

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JUNE 17, 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 150205 PQX	10	CITY ISLAND WATER SUPPLY & DRAINAGE EASEMENT	Scheduled to be Heard 7/1/15
2	C 150188 PCK	7	NYPD EVIDENCE STORAGE AND CENTRAL RECORDS	" "
3	C 150305 PCK	7	NY COUNTY DISTRICT ATTORNEY STORAGE	" "
4	C 150211 ZMM	11	PROMESA	Laid Over
5	C 150212 HAM	11	" "	" "
6	C 150248 ZSM	8	HOSPITAL FOR SPECIAL SURGERY WEST WING ADDITION	Favorable Report Adopted
7	C 150146 ZSM	2	41 GREAT JONES STREET	" "
8	C 150173 PPQ	7	S & L AEROSPACE METALS	" "
9	N 150302 ZRY	CW	SPECIAL REGULATIONS FOR NEIGHBORHOOD RECOVERY	" "
10	N 150286 RCR	3	JOHNSON STREET	Certification Approved
11	N 130142 ZCR	1	57 WILLIS AVENUE	" "
12	N 150304 ZCR	2	60 LOUISE LANE	" "
13	N 150296 RCR	3	178 FOSTER ROAD	" "
14	N 150298 RCR	3	324 ROBINSON AVENUE	" "
15	N 150287 ZRX	1	TRES PUENTES/285 EAST 138 TH STREET	Hearing Closed
16	C 150288 ZMX	1	" "	" "
17	C 150289 ZSX	1	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		4	5	6	7	8	9	10	11	12	13	14			
Carl Weisbrod, Chairman	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			
Kenneth J. Knuckles, Esq., Vice Chairman	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			
Rayann Besser	P	L	L	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Irwin G. Cantor, P.E.	P	A	A	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Alfred C. Cerullo, III	P	I	I	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Michelle R. De La Uz	P	D	D	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Joseph I. Douek	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			
Richard W. Eaddy	A	O	O												
Cheryl Cohen Effron	P	V	V	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Bomee Jung	P	E	E	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Anna Hayes Levin	P	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Orlando Marin	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			
Larisa Ortiz, Commissioners	P			Y	Y	Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 12:39 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 17, 2015

**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. 12]

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**
- 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 July 1, 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**

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

JUNE 17, 2015

APPROVAL OF MINUTES OF the Regular Meeting of June 3, 2015

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, JULY 1, 2015
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

CITY ISLAND WATER SUPPLY & DRAINAGE EASEMENT

CD 10

C 150205 PQX

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 easements located at land under the waters of Eastchester Bay in the vicinity of Kilroe Street (Block 5636, p/o Lot 100); and both land under the waters of Eastchester Bay and upland in the vicinity of Minnieford Avenue (Block 5636, p/o Lot 177) to facilitate the construction of a water main and outfalls.

Resolution for adoption scheduling July 1, 2015 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

NYPD EVIDENCE STORAGE AND CENTRAL RECORDS

CD 7

C 150188 PCK

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York

City Charter, for the site selection and acquisition of property located 4312 2nd Avenue (Block 726, Lot 1) for use as a central records and evidence storage facility.

Resolution for adoption scheduling July 1, 2015 for a public hearing.

No. 3

NY COUNTY DISTRICT ATTORNEY STORAGE

CD 7

C 150305 PCK

IN THE MATTER OF an application submitted by the New York County District Attorney and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located 4312 2nd Avenue (Block 726, Lot 1) for use as a records storage facility.

Resolution for adoption scheduling July 1, 2015 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

Nos. 4 & 5

PROMESA

No. 4

CD 11

C 150211 ZMM

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, by:

1. changing from an R7-2 District to an R7X District property bounded by First Avenue, a line 180 feet northerly of East 120th Street, a line 200 feet westerly of First Avenue, and East 120th Street; and
2. establishing within the proposed R7X District a C1-5 District bounded by a line 180 feet northerly of East 120th Street, a line 100 feet westerly of First Avenue, and East 120th Street

as shown on a diagram (for illustrative purposes only) dated February 2, 2015.

(On May 6, 2015, Cal. No. 1, the Commission scheduled May 20, 2015 for a public hearing. On May 20, 2015, Cal. No. 13, the hearing was closed.)

For consideration.

No. 5

CD 11

C 150212 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 413 East 120th Street (Block 1808, Part of Lot 8), 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 12-story mixed use building with approximately 179 units of affordable housing.

