

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, FEBRUARY 7, 2007  
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 060561 PQX	11	WESTCHESTER/TREMONT DAY CARE CENTER	Scheduled to be Heard 2/28/07
2	C 070134 PPK	6	299 DEGRAW STREET-FORMER FIREHOUSE	" "
3	C 070135 PPK	1	136 WYTHE STREET-FORMER FIREHOUSE	" "
4	C 070227 ZSK	12	CAPRI OPTICS	" "
5	C 060381 ZSM	7	555 WEST 59 <sup>TH</sup> STREET PARKING GARAGE	" "
6	C 070133 PPM	11	120 EAST 125 <sup>TH</sup> STREET-FORMER FIREHOUSE	" "
7	C 050037 ZMQ	4	JUNCTION BOULEVARD REZONING	" "
8	C 070136 PPQ	14	58-03 ROCKAWAY BEACH BOULEVARD-FORMER FIREHOUSE	" "
9	N 070291 BDQ	2	SUNNYSIDE BID	" "
10	C 070215 PCQ	1	MATERIALS FOR THE ARTS	" "
11	C 070034 ZSK	12	HATZOLAH GARAGE	Favorable Report Adopted
12	N 070214 BDK	2	COURT-LIVINGSTON-SCHERMERHORN BID	" "
13	N 070249 HKK	2	JAMES W. & LUCY S. ELWELL HOUSE	Forward Report to City Council
14	C 070079 ZMQ	12	FORMER JAMAICA COURTHOUSE REDEVELOPMENT	Favorable Report Adopted
15	C 070080 PPQ	12	" "	" "
16	C 070081 ZSQ	12	" "	" "
17	C 070082 ZSQ	12	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		11	12	13	14	15	16	17	18	19	20	21	22	23	
Amanda M. Burden, AICP, Chair	P	Y	Y	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	Y	Y	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	L	L	Y	Y	Y	
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	A	A	Y	Y	Y	
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	I	I	Y	Y	Y	
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	D	D	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	O	O	Y	Y	Y	
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y	V	V	Y	Y	Y	
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	E	E	Y	Y	Y	
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	R	R	Y	Y	Y	
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y			Y	Y	Y	

MEETING ADJOURNED AT: 11:57 A.M.

## CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, FEBRUARY 7, 2007  
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	N 070248 HKR	1	NEW BRIGHTON HALL	Forward Report to City Council
19	N 060546 ZAR	2	231 OCEAN TERRACE	Laid Over
20	N 060217 ZAX	8	4635 DOUGLAS AVENUE	" "
21	C 060392 ZSM	7	EL DORADO GARAGE	Favorable Report Adopted
22	C 050414 ZMM	10	WEST 145 <sup>TH</sup> STREET REZONING	" "
23	C 070151 HAM	11	FRIENDLY HANDS APARTMENTS	" "
24	N 070266 HAX	6	HONEYWELL II APARTMENTS	Hearing Closed
25	C 060492 ZSM	2	27 WOOSTER STREET	" "
26	C 060493 ZSM	2	" "	" "
27	C 070132 PPM	3	269 HENRY STREET-FORMER FIREHOUSE	" "

<b>COMMISSION ATTENDANCE:</b>	Present (P)	<b>COMMISSION VOTING RECORD:</b>																	
	Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R														
<b>Calendar Numbers:</b>																			
Amanda M. Burden, AICP, Chair																			
Kenneth J. Knuckles, Esq., Vice Chairman																			
Angela M. Battaglia																			
Irwin Cantor, P.E.																			
Angela R. Cavaluzzi, R.A.																			
Alfred C Cerullo, III																			
Richard W. Eaddy																			
Jane D. Gol																			
Lisa Gomez																			
Christopher Kui																			
John Merolo																			
Karen A. Phillips																			
Dolly Williams, Commissioners																			

MEETING ADJOURNED AT:

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, FEBRUARY 7, 2007**

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**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. 3]**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet,  
visit the Department of City Planning (DCP) home page at:

