

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, NOVEMBER 18, 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 150058 PQX	9	EAST BRONX CHILD CARE CENTER	Scheduled to be Heard 12/2/15
2	C 150384 ZSM	2	321-323 CANAL STREET	" "
3	C 150385 ZSM	2	" "	" "
4	N 150416 ZRM	2	150 WOOSTER STREET	" "
5	C 150417 ZSM	2	" "	" "
6	C 150418 ZSM	2	" "	" "
7	C 150297 PQQ	2	GRACE HAREWOOD SENIOR CENTER & YOUNG MINDS CHILD CARE CENTER	Favorable Report Adopted
8	N 160059 RCR	3	22 NORMAN PLACE	Certification Approved
9	N 160061 RCR	3	115 MACON AVENUE	" "
10	N 160008 ZCR	2	300 FOUR CORNERS ROAD	" "
11	C 160002 ZMK	5	VAN SINDEREN PLAZA	Hearing Closed
12	C 160003 HAK	5	" "	" "
13	N 160068 HKM	10	MOUNT MORRIS HISTORIC DISTRICT EXTENSION	" "
14	N 160074 PXQ	12	90-15 SUTPHIN BOULEVARD, SMALL BUSINESS SERVICES SUPPORT CENTER OFFICE SPACE	" "
15	N 150340 ZRR	3	521-529 DURANT AVENUE	" "
16	N 150421 ZRR	2	THE LANDMARK COLONY	" "
17	C 150422 ZMR	2	" "	" "

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

MEETING ADJOURNED AT: 12:40 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 18, 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. 21]

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**
- 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 December 2, 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) _____

NOVEMBER 18, 2015

APPROVAL OF MINUTES OF the Special Meeting of November 2, 2015

**I. PUBLIC HEARING OF THE FOLLOWING MATTER TO BE SCHEDULED FOR
WEDNESDAY, December 2, 2015
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

EAST BRONX CHILD CARE CENTER

CD 9

C 150058 PQX

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 1113 Colgate Avenue (Block 3736, Lot 1) for continued use as a day care center.

Resolution for adoption scheduling December 2, 2015 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 2 & 3

321-323 CANAL STREET

No. 2

CD 2

C 150384 ZSM

IN THE MATTER OF an application submitted by 321 New Canal 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:

1. Section 42-14(D)(2)(b) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar; and
2. Section 42-10 to allow residential uses (Use Group 2 uses) on the second through fourth floor and portions of the ground floor

of an existing 4-story building, on property located at 321 Canal Street (Block 230, Lot 5), in an M1-5B District.

Resolution for adoption scheduling December 2, 2015 for a public hearing.

No. 3

CD 2

C 150385 ZSM

IN THE MATTER OF an application submitted by 323 Equities 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:

1. Section 42-14(D)(2)(b) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar; and
2. Section 42-10 to allow residential uses (Use Group 2 uses) on the second through fourth floor and portions of the ground floor

of an existing 4-story building, on property located at 323 Canal Street (Block 230, Lot 6), in an M1-5B District, within the SoHo Cast-Iron Historic.

Resolution for adoption scheduling December 2, 2015 for a public hearing.



Nos. 4, 5 & 6

150 WOOSTER STREET

No. 4

CD 2

N 150416 ZRM

IN THE MATTER OF an application submitted by 150 Wooster 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 Section 74-712, concerning a special permit for developments in historic districts within M1-5A and M1-5B districts, Borough of Manhattan, Community District 2.

Matter in underline 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

74-712

Developments in Historic Districts

Within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may grant a special permit, in accordance with the following provisions:

- (a) In M1-5A and M1-5B Districts, on a #zoning lot# that, as of December 15, 2003, is vacant, is #land with minor improvements#, ~~has not more than 20 percent of the lot area occupied by existing #buildings#, or has #street# frontages on two or more #wide streets# and~~ or has not more than 40 percent of the #lot area# occupied by existing #buildings#, the Commission may modify #use# regulations to permit #residential development# and, below the floor level of the second #story# of any #development#, #uses# permitted under Section 32-15 (Use Group 6), provided:

* * *

- (b) In all districts, the Commission may modify #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, the Commission may make such modifications for #zoning lots# where not more than ~~20~~ 40 percent of the #lot area# is occupied by existing #buildings# as of December 15, 2003, provided the Commission finds that such #bulk# modifications: ~~comply with the findings set forth below.~~

~~In addition, in M1-5A and M1-5B Districts, the Commission may also modify #bulk# regulations, except #floor area ratio regulations#, for development on a #zoning lot# that has street frontages on two or more #wide streets# and that, as of December 15, 2003, has more than 20 percent but not more than 40 percent of the #lot area# occupied by existing #buildings#, provided the #development# contains no #residences# and the Commission finds that such #bulk# modifications:~~

* * *

Resolution for adoption scheduling December 2, 2015 for a public hearing.