(On May 6, 2015, Cal. No. 2, the Commission scheduled May 20, 2015 for a public hearing. On May 20, 2015, Cal. No. 14, the hearing was closed.)

For consideration.



No. 6

HOSPITAL FOR SPECIAL SURGERY WEST WING ADDITION

CD 8

C 150248 ZSM

IN THE MATTER OF an application submitted by Hospital for Special Surgery 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 74-682 (Developments over streets) to permit the modification of the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) in connection with a proposed 5-story plus 6-floor mechanical penthouse enlargement for a zoning lot generally bounded by the U.S. Pierhead and Bulkhead Line of the East River, the center line of the former East 70th Street, a line approximately 417 feet east of the York Avenue, and the center line of East 71st Street (Block 1482, Lots 20, and p/o 9020), within an R9 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 May 6, 2015, Cal. No. 3, the Commission scheduled May 20, 2015 for a public hearing. On May 20, 2015, Cal. No. 15, the hearing was closed.)

For consideration.



No. 7

41 GREAT JONES STREET

CD 2

C 150146 ZSM

IN THE MATTER OF an application submitted by 41 Great Jones Holdings, 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 42-10 to allow residential use (U.G. 2 use) on portions of the cellar, ground floor, 2nd – 5th floors, and proposed 6th floor of an existing 5-story building, on property located at 41 Great Jones Street (Block 530, Lot 27), 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, N.Y. 10007.

(On April 22, 2015, Cal. No. 1, the Commission scheduled May 6, 2015 for a public hearing. On May 6, 2015, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 8

S & L AEROSPACE METALS

CD 7

C150173 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 120-22 28th Avenue (Block 4317, p/o Lot 1) in the Special College Point District, pursuant to zoning.

(On May 6, 2015, Cal. No. 4, the Commission scheduled May 20, 2015 for a public hearing. On May 20, 2015, Cal. No. 18, the hearing was closed.)

For consideration.

CITYWIDE**No. 9*****SPECIAL REGULATIONS FOR NEIGHBORHOOD RECOVERY*****CITYWIDE****N 150302 ZRY**

IN THE MATTER OF an application submitted by the Mayor's Office of Housing Recovery, the Department of Housing Preservation and Development, and 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, concerning Article VI, Chapter 4 and related Sections, to simplify and expedite the process of elevating and reconstructing single- and two-family homes in Hurricane Sandy-impacted areas of Community Districts 10, 13, and 14 of Queens; Community Districts 13, 15, and 18 of Brooklyn, and Community Districts 2 and 3 of Staten Island.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of June 3, 2015 (Cal. No. 21) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On May 20, 2015, Cal. No. 6, the Commission scheduled June 3, 2015 for a public hearing. On June 3, 2015, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND
No. 10***JOHNSON STREET*****CD 3****N 150286 RCR**

IN THE MATTER OF an application submitted by Linus Realty, LLC for the grant of certification pursuant to Section 107-08 of the Zoning Resolution for the future subdivision of one existing zoning lot into three separate zoning lots at Johnson Street (Block 7207, Existing Tax Lot 35, Tentative Tax Lots 305, 34, & 35) to facilitate the construction of three new one-story warehouse/light industrial buildings and 88 accessory parking spaces 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, NY 10301.

For consideration.

No. 11

57 WILLIS AVENUE

CD 1

N 130142 ZCR

IN THE MATTER OF an application submitted by Willis Avenue Development, LLC for the grant of certification pursuant to Section 119-40 of the Zoning Resolution of a restoration plan to facilitate removal of DOB violations for work done contrary to the special provisions of the Special Hillside Preservation District at 57 Willis Avenue (Block 575, Lot 7) within the Special Hillside Preservation District.

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

For consideration.

No. 12

60 LOUISE LANE

CD 2

N 150304 ZCR

IN THE MATTER OF an application submitted by John Giuffre 2012 Staten Island Trust for certification pursuant to Section 105-45 of the Zoning Resolution to certify a restoration plan for site alteration contrary to CPC approval N 890377 ZAR (approved on March 17, 1993) at 60 Louise Lane (Block 687, Lot 305) within the Special Natural Area District (NA-1).

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

For consideration.

