

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, MARCH 30, 2005
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 030537 MMX	1,4	EAST 153 RD BRIDGE	Scheduled to be Heard 4/13/05
2	C 050228 HAX	4	EAST CLARKE PLACE	“ ”
3	C 050248 HAX	2	PROSPECT AVENUE TOWER	“ ”
4	C 050304 HAK	5	CYPRESS PLAZA	“ ”
5	C 050259 HAK	4	MELROSE APARTMENTS	“ ”
6	C 050170 GFM	7	LINCOLN CENTER	“ ”
7	C 050098 MMM	7	“ ”	“ ”
8	C 050219 PQM	7	“ ”	“ ”
9	N 050169 ZRM	7	“ ”	“ ”
10	C 040201 ZSM	2	96 SPRING STREET	“ ”
11	C 040201 (A) ZSM	2	“ ”	“ ”
12	C 050212 HAM	10	CORNERSTONE SITE 2	“ ”
13		cw	TEN YEAR CAPITAL STRATEGY	“ ”
14	N 030382 ZAX	9	SOUNDVIEW SENIOR HOUSING	Authorization Approved
15	C 040405 ZSK	4	ENGINE 277/ LADDER 112	Favorable Report Adopted
16	C 040404 PSK	4	“ ”	“ ”
17	C 050159 HAM	7	MONTEREY GARAGE	“ ”
18	N 040370 ZAM	2	LITTLE SINGER BUILDING	Authorization Approved
19	C 050214 HAX	1,3	MELROSE COMMONS/ CORNERSTONE	Hearing Closed
20	C 050258 HAX	6	JACOB'S PLACE	“ ”
21	N 050350 PXX	1	DEPARTMENT OF FINANCE OFFICE SPACE	“ ”
22	C 040509 ZMK	2	FULTON STREET REZONING	“ ”
23	C 040389 ZMK	5	LOGAN STREET REZONING	“ ”
24	C 050189 PPM	10	MART 125	“ ”
25	C 040538 ZSM	1	415 GREENWICH STREET GARAGE	“ ”
26	C 050084 ZSM	1	63 WALL STREET GARAGE	“ ”
27	C 050031 ZSM	5	15 WEST 20 TH STREET	“ ”
28	C 050071 ZSM	1	MAIDEN LANE PARKING GARAGE	“ ”
29	C 040399 ZSM	8	NEW YORK SOCIETY LIBRARY	“ ”
30	C 040375 ZSM	4	LINCOLN PARKING GARAGE	“ ”

MEETING ADJOURNED AT: 1:50 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

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CAL NO.	ULURP NO.	CD NO	PROJECT NAME	C.P.C. ACTION
31	C 040043 ZSQ	7	FLUSHING SAVINGS BANK REZONING	Hearing Closed
32	C 050195 ZMQ	7	KISSENA PARK REZONING	“ ”
33	C 050191 MMQ	10	HAMILTON BEACH CITY MAP CHANGE AND DISPOSITION	“ ”
34	C 050217 PPQ	10	“ ”	“ ”
35	C 050154 PCR	2	SOUTH BEACH BLUE BELT	“ ”
36	C 000561 MMR	1	Berwick Place Demapping	“ ”

COMMISSION ATTENDANCE:	Present (P)	COMMISSION VOTING RECORD:												
	Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R									
Calendar Numbers:		14	15	16	17	18								
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y								
Angela M. Battaglia	A													
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y								
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y								
Richard W.Eaddy	P	Y	Y	Y	Y	Y								
Jane D. Gol	P	Y	Y	Y	Y	Y								
Lisa A. Gomez	P	Y	Y	Y	Y	Y								
Christopher Kui	P	Y	Y	Y	Y	Y								
John Merolo	P	Y	Y	Y	Y	Y								
Karen A. Phillips	P													
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 1:50 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 30, 2005

**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. 7]

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

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.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.

ORDER OF BUSINESS

WEDNESDAY, MARCH 30, 2005

- Roll Call; Approval Of Minutes..... 1
- I. Scheduling of April 13, 2005 1
- II. Reports 10
- III. Public Hearings..... 13
- IV. Schedule of Meetings: January 1, 2005 – June 30, 2005 25

**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 April 13, 2005 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: _____

MARCH 30, 2005

NOTE: THE ITEMS LISTED BELOW HAVE BEEN SCHEDULED FOR A PUBLIC HEARING ON APRIL 6, 2005, STARTING AT 10:00 A.M. AT TRIBECA PERFORMING ARTS CENTER, BOROUGH OF MANHATTAN COMMUNITY COLLEGE THEATER TWO; 199 CHAMBERS STREET (BETWEEN GREENWICH AND WEST STREETS) NEW YORK, NEW YORK.