No. 5

CD 2

C 150417 ZSM

IN THE MATTER OF an application submitted by 150 Wooster LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a)* of the Zoning Resolution to modify the use regulations of Sections 42-00 and 42-14(D)(2)(a) to allow Use Group 2 uses on portions of the cellar, ground floor, and on the 2nd – 8th floors and penthouse, and Use Group 6 uses (retail uses) on portions of the cellar and ground floor of a proposed 8-story and penthouse mixed-use building on a zoning lot that, as of December 15, 2003, has not more than 40% of its lot area occupied by existing buildings, located at 150 Wooster Street (Block 514, Lots 7 and 9), in an M1-5A District, within the SoHo Cast-Iron Historic District.

*Note: A zoning text amendment is proposed to modify Section 74-712 of the Zoning Resolution under a concurrent related application N 150416 ZRM.

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 December 2, 2015 for a public hearing.

No. 6

CD 2

C 150418 ZSM

IN THE MATTER OF an application submitted by 150 Wooster 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 the height & setback requirements of Section 43-43 and the permitted obstructions requirements of Section 43-23, to facilitate the development of an 8-story and penthouse mixed-use building on a zoning lot where not more than 40% of the lot area is occupied by existing buildings as of December 15, 2003, located at 150 Wooster Street (Block 514, Lots 7 and 9), in an M1-5A District, within the SoHo Cast-Iron Historic District.

*Note: A zoning text amendment is proposed to modify Section 74-712 of the Zoning Resolution under a concurrent related application N 150416 ZRM.

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 December 2, 2015 for a public hearing.

II. REPORT

BOROUGH OF BROOKLYN

No. 7

GRACE HAREWOOD SR. CENTER & YOUNG MINDS CHILD CARE CENTER

CD 2

C 150297 PQK

IN THE MATTER OF an application submitted by the NYC Administration for Children's Service, the NYC Department for the Aging, and the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 966-972 Fulton Street (Block 2014, Lot 26) for continued use as a senior center and child care center.

(On October 7, 2015, Cal. No. 1, the Commission scheduled October 21, 2015 for a public hearing. On October 21, 2015, Cal, No. 4, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 8

22 NORMAN PLACE

CD 3

N 160059 RCR

IN THE MATTER OF an application submitted by 22 Norman Place LLC 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 four new zoning lots at 22 Norman Place (Block 6670, Existing Lot 106, Tentative Lots 106, 107, 108, and 109) 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. 9

115 MACON AVENUE

CD 3

N 160061 RCR

IN THE MATTER OF an application submitted by CPMG Custom Home Builders LLC 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 three new zoning lots at 115 Macon Avenue (Block 5612, Existing Lot 206, Tentative Lots 204, 205, 206, and 207) 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. 10

300 FOUR CORNERS ROAD

CD 2

N 160008 ZCR

IN THE MATTER OF an application submitted by Anthony Lenza for the grant of certification that no authorization is required pursuant to Section 105-41 of the Zoning Resolution to facilitate the horizontal and vertical enlargement of an existing single-family detached residence at 300 Four Corners Road (Block 894, Lot 235) 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.



III. PUBLIC HEARING

BOROUGH OF BROOKLYN

Nos. 11 & 12

VAN SINDEREN PLAZA

No. 11

CD 5

C 160002 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development and New Van Sinderen Lots LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d:

1. changing from an M1-1 District to an R7A District property bounded by a line 185 feet southerly of Newport Avenue, a line midway between Van Sinderen Avenue and Snediker Avenue, 430 feet northerly of Linden Avenue, and Van Sinderen Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 185 feet southerly of Newport Avenue, a line midway between Van Sinderen Avenue and Snediker Avenue, 430 feet northerly of Linden Avenue, and Van Sinderen Avenue;

as shown on a diagram (for illustrative purposes only) dated August 3, 2015.

(On November 2, 2015, Cal. No. 1, the Commission scheduled November 18, 2015 for a public hearing which has been duly advertised.

Close the hearing.

No. 12

CD 5

C 160003 HAK

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 679,669 Van Sinderen Ave., and 169-182 New Lots Avenue (Block 3850, Lot 1 and Block 3865, Lots 24, 25, 26, 27, 128 and 129), 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 the construction of two new 7-story mixed-use residential buildings consisting of approximately 130 affordable rental units with ground floor commercial space and accessory below-grade parking pursuant to the Extremely Low and Low Income Affordability Program (ELLA).

(On November 2, 2015, Cal. No. 2, the Commission scheduled November 18, 2015 for a public hearing which has been duly advertised.

Close the hearing.

BOROUGH OF MANHATTAN**No. 13*****MOUNT MORRIS HISTORIC DISTRICT EXTENSION*****CD 10****N 160068 HKM****PUBLIC HEARING:**

IN THE MATTER OF a communication dated October 2, 2015, from the Executive Director of the Landmarks preservation Commission regarding the landmark designation of the Mount Morris Park Historic District Extension, designated by the Landmarks Preservation Commission on September 22, 2015 (List 484, LP-2571). The district boundaries are:

