

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JANUARY 7, 2015  
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 150152 ZMX	3	MELROSE COMMONS NORTH, SITE C	Scheduled to be Heard 1/21/15
2	C 150153 HUX	3	" "	" "
3	C 150154 HAX	3	" "	" "
4	C 120323 MMX	3	" "	" "
5	N 140407 ZRM	4	505/513 WEST 43 <sup>RD</sup> STREET	" "
6	C 140408 ZSM	4	" "	" "
7	C 140409 ZSM	4	" "	" "
8	C 140352 PQM	11	BEATRICE LEWIS SENIOR CENTER/ADDIE MAE COLLINS DCC	" "
9	C 150125 ZMQ	4	CORONA SENIOR RESIDENCE	" "
10	C 150126 HAQ	4	" "	" "
11	N 150134 BDR	3	SOUTH SHORE BUSINESS IMPROVEMENT DISTRICT	Favorable Report Adopted
12	N 150159 ZCR	2	187 NEVADA AVENUE	Certification Approved
13	C 140282 MMX	7	LIBRARY LANE RECONSTRUCTION	Hearing Closed
14	C 150076 ZMK	7	HAMILTON'S PATIO	" "
15	C 140288 ZMK	12	5402 FORT HAMILTON PARKWAY	" "
16	N 150189 PXM	1	120 BROADWAY OFFICE SPACE	" "
17	C 150077 ZSM	5	7 WEST 21 <sup>ST</sup> STREET	" "

<b>COMMISSION ATTENDANCE:</b>		Present (P)	<b>COMMISSION VOTING RECORD:</b>																	
		Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R																	
<b>Calendar Numbers:</b>			11	12																
Carl Weisbrod, Chairman	P		Y	Y																
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y																
Rayann Besser	P		Y	Y																
Irwin G. Cantor, P.E.	P		Y	Y																
Alfred C. Cerullo, III	A																			
Michelle R. De La Uz	P		Y	Y																
Joseph I. Douek	A																			
Richard W. Eaddy	P		Y	Y																
Cheryl Cohen Effron	P		Y	Y																
Bomee Jung	P		Y	Y																
Anna Hayes Levin	P		Y	Y																
Orlando Marin	P		Y	Y																
Larisa Ortiz, Commissioners	P		Y	Y																

MEETING ADJOURNED AT: 12:47 P.M.



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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JANUARY 7, 2015**

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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. 1]**

**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***
- 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**
- 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 January 21, 2015 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: \_\_\_\_\_

**JANUARY 7, 2015**

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**APPROVAL OF MINUTES OF the Regular Meeting of December 17, 2014**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, JANUARY 21, 2015  
STARTING AT 10:00 A. M. AT SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**Nos. 1, 2, 3 & 4**

***MELROSE COMMONS NORTH, SITE C***

**No. 1**

**CD 3**

**C 150152 ZMX**

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6c :

1. changing from an R7-2 District to an R8 District on property bounded by the centerline of the former Melrose Crescent\*, a line 100 feet northeasterly of East 161<sup>st</sup> Street, a line 320 feet southeasterly of Melrose Avenue, East 162<sup>nd</sup> Street\*, and a line 270 feet southeasterly of Melrose Avenue;
2. establishing within an existing R7-2 District a C1-4 District bounded by East 163<sup>rd</sup> Street, a line 270 feet southeasterly of Melrose Avenue, a line midway between East 163<sup>rd</sup> Street and East 162<sup>nd</sup> Street, and Melrose Avenue; and
3. establishing within existing and proposed R8 Districts a C1-4 District bounded by:
  - a. East 163<sup>rd</sup> Street\*, the southwesterly boundary line of a Park\* and its northwesterly and southeasterly prolongations, Washington Avenue, Elton Avenue, a line 160 feet southwesterly of East 163<sup>rd</sup> Street, and a line 270 feet southeasterly of Melrose Avenue; and

- b. East 162<sup>nd</sup> Street\*, Elton Avenue, the centerline of the former Melrose Crescent\*, a line 100 feet northeasterly of East 161<sup>st</sup> Street, and a line 320 feet southeasterly of Melrose Avenue;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purposes only), dated November 17, 2014.

\*Note: Melrose Crescent is proposed to be de-mapped, East 162<sup>nd</sup> and East 163<sup>rd</sup> Streets are proposed to be re-aligned and a Park is proposed to be mapped under a concurrent related application (C 120323 MMX) for a change to the City Map.

**Resolution for adoption scheduling January 21, 2015 for a public hearing.**



**No. 2**

**CD 3**

**C 150153 HUX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the Third Amendment to the Melrose Commons Urban Renewal Plan.

