

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

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 5, 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. 20]

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***
- 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**
- BOMEE JUNG**
- ANNA HAYES LEVIN**
- ORLANDO MARIN**
- LARISA ORTIZ, *Commissioners***
- YVETTE V. GRUEL, *Calendar Officer***

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

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

The next regular public meeting of the City Planning Commission is scheduled for November 19, 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: _____

NOVEMBER 5, 2014

APPROVAL OF MINUTES OF the Regular Meeting of October 22, 2014

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 19, 2014
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF MANHATTAN

Nos. 1 & 2

SPECIAL WEST CHELSEA DISTRICT EXPANSION

No. 1

CD 4

C 150101 ZMM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 8b, establishing a Special West Chelsea District (WCh) bounded by West 15th Street, Ninth Avenue, a line midway between West 15th Street and West Fourteenth Street, a line 325 feet easterly of Tenth Avenue, West Fourteenth Street, and Tenth Avenue, as shown on a diagram (for illustrative purposes only) dated September 2, 2014, and subject to the conditions of CEQR Declaration E-350.

Resolution for adoption scheduling November 19, 2014 for a public hearing.

No. 2

CD 4

N 150102 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning 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 8 (Special West Chelsea District) to expand the Special District and Article I, Chapter 4 (Sidewalk Café Regulations) to allow unenclosed

sidewalk cafes in areas of the Special District within Community District 4, Borough of Manhattan.

Matter in underline is new, to be added;

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

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

* * * indicates where unchanged text appears in Zoning Resolution

**Article 1
GENERAL PROVISIONS**

* * *

**Chapter 4
Sidewalk Cafe Regulations**

* * *

**14-40
AREA ELIGIBILITY FOR SIDEWALK CAFES**

* * *

**14-44
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Manhattan		

* * *

United Nations Development District	No	Yes
<u>West Chelsea District</u>	<u>No</u>	<u>Yes</u> ⁵

¹ #Unenclosed sidewalk cafes# are allowed on Greenwich Avenue

² #Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway

³ #Enclosed sidewalk cafes# are allowed in Subdistrict B

⁴ #Unenclosed sidewalk cafes# are allowed on the east side of Malcolm X Boulevard between West 125th and West 126th Streets, on the west side of Malcolm X Boulevard between West 124th and West 125th Streets and on the east side of Fifth Avenue between East 125th and East 126th Streets

⁵ #Unenclosed sidewalk cafes# are only allowed on #wide streets#

* * *

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 8
Special West Chelsea District**

* * *

**98-40
SPECIAL YARD, HEIGHT AND SETBACK, AND MINIMUM DISTANCE BETWEEN BUILDINGS REGULATIONS**

**98-41
Special Rear Yard Regulations**

The #yard# regulations of the underlying district shall apply, except as modified in this Section, inclusive. ~~that~~ In all districts, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions and such #zoning lot# occupies the entire #block# frontage of the #street#. Where a #rear yard equivalent# is required by either Section 23-532 (Required rear yard equivalents) or 43-28 (Special provisions for through lots), it shall be provided only as set forth in paragraph (a) of such Section, as applicable.

**98-42
Special Height and Setback Regulations**

* * *

98-423**Street wall location, minimum and maximum base heights and maximum building heights**

The provisions set forth in paragraph (a) of this Section shall apply to all #buildings or other structures#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through (g) of this Section.

- (a) On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along such entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in the table in this Section. ~~On #corner lots# with both #wide# and #narrow street# frontages, beyond 50 feet of their intersection with a #wide street#, the #street wall# with a minimum height of 15 feet shall be located on the #narrow street line# between 50 and 100 feet from its intersection with a #wide street#. On #zoning lots# with only #narrow street# frontages, the #street wall# shall be located on the #street line# and extend along at least 70 percent of the #narrow street# frontage of the #zoning lot# up to at least the minimum base height specified in the table in this Section.~~

Where #street walls# are required to be located on the #street line#, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except that, to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

| * * *

MINIMUM AND MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT BY DISTRICT OR SUBAREA