AREA I of the Mount Morris Park Historic District Extension consists of the property bounded by a line beginning at the intersection of the western curbline of Lenox Avenue and the northern curbline of West 118th Street, extending westerly along the northern curbline of West 118th Street to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 118th Street, southerly along said property line to the southern property line of 102 West 118th Street, westerly along said property and along the southern property lines of 104 West 118th Street through 158 West 118th Street to the western property line of 158 West 118th Street, northerly along said property line to the southern curbline of West 118th Street, easterly along said property line to a point formed by the intersection with a line extending southerly from the western property line of 157 West 118th Street, northerly along said property line, the western property line 158 West 119th Street, and across the roadbed to the northern curbline of West 119th Street, along said property line and along the southern property lines of 104 West 118th Street to the western property line of 158 West 118th Street, northerly along said property line to the southern curbline of West 118th Street, easterly along said property line to a point formed by its intersection with a line extending southerly from the western property line of 157 West 118th Street, northerly along said property line, the western property line of 158 West 119th Street, and across the roadbed to the northern curbline of West 119th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 157 West 119th Street, northerly along said property line to the southern property line of 166 West 120th Street, westerly along said property line to the western property line of 166 West 120th Street, northerly along said property line and across the roadbed to the northern curbline of West 120th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 159 West 120th Street, northerly along said property line and the western property line of 164 West 121st Street to the southern curbline of West 121st Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 159 West 121st Street, across the roadbed and along said property line to the northern property line of 159 West 121st Street, easterly along said property line to the western property line of 164 West 122nd Street along said curbline to a point formed by its intersection with a line extending southerly from the western

property line of 164 West 122nd Street, northerly along said property line and across the roadbed to the northern curbline of West 122nd Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 165 West 122nd Street, northerly along said property line and along the western property line 168 West 123rd Street to the southern curbline of West 123rd Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 111 West 123rd Street, northerly along said property line, easterly along the northern property lines of 111 through 107 West 123rd Street, southerly along the eastern property line of 107 West 123rd Street and across the roadbed to the southern curbline of West 123rd, easterly and across the roadbed to the southern curbline of West 123rd Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 123rd Street, southerly along said property line and along the eastern property line of 103 West 122nd Street to the center of the roadbed of West 122nd Street, westerly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the eastern property line of 147 West 121st Street southerly along said property line to the center of the roadbed of West 121st Street, easterly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 121st Street, southerly along said property line to the southern property line of 102 West 121st Street, westerly along said property line to the eastern property line of 103 West 120th Street, southerly along said property line to the center of the roadbed of 120th Street, easterly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the western property line of 199 Lenox Avenue, southerly along the western property line of 199 to 181 Lenox Avenue to the center of the roadbed of West 119th Street, easterly along the center of said roadbed to the center of the roadbed of Lenox Avenue, southerly along said roadbed to a point formed by its intersection with a line extending easterly from the northern curbline of West 118th Street, westerly along said curbline to the point of the beginning.

AREA 2 of Mount Morris Park Historic District Extension consists of the property bounded by a line beginning at the southwest corner of Fifth Avenue and West 120th Street, westerly along the southern curbline of West 120th Street, southerly along the western property line of 1490-1500 Fifth Avenue (aka 2 West 120th Street), easterly along the southern property line of 1490-1500 Fifth Avenue (aka 2 West 120th Street) to the western curbline of Fifth Avenue, northerly along said curbline to the point of the beginning.

(On November 2, 2015, the Commission duly advertised November 18, 2015 for a public hearing.)

Close the hearing.

BOROUGH OF QUEENS

No. 14

***90-15 SUTPHIN BOULEVARD, SMALL BUSINESS SERVICES SUPPORT CENTER
OFFICE SPACE***

CD 12

N 160074 PXQ

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 90-15 Sutphin Boulevard (Block 9677, Lot 7) (Department of Small Business Services Support Center).

(On November 2 2015, the Commission duly advertised November 18, 2015 for a public hearing.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 15

521-529 DURANT AVENUE

CD 3

N 150340 ZRR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by BIRB Realty Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Appendix A of Article X, Chapter 7, concerning the boundaries of Designated Open Space, within the Special South Richmond Development District in Community District 3 in the Borough of Staten Island.