**Resolution for adoption scheduling January 21, 2015 for a public hearing.**



**No. 3**

**CD 3**

**C 150154 HAX**

**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 427/441 East 161<sup>st</sup> Street, 432/446 East 162<sup>nd</sup> Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161 and East 162 streets, 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- to twelve-story mixed-use building with approximately 203 units of affordable housing, 60 units of supportive housing, and ground-floor retail space.

**Resolution for adoption scheduling January 21, 2015 for a public hearing.**

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**No. 4**

**CD 3**

**C 120323 MMX**

**IN THE MATTER OF** an application, submitted by The New York City Department of Housing Preservation and Development, 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 Melrose Crescent between East 163<sup>rd</sup> Street and Elton Avenue;
- the establishment of the prolongation of East 163<sup>rd</sup> Street east to Brook Avenue;
- the establishment of the prolongation of East 162<sup>nd</sup> Street east to Elton Avenue;
- the elimination of Public Place between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street;
- the establishment of Parkland between East 162<sup>nd</sup> Street and East 163<sup>rd</sup> Street;
- the extinguishment of portions of sewer easements; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13134 dated May 29, 2014 and signed by the Borough President.

**Resolution for adoption scheduling January 21, 2015 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 5, 6 & 7**

**505/513 WEST 43<sup>RD</sup> STREET**

**No. 5**

**CD 4**

**N 140407 ZRM**

**IN THE MATTER OF** an application submitted by 1818 Nadlan LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 6 to create a special permit in Section 96-32 (Special Regulations in R9 Districts) for the purposes of waiving the applicable height and setback regulations of Sections 23-633 and 23-663, planting regulations of Section 23-892 and permitted obstruction within rear yard regulations of Section 23-44.

Matter in underline is new, to be added;

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

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

\* \* \* indicate where unchanged text appears in the Zoning Resolution

**Article IX - Special Purpose Districts**

\* \* \*

**Chapter 6**

**Special Clinton District**

\* \* \*

**96-30**

**OTHER AREAS**

\* \* \*

**96-32**

**Special Regulations in R9 Districts**

In R9 Districts in Western Subarea C2, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) for R9A Districts shall apply to all #buildings or other structures#. In #Commercial Districts# mapped within R9 Districts in Western Subarea C2, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback

Regulations in Certain Districts) for C2-7A Districts shall apply to all #buildings or other structures#. Notwithstanding the provisions of paragraph (c) of Section 23-011 (Quality Housing Program), in all such R9 Districts and #Commercial Districts# mapped within such R9 Districts, the provisions of paragraph (b) of Section 23-011 shall apply.

\* \* \*

(c) Height and setback modification

For any #development# or #enlargement# subject to the provisions of Section 74-681 (Development within or over a railway or transit right-of-way or yard) the City Planning Commission may permit the modification of the applicable height and setback regulations, the planting requirements of Section 23-892, and the permitted obstructions in “rear yard” regulations of Section 23-44, provided that:

- (1) such modification of height and setback regulations will:
  - (i) not result in a #building# that exceeds a height of 165 feet;
  - (ii) result in a better distribution of #bulk# on the #zoning lot#; and
  - (iii) permit adequate access of light and air to surrounding #streets# and adjacent properties;
- (2) such modification of planting requirements will facilitate access to Department of Transportation bridge structures, and that the area between the #street wall# and #street line# of the #buildings# shall be improved with moveable planters; and
- (3) any obstruction permitted in a #rear yard# or #rear yard equivalent# pursuant to this Section is necessary to accommodate the ventilation needs of a railroad or transit facility. In addition, such obstruction shall be fully screened by a landscaped strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at time of planting, and of a type that is expected to form a year-round dense screen at least six feet high within three years. Such screening shall be maintained in good condition at all times.

The Commission may prescribe appropriate conditions and safeguards to minimize any adverse effects on the character of the surrounding area.

\* \* \*

**Resolution for adoption scheduling January 21, 2015 for a public hearing.**



**No. 6**

**CD 4**

**C 140408 ZSM**

**IN THE MATTER OF** an application submitted by 1818 Nadlan LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area in connection with a proposed residential building with two 16-story segments, on property located at 505-513 West 43<sup>rd</sup> Street a.k.a. 506-512 West 44<sup>th</sup> Street (Block 1072, Lot 24), in a R9 and R8/C2-5 District, within the Special Clinton District (Preservation Area).

