

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 6, 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 140210 ZSR	3	GATEWAY CATHEDRAL	Scheduled to be Heard 8/20/14
2	C 140386 HAM	4	IRISH ARTS CENTER	Favorable Report Adopted
3	N 140384 ZAX	8	4601 FIELDSTON ROAD	Authorization Approved
4	N 140085 RCR	3	77, 81, 85 & 89 SERRELL AVENUE	Certification Approved
5	N 140416 RCR	3	343 CROWN AVENUE	" "
6	C 010610 MMK	9	EMPIRE BOULEVARD GRADE CHANGES	Hearing Closed
7	C 140360 PSK	16	BROWNSVILLE COMMUNITY JUSTICE CENTER	" "
8	C 140351 PQK	16	SHIRLEY CHISHOLM CHILD CARE CENTER	" "
9	C 140322 ZMQ	1	ASTORIA COVE DEVELOPMENT	" "
10	C 140323 ZSQ	1	" "	" "
11	C 140323(A) ZSQ	1	" "	" "
12	C 140324 ZSQ	1	" "	" "
13	C 140324(A) ZSQ	1	" "	" "
14	N 140329 ZRQ	1	" "	" "
15	N 140329(A) ZRQ	1	" "	" "
16	C 130384 MMQ	1	" "	" "
S1	N 140428 RCR	3	547 ALVERSON AVENUE	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	S1									
Carl Weisbrod, Chairman	P	Y	Y	Y	Y	Y									
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y									
Angela M. Battaglia	P	Y	Y	Y	Y	Y									
Rayann Besser	P	Y	Y	Y	Y	Y									
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y									
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y									
Michelle R. De La Uz	P	Y	Y	Y	Y	Y									
Joseph I. Douek	P	Y	Y	Y	Y	Y									
Richard W. Eaddy	P	Y	Y	Y	Y	Y									
Cheryl Cohen Effron	P	AB	AB	AB	AB	AB									
Bomee Jung	P	AB	AB	AB	AB	AB									
Anna Hayes Levin	A														
Orlando Marin, Commissioners	P	Y	Y	Y	Y	Y									

MEETING ADJOURNED AT: 2:28 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 6, 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. 15]

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**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- CHERYL COHEN EFFRON**
- BOME E JUNG**
- 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, AUGUST 6, 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 August 20, 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: _____

AUGUST 6, 2014

APPROVAL OF MINUTES OF the Regular Meeting of July 23, 2014

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, AUGUST 20, 2014
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF STATEN ISLAND

No. 1

GATEWAY CATHEDRAL

CD 3

C 140210 ZSR

IN THE MATTER OF an application submitted by Church at the Gateway pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a large-scale community facility development with a maximum capacity of 618 spaces, on property located at 200 Boscombe Avenue (Block 7577, Lot 3), in an R3X District, within the Special South Richmond Development District.

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

Resolution for adoption scheduling August 20, 2014 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

No. 2

IRISH ARTS CENTER

CD 4

C 140386 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 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. On July 9, 2014, Cal. No. 14, the hearing was closed.)

For consideration.

BOROUGH OF THE BRONX

No. 3

4601 FIELDSTON ROAD

CD 8

N 140384 ZAX

IN THE MATTER OF an application submitted by Jonathan Shapiro, dated May 9, 2014, for the grant of authorizations pursuant to Section 105-421 and Section 105-425 of the New York City Zoning Resolution, for modification of topographic features on a Tier I zoning lot, and modification of botanic environment and tree preservation and planting requirements, in order to facilitate the addition of an attached 2-car garage and connecting mud room, to an existing single-family house located at 4601 Fieldston Road (Project Site), in the Special Natural Area District (SNAD).