**ARTICLE X
SPECIAL PURPOSE DISTRICTS**

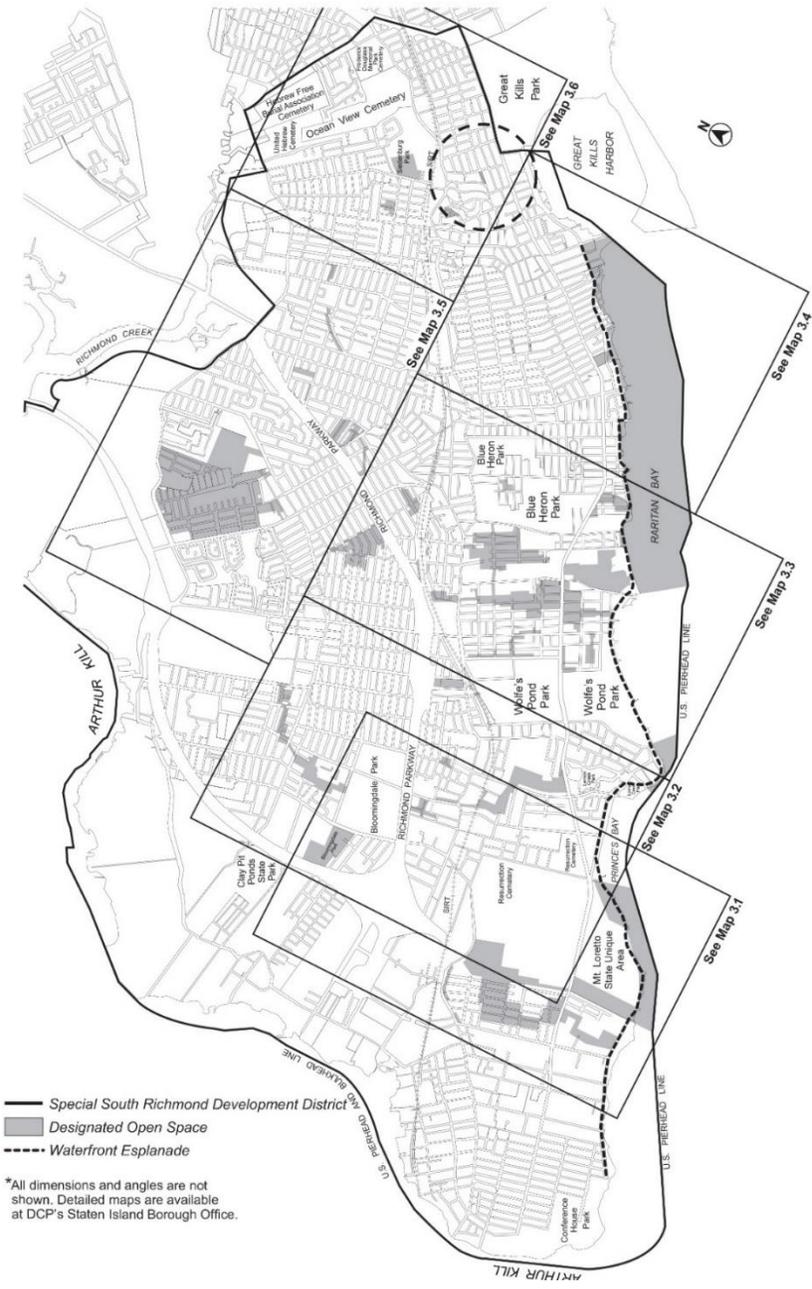
Chapter 7 Special South Richmond Development District

* * *

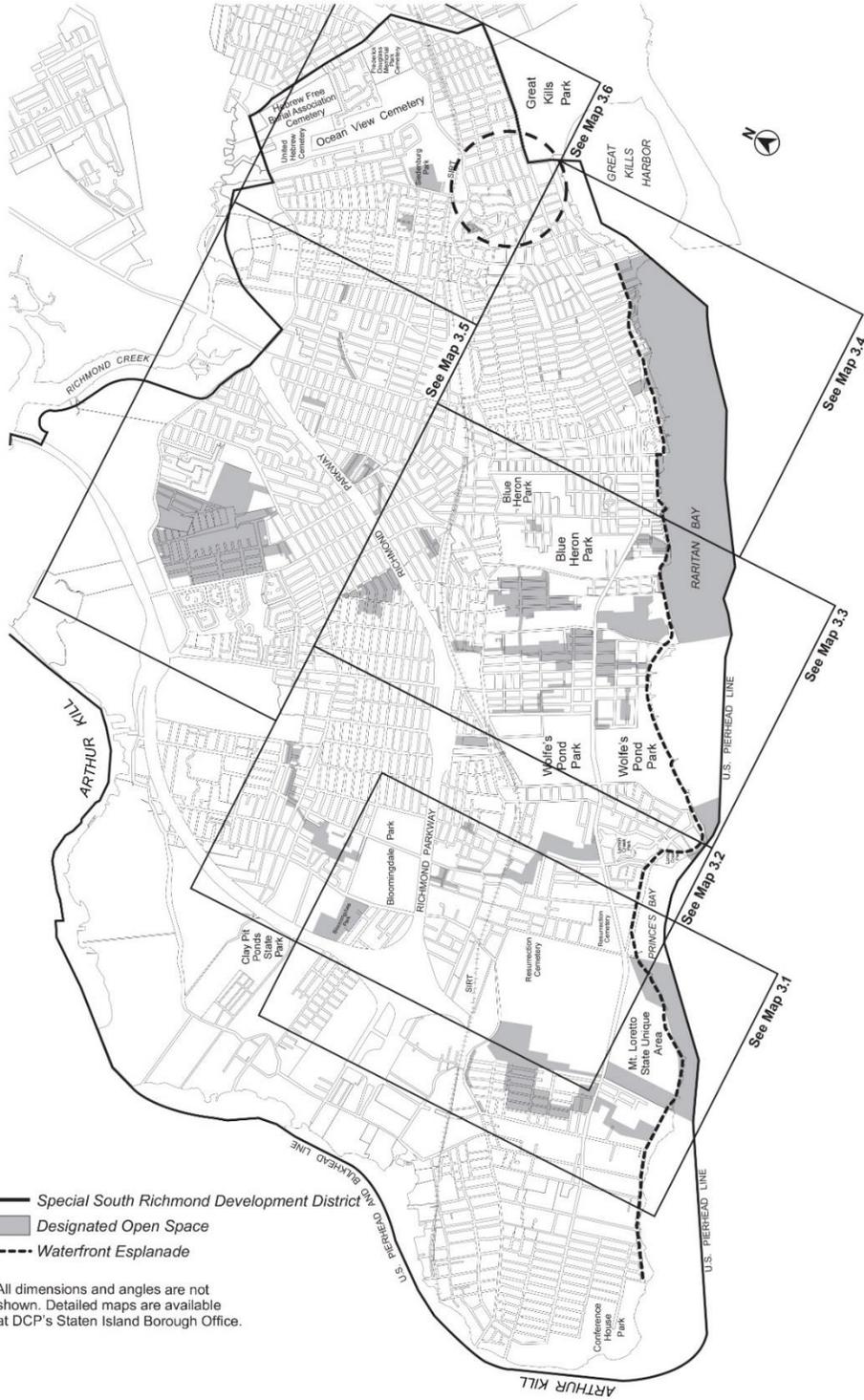
Appendix A Special South Richmond Development District Plan