No. 13

178 FOSTER ROAD

CD 3

N 150296 RCR

IN THE MATTER OF an application submitted by Brandon Property Group Inc. for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 178 Foster Road (Block 6907, Existing Lot 38, Tentative Lots 37 and 38), 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. 14

324 ROBINSON AVENUE

CD 3

N 150298 RCR

IN THE MATTER OF an application submitted by Andrew Esposito for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 324 Robinson Avenue (Block 5264, Existing Lot 24, Tentative Lots 23 and 25) 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 THE BRONX

Nos. 15, 16, 17 & 18

TRES PUENTES/285 EAST 138TH STREET

No. 15

CD 1

N 150287 ZRX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York involving provisions for large-scale general developments relating to a special permit by which the City Planning Commission may reduce or waive parking requirements for non-profit residences for the elderly.

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

74-74

Large-Scale General Development

* * *

74-745

~~Accessory parking spaces and loading berths~~

Modifications of parking and loading regulations

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

- (a) Modification of location requirements

When a #large-scale general development# includes two or more #zoning lots#, the City Planning Commission may permit required or permitted #accessory# off-street parking spaces, bicycle parking spaces or loading berths to be located anywhere within a #large-scale general development# without regard for #zoning lot lines#, provided that the Commission shall find:

- (1) such off-street parking spaces, bicycle parking spaces and loading berths will be conveniently located in relation to the #use# to which such spaces or berths are #accessory#;
- (2) such location of off-street parking spaces, bicycle parking spaces and loading berths will result in a better site plan; and
- (3) such location of off-street parking spaces, bicycle parking spaces and loading berths will not unduly increase the number of spaces in any single #block#, draw excessive traffic through local #streets#, or otherwise adversely affect traffic conditions in the surrounding area.

Whenever required off-street parking spaces, bicycle parking spaces and loading berths are permitted to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# shall be kept available for such #building# throughout its life.

(b) Waiver or reduction of loading berth requirements

For #zoning lots# in a #large-scale general development#, located within a waterfront area pursuant to paragraph (b) of Section 62-132, in Community District 1 in the Borough of Brooklyn, that contains one or more #retail or service uses# listed in Use Group 6A, 6C, 7B, 8B, 9A, 10A, 12B, 14A or 16A, and where no single such establishment exceeds 8,500 square feet in #floor area#, the City Planning Commission may waive or reduce the number of required loading berths, provided that:

- (1) curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby #uses#;

- (2) an efficient goods receiving system will be implemented within the #commercial# establishment to expedite the movement of goods from the curb to areas within the establishment;
- (3) such modification allows for a better relationship between the #street walls# of the #building# containing such establishment and the adjacent sidewalk and surrounding area; and
- (4) such modification will not impair or adversely affect the development of the surrounding area.

(c) Reduction of parking requirements

For #buildings# on #zoning lots# in a #large-scale general development#, within R7-2 districts in Community District 1 in the Borough of the Bronx, that contain a #non-profit residence for the elderly#, the City Planning Commission may reduce or waive the number of required #accessory# off-street parking spaces, including any spaces previously required for an existing #building# provided that the Commission finds:

- (1) that the anticipated automobile ownership patterns for residents of such #non-profit residence for the elderly# are minimal and that such reduction or waiver is warranted;
- (2) that such reduction of parking spaces will not have undue adverse impacts on the residents, businesses or community facilities in the surrounding area; and
- (3) that such reduction of parking spaces will result in a better site plan with better quality open areas.

In determining the amount of parking spaces to reduce or waive, the Commission may take into account current automobile ownership patterns for an existing #non-profit residence for the elderly# on the #zoning lot#, as applicable.

The City Planning Commission may prescribe additional conditions and safeguards to minimize adverse effects on the surrounding area.

(On June 3, 2015, Cal. No. 1, the Commission scheduled June 17, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 1

C 150288 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from an R6 to an R7-2 District property bounded by East 139th Street and its northwesterly prolongation, a line 150 feet northwesterly of Alexander Avenue, a line midway between East 139th Street and East 138th Street, a line 100 feet northwesterly of Alexander Avenue, East 138th Street, Morris Avenue, Third Avenue, and Morris Avenue;
2. establishing within an existing R6 District a C1-4 District bounded by a line midway between East 139th Street and East 138th Street, Alexander Avenue, East 138th Street, and a line 100 feet northwesterly of Alexander Avenue;
3. establishing within a proposed R7-2 District a C1-4 District bounded by a line midway between East 139th Street and East 138th Street, a line 100 feet northwesterly of Alexander Avenue, East 138th Street, and a line 100 feet southeasterly of Third Avenue; and
4. establishing within a proposed R7-2 District a C2-4 District bounded by East 139th Street and its northwesterly prolongation, a line 100 feet southeasterly of Third Avenue, East 138th Street, Morris Avenue, Third Avenue, and Morris Avenue;

as shown on a diagram (for illustrative purposes only), dated April 20, 2015.

