

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, JANUARY 7, 2003
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 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 040114 HAK	2	344-348 BERGEN STREET	Scheduled to be Heard 1/28/04
2	N 040200 BDM	4,5	6 MADISON/23RD/FLATIRON/CHELSEA BID	“ ”
3	C 040019 PPQ	10,	12, 13,14 TRAMMEL CROW	“ ”
4	C 030293 ZMR	2	2175 RICHMOND AVENUE	“ ”
5	C 030066 ZMX	9	WESTCHESTER AVENUE REZONING	Hearing Closed
6	C 030544 ZSX	10	NYCHA PSA 8	“ ”
7	N 040146 HAX	7	BRIGGS AVENUE PLAYGROUND	“ ”
8	C 040030 HAK	3	QUINCY SENIOR CENTER	“ ”
9	C 040136 HAK	16	BISHOP RICHARD MARTIN SENIOR HOUSE	“ ”
10	C 010691 ZSM	2	148-150 GREENE STREET	“ ”
11	C 020122 ZSM	2	541 BROADWAY	“ ”
12	C 030420 ZSM	2	470 BROOME STREET	“ ”
13	C 030214 ZMM	7	2 WEST END AVENUE	“ ”
14	C 030215 ZSM	7	“ ”	“ ”
15	N 030549 ZRM	7	“ ”	“ ”
16	C 030292 PSQ	7	HARPER STREET ASPHALT PLANT	“ ”
17	C 010112 MMQ	11	DOUGLASTON POND	“ ”

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:											
		In Favor - Y Oppose - N Abstain - AB Recuse - R											
Calendar Numbers:		21	22	23	24								
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y								
Angela M. Battaglia	A												
Irwin Cantor, P.E.	P	Y	Y	Y	Y								
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y								
Richard W.Eaddy	A												
Alexander Garvin	P	Y	Y	Y	Y								
Jane D. Gol	P	Y	Y	Y	Y								
Christopher Kui	P	Y	Y	Y	Y								
John Merolo	P	Y	Y	Y	Y								
Karen A. Phillips	P	Y	Y	Y	Y								
Dolly Williams, Commissioners	P	Y	Y	Y	Y								

MEETING ADJOURNED AT: 1:06 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
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10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 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
18	C 020522 ZSQ	14	BROAD CHANNEL VOLUNTEER FIRE HOUSE	Hearing Closed
19	C 040057 PCR	2	NEW CREEK BLUEBELT	" "
20	C 030312 PCR	3	GLENWOOD/WOODALE DETENTION BASIN	" "
21	C 040029 HAX	3	BOSTON ROAD APARTMENTS	Favorable Report Adopted
22	C 020244 ZSM	5	WEST 18 TH STREET/ADORAMA	" "
23	N 040118 ZAM	1	55 WATER STREET	Authorization Approved
24	C 040018 PPQ	12	DISPOSITION OF CITY-OWNED-PROPERTY	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		21	22	23	24												
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y												
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y												
Angela M. Battaglia	A																
Irwin Cantor, P.E.	P	Y	Y	Y	Y												
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y												
Richard W.Eaddy	A																
Alexander Garvin	P	Y	Y	Y	Y												
Jane D. Gol	P	Y	Y	Y	Y												
Christopher Kui	P	Y	Y	Y	Y												
John Merolo	P	Y	Y	Y	Y												
Karen A. Phillips	P	Y	Y	Y	Y												
Dolly Williams, Commissioners	P	Y	Y	Y	Y												

MEETING ADJOURNED AT: 1:06 P.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—————
CITY PLANNING COMMISSION
—————
WEDNESDAY, JANUARY 7, 2004
—————
MEETING AT 10:00 A.M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK



Michael R. Bloomberg, Mayor

City of New York

[No. 25]

Prepared by Yvette V. Gruel, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). 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.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

For Calendar Information: call (212) 720-3368, 3369, 3370.

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

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

B
CITY PLANNING COMMISSION

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

AMANDA M. BURDEN, *AICP, Chair*
KENNETH J. KNUCKLES, *Esq., Vice Chairman*
ANGELA M. BATTAGLIA
IRWIN G. CANTOR, *P.E.*
ANGELA R. CAVALUZZI, *R.A.*
RICHARD W. EADDY
ALEXANDER GARVIN
JANE D. GOL
CHRISTOPHER KUI
JOHN MEROLO
KAREN A. PHILLIPS
DOLLY WILLIAMS, *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.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, JANUARY 7, 2004

Roll Call; approval of minutes	1
I. Scheduling of January 28, 2004	1
II. Public Hearings	4
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IV. Schedule of Meetings: January 1, 2004 - June 30, 2004	19

**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 28, 2004 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

C

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 and Community Board Chairpersons 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 opposition and those speaking in support of the proposal.