* * *

Map 3: Open Space Network [Existing]



Map 3: Open Space Network [Proposed]

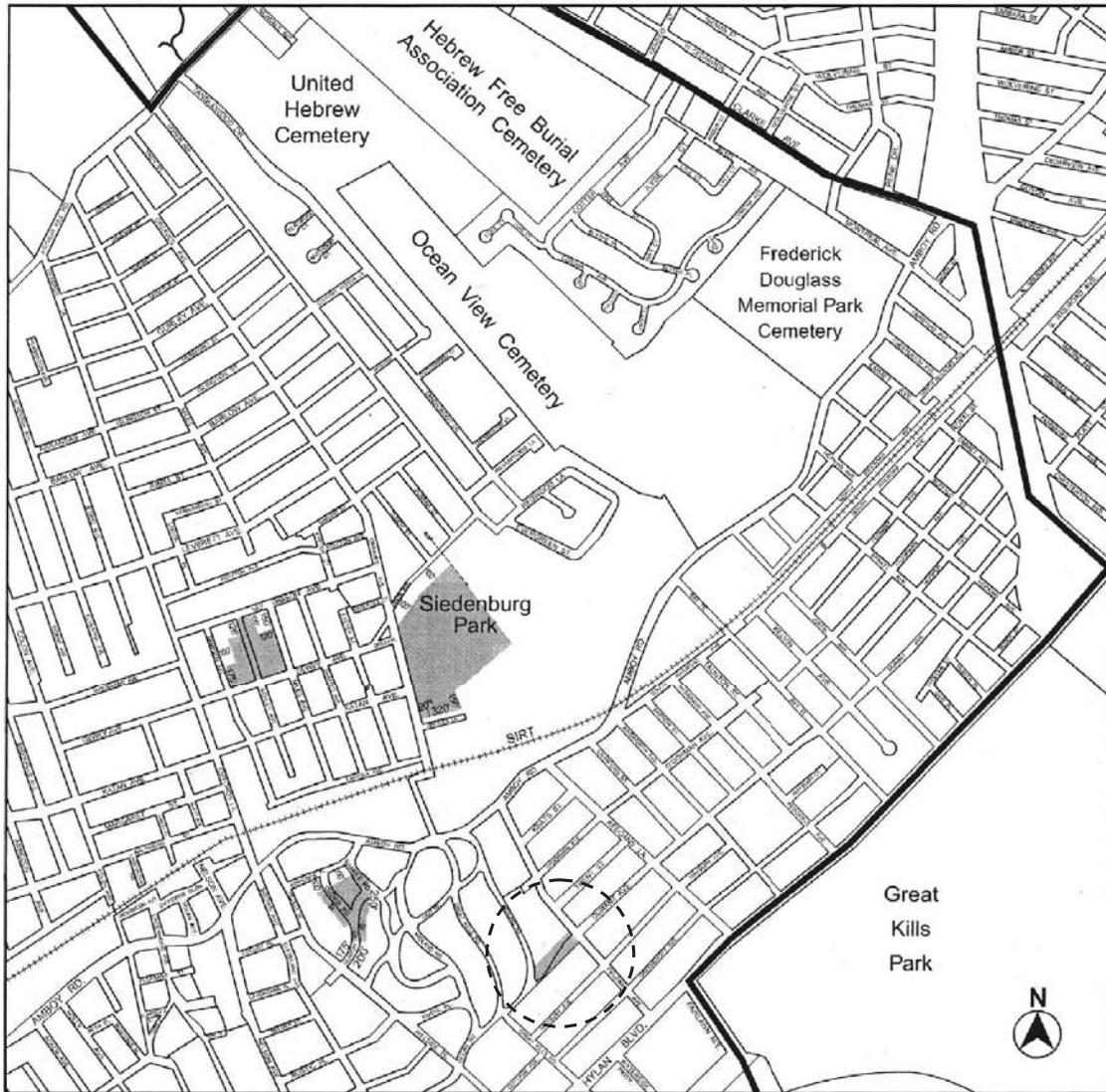


*All dimensions and angles are not shown. Detailed maps are available at DCP's Staten Island Borough Office.