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 January 21, 2015 for a public hearing.**



**No. 7**

**CD 4**

**C 140409 ZSM**

**IN THE MATTER OF** an application submitted by 1818 Nadlan LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-32(c)\* of the Zoning Resolution to modify the height and setback requirements of Sections 93-32 (Special Regulations in R9 Districts) and 23-633 (Street wall location and height and setback regulations in certain districts), the permitted obstructions requirements of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), and the planting requirements of Section 23-892 (In R6 through R10 Districts), in connection with a proposed residential building with two 16-story segments, on property located at 505-513 West 43<sup>rd</sup> Street a.k.a. 506-512 West 44<sup>th</sup> Street (Block 1072, Lot 24), in a R9 and R8/C2-5 District, within the Special Clinton District (Preservation Area).

\*Note: Section 96-32(c) is proposed under a related concurrent application (N 140407 ZRM) for zoning text amendment.

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 January 21, 2015 for a public hearing.**



**No. 8**

***BEATRICE LEWIS SENIOR CENTER/ADDIE MAE COLLINS DAY CARE CENTER***

**CD 11**

**C 140352 PQM**

**IN THE MATTER OF** an application submitted by the Administration for Children’s Services, the Department for the Aging, 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 2322 Third Avenue (Block 1775, Lot 33) for continued use as a child care center and senior center.

**Resolution for adoption scheduling January 21, 2015 for a public hearing.**

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**BOROUGH OF QUEENS**

**Nos. 9 & 10**

***CORONA SENIOR RESIDENCE***

**No. 9**

**CD 4**

**C 150125 ZMQ**

**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 amendment of the Zoning Map, Section No. 10b, by changing from an R6B District to an R6 District property bounded by Lewis Avenue, a line midway between 101<sup>st</sup> Street and 102<sup>nd</sup> Street, a line 270 feet northwesterly of Martense Avenue, and 101<sup>st</sup> Street, as shown on a diagram (for illustrative purposes only) dated October 20, 2014.

**Resolution for adoption scheduling January 21, 2015 for a public hearing.**

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**No. 10**

**CD 4**

**C 150126 HAQ**

**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 54-24 101st Street (Block 1939, Lot 11), 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 an eight-story mixed-use building with approximately 67 units of affordable housing for senior citizens.

**Resolution for adoption scheduling January 21, 2015 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF STATEN ISLAND**

**No. 11**

***SOUTH SHORE BUSINESS IMPROVEMENT DISTRICT***

**CD 3**

**N 150134 BDR**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the South 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 establishment of the South Shore Business Improvement District.

(On November 19, 2014, Cal. No. 2, the Commission scheduled December 3, 2014 for a public hearing. On December 3, 2014, Cal. No. 10, the hearing was closed.)

**For consideration.**

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**No. 12**

***187 NEVADA AVENUE***

**CD 2**

**N 150159 ZCR**

**IN THE MATTER OF** an application submitted by Mr. Frank Mattera for the grant of a certification pursuant to Section 105-41 of the Zoning Resolution that such development, enlargement or site alteration complies with the regulations of the Zoning Resolution and that no authorization or special permit is required to facilitate the enlargement of an existing one-family residence located at 187 Nevada Avenue (Block 952, Lot 271) within the Special Natural Area District (NA-1), Borough of Staten Island, Community District 2.

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.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 13**

***LIBRARY LANE RECONSTRUCTION***

**CD 7**

**C 140282 MMX**

**PUBLIC HEARING:**

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

- the establishment of Library Lane between Briggs Avenue and Bainbridge Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13135 dated September 3, 2014 and signed by the Borough President.

(On December 17, 2014, Cal. No. 1, the Commission scheduled January 7, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 14**

***HAMILTON'S PATIO***

**CD 7**

**C 150076 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Lula Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C2-4 District bounded by Fort Hamilton

Parkway, a line perpendicular to the southeasterly street line of Fort Hamilton Parkway distant 25 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and easterly street line of East 4<sup>th</sup> Street, a line 100 feet southeasterly of Fort Hamilton Parkway, and a line perpendicular to the southeasterly line of Fort Hamilton Parkway distant 30 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and westerly street line of East 4<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated September 29, 2014.

(On December 17, 2014, Cal. No. 2, the Commission scheduled January 7, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 15**

***5402 FORT HAMILTON PARKWAY***

**CD 12**

**C 140288 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Fort Hamilton, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 22a and 22c:

1. changing from an R5 District to an R6 District property bounded by a line 100 feet northwesterly of Fort Hamilton Parkway, 53<sup>rd</sup> Street, Fort Hamilton Parkway, and a line 120 feet southwesterly of 54<sup>th</sup> Street; and
2. establishing within the proposed R6 district a C1-3 District bounded by a line 100 feet northwesterly of Fort Hamilton Parkway, 54<sup>th</sup> Street, Fort Hamilton Parkway, and a line 120 feet southwesterly of 54<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-341.