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 _____ Identification No.: _____ CB No.: _____

Position: Opposed _____

In Favor _____

Comments: _____

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JANUARY 7, 2004

APPROVAL OF MINUTES OF Regular Meeting of December 17, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 28, 2004
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

344-348 BERGEN STREET

CD 2

C 040114 HAK

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 344-348 Bergen Street (Block 389, Lots 27-29), 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 344 and 348 Bergen Street (Block 389, Lots 27 and 29) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as 344-348 Bergen Street, with approximately 24 rental units affordable to middle-income families, to be developed under the New York City Housing Development Corporation's New Housing Opportunities Program.

Resolution for adoption scheduling January 28, 2004 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

MADISON/23RD/FLATIRON/CHELSEA BID

CD 4, 5 and 6

N 040200 BDM

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Madison/23rd/ Flatiron/Chelsea Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, **concerning the formation of the Madison/23rd/Flatiron/Chelsea Business Improvement District.**

Resolution for adoption scheduling January 28, 2004 for a public hearing.

BOROUGH OF QUEENS

No. 3

TRAMMEL CROW

CDs 10, 12, 13 & 14

C 040019 PPQ

IN THE MATTER OF an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of one (1) city-owned property** located at John F. Kennedy International Airport, **(Block 14260 part of Lot 1) located near the intersection of North Hangar Road and North Boundary Road,** restricted to airport uses and ancillary uses thereto.

Resolution for adoption scheduling January 28, 2004 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 4

2175 RICHMOND AVENUE

CD 2

C 030293 ZMR

IN THE MATTER OF an application submitted by Barbara Berman pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 26c**, establishing within an existing R3-1 District a C1-2 District property bounded a line 200 feet northeasterly of Travis Avenue, a line midway between

Richmond Avenue and Steinway Avenue, Travis Avenue, and Richmond Avenue, as shown on a diagram (for illustrative purposes only) dated November 17, 2003.

Resolution for adoption scheduling January 28, 2004 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 5

WESTCHESTER AVENUE REZONING

CD 9

C 030066 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Wilfred Arroyo pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 4b:**

- 1. eliminating within an existing R6 District a C1-2 District bounded by Westchester Avenue, a line 60 feet westerly of Pugsley Avenue, a line midway between Benedict Avenue and Westchester Avenue, and Pugsley Avenue; and**
- 2. establishing within an existing R6 District a C2-2 District bounded by Westchester Avenue, a line 60 feet westerly of Pugsley Avenue, a line midway between Benedict Avenue and Westchester Avenue, and Pugsley Avenue;**

as shown on a diagram (for illustrative purposes only) dated September 8, 2003.

(On December 17, 2003, Cal.No. 1, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 6

NYCHA PSA 8

CD 10

C 030544 ZSX

PUBLIC HEARING:

IN THE MATTER of an application submitted by the New York City Housing Authority and the New York City Police Department pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-67 of the Zoning Resolution:

- **to allow a police station in a Residence District; and**
- **to modify the requirements of Sections 23-14 and 23-60 to increase the permitted floor area ratio and the height and setback requirements to that permitted by Sections 24-11 and 24-52, respectively;**

to facilitate the construction of a 4-story, approximately 25,774 square foot police station on a zoning lot located at 650 Buttrick Avenue (Block 5568, Lots 1, 50 and 100), in an R4 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, 2003, Cal.No. 2, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 7

BRIGGS AVENUE PLAYGROUND

CD 7

N 040146 HAX

PUBLIC HEARING

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Article 16 of the General Municipal

Law of New York State for:

- 1) The designation of property located at 2620 Briggs Avenue (Block 3293, Lot 49) as an Urban Development Action Area;
- 2) An Urban Development Action Area Project for such area;

to facilitate the renovation and continued use of a community playground, tentatively known as Briggs Avenue Playground.

(On December 17, 2003, Cal.No. 3, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 8

QUINCY SENIOR CENTER

CD 3

C 040030 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 621-635 Quincy Street and 648 Lexington Avenue (Block 1625, Lots 34, 53-60), 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 627 Quincy Street (Block 1625, Lot 56) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Quincy Senior Residence, with approximately 93 units of housing for senior citizens, to be developed under the New York State Housing Trust Fund Program.

(On December 17, 2003, Cal.No. 4, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 9

BISHOP RICHARD MARTIN SENIOR HOUSE

CD 16

C 040136 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 1349-1361 East New York Avenue (Block 1474, Lots 53-58) and 1725-1731 Lincoln Place (Block 1474, Lots 59-62) 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 properties to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Bishop Richard B. Martin Senior Housing, with approximately 79 units for low income elderly and elderly handicapped persons and one unit for a superintendent, to be developed under the HUD Section 202 Supportive Housing for the Elderly Program.