* * *

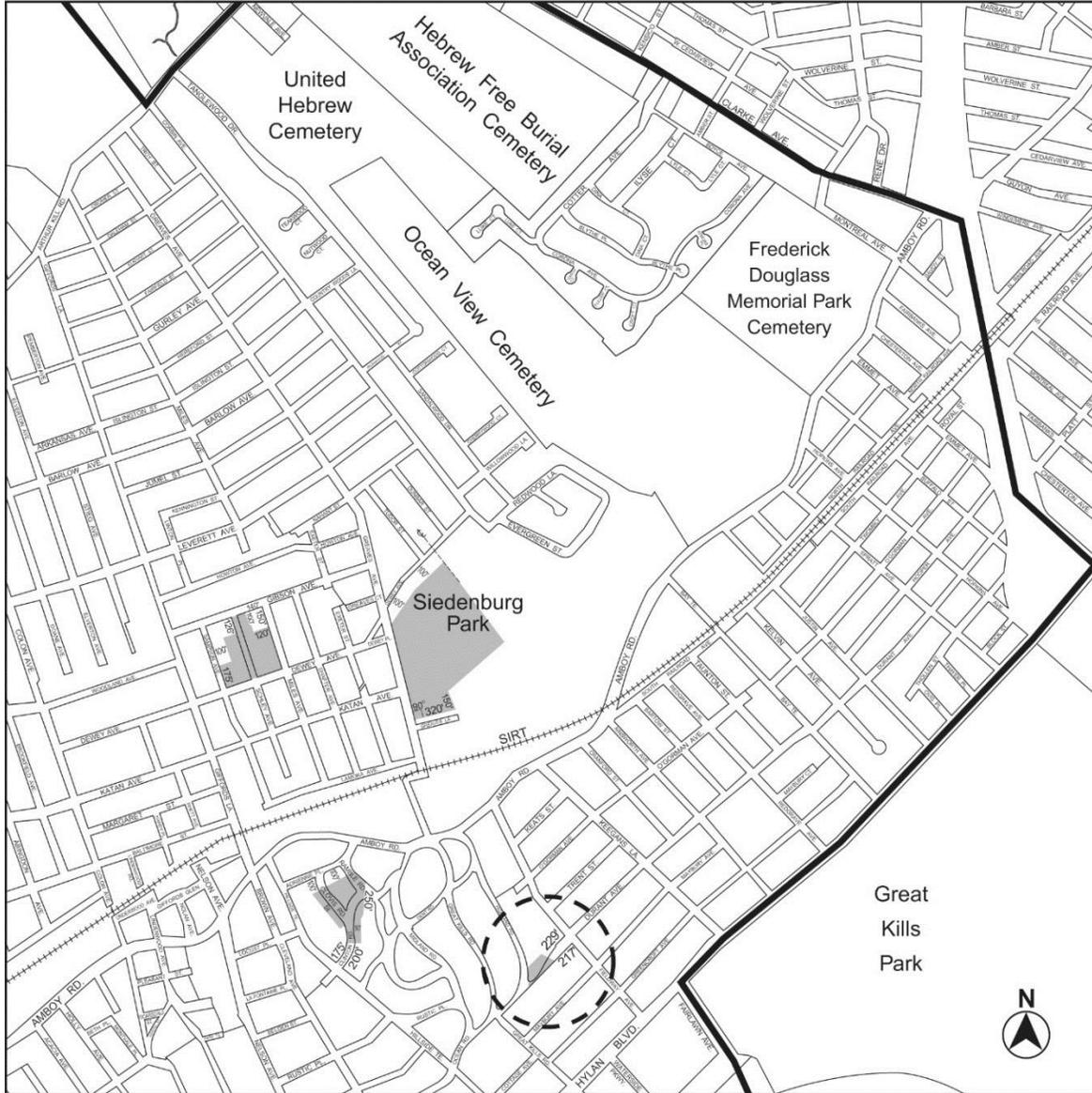
Map 3.6: Open Space Network [Existing]

— Special South Richmond Development District
Designated Open Space



Map 3.6: Open Space Network [Proposed]

— Special South Richmond Development District
■ Designated Open Space



* * *

(On November 2, 2015, Cal. No. 3, the Commission scheduled November 18, 2015 for a public hearing which has been duly advertised.

Close the hearing.

—

Nos. 16, 17 & 18

THE LANDMARK COLONY

No. 16

CD 2

N 150421 ZRR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NFC Associates, LLC and New York City Economic Development Corporation 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 X Chapter 5, and related sections, concerning the bulk, parking, grading, and private roads regulations in Tier I site within the Special Natural Area District and the New York City Farm Colony-Seaview Hospital Historic District.

Matter in underline is new, to be added;

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

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

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

Article X

Special Purpose Districts

Chapter 5

Special Natural Area District

* * *

105-023

Relationship to public improvement projects

In all cases, the City Planning Commission shall deny an application, whenever the #development#, #enlargement# or #site alteration# will interfere with a public improvement project (including highways, public #buildings# or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit or other public facilities) that has been approved by the City Council or the City Planning Commission.