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. 4

77, 81, 85 & 89 SERRELL AVENUE

CD 3

N 140085 RCR

IN THE MATTER OF an application submitted by Enbar, Inc. 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 77, 81, 85 & 89 Serrell Avenue (Block 5599, Existing Tax Lots 67, 68 & 69, Tentative Tax Lots 67, 68, 69 & 73) to facilitate the construction of (4) 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. 5

343 CROWN AVENUE

CD 3

N 140416 RCR

IN THE MATTER OF an application submitted by Robert Mcerlean 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 343 Crown Avenue (Block 6273, Existing Lot 33, Tentative Lots 33 & 32) to facilitate the construction of (2) 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.



III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 6

EMPIRE BOULEVARD GRADE CHANGES

CD 9

C 010610 MMK

PUBLIC HEARING:

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

- the modification of legal grades in the intersection of Empire Boulevard, Flatbush Avenue and Ocean Avenue; and
- the delineation of a bridge easement,

in accordance with Map No. X-2635 dated February 23, 2011 and signed by the Borough President.

(On July 23, 2014, Cal. No. 1, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

BROWNSVILLE COMMUNITY JUSTICE CENTER

CD 16

C 140360 PSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 444 Thomas S. Boyland Street (Block 3496, Lot 4) for use as a Community Justice Center.

(On July 23, 2014, Cal. No. 2, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.



No. 8

SHIRLEY CHISHOLM CHILD CARE CENTER

CD 16

C 140351 PQQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 265 Sumpter Street (Block 1520, Lot 51) for continued use as a child care center.

(On July 23, 2014, Cal. No. 3, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.



BOROUGH OF QUEENS

Nos. 9-16

ASTORIA COVE DEVELOPMENT

No. 9

CD 1

C 140322 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an M1-1 District to an R7-3 District property bounded by a line 280 feet southeasterly of 3rd Street and its northeasterly prolongation, the U.S. Pierhead and Bulkhead Line, 9th Street, and 26th Avenue;
2. changing from an R6 District to an R7A District property bounded by a line 250 feet southeasterly of 4th Street, 26th Avenue, 9th Street, and a line 100 feet southwesterly of 26th Avenue;
3. changing from an R6 District to an R6B District property bounded by a line 250 feet southeasterly of 4th Street, a line 100 feet southwesterly of 26th Avenue, 9th Street, a line 240 feet southwesterly of 26th Avenue;
4. establishing within a proposed R7-3 District a C2-4 District bounded by a line 280 feet southeasterly of 3rd Street and its northeasterly prolongation, the U.S. Pierhead and Bulkhead Line, 9th Street, and 26th Avenue; and
5. establishing within a proposed R7A District a C2-4 District bounded by a line 250 feet southeasterly of 3rd Street, 26th Avenue, 9th Street, and a line 100 feet southwesterly of 26th Avenue;

as shown on a diagram (for illustrative purposes only) dated April 21, 2014 and subject to the conditions of CEQR Declaration E-343.

(On July 23, 2014, Cal. No. 4, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 1

C 140323 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2030 Astoria Developers, 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 lot lines;
2. Section 74-743(a)(2) - to modify the minimum distance between building requirements of Section 23-711 (Standard minimum distance between buildings), and to allow the

location of buildings without regard for the court requirements of Section 23-851 (Minimum dimensions of inner court); and

- 3. Section 74-743(a)(6) - to modify the requirements of Section 23-86 (Minimum distance between legally required windows and walls or lot lines);

in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

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 July 23, 2014, Cal. No. 5, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.



No. 11

CD 1

C 140323(A) ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures 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 lot lines;
- 2. Section 74-743(a)(2) - to modify the minimum distance between building requirements of Section 23-711 (Standard minimum distance between buildings), and to allow the location of buildings without regard to the yard requirements of Section 23-47 (Minimum required rear yards) and the court requirements of Section 23-85 (Inner court regulations); and

3. Section 74-743(a)(6) - to modify the requirements of Section 23-86 (Minimum distance between legally required windows and walls or lot lines);

in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

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 July 23, 2014, Cal. No. 6, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 1

C 140324 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-340 (Height and Setback Regulations On Waterfront Blocks), and the rear yard requirements of Section 23-47 (Minimum Required Rear Yards, in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