(On December 17, 2003, Cal.No. 5 the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 10

148-150 GREENE STREET

CD 2

C 010691 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 150 Greene Street Corp. 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 requirements of Section 42-14(D)(2)(a) to allow retail use (Use Group 6 uses) on the ground floor and in a portion of the cellar of an existing 7-story building occupying more than 3600 square feet of lot area located at 148-150 Greene Street** (Block 513, Lot 10), 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, 2003, Cal. No. 6, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

541 BROADWAY

CD 2

C 020122 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by NOH Realty Corp. 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 requirements of Section 42-14(D)(2)(b) to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar floor of an existing 5-story building located at 541 Broadway a.k.a. 112 Mercer Street** (Block 498, Lot 18), in an M1-5B 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, 2003, Cal. No. 7, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

470 BROOME STREET

CD 2

C 030420 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Intell SoHo LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to allow the modification of the use regulations of Section 42-14D(2)(a) to permit retail uses (Use Group 6 uses) in the cellar, ground floor and mezzanine of an existing 5-story building occupying more than 3,600 square feet of lot area on property located at 470 Broome Street (Block 486, Lot 32), 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, 2003, Cal. No. 8, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 13, 14 and 15

2 WEST END AVENUE

No. 13

CD 7

C 030214 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2-10 West End Avenue Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 8c:**

1. changing from an M1-6 District to a C4-7 District property bounded by West End Avenue, West 60th Street, a line 100 feet easterly of West End Avenue, and West 59th Street; and
2. Changing from an M1-6 District to a C6-2 District property bounded by West 60th Street, the westerly boundary line of a Park and its northerly and southerly prolongations, West 59th Street, and a line 100 feet easterly of West End Avenue;

as shown in a diagram (for illustrative purposes only) dated November 3, 2003, and subject to the conditions of CEQR Declaration E-125.

(On December 15, 2003, Cal. No.1, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 7

C 030215 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2-10 West End Avenue Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution** to allow an attended public parking garage with a maximum capacity of 150 spaces on

portions of the first floor, cellar and sub-cellar, of a proposed mixed building to be constructed on a zoning lot located at 2-10 West End Avenue (Block 1151, Lots 1, 61 and 63), in a C4-7* District.

*Note: The development site is proposed to be rezoned from an M1-6 District to a C4-7 District under a related application (C 030214 ZMM) for an amendment of the zoning map.

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 15, 2003, Cal. No. 2, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 7

N 030549 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 2-10 West End Avenue Associates, 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 III, Chapter 4, Sections 34-221 34-226 (Bulk Regulations for Residential Buildings in Commercial Districts), and Section 34-31 (Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts) to allow the inclusionary Housing program to apply in C4-7 districts in Community District 7 in Manhattan.

Matter in **graytone** 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.

* * *

34-221

Maximum floor area ratio

C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, the maximum #floor area ratio# for a #residential building# shall be the applicable maximum #floor area ratio# permitted for #residential buildings# under the provisions of Article II, Chapter 3, except as provided for in the following Sections:

Section 34-223 (Floor area bonus for a residential plaza)

Section 23-224 (Floor area bonus for an urban plaza)

Section 34-225 (Floor area bonus for an arcade)

Section 34-226 (Floor area increase for Inclusionary Housing in C4-7 Districts within Community District 7, Borough of Manhattan)

* * *

Section 34-226

Floor area increase for Inclusionary Housing in C4-7 Districts within Community District 7, Borough of Manhattan

In C4-7 Districts within Community District 7 in the Borough of Manhattan, the total #floor area# permitted on a #zoning lot# under the provisions of Section 23-15 (Maximum Floor Area Ratio in R10 Districts) may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

* * *

35-31

Maximum Floor Area Ratio for Mixed Buildings

C1 C2 C3 C4 C5 C6

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building.#

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. **However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).**

(On December 15, 2003, Cal. No.3, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 16

HARPER STREET ASPHALT PLANT

CD 7

C 030292 PSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter **for site selection of property** located at 32-11 Harper Street (Block 1790, Lot 1 **for use as an asphalt plant.**

(On December 17, 2003, Cal. No. 9, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

DOUGLASTON POND

CD 11

C 010112 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Sections 197-c and 199 of the New York City Charter by the Department of Parks and Recreation for an **amendment to the City Map** involving the establishment of an addition to Alley Park; and any **acquisition or disposition of real property related thereto**, located in the Borough of Queens, in accordance with map No. 4957, dated March 7, 2003, and signed by the Borough President.