BOROUGH OF MANHATTAN

WEST CHELSEA/HIGH LINE

CD 4	N 050161 ZRM
CD 4	N 050161(A) ZRM
CD 4	C 050162 ZMM
CD 4	C 050162(A) ZMM
CD 2 AND 4	C 050163 PCM

APPROVAL OF MINUTES OF Regular Meeting of March 16, 2005

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, APRIL 13, 2005

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

BOROUGH OF THE BRONX

No. 1

EAST 153RD BRIDGE

CD 1, 4 **C 030537 MMX**

IN THE MATTER OF an application, submitted by the New York City Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter and

Section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the widening and re-alignment of East 153rd Street between Grand Boulevard and Concourse and Morris Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13104 dated November 16, 2004 and signed by the Borough President.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

No. 2

EAST CLARKE PLACE

CD 4

C 50228HAX

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 15 East Clarke Place (Block 2840, Lot 38) 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 selected by HPD;

to facilitate development of a thirteen-story building, tentatively known as 15 East Clarke Place, with approximately 102 residential units for low income families.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

No. 3

PROSPECT AVENUE TOWER

CD 2

C 050248HAX

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 876, 882, 884, 886, 892, 894, 896 and 900 Prospect Avenue (Block 2690, Lots 4, 6-8, 11, 12, 14 and 17) and 863, 861, 859, 857, 855, 853, 851 and 896R Westchester Avenue (Block 2690, Lots 50, 54-59 and 314) 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 876, 882, 884, 886, 892, 894, 896 and 900 Prospect Avenue (Block 2690, Lots 4, 6-8, 11, 12, 14 and 17) and 896R, 851, 853, 855, 857, 859, 861 Westchester Avenue (Block 2690, Lots 314, 54-59) to a developer selected by HPD;

to facilitate development of a seven and eight-story mixed-use building, with approximately 194 residential units, commercial and community facility space to be developed under the Mixed Income Rental Program.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

BOROUGH OF BROOKLYN

No. 4

CYPRESS PLAZA

CD 5

C 50304HAK

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 107 and 103 Van Siclen Avenue (Block 3947, Lots 17 and 18); and 2790, 2792, 2798, 2802, 2806, 2810, 2812, 2796 and

2800 Fulton Street (Block 3947, Lots 19-24, 26, 120-121) 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 2790, 2792, 2798, 2802, 2806, 2810, 2812, 2796 and 2800 Fulton Street (Block 3947, Lots 19-24, 26, 120-121) to a developer selected by HPD;

to facilitate development of two, 3story mixed use buildings, tentatively known as Cypress Plaza, with approximately 18 residential units, to be developed under Housing Preservation and Development's Mixed Income Program.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

No. 5

MELROSE APARTMENTS

CD 4

C 050259HAK

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 63, 61, 59, 57, 55, 53 and 51 Central Avenue (Block 3157, Lots 1, 3-8) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
- 2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a six-story building, tentatively known as Melrose Apartments, with approximately 38 low income residential units, to be developed under the New York State Housing Trust Fund Program.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 6, 7, 8, and 9

LINCOLN CENTER

No. 6

CD 7

C 050170 GFM

IN THE MATTER OF an application, submitted by Lincoln Center Development Project, Inc., pursuant to Sections 197-c of the New York City Charter, for a revocable consent to construct and maintain fifteen informational kiosks on the sidewalk on the south side of 5th Street between Broadway and Amsterdam Avenue, Block 1134, Lots 1 and 25.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

No. 7

CD 7

C 050098 MMM

IN THE MATTER OF an application, submitted Lincoln Center Development Project, Inc., pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et. seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of West 65th Street between Amsterdam Avenue and Broadway;
- the elimination, discontinuance and closing of Public Place within North Plaza;
- the elimination of a Pedestrian Overpass;
- the extinguishment of an easement;
- the adjustment of grades necessitated thereby;
- and any acquisition or disposition of real property related thereto,

in accordance with Map No. 30215 dated December 10, 2004 and signed by the Borough President.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

No. 8

CD 7

C 050219 PQM

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for acquisition of easements located south of West 66th Street between Amsterdam Avenue and Broadway (Block 1137, Lots 10 and 7501; Block 1134, Lots 1 and 25; to facilitate the construction of a pedestrian bridge and vehicular tunnel.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

No. 9

CD 7

N 050169 ZRM

IN THE MATTER OF an application submitted by Lincoln Center Development Project, Inc., pursuant to Section 197-c of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Article VIII, Section 2 (Special Lincoln Square District) concerning Section §82-24 to allow permitted signage up to a height of 40 feet above street level and up to a height of 60 feet for facades facing Broadway between W65th Street and West 66th Street within Subdistrict B.