**[nyc.gov/planning](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)). 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.**
- ALFRED C. CERULLO, III**
- RICHARD W. EADDY**
- JANE D. GOL**
- LISA A. GOMEZ**
- 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 10:00a.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 February 28, 2007 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 will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ Identification No.: \_\_\_\_\_ CB No.: \_\_\_\_\_

Position: Opposed \_\_\_\_\_
In Favor \_\_\_\_\_

Comments:
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address \_\_\_\_\_ Title: \_\_\_\_\_

**FEBRUARY 7, 2007**

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**APPROVAL OF MINUTES OF the Regular Meeting of January 24, 2007**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, FEBRUARY 28, 2007**

**STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF THE BRONX**

**No. 1**

***WESTCHESTER/TREMONT DAY CARE CENTER***

**CD 11**

**C 060561 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 2547 East Tremont Avenue (Block 4078, Lot1) for continued use as a day care center.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 2**

***299 DEGRAW STREET-FORMER FIREHOUSE***

**CD 6**

**C 070134 PPK**

**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 299 DeGraw Street (Block 414, Lot 61), pursuant to zoning.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**No. 3**

***136 WYTHE STREET-FORMER FIREHOUSE***

**CD 1**

**C 070135 PPK**

**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 136 Wythe Avenue (Block 2309, Lot 22), pursuant to zoning.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**No. 4**

***CAPRI OPTICS***

**CD 12**

**C 070227 ZSK**

**IN THE MATTER OF** an application submitted by Capri Optics, Inc. and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(2) of the Zoning Resolution to allow a portion of a railroad right-of-way that has been permanently discontinued or terminated to be included in the lot area of a 3-story warehouse building, on property located at 37<sup>th</sup> Street between 14<sup>th</sup> and 15<sup>th</sup> avenues (Block 5348, p/o Lot 9), in an M2-1 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.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 5**

***555 WEST 59<sup>TH</sup> STREET PARKING GARAGE***

**CD 7**

**C 060381 ZSM**

**IN THE MATTER OF** an application submitted by Element West 59<sup>th</sup> Street, 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 190 spaces on portions of the ground floor and cellar of a proposed mixed use building on property located at 555 West 59<sup>th</sup> Street (Block 1151, Lot 5, 9, 51, 52, and 53), in a C6-2 District, within the Special Clinton 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.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**No. 6**

***120 EAST 125<sup>TH</sup> STREET-FORMER FIREHOUSE***

**CD 11**

**C 070133 PPM**

**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 120 East 125<sup>th</sup> Street (Block 1773, Lot 62), pursuant to zoning.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

---

**BOROUGH OF QUEENS**

**No. 7**

***JUNCTION BOULEVARD REZONING***

**CD 4**

**C 050037 ZMQ**

**IN THE MATTER OF** an application submitted by Kopang, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d and 10b by establishing within an existing R6B District a C2-4 District bounded by Corona Avenue, Junction Boulevard, 50<sup>th</sup> Avenue, and a line 100 feet westerly of Junction Boulevard, as shown on a diagram (for illustrative purposes only) dated November 13, 2006.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**No. 8**

***58-03 ROCKAWAY BEECH BOULEVARD-FORMER FIREHOUSE***

**CD 14**

**C 070136 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 one (1) city-owned property located at 58-03 Rockaway Beach Blvd. (Block 15926, Lot 44) pursuant to zoning.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**No. 9**

***SUNNYSIDE BID***

**CD 2**

**N 070291 BDQ**

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

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**No. 10**

***MATERIALS FOR THE ARTS***

**CD 1**

**C 070215 PCQ**

**IN THE MATTER OF** an application submitted by the Department of Cultural Affairs 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 at 33-00 Northern Boulevard (Block 214, p/o Lot 210), for use as warehouse space.