District or Subarea		Minimum Base Height (in feet)	Maximum Base Height (in feet)	Maximum #Building# Height (in feet)
C6-2A		60	85	120
C6-3A		60	102	145
M1-5		50	95	135
Subarea A	within 50 feet of a #wide street#	60	85	_____ ¹
	between 50 and 100 feet of a #wide street#	15	85	_____ ¹

	for #zoning lots# with only #narrow street# frontage	40	60	_____ ¹
Subarea B		60	95	135
Subarea C	for #zoning lots# with only #narrow street# frontage	60	110	110
	for #zoning lots# with Tenth Avenue frontage	105 ²	125 ²	145 125 ²
	for #zoning lots# with Eleventh Avenue frontage	125 ²	145 ²	145 ²
Subarea D		60	90	250 ¹
Subarea E		60	105 ³	120 ³
Subarea F		60 ²	80 ²	80 ²
Subarea G	for #zoning lots# with only #narrow street# frontage	60	95	95
	for #zoning lots# with #wide street# frontage	105 ²	120 ²	120 ²
Subarea H		60 ⁴	85 ⁴	_____ ⁴
Subarea I	within 300 ft. of Tenth Ave. between W. 16th St. & W. 17th St.	60	85	120 ⁵
	all other areas	60	105	135
Subarea J	Midblock Zone	NA	110 ⁶	130 ⁶
	Ninth Avenue Zone	NA	130 ⁶	135 ⁶
	Tenth Avenue Zone	NA	185 ⁶	230 ⁶

¹ see Section 98-423, paragraph (b)

² see Section 98-423, paragraph (c)

³ see Section 98-423, paragraph (d)

⁴ see Section 98-423, paragraph (e)

⁵ see Section 98-423, paragraph (f)

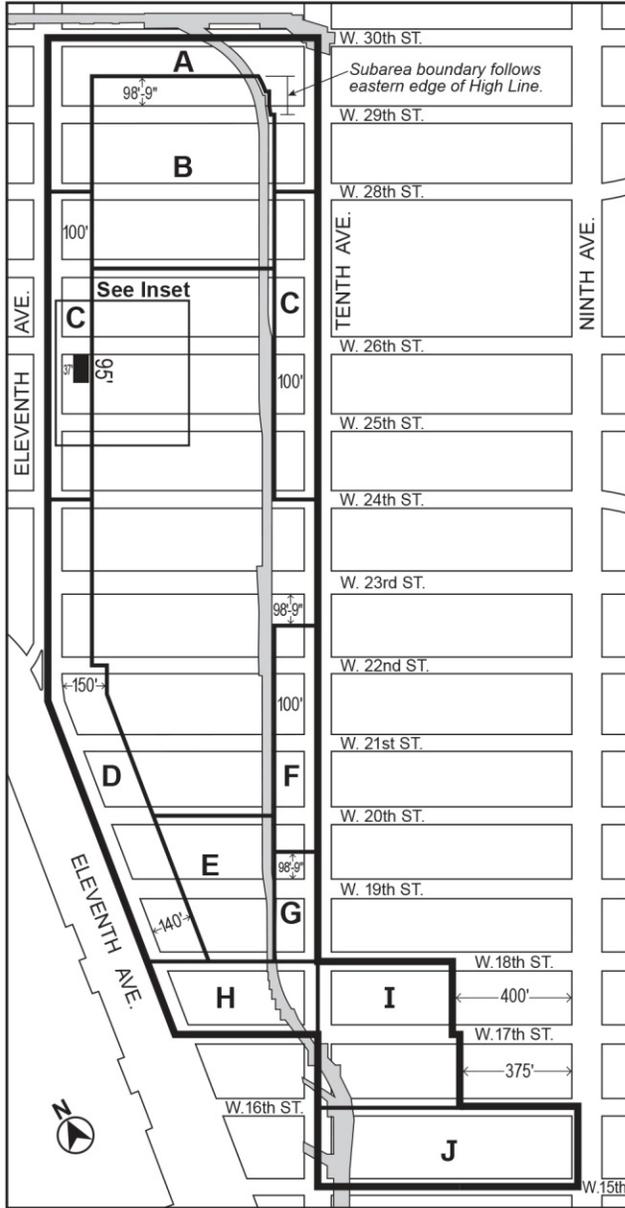
⁶ see Section 98-423, paragraph (g)

* * *

[Text map to be deleted]

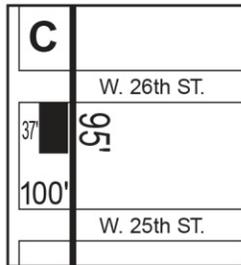
Appendix A

Special West Chelsea District and Subareas (98A)