(On June 3, 2015, Cal. No. 2, the Commission scheduled June 17, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CD 1

C 150289 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 (Front setbacks in districts where front yards are not required), the yard requirements of Section 24-33 (Permitted Obstructions in required Yards in Rear yard Equivalent), distance between building requirements of Section 23-711 (Standard minimum distance between buildings) and court requirements of Section 23-842 (Wide outer courts), in connection with a proposed mixed-use development on property located at 285 East 138th Street (Block 2314, Lot 1), in R7-2*, R7-2/C1-4* and R7-2/C2-4* Districts, within a large-scale general development.

* Note: The site is proposed to be rezoned by changing an existing R-6 to R7-2, R7-2/C1-4 and R7-2/C2-4 Districts under a concurrent related application (C 150288 ZMX).

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

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

Close the hearing.

No. 18

CD 1

C 150344 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-745(c)** of the Zoning Resolution to waive the number of required accessory off-street parking spaces, including a reduction of required accessory off-street parking spaces previously required for an existing building, in connection with a proposed mixed-use development on property located at 285 East 138th Street (Block 2314, Lot 1), in R7-2*, R7-2/C1-4* and R7-2/C2-4* Districts, within a large-scale general development.

* Note: The site is proposed to be rezoned by changing an existing R-6 to R7-2, R7-2/C1-4 and R7-2/C2-4 Districts under a concurrent related application (C 150288 ZMX).

** Note: A zoning text amendment is proposed to create a new Section 74-745(c) under a concurrent related application (C 150287 ZRX).

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

(On June 3, 2015, Cal. No. 4, the Commission scheduled June 17, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 19

METROTECH AREA BUSINESS IMPROVEMENT DISTRICT

CD 2

N 150356 BDK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the METROTECH Area 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 amending and modifying the district plan of the METROTECH Area Business Improvement District.

(On June 3, 2015, Cal. No. 5, the Commission scheduled June 17, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 20

269 HENRY STREET

CD 3

N 150317 HAM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 269 Henry Street (Block 288, Lot 80), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate the rehabilitation of a former firehouse to be used as a community facility.

(On June 3, 2015, Cal. No. 6, the Commission scheduled June 17, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 21

BRIGHT HORIZONS CHILDREN’S CENTER

CDs 1 & 2

N 150141 ZRQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Bright Horizons Children’s Center, LLC, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article XI, Chapter 7, to change the ground floor use provisions in Section 117-03, Appendix C of the Special Long Island City Mixed Use District.

Matter underlined is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

**117-03
District Plan and Maps**

* * *

Appendix C Queens Plaza Subdistrict Plan Maps:

Map 1 - Designated Districts within the Queens Plaza Subdistrict

Map 2 - Ground Floor Use and Frontage

Map 3 - Sidewalk Widening; and Street Wall Location ~~and Ground Floor Use.~~

* * *

**117-502
Queens Plaza Subdistrict Plan**

* * *

Map 3 (Sidewalk Widening; and Street Wall Location ~~and Ground Floor Use~~) of the Queens Plaza Subdistrict Plan specifies the locations where special #street

wall#, and mandatory sidewalk widening ~~and ground floor #use#~~ regulations, as set forth in Sections 117-531 ~~and 117-553~~, apply applies.

* * *

**117-531
Street wall location**

* * *

(e) In the locations specified on Map 3 (Sidewalk Widening, and Street Wall Location ~~and Ground Floor Use~~) of Appendix C of this Chapter, a #building# shall comply with the provisions of paragraphs (a) through (d) of this Section, as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #building# may be set back only in the areas indicated on Map 3 as "Permitted #Street Wall# Setback Locations," provided that the additional sidewalk widening resulting from such setback is accessible to the public, in accordance with the provisions of Section 117-554, and located adjacent to a public sidewalk or mandatory sidewalk widening.

* * *

**117-551
General provisions**

* * *

The provisions of Sections 117-553 (Mandatory sidewalk widening ~~and ground floor uses~~) and 117-554 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in Appendix C of this Chapter.