(On December 17, 2003, Cal. No. 10, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18

BROAD CHANNEL VOLUNTEER FIRE HOUSE

CD 14

C 020522 ZSQ

PUBLIC HEARING

IN THE MATTER of an application submitted by the New York City Housing Authority and the New York City Police Department pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-67 of the Zoning Resolution:

- **to allow a police station in a Residence District; and**

- **to modify the requirements of Sections 23-14 and 23-60 to increase the permitted floor area ratio and the height and setback requirements to that permitted by Sections 24-11 and 24-52, respectively;**

to facilitate the construction of a 4-story, approximately 25,774 square foot police station on a zoning lot located at 650 Buttrick Avenue (Block 5568, Lots 1, 50 and 100), in an R4 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, 2003, Cal. No. 11, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 19

NEW CREEK BLUEBELT

CD 2

C 040057 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter **for site selection and acquisition of properties** generally bounded by Seaview Avenue, Father Capodanno Boulevard, Lincoln Avenue, and Zoe Street, **for the storage and conveyance of storm water.**

A list and description of the properties may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301-2511.

(On December 17, 2003, Cal. No. 12, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

GLENWOOD /WOODDALE DETENTION BASIN

CD 3

C 030312 PCR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter **for site selection and acquisition of two properties** bounded by Shotwell and Grantwood avenues and Woodrow Road (Block 5676, Lot 1) and Sharon Lane, Alysia Court, and Lemon Creek (Block 7014, Lot 30) **for the storage and conveyance of storm water.**

(On December 17, 2003, Cal. No. 13, the Commission scheduled January 7, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 21

BOSTON ROAD APARTMENTS

CD 3

C 040029 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 1033 and 1043 Boston Road (Block 2607, Lots 78 and 81) as an Urban Development Action Area;
 - 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 selected by HPD;

to facilitate construction of a six and seven story building, tentatively known as Boston Road Apartments, with approximately 41 dwelling units for homeless and low income families, to be developed under HPD's Supportive Housing Program.

(On November 19, 2003, Cal. No. 1, the Commission scheduled December 3, 2003 for a public hearing. On December 3, 2003, Cal. 3, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 22

WEST 18TH STREET/ADORAMA

CD 5

C 020244 ZSM

IN THE MATTER OF an application submitted by 42 West 18th Street Realty Corp. 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**

requirements of:

1. **Section 42-10 to allow residential use (Use Group 2 uses) on the 4th through 16th floors;**
2. **Section 43-43 to allow a proposed new building and enlarged portions to penetrate the height and setback requirements; and**
3. **Section 43-23(b) to allow a proposed 2-story and a 3-story enlarged portions as permitted obstructions within the required rear yard;**

to facilitate the construction of a mixed use development on a zoning lot located at 38-42 West 18th Street a.k.a. 41-45 West 17th Street (Block 819, Lots 14, 15 and 66), in an M1-6M District, within the Ladies Miles 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 November 19, 2003, Cal. No. 2, the Commission scheduled December 3, 2003 for a public hearing. On December 3, 2003, Cal. No. 4. The hearing was closed.)

For consideration.

No. 23

55 WATER STREET

CD 1

N 040118 ZAM

IN THE MATTER OF an application submitted by New Water Street Corp. **for the grant of an authorization** pursuant to Section 91-662(a) of the Zoning Resolution **to allow the alteration of an existing elevated plaza* for which a floor area bonus has been granted on a zoning lot located at 55 Water Street (Block 31, Lots 1001-1052), in a C6-9 District, within the South Street Seaport Subdistrict, within the Special Lower Manhattan District.**

*Note: An application (CP-22518) pursuant to Section 74-76 of the Zoning Resolution to allow the elevated was approved by the City Planning Commission on November 27, 1968 (Cal. No. 11) and by the Board Of Estimate on January 23, 1969 (Cal. No. 11).

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 November 5, 2003, Cal. No. 19, the item was laid over. On November 19, 2003, Cal. No. 10, the item was laid over.)

For consideration.

BOROUGH OF QUEENS

No. 24

DISPOSITION OF CITY-OWNED-PROPERTY

CD 12

C 040018 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of two (2) city-owned-property pursuant to zoning:**

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS/LOCATION</u>
10143	38	155 TH Street between 108 th & 109 th avenues (interior lot)
10336	152	180 th Street (within 180 th Street Industrial BID)

(On November 19, 2003, Cal. No. 3, the Commission scheduled December 3, 2003 for a public hearing. On December 3, 2003, Cal. No. 5, the hearing was closed.)

For consideration.