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 July 23, 2014, Cal. No. 7, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

CD 1

C 140324(A) ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to the Section 62-836 of the Zoning Resolution to modify the height and setback requirements of Section 62-340 (Height and Setback Regulations On Waterfront Blocks) in connection with a proposed mixed use development on property generally bounded by a line 280 southeasterly of 3rd Street, the U.S. Pierhead and Bulkhead Line, 9th Street, and 27th Avenue (Block 906, Lots 1 and 5; Block 907, p/o Lots 1 and 8; Block 908, Lot 12; Block 909, Lot 35; portions of land underwater adjacent to Blocks 907 and 906) in R7-3/C2-4*, R7A/C2-4*, R6B* and R6 Districts, within a large-scale general development.

*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts to R7-3/C2-4, R7A/C2-4, and R6B Districts under a concurrent related application (C 140322 ZMQ).

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 July 23, 2014, Cal. No. 8, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 1

N 140329 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II Chapter 3 and Appendix F, relating to Inclusionary Housing.

Matter in underline is new, to be added;

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

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

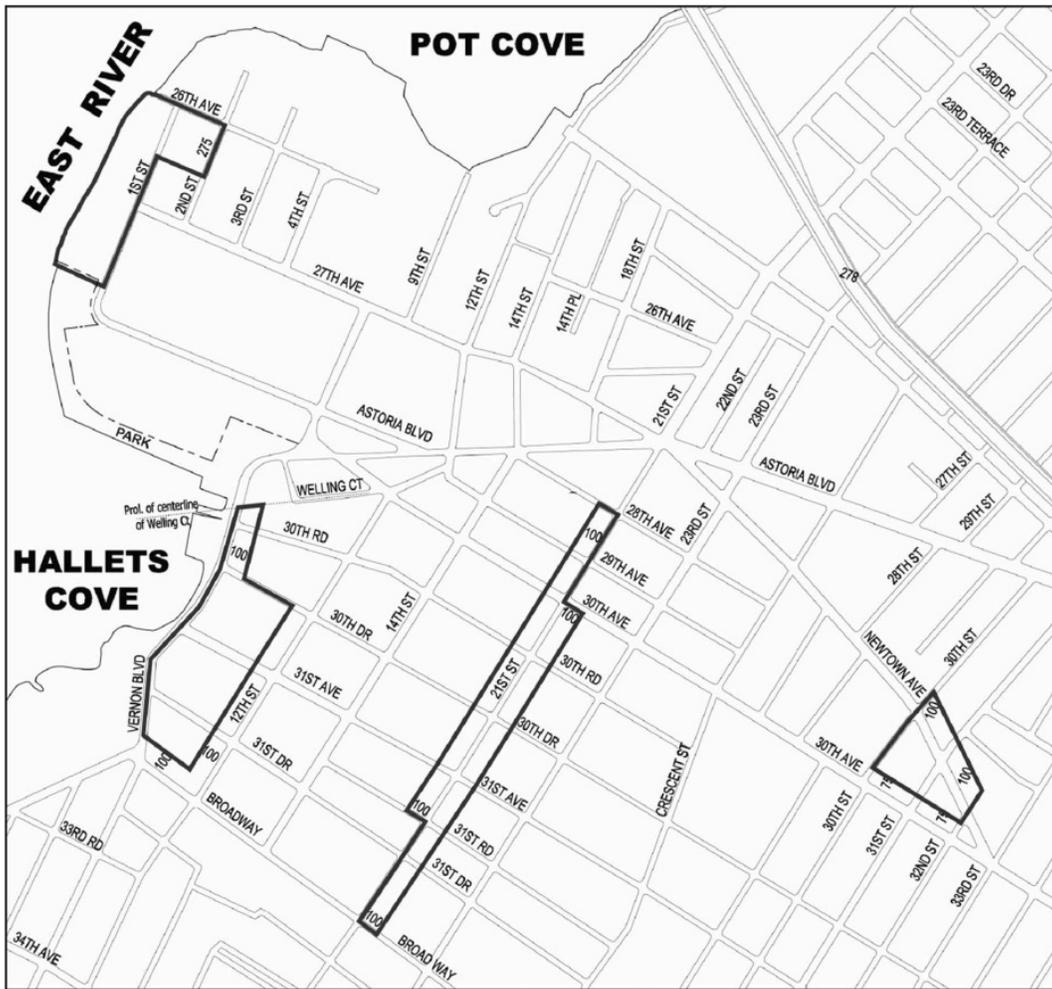
* * * indicates where unchanged text appears in the Zoning Resolution