105-03

District Plan

The regulations of this Chapter are designed to implement the #Special Natural Area District# Plan. The District Plan includes the following maps in Appendix A, a glossary in Appendix B and plant lists in Appendices C, D and E:

- Appendix A Map 1 - Special Fort Totten Natural Area District-4 Plan Map
Map 2 - New York City Farm Colony-Seaview Hospital Historic District
- Appendix B Glossary
- Appendix C Selection List for Ground Covers and Shrubs
- Appendix D Tree Selection List for On-site Trees
- Appendix E Tree Selection List for Street Trees

These maps and lists are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter shall apply.

**105-10
NATURAL FEATURES**

* * *

**105-43
Authorizations to Modify Bulk, Parking, Grading and Private Roads Regulations**

For a #development#, #enlargement# or #site alteration# located within the #Special Natural Area District#, the City Planning Commission may authorize:

- (a) modification of #lot coverage# controls in accordance with the provisions of Section 105-431;
- (b) modification of underlying district regulations relating to #bulk# or #parking# in accordance with the provisions of Section 105-432 (Modification of yard, height and setback regulations, and parking location regulations);
- (c) modification of grading controls in accordance with the provisions of Section 105-433; and
- (d) modification of requirements for driveways and private roads on #Tier I sites# and #Tier II sites# in accordance with the provisions of Section 105-434.

* * *

**105-434
Modification of requirements for private roads and driveways**

For any #development#, #enlargement# or #site alteration#:

- (a) the City Planning Commission may authorize variations in the requirements for #private roads# and driveways on any #Tier II site# as set forth in Section 105-35 (Tier II Site Requirements for Driveways and Private Roads) as well as the requirements of Sections 25-621 (Location of parking spaces in certain districts) and 25-631 (Location and width of curb cuts in certain districts): provided that:

~~In order to grant such authorizations, the Commission shall find that:~~

- (a~~1~~) the #development# or #enlargement# is not feasible without such modification, or that he requested modification will permit a #development#, #enlargement# or #site alteration# that satisfies the purposes of this Chapter;
- (b~~2~~) such modification is the least modification required to achieve the purpose for which it is granted;
- (c~~3~~) the modification will not disturb the drainage pattern and soil conditions of the area;
- (d~~4~~) the modification has minimal impact on the existing natural topography and vegetation and blends harmoniously with it; and
- (e~~5~~) such modification will enhance the quality of the design of the #development#, #enlargement# or #site alteration#; or

For any #development#, #enlargement# or #site alteration#:

- (b) located on a #zoning lot# containing historic buildings designated by the Landmarks Preservation Commission within the New York City Farm Colony-Seaview Hospital Historic District, as shown on Map 2 in Appendix A of this Chapter, the City Planning Commission may authorize modifications or waivers of the requirements for #private roads# as set forth in Section 26-20 (SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS) through Section 26-27 (Waiver of Bulk Regulations within Unimproved Streets), inclusive, and Section 26-30 (SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS) through 26-35 (Screening), inclusive, provided that such modification or waiver:

- (1) results in greater environmental conservation or preservation of existing natural features;
- (2) results in a superior site and landscape plan that will not unduly disturb the drainage pattern and soil conditions of the area;
- (3) results in greater preservation of historic #buildings# or other architectural elements of the Historic District designated by the Landmarks Preservation Commission;
- (4) enhances vehicular and pedestrian connections between #buildings# on the site and the surrounding neighborhood;

- (5) will not impair the essential character of the Historic District and the surrounding area;
- (6) is the least required to achieve the purpose for which it is granted; and
- (7) will not reduce the required minimum width of the #private road# to a width less than 34 feet unless the Fire Department has approved such reduction and determined that emergency vehicles can adequately access and move within the site.