Matter underlined is new, to be added:

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

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

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

**Article VIII: Special Purpose Districts
Chapter 2 : Special Lincoln Square District**

~~4/8/98~~

**82-24
Supplementary Sign Regulations**

No permitted #signs# shall extend above #curb level# at a height greater than 20 feet or obstruct an #arcade#.

Within Subdistrict B, permitted #signs# facing upon West 65th Street shall not exceed a height of 40 feet above #curb level#, and permitted #signs# facing upon Broadway between West 65th Street and West 66th Street shall not exceed a height of 60 feet above #curb level#. However, #signs# facing in an easterly or southerly direction upon that portion of the public place designated on the City Map that is located within an area bounded by West 65th Street and the prolongation of the south side of West 64th Street shall not exceed a height of 40 feet above the level of such public place.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

Nos. 10 and 11

96 SPRING STREET

No. 10

CD 2

C 040201 ZSM

IN THE MATTER OF an application submitted by 96 Springs 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 requirements of:

1. Section 42-10 to allow residential use (Use Group 2) on the 2nd through 8th floors; and
2. Section 42-14(D)(2)(b) to allow retail uses (Use Group 6) on the ground floor and cellar;

in an existing 8-story building located at 96 Spring Street (Block 484, Lot 3), 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.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

No. 11

CD 2

C 040201 (A) ZSM

IN THE MATTER OF an application submitted by 96 Springs LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review procedure for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the requirements of:

1. Section 42-14 (D) (1) (b) to allow joint living-work quarters for artists (Use Group 17) on the 2nd through 8th floors; and
2. Section 42-14(D)(2)(b) to allow retail uses (Use Group 6) on the ground floor and cellar;

in an existing 8-story building located at 96 Spring Street (Block 484, Lot 3), 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.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

No. 12

CORNERSTONE SITE 2

CD 10

C 050212HAM

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 116 and 118 West 116th Street, p/o Site 30, within the Milbank Frawley Circle West Urban Renewal Area (Block 1825 Lots 43 and 44) 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 selected by HPD;

to facilitate development of an eight-story building, tentatively known as Cornerstone Site 2, with approximately 21 residential units, to be developed under HPD's Cornerstone Program.

Resolution for adoption scheduling April 13, 2005 for a public hearing.

CITYWIDE

No. 13

10 YEAR CAPITAL STRATEGY

Pursuant to Section 234 of the New York City Charter, the Draft Ten-Year Capital Strategy, Fiscal Years 2006-2015, was issued jointly by the Office of Management and Budget and the Department of City Planning in January 2005. After a public comment period, it will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing ten years, by program category and agency.

The draft strategy is available on the Office of Management and Budget's website at http://nyc.gov/html/omb/pdf/typ1_05.pdf

Resolution for adoption scheduling April 13, 2005 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 14

SOUNDVIEW SENIOR HOUSING

CD 9

N 030382 ZAX

IN THE MATTER OF an application submitted by NE Conference Corp. of Seventh-Day Adventists for **the grant of an authorization** pursuant to Section 23-631(h) of the Zoning Resolution **to allow a proposed 7-story, 73-unit non-profit residence for the elderly to penetrate the height and setback regulations set forth in Section 23-631 (g) (3), on property located at 685 White Plains Road** (Block 3563, Lots 5, 6, 7, 8, 10, 12 13, 14, p/o 15, and p/o 20), in an R5 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, NY 10007.

For consideration.

BOROUGH OF BROOKLYN

Nos. 15 and 16

ENGINE 277/LADDER 112

No. 15

CD 4

C 040405 ZSK

IN THE MATTER OF an application submitted by the Fire Department of the City of New York 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:

1. to allow a fire station in a Residence District; and

- 2. to modify the requirements of Section 23-14 (Minimum Required Open Space, Maximum Lot Coverage and Floor Area Ratio) to increase the permitted floor area ratio and percentage of lot coverage to that permitted by Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage)

to facilitate the construction of a 3-story approximately 10,775 square-foot fire station on property located at 580-582 Knickerbocker Avenue (Block 3343, Lot 29 and part of Lot 1), in an R6 District.

(On February 16, 2005, Cal. No. 2, the Commission scheduled March 2, 2005 for a public hearing. On March 2, 2005, Cal. No. 5, the hearing was closed.)

For consideration.

No. 16

CD 4

C 040404 PSK

IN THE MATTER OF an application submitted by the Fire Department 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 580-582 Knickerbocker Avenue (Block 3343, part of lot 1); Community District 4, Borough of Brooklyn, for use as a fire station.