**Resolution for adoption scheduling February 28, 2007 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**No. 11**

***HATZOLAH GARAGE***

**CD 12**

**C 070034 ZSK**

**IN THE MATTER** an application submitted by Boro Park Volunteers of Hatzolah, Inc. and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow a portion of a railroad right-of-way that has been permanently discontinued or terminated to be included in the lot area of a proposed 2-story ambulance/emergency garage, dispatch and training facility on property located at 3701 14<sup>th</sup> Avenue (Block 5348, p/o Lot 9), in an M2-1 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 20, 2006, Cal. No. 1, the Commission scheduled January 10, 2007 for a public hearing. On January 10, 2007, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**No. 12**

***COURT- LIVINGSTON- SCHERMERHORN BID***

**CD 2**

**N 070214 BDK**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the Court-Livingston-Schermerhorn 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 Court-Livingston-Schermerhorn Business Improvement District.**

(On December 20, 2006, Cal. No. 2, the Commission scheduled January 10, 2007 for a public hearing. On January 10, 2007, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**No. 13**

***JAMES W. & LUCY S. ELWELL HOUSE***

**CD 2**

**N 070249 HKK**

**IN THE MATTER OF** a communication dated December 20, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of James W. & Lucy S. Elwell House, 70 Lefferts Place (Block 2019, Lot 16), by the Landmarks Preservation Commission on December 12, 2006 (Designation List No. 384/LP-2215).

**For consideration.**

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**BOROUGH OF QUEENS**

**Nos. 14, 15, 16 & 17**

***FORMER JAMAICA COURTHOUSE REDEVELOPMENT***

**No. 14**

**CD 12**

**C 070079 ZMQ**

**IN THE MATTER OF** an application submitted by Dermot QFC LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14d:

- 1) changing from an R6 District to a C4-5X District property bounded by a line midway between 89<sup>th</sup> Avenue and 90<sup>th</sup> Avenue/Rufus King Avenue , a line 150 feet southwesterly of Parsons Boulevard, 90<sup>th</sup> Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153<sup>rd</sup> Street; and
- 2) changing from a C4-2 District to a C4-5X District property bounded by 89<sup>th</sup> Avenue, Parsons Boulevard, a line 75 feet northwesterly of 90<sup>th</sup> Avenue/Rufus King Avenue, a line 150 feet southwesterly of Parsons Boulevard, a line midway

between 89<sup>th</sup> Avenue and 90<sup>th</sup> Avenue/Rufus King Avenue, and a line 125 feet northeasterly of 153<sup>rd</sup> Street;

as shown on a diagram (for illustrative purposes only) dated September 25, 2006.

(On December 20, 2006, Cal. No. 3, the Commission scheduled January 10, 2007 for a public hearing. On January 10, 2007, Cal. No. 22, the hearing was closed.)

**For consideration.**

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**No. 15**

**CD 12**

**C 070080 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 properties** pursuant to zoning:

<b>BLOCK</b>	<b>LOT</b>	<b>ADDRESS</b>
9755	31	89-14 Parsons Blvd.
9755	59	153-15 90 <sup>th</sup> Ave.

(On December 20, 2006, Cal. No. 4, the Commission scheduled January 10, 2007 for a public hearing. On January 10, 2007, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**No. 16**

**CD 12**

**C 070081 ZSQ**

**IN THE MATTER** an application submitted by Dermot QFC LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 500 spaces including 180 accessory spaces on portions of the ground floor and in part of the cellar and sub-cellar of a proposed mixed use building on property located at 89-14 Parsons Boulevard (Block 9755, Lots 31 and 59), in C4-5X\* District.

\*Note The site is proposed to be rezoned from R6 and C4-2 Districts to a C4-5X District, under a related application C 070079 ZMQ.

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 20, 2006, Cal. No. 5, the Commission scheduled January 10, 2007 for a public hearing. On January 10, 2007, Cal. No. 24, the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 12**

**C 070082 ZSQ**

**IN THE MATTER OF** an application submitted by `Dermot QFC LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to:

- 1) Section 74-743(a)(2) of the Zoning Resolution to modify the minimum base height, street wall location and setback regulations of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts);
- 2) Section 74-743(a)(3) of the Zoning Resolution to modify the location of primary business entrances and show windows regulations of Section 32-512 (Limitations on Business Entrances, Show Windows or Signs for corner lots);
- 3) Section 74-744(b) of the Zoning Resolution to permit residential and non-residential uses to be located within a building without regard for the regulations of Section 32-422 (Location of floors occupied by non-residential uses); and
- 4) Section 74-744(c) of the Zoning Resolution to modify the location of signs regulations of Section 32-512 (Limitations on Business Entrances, Show Windows or Signs for corner lots);

in connection with a proposed mixed use building on property located at 89-14 Parsons Boulevard (Block 9755, Lots 31 and 59), in a C4-5X District\*.