(On December 17, 2014, Cal. No. 3, the Commission scheduled January 7, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**



**BOROUGH OF MANHATTAN**

**No. 16**

***120 BROADWAY OFFICE SPACE***

**CD 1**

**N 150189 PXM**

**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 120 Broadway (Block 47, Lot 7501) (Department of City Planning offices).

(On December 23, 2014, the Commission duly advertised January 7, 2015 for a public hearing.)

**Close the hearing.**



**Nos. 17 & 18**

***7 WEST 21<sup>ST</sup> STREET***

**No. 17**

**CD 5**

**C 150077 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 7 West 21 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Zoning Resolution Section 13-45 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) to allow an attended public parking garage with a maximum capacity of 200 spaces on portions of the ground floor, cellar and sub-cellar of a proposed mixed use building on property located at 7 West 21<sup>st</sup> Street (Block 823, Lot 31), in a C6-4A 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 December 17, 2014, Cal. No. 4, the Commission scheduled January 7, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 18**

**CD 5**

**C 150078 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 7 West 21 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 height and setback requirements of Section 35-24 (Special street wall location and height setback regulations in certain districts), the rear setback requirements of Section 23-663 (Required rear setbacks for tall buildings in other districts), and the permitted obstruction requirements of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) to facilitate the development of an 18-story mixed use building on property located at 7 West 21<sup>st</sup> Street (Block 823, Lot 31), in an C6-4A District located within the Ladies' Mile 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 December 17, 2014, Cal. No. 5, the Commission scheduled January 7, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 19**

***110 EAST 70<sup>TH</sup> STREET***

**CD 8**

**C 150059 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 110 Residence LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the narrow outer court requirements of Section 23-841 (Narrow outer courts), and the lot coverage requirements of Section 23-145 (For Quality Housing buildings), to facilitate the legalization of an existing 1-family residential building on property located at 110 East 70<sup>th</sup> Street (Block 1404, Lot 67), in an R8B District, within a Limited Height District (LH-1A), within the Upper East Side 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 December 17, 2014, Cal. No. 6, the Commission scheduled January 7, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 20**

***498 BROOME STREET***

**CD 2**

**C 130066 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Goose Mountain NYC, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-00 to allow Use Group 2 uses (residential use) on portions of the ground floor, the 2<sup>nd</sup> - 5<sup>th</sup> floors and the proposed penthouse of an existing 5-story building, on the property located at 498 Broome Street (Block 487, Lot 6), in an M1-5A 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 December 17, 2014, Cal. No. 7, the Commission scheduled January 7, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 21**

***VAUX ROAD DEMAPPING***

**CD 2**

**C 130383 MMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application, submitted by Firecom Inc., 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 of Vaux Road between 59<sup>th</sup> Street and 60<sup>th</sup> Street; and
- the elimination, discontinuance and closing of a portion of Vaux Road between 59<sup>th</sup> Street and 60<sup>th</sup> Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5023 dated June 30, 2014 and signed by the Borough President.

(On December 17, 2014, Cal. No. 8, the Commission scheduled January 7, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV CITY PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS**

	SUN	MON	TUE	WED	THU	FRI	SAT
<b>JANUARY</b>					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
<b>FEBRUARY</b>	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 WASHINGTON'S BIRTHDAY	23	24	25	26	27	28
<b>MARCH</b>	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
<b>APRIL</b>	29 PALM SUNDAY	30 REVIEW SESSION	31				
				1 CPC PUBLIC MEETING	2	3 GOOD FRIDAY	4 PASSOVER
	5 EASTER	6	7	8	9	10	11
	12	13	14	15	16	17	18
<b>MAY</b>	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
<b>JUNE</b>	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25 MEMORIAL DAY	26	27	28	29	30
	31						
		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
<b>JULY</b>	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30				
<b>AUGUST</b>							
							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
<b>SEPTEMBER</b>	23	24	25	26	27	28	29
	30	31					
					1	2	3
	6	7 LABOR DAY	8 REVIEW SESSION	9 CPC PUBLIC MEETING	10	11	12
	13	14 ROSH HASHANAH	15	16	17	18	19
<b>OCTOBER</b>	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23 YOM KIPPUR	24	25	26
	27	28	29	30			
					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 COLUMBUS DAY	13	14	15	16	17
<b>NOVEMBER</b>	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
	1	2 REVIEW SESSION	3 ELECTION DAY	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11 DIWALI VETERANS' DAY	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
<b>DECEMBER</b>	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
<b>DECEMBER</b>	20	21	22	23	24	25	26
	27	28	29	30	31	CHRISTMAS	KWANZAA BEGINS

**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