* * *

**117-553
Mandatory sidewalk widening ~~and ground floor uses~~**

The sidewalk widening ~~and ground floor #use#~~ provisions of this Section shall apply to all #developments# or #enlargements# with ground floor #street walls# with a ratio of #floor area# to #lot area# of 3.0 or more.

(a) Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 (Sidewalk Widening, and Street Wall Location ~~and Ground Floor Use~~) of Appendix C of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section 117-554.

(b) ~~Ground floor #commercial use# restriction~~

~~For any #building# or portion of a #building developed# or #enlarged# after July 26, 2001, fronting on the mandatory sidewalk widening required in paragraph (a) of this Section, #uses# within #stories# on the ground floor or with a floor level within five feet of #curb# level shall be limited to #commercial uses# listed in Use Groups 5, 6A, 6C, 7A, 7B, 8A, 8B, 9, 10, 11A, 12A and 12B, where such #uses# are permitted by the special #use# regulations of Section 117-51 (Queens Plaza Subdistrict Special Use Regulations). Any such #building#, or portion thereof, fronting on such mandatory sidewalk widening shall be allocated exclusively to such #uses#, except for lobby space, entrance space or frontage used for subway access.~~

* * *

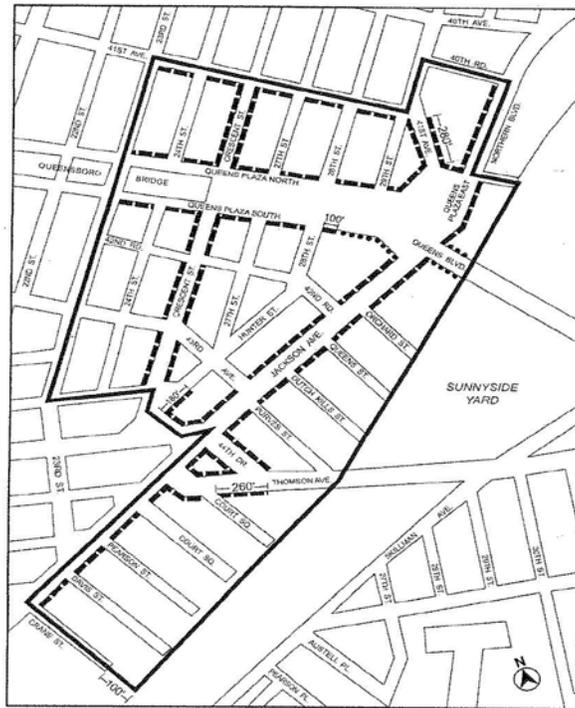
Appendix C

Queens Plaza Subdistrict Plan Maps

* * *

EXISTING

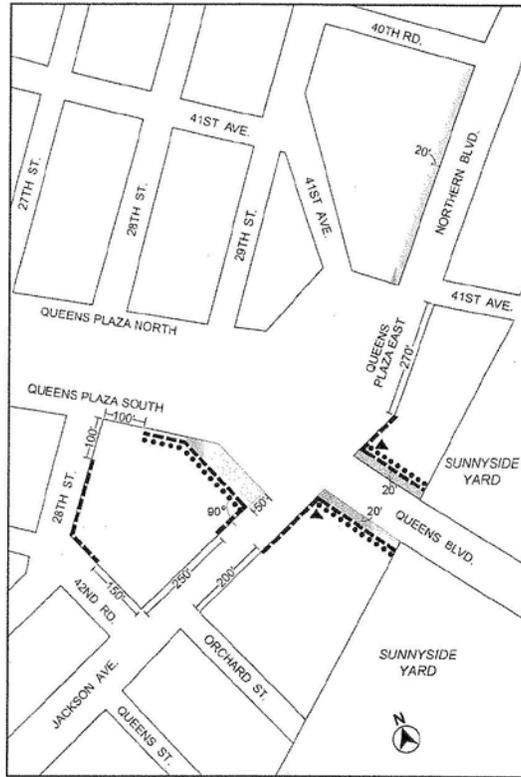
Map 2: Ground Floor Use and Frontage



- Queens Plaza Subdistrict Boundary
- - - Street Frontages where Ground Floors are Restricted to Non-Residential Uses
- Street Frontages where Ground Floors are Restricted to Commercial Uses