\*Note The site is proposed to be rezoned from R6 and C4-2 Districts to a C4-5X District, under a related application C 070079 ZMQ.

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 20, 2006, Cal. No. 6, the Commission scheduled January 10, 2007 for a public hearing. On January 10, 2007, Cal. No. 25, the hearing was closed.)

**For consideration**

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**BOROUGH OF STATEN ISLAND**

**No. 18**

***NEW BRIGHTON HALL***

**CD 1**

**N 070248 HKR**

**IN THE MATTER OF** a communication dated December 20, 2006, from the Executive Director of the Landmarks Preservation Commission regarding the rescission of the landmark designation of the New Brighton Village Hall, 66 Lafayette Avenue (Block 71, Lot 117), by the Landmarks Preservation Commission on December 12, 2006 (Designation List No. 384/LP-0028A).

**For consideration**

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**No. 19**

***231 OCEAN TERRACE***

**CD 2**

**N 060546 ZAR**

**IN THE MATTER OF** an application submitted by Anthony Graziano for grant of authorizations pursuant to Sections 105-421 and 105-425 of the Zoning Resolution for modification of topographic features on a Tier 1 site and modification of botanic environment and tree preservation and planting requirements to facilitate the enlargement of a one-family house and installation of an in-ground swimming pool at 231 Ocean Terrace (Block 689, Lot 8) in an R1-2 district within the Special Natural Area District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**BOROUGH OF THE BRONX**

**No. 20**

***4635 DOUGLAS AVENUE***

**CD 8**

**N 060217 ZAX**

**IN THE MATTER OF** an application submitted by Daniel Retter pursuant to Sections 105-422, 105-425 and 105-431 of the Zoning Resolution, for the grant of authorizations involving development on a portion of a zoning lot having a steep slope or a steep slope buffer, modification of botanic environment and tree preservation and planting requirements, and modification lot coverage controls, to allow the development of a single family home located at 4635 Douglas Avenue (Block 5923, Lot 356) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 21**

***EL DORADO GARAGE***

**CD 7**

**C 060392 ZSM**

**IN THE MATTER** an application submitted by 300 CPW Apartments Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow the enlargement of an existing attended accessory parking garage with a maximum capacity of 120 spaces in the cellar of an existing building located at 300 Central Park West (Block 1204, Lot 29), in R10A and R7-2 Districts.

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 20, 2006, Cal. No. 7, the Commission scheduled January 10, 2007 for a public hearing. On January 10, 2007, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 22**

***WEST 145<sup>th</sup> STREET REZONING***

**CD 10**

**C 050414 ZMM**

**IN THE MATTER OF** an application submitted by A & C Development Partners pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 145<sup>th</sup> Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 144<sup>th</sup> Street, and Adam Clayton Powell Jr. Boulevard;
2. changing from an R7-2 District to a C4-4D District property bounded by West 145<sup>th</sup> Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 144<sup>th</sup> Street, and Adam Clayton Powell Jr. Boulevard; and
3. changing from a C8-3 District to a C4-4D District property bounded by West 145<sup>th</sup> Street, a line 160 feet easterly of Adam Clayton Powell Jr. Boulevard, a line midway between West 144<sup>th</sup> Street and West 145<sup>th</sup> Street, and a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard;

as shown on a diagram (for illustrative purposes only) dated September 25, 2006, and subject to the condition of CEQR Declaration E-173.