Appendix F
(MAP TO BE DELETED)

Queens
Queens Community District 1

In the R7A and R7-3 Districts within the areas shown on the following Map 1:

Map 1 - (10/9/13)



Community District 1, Queens

Portion of Community District 1, Queens

(On July 23, 2014, Cal. No. 9, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 1

N 140329(A) ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2030 Astoria Developers, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3 and Appendix F, relating to Inclusionary Housing and modifying Article VII, Chapter 4, relating to Large-Scale General Development in the Borough of Queens, Community District 1.

Matter in underline is new, to be added;

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

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

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

23-90

INCLUSIONARY HOUSING

* * *

23-953

Special floor area compensation provisions in specified areas

(a) Optional provisions for #large-scale general developments# in C4-6 or C5 Districts

* * *

(b) Special provisions for #large-scale general developments# in Community District 1 in the Borough of Queens

Special provisions shall apply to #zoning lots# within a #large-scale general development# that contains R6B, R7A and R7-3 Districts within an #Inclusionary Housing designated area#, as follows:

(1) For #zoning lots#, or portions thereof, that are located within R6B, R7A or R7-3 Districts, the base #floor area ratio# set forth in Section 23-952 shall not apply. No #residential development# or #enlargement# shall be permitted unless #affordable

floor area# is provided pursuant to the provisions of this paragraph. The sum of the amount of #low-income floor area#, plus two-thirds of the amount of #moderate-income floor area#, plus half of the amount of #middle-income floor area #shall equal no less than 20 percent of the #floor area# on such #zoning lot#, excluding any ground floor #non-residential floor area#, #floor area# within a #school#, or any #floor area# increase provided for the provision of a #FRESH food store# within the #large-scale general development#; and

(2) The amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (b)(1) of this Section, and the amount of #moderate-income floor area# or #middle-income floor area# that may be considered #low-income floor area# for the purposes of satisfying the #affordable floor area# required in paragraph (b)(1) of this Section, shall be in accordance with any modifications prescribed by the City Planning Commission pursuant to the provisions of Section 74-743(Special provisions for bulk modification).

* * *

~~(b)~~(c) Special provisions for #compensated zoning lots#

* * *

**74-74
Large-Scale General Development**

* * *

**74-743
Special provisions for bulk modification**

(a) For a #large-scale general development#, the City Planning Commission may permit:

* * *

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

* * *

~~In addition, w~~Within the former Washington Square Southeast Urban Renewal Area, within Manhattan Community District 2, where the Commission has approved a #large-scale general

development#, and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

Within Community District 1 in the Borough of Queens, the Commission may prescribe additional conditions to ensure that the purpose of the Inclusionary Housing program as set forth in Section 23-92 (General Provisions) is achieved in a #large-scale general development#. The Commission may establish procedures resulting in limiting the amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (b)(1) of Section 23-953, and in conjunction therewith, the Commission may establish procedures resulting in allowing an amount of #moderate-income floor area# or #middle-income floor area# to be considered #low-income floor area# for the purposes of satisfying the #affordable floor area# required in paragraph (b)(1) of Section 23-953. Any such modification shall be set forth in the restrictive declaration required in connection with the grant of a special permit for such #large-scale general development#.

For a phased construction program of a multi-#building# complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #large-scale general development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale general development# and to minimize adverse effects on the character of the surrounding area.