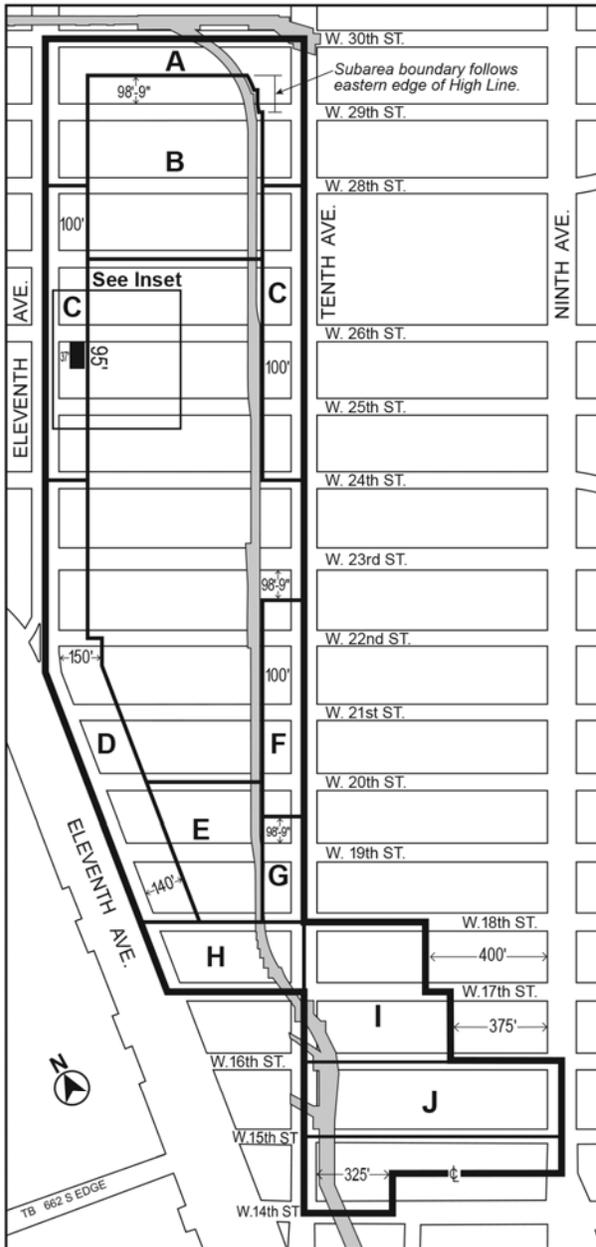
-  Special West Chelsea District boundary
-  Subarea boundary
-  High Line
-  Transit Facility

Inset

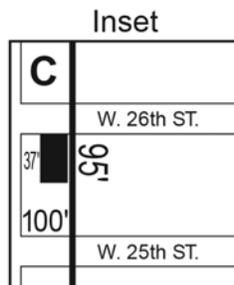


[Text map to be added]

Appendix A
Special West Chelsea District and Subareas (98A)



- Special West Chelsea District boundary
- Subarea boundary
- High Line
- Transit Facility



[Text map to be deleted]

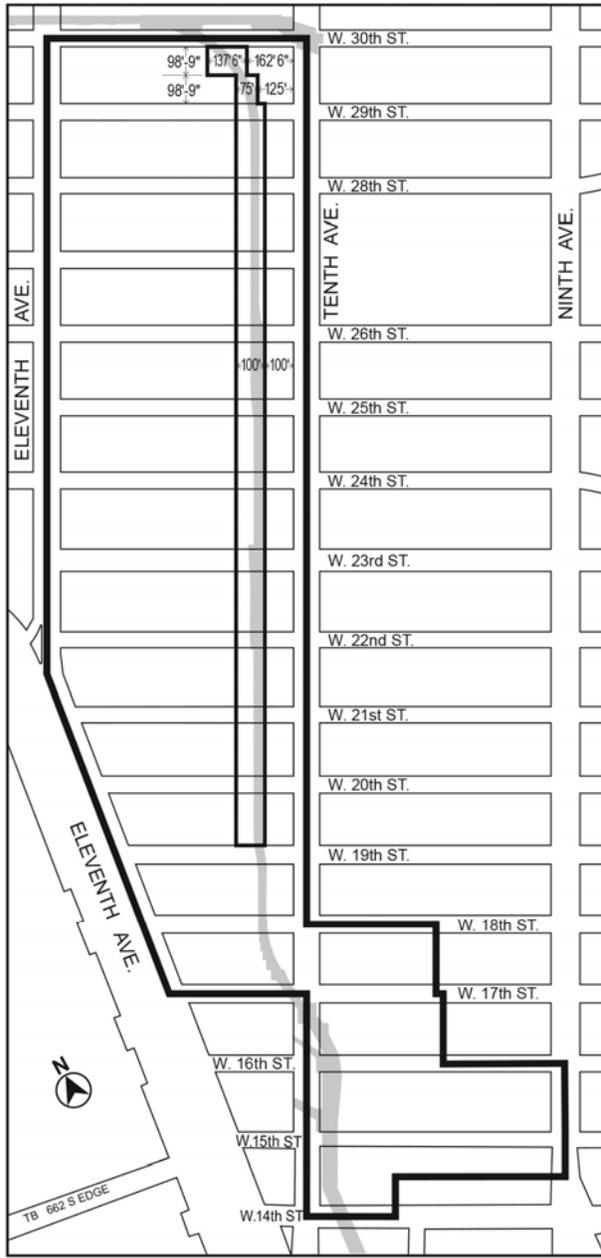
Appendix B
High Line Transfer Corridor Location (98B)