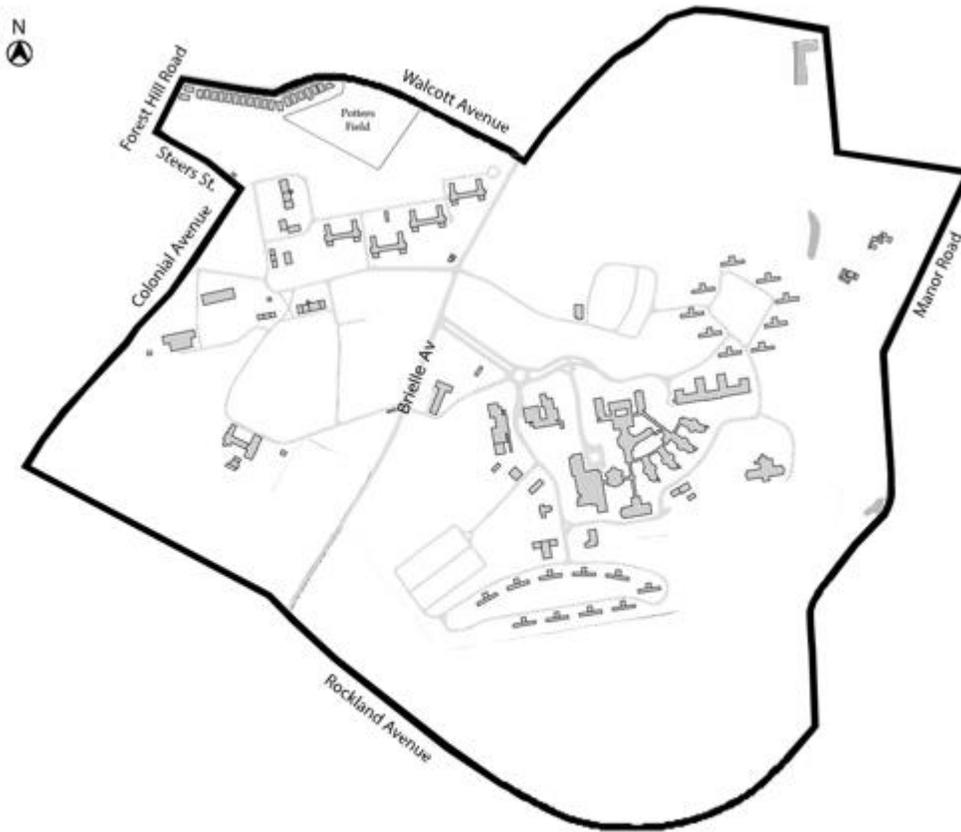
* * *

Appendix A

Map 1. - Special Fort Totten Natural Area District-4 Plan Map

* * *

Map 2. – New York City Farm Colony-Seaview Hospital Historic District



— New York City Farm Colony-Seaview Hospital Historic District Boundaries

(On November 2, 2015, Cal. No. 4, the Commission scheduled November 18, 2015 for a public hearing which has been duly advertised.

Close the hearing.

No. 17

CD 2

C 150422 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NFC Associates, LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 26c and 27a, by establishing within an existing R3-2 District a C1-3 District bounded by Walcott Avenue, Brielle Avenue, a line 635 feet southwesterly of Walcott Avenue, a line 130 feet northwesterly of Brielle Avenue, a line 450 feet southwesterly of Walcott Avenue, a line 160 feet northwesterly of Brielle Avenue, a line 410 feet southwesterly of Walcott Avenue, a line 250 feet northwesterly of Brielle Avenue, a line 230 feet southwesterly of Walcott Avenue, and a line 160 feet northwesterly of Brielle Avenue, as shown on a diagram (for illustrative purposes only) dated October 19, 2015.

(On November 2, 2015, Cal. No. 5, the Commission scheduled November 18, 2015 for a public hearing which has been duly advertised.

Close the hearing.

No. 18

CD 2

C 150428 PPR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 475 Brielle Avenue (Block 1955, p/o Lot 1), pursuant to zoning.

(On November 2, 2015, Cal. No. 6, the Commission scheduled November 18, 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	13	14
	15	16 PRESIDENTS DAY	17 REVIEW SESSION	18 ASH WEDNESDAY CPC PUBLIC MEETING	19 LINCOLN'S BIRTHDAY 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
	29 PALM SUNDAY	30 REVIEW SESSION	31				
APRIL				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
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
MAY						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	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							
JUNE		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18 RAMADAN	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30				
JULY						1 CPC PUBLIC MEETING	2
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27	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	4
	6	7 LABOR DAY	8 REVIEW SESSION	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 ROSH HASHANAH	22 CPC PUBLIC MEETING	23 YOM KIPPUR	24	25	26
	27	28	29	30			
OCTOBER						1	2
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 COLUMBUS DAY	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
NOVEMBER	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
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION			THANKSGIVING		
DECEMBER				1 CPC PUBLIC MEETING	2	3	4
	6	7	8	9	10	11	12
	13 HANUKKAH	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	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

V. CITY PLANNING COMMISSION 2016 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY						1 NEW YEAR'S DAY	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 MARTIN LUTHER KING, JR. DAY	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
31							
FEBRUARY		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 CHINESE NEW YEAR	9	10 ASH WEDNESDAY	11	12 LINCOLN'S BIRTHDAY	13
	14	15 PRESIDENTS' DAY	16	17	18	19	20
	21	22 WASHINGTON BIRTHDAY REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29					
MARCH			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17 ST. PATRICK'S DAY	18	19
	20 PALM SUNDAY	21	22	23	24	25	26
	27 EASTER	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29 PASSOVER	30
MAY	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 MEMORIAL DAY	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7 1ST DAY RAMADAN	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
JULY						1	2
	3	4 INDEPENDENCE DAY	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
31							
AUGUST		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
SEPTEMBER					1	2	3
	4	5 LABOR DAY	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	27	28	29	30	
OCTOBER	2	3 ROSH HASHANAH	4	5 CPC PUBLIC MEETING	6	7	8
	9	10 COLUMBUS DAY OBSERVED	11	12 YOM KIPPUR	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 SESSION					
NOVEMBER			1	2	3	4	5
	6	7	8 ELECTION DAY	9	10 DIWALI	11 VETERANS' DAY	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
DECEMBER					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25 CHRISTMAS	26 1ST DAY KWANZAA CHRISTMAS OBSERVED	27	28	29	30	31 HANUKKAH

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