140413 ZCR

IN THE MATTER OF an application submitted by Frank Pesce for the grant of certification that no authorization is required pursuant to Section 105-41 of the Zoning Resolution to facilitate an addition to an existing single-family residence located at 430 Ocean Terrace (Block 864, Lot 200) within the Special Natural Area District (NA-1).

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

For consideration.



No. 11

190 COVERLY AVENUE

CD 2

N 140372 ZCR

IN THE MATTER OF an application submitted by Caramia Hart for the grant of certification that no authorization is required pursuant to Section 105-41 of the Zoning Resolution to facilitate an addition to a single-family residence located at 190 Coverly Avenue (Block 838, Lot 364) within the Special Natural Area District (NA-1).

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

For consideration.



No. 12

117 MADSEN AVENUE

CD 3

N 140378 RCR

IN THE MATTER OF an application submitted by Surfside Development 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 two separate zoning lots at 117 Madsen Avenue (Block 7572, Existing Lot 121, Tentative Lots 119, 120 & 121) to facilitate the construction of (3) two-family homes within the Special South Richmond Development 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. 13

124 & 128 BEDELL AVENUE

CD 3

N 140333 RCR

IN THE MATTER OF an application submitted by I-Con Developers, LLC for the grant of certification pursuant to Section 107-08 of the Zoning Resolution for the future subdivision of two existing zoning lots into two new zoning lots at 124 & 128 Bedell Avenue (Block 7818, Existing Lots 63 & 67, Tentative Lots 63 & 67) to facilitate the construction of (1) one-family home within the Special South Richmond Development 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.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 14

IRISH ARTS CENTER

CD 4

C 140386 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 properties located at 726/728 11th Avenue and 553/55 West 51st Street (Block 1080, Part of Lot 103), 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 three- to five-story community facility building and the enlargement of a community garden.

(On June 25, 2014, Cal. No. 5, the Commission scheduled July 9, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 15-18

19 EAST HOUSTON STREET

No. 15

CD 2

C 140299 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 19 East Houston Street (Block 511, Lot 19), pursuant to zoning.

(On June 25, 2014, Cal. No. 1, the Commission scheduled July 9, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 2

C 140300 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by MC 19 East Houston 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 Section 42-14(D)(2)(b) to allow uses permitted under Section 32-15 (Use Group 6 uses) below the floor level of the second story of a proposed 6-story commercial building on a zoning lot which, as of December 15, 2003, has not more than 20% of its lot area occupied by existing buildings, located at 19 East Houston Street (Block 511, Lot 19), 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 June 25, 2014, Cal. No. 2, the Commission scheduled July 9, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 2

C 140301 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by MC 19 East Houston, 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) to modify the height and setback requirements of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to facilitate the development of a 6-story commercial building on a zoning lot which, as of December 15, 2003, has not more than 20% of its lot area occupied by existing buildings, located at 19 East Houston Street (Block 511, Lot 19), 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 June 25, 2014, Cal. No. 3, the Commission scheduled July 9, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

CD 2

C 140302 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by MC 19 East Houston Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and/or 10A uses) with no limitation on floor area per establishment on the cellar, ground floor, second floor and third floor of a proposed 6-story commercial development, on property

located at 19 East Houston Street (Block 511, Lot 19), 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 June 25, 2014, Cal. No. 4, the Commission scheduled July 9, 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 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 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	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	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	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 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	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 Labor Day	3 Review Session	4 CPC Public Meeting	5	6	7
	8	9	10	11	12	13	14
	15	16 Review Session	17 Review Session	18 CPC Public Meeting	19	20	21
	22	23	24	25 Earl Warren Day	26	27	28
29	30						
OCTOBER							
	1	2 CPC Public Meeting	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16 Columbus Day	17	18	19	20	21
	22	23 Review Session	24 Review Session	25 CPC Public Meeting	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 Review Session	24 Review Session	25 CPC Public Meeting	26	27	28
29	30						
DECEMBER							
	1	2 Review Session	3 CPC Public Meeting	4	5	6	7
	8	9	10	11	12	13	14
	15	16 Review Session	17 Review Session	18 CPC Public Meeting	19	20	21
	22	23	24	25 Thanksgiving	26	27	28
29	30						
DECEMBER							
	1	2 Review Session	3 CPC Public Meeting	4	5	6	7
	8	9	10	11	12	13	14
	15	16 Review Session	17 Review Session	18 CPC Public Meeting	19	20	21
	22	23	24	25 Christmas	26 Cynthia Day	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