EXISTING

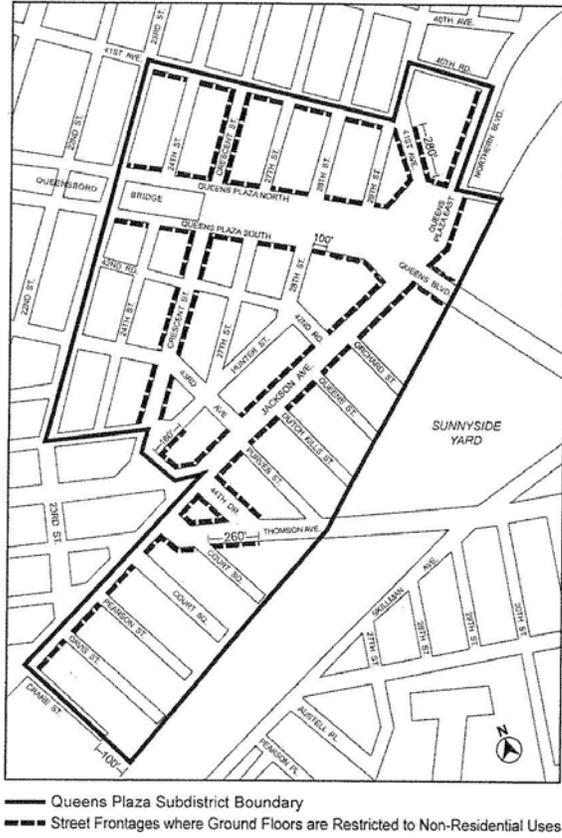
Map 3: Sidewalk Widening, Street Wall Location and Ground Floor Use



- ▨ Mandatory Sidewalk Widening
- - - Permitted Street Wall Setback Locations
- Ground Floor Commercial Use only
- ▲ Additional 1,500 sq. ft. of sidewalk widening to be located within 100' of the intersection.

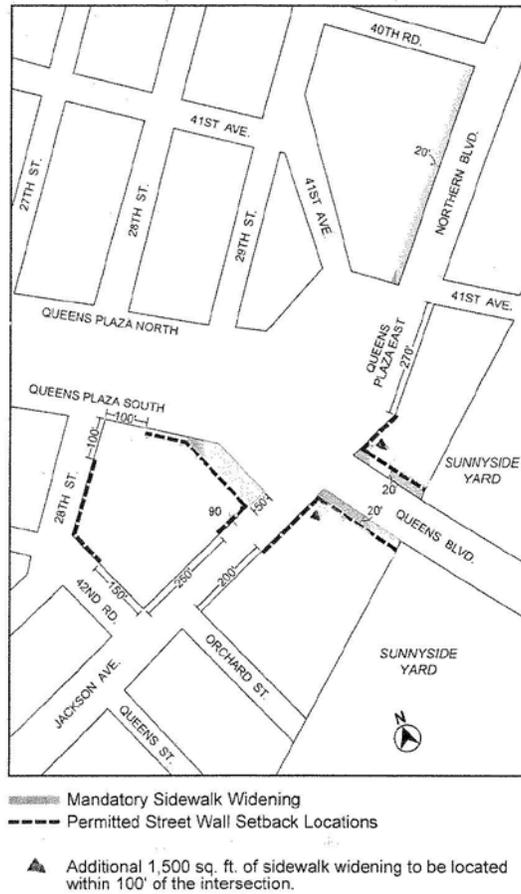
PROPOSED

Map 2: Ground Floor Use and Frontage



PROPOSED

Map 3: Sidewalk Widening and Street Wall Location



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

Close the hearing.



IV 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 WASHINGTON'S BIRTHDAY	23	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 CPC PUBLIC MEETING	2	3 GOOD FRIDAY	4 PASSOVER
	5 EASTER	6	7	8	9	10	11
	12	13	14	15	16	17	18
MAY	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
JUNE	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
JULY	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				
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
SEPTEMBER	23	24	25	26	27	28	29
	30	31					
					1	2	3
	6	7 LABOR DAY	8	9 CPC PUBLIC MEETING	10	11	12
	13	14 ROSH HASHANAH	15	16	17	18	19
OCTOBER	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23 YOM KIPPUR	24	25	26
	27	28	29	30			
						1	2
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 COLUMBUS DAY	13	14	15	16	17
NOVEMBER	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
DECEMBER	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					
DECEMBER							
DECEMBER							

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