(On December 20, 2006, Cal. No. 8, the Commission scheduled January 10, 2007 for a public hearing. On January 10, 2007, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 23**

***FRIENDLY HANDS APARTMENTS***

**CD 11**

**C 070151 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 225, 227, 229, 231-33, 235-37, 239 and 241 East 118<sup>th</sup> Street (Block 1783; Lots 12-16, 117 and 18) 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 development of a seven story mixed-use building, tentatively known as Friendly Hands Apartments, with approximately 76 residential units and community facility space to be developed under the New York City Housing Development Corporation's Low-Income Affordable Marketplace and New York City Housing Preservation and Development's Mixed-Income Rental programs.

(On January 10, 2007, Cal. No. 5, the Commission scheduled January 24, 2007 for a public hearing. On January 24, 2007, Cal. 13, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 24**

***HONEYWELL II APARTMENTS***

**CD 6**

**N 070266 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:

- a) the designation of property located at 906 East 178<sup>th</sup> Street (Block 3121, Lot 38) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

to facilitate the development of a 6-story building, tentatively known as Honeywell II Apartments, with approximately 35 residential units to be developed under the Department of Housing Preservation and Development's Mixed-Income Rental Program and the New York State Division of Housing and Community Renewal's Low Income Housing Tax Credit Program.

(On January 24, 2007, Cal. No. 1, the Commission scheduled February 7, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 25 & 26**

***27 WOOSTER STREET***

**No. 25**

**CD 2**

**C 060492 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 27 Wooster, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 74-712(a) - to modify the use regulations of Sections 42-10 and 42-14(D) to allow residential use (U.G. 2 uses) on the 2<sup>nd</sup> through 9<sup>th</sup> floors and to allow retail use (U.G. 6 uses) and/or residential use (U.G. 2 uses) on the ground floor and cellar; and
2. Section 74-712(b) - to modify the height and setback regulations of Section 43-43;

in connection with a proposed mixed use development on property located at 27 Wooster Street (Block 228, Lot 30), in M1-5A and M1-5B Districts, 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 January 24, 2007, Cal. No. 2, the Commission scheduled February 7, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 26**

**CD 2**

**C 060493 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 27 Wooster, LLC to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 to allow an accessory off-street parking garage with a maximum capacity of 10

spaces on a portion of the ground floor and cellar of a proposed mixed use development on property located at 27 Wooster Street (Block 228, Lot 30), in M1-5A and M1-5B Districts, 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 January 24, 2007, Cal. No. 3, the Commission scheduled February 7, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 27**

***269 HENRY STREET-FORMER FIREHOUSE***

**CD 3**

**C070132 PPM**

**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 269 Henry Street (Block 288, Lot 80), pursuant to zoning.

(On January 24, 2007, Cal. No. 4, the Commission scheduled February 7, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS**  
**January 1 to June 30**

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

**Review Sessions** are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.  
**Public Meetings** are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.

V. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS  
July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT
<b>JULY</b>	1	2	3	4 INDEPENDENCE DAY	5	6	7
	8 REVIEW SESSION	9	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
<b>AUGUST</b>				1	2	3	4
	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19 REVIEW SESSION	20	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
<b>SEPTEMBER</b>							1
	2	3 LABOR DAY	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13 ROSH HASHANAH	14	15
	16 REVIEW SESSION	17	18	19 CPC PUBLIC MEETING	20	21	22
	23 30	24	25	26	27	28	29 YOM KIPPUR
<b>OCTOBER</b>		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 COLUMBUS DAY OBSERVED	9	10	11	12	13
	14 REVIEW SESSION	15	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28 REVIEW SESSION	29	30	31 CPC PUBLIC MEETING			
<b>NOVEMBER</b>					1	2	3
	4	5	6 ELECTION DAY	7	8	9	10
	11	12 VETERANS DAY OBSERVED	13 REVIEW SESSION	14 CPC PUBLIC MEETING	15	16	17
	18	19	20	21	22	23	24
	25	26	27	28	29 THANKSGIVING	30	
<b>DECEMBER</b>							1
	2 REVIEW SESSION	3	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16 REVIEW SESSION	17	18	19 CPC PUBLIC MEETING	20	21	22
	23 30	24 31	25 CHRISTMAS	26 1ST DAY KWANZAA	27	28	29

**Review Sessions** are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.  
**Public Meetings** are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.