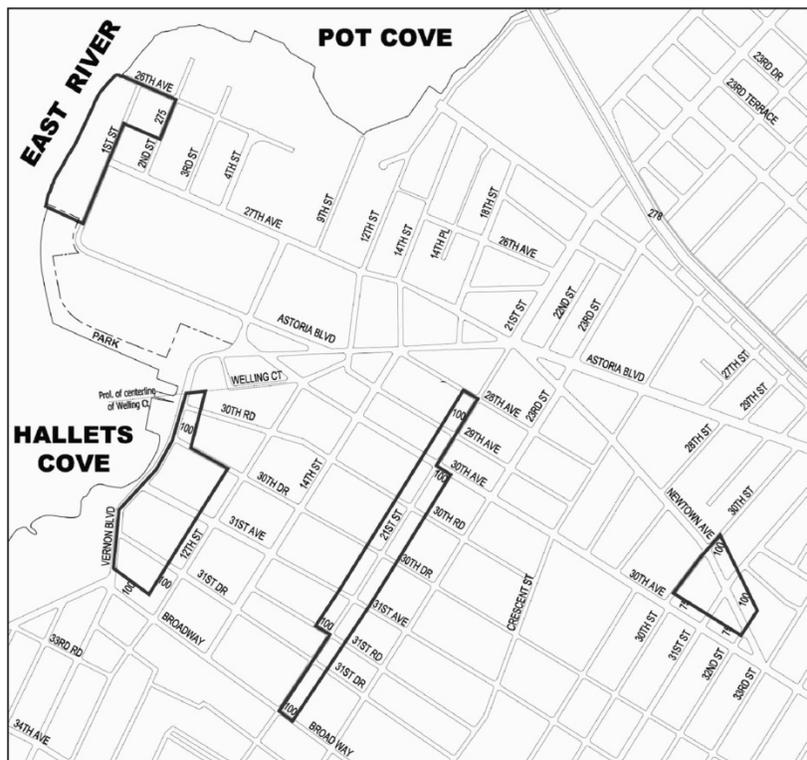
* * *

Appendix F
(MAP TO BE DELETED)

Queens
Queens Community District 1

In the R7A and R7-3 Districts within the areas shown on the following Map 1:

Map 1 - (10/9/13)



Community District 1, Queens

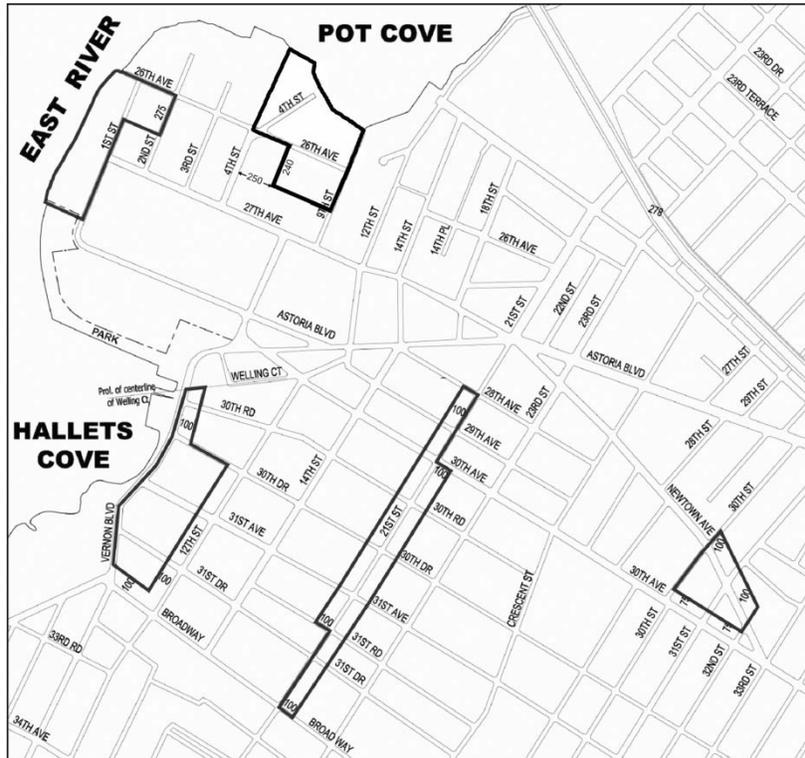
Portion of Community District 1, Queens

Appendix F
(MAP TO BE INSERTED)