- Special West Chelsea District
- High Line Transfer Corridor
- High Line

[Text map to be added]

Appendix B
High Line Transfer Corridor Location (98B)



Resolution for adoption scheduling November 19, 2014 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

No. 3

37 GREAT JONES STREET

CD 2

C 140114 ZSM

IN THE MATTER OF an application submitted by DIB Management Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of:

1. Section 42-00 - to allow residential use (Use Group 2 uses) in a portion of the ground floor and on the 2nd – 5th floor and proposed penthouse; and
2. Section 42-14(D)(2)(b) - to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar;

of an existing 5-story building and proposed penthouse, on property located at 37 Great Jones Street (Block 530, Lot 25), in an M1-5B District, within the NoHo Historic District Extension.

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 September 3, 2014, Cal. No. 2, the Commission scheduled September 17, 2014 for a public hearing. On September 17, 2014, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 4

381 HAROLD AVENUE

CD 3

N 150108 RCR

IN THE MATTER OF an application submitted by Fred LaRocca 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 381 Harold Avenue (Block 5406, Existing Lot 1, Tentative Lots 1 & 2) 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 STATEN ISLAND

No. 5

TRAVIS-MEREDITH

CD 2

C 140401 PQR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property (Block 2776, lot 12) and the acquisition of easements (Block 2772, parts of lots 36 and 37) generally located at Cannon and Burke avenues and Prices Lane to facilitate the construction of storm water collection sewers and outfalls.

(On October 22, 2014, Cal. No. 1, the Commission scheduled November 5, 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	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 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	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	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
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30	31						
SEPTEMBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
OCTOBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
NOVEMBER							1
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30	31						
DECEMBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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JANUARY							1
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MARCH							1
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30	31						
MAY							1
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
JUNE							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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JULY							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
AUGUST							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
SEPTEMBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	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
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	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
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	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

V. CITY PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY					1 NEW YEAR'S DAY	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 MARTIN LUTHER KING, JR. DAY	20 REVIEW SESSION	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
FEBRUARY	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12 LINCOLN'S BIRTHDAY	13	14
	15	16 PRESIDENTS DAY	17 REVIEW SESSION	18 ASH WEDNESDAY CPC PUBLIC MEETING	19 CHINESE NEW YEAR	20	21
	22	23 WASHINGTON'S BIRTHDAY	24	25	26	27	28
MARCH	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17 ST. PATRICK'S DAY	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
APRIL	29 PALM SUNDAY	30 REVIEW SESSION	31				
	1	2	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
MAY	22	23	24	25	26	27	28
	29	30	31				
	1	2	3	4 CPC PUBLIC MEETING	5 GOOD FRIDAY	6	7
	8	9	10	11	12	13	14
JUNE	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				
	1	2	3	4	5	6	7
JULY	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				
AUGUST	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
SEPTEMBER	29	30	31				
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	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
OCTOBER	22	23	24	25	26	27	28
	29	30	31				
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
NOVEMBER	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				
	1	2	3	4	5	6	7
DECEMBER	8	9	10	11	12	13	14
	15	16	17	18	19	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