Queens
Queens Community District 1

In the R7A and R7-3 and R6B Districts within the areas shown on the following Map 1:

Map 1



Community District 1, Queens

Portion of Community District 1, Queens

(On July 23, 2014, Cal. No. 10, the Commission scheduled August 6, 2014 for a public hearing which has been duly advertised.)

Close the hearing.



No. 16**CD 1****C 130384 MMQ****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by 2030 Astoria Developers LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- the elimination of 8th Street between 27th Avenue and the U.S. Pierhead and Bulkhead line;
- the establishment of 4th Street from 26th Avenue to a point 438.62 feet northeasterly along the westerly street line therefrom; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5021 dated April 17, 2014 and signed by the Borough President.

(On July 23, 2014, Cal. No. 11, the Commission scheduled August 9, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, August 6, 2014, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by 2030 Astoria Developers, LLC, for zoning map, City Map and zoning text amendments, Large-Scale General Development (LSGD) special permits, a waterfront special permit, authorizations to modify waterfront public access area requirements, and a waterfront certification by the NYC City Planning Commission (CPC) Chairperson . The proposed actions would facilitate a mixed-use development containing residential uses (including affordable housing); retail uses (including a supermarket); an elementary school; accessory parking spaces; and publicly accessible open space to be constructed on an approximately 8.7-acre site located along both sides of 26th Avenue between 4th and 9th Streets (Block 907, Lots 1 & 8, Block 906, Lots 1 & 5, Block 908, Lot 12, and Block 909, Lot 35) in the Astoria neighborhood of Queens, Community District 1. The applicant intends to seek NYC Housing Preservation and Development (HPD) approval of an affordable housing plan; potential financing from City and/or State agencies; and approvals from the U.S. Army Corps of Engineers (USACE) and the New York State Department of Environmental

Conservation (NYSDEC) for storm water outfalls and development within a state-regulated wetland adjacent area. The public hearing will also consider a modification to the Proposed Action, (ULURP Nos. C140323(A)ZSQ, C140324(A)ZSQ, and N140329(A)ZRQ). Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Monday, August 18, 2014.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 13DCP127Q.

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	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	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	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	21 Review Session	22	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	19 Review Session	20	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	21 Review Session	22	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	17 Review Session	18	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	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31						
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	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31						
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	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31						
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	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31						
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	19 CPC Public Meeting	20	21	22
	23	24	25	26	27	28	29
30	31						

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

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

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 6, 2014

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



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

Prepared by Yvette V. Gruel, Calendar Officer

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

A

CITY PLANNING COMMISSION

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

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

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

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

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

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

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

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

B

CITY PLANNING COMMISSION



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

- CARL WEISBROD, *Chairman***
- KENNETH J. KNUCKLES, *Esq., Vice Chairman***
- ANGELA M. BATTAGLIA**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- MICHELLE R. DE LA UZ**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- CHERYL COHEN EFFRON**
- BOME E JUNG**
- ANNA HAYES LEVIN**
- ORLANDO MARIN, *Commissioners***
- YVETTE V. GRUEL, *Calendar Officer***

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

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WEDNESDAY AUGUST 6, 2014

I. Report1

I. REPORT

BOROUGH OF STATEN ISLAND

No. 1

547 ALVERSON AVENUE

CD 3

N 140428 RCR

IN THE MATTER OF an application submitted by Anna Fuks for the grant of a certification of tree restoration requirements pursuant to Section 107-321 of the Zoning Resolution to facilitate removal of ECB violation located at 547 Alverson Avenue (Block 6109, Lot 29) 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.