(On February 16, 2005, Cal. No. 3, the Commission scheduled March 2, 2005 for a public hearing. On March 2, 2005, Cal. No. 6, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 17

MONTEREY GARAGE

CD 7

C 050159HAM

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 137-139 West 89th Street (Block 1220, Lot 10) 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 the sale of an existing five-story garage through the Asset Sales Program.

(On February 16, 2005, Cal. No. 8, the Commission scheduled March 2, 2005 for a public hearing. On March 2, 2005, Cal. No. 7, the hearing was closed.)

For consideration.

No. 18

LITTLE SINGER BUILDING

CD 2

N 040370 ZAM

IN THE MATTER OF an application submitted by Singer Studio Corporation for the grant of an authorization pursuant to Section 42-142 of the Zoning Resolution **to modify the use regulations of Section 42-14D(1)(b) to allow eighteen (18) additional joint living-work quarters for artists (total 34 units) on the 2nd, 3rd, 4th, 6th, 7th, 8th, 10th and 12th floors of an existing 12-story building where the lot coverage is greater than 3,600 square feet located at 561 Broadway, (Block 498, Lot 7), 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.

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 19

MELROSE COMMONS/CORNERSTONE

CD 1 AND 3

C 050214 HAX

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 for:
 - a) the designation of property located at 3044, 3046, 3048, 3049, 3050, 3051, 3053, 3054, 3057 and 3058 Third Avenue; 491, 493 and 499 East 156th Street; 741, 745 and 749 Brook Avenue; and 829, 831, 833, 837-39 and 841 Washington Avenue, Site 1, p/o Site 3 and Site 28 within the Melrose Commons Urban Renewal Area (Block 2364, Lots 2-5, 7, 9, 15, 17, 19, 21, 23-24; Block 2378, Lots, 62, and 64-66; Block 2381, Lots 52, 56, and 58-60) 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 such property to a developer selected by HPD;

to facilitate development on three sites, tentatively known as Melrose Commons Cornerstone Sites 14 A, C and D, With approximately 232 units of housing and commercial space, to be developed under HPD's Cornerstone Program.

(On March 16, 2005, Cal. No. 2, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

JACOB-S PLACE

CD 6

C 050258 HAX

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 for:
 - a. the designation of property located at 2342, 2346, 2350 and 2354 Webster Avenue (Block 3031, Lots 20-23 and 25) 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 2342, 2346, 2350 and 2354 Webster Avenue (Block 3031, Lots 21-23 and 25) to a developer selected by HPD;

to facilitate development of an eight-story building, tentatively known as Jacob's Place with approximately 63 residential units and a community facility use to be developed under the Housing Preservation and Development's Mixed Income Rental Program.

(On March 16, 2005, Cal. No. 3, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

DEPARTMENT OF FINANCE OFFICE SPACE

CD 1

N 050350 PXX

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 3000 - 3002 3rd Avenue (Block 2363, Lots 16 and 24). (Department of Finance)

(On March 17, 2005, the Commission duly advertised March 30, 2005 for a public hearing.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 22

FULTON STREET REZONING

CD 2

C 040509 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Mylaw Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 16c:**

1. **eliminating from an existing R6 District a C1-3 District bounded** by Ashland Place, a line 150 feet northeasterly of Fulton Street, St. Felix Street, and Fulton Street; and
2. **establishing within an existing R6 District a C2-4 District bounded by** Ashland Place, a line 100 feet northeasterly of Fulton Street, a line perpendicular to the westerly street line of St. Felix Street distant 175 feet northerly (as measured along the street line) from the intersection of the westerly street line of St. Felix Street and the northeasterly street line of Fulton Street, St. Felix Street, and Fulton Street,

as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

(On March 16, 2005, Cal. No. 4, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

LOGAN STREET REZONING

CD 5

C 040389 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Parklane Enterprises, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 17c by changing from an MI-1 District to an R5 District property bounded by** a line 100 feet south easterly of Atlantic Avenue, Logan Street, a line 300 feet southeasterly of Atlantic Avenue, and Milford Street, as shown on a diagram (for illustrative purposes only) dated December 20, 2004, and subject to the conditions of CEQR Declaration E-141.

(On March 16, 2005, Cal. No. 5, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 24

MART 125

CD 10

C 050189 PPM

PUBLIC HEARING:

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 to the New York City Economic Development Corporation of city-owned property** located at 260-262 West 125th Street (Block 1930, lot 55) pursuant to zoning.

(On March 16, 2005, Cal. No. 6, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

415 GREENWICH STREET GARAGE

CD 1

C 040538 ZSM

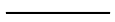
PUBLIC HEARING:

IN THE MATTER OF an application submitted by 415 Greenwich Fee Owners, LLC 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 an attended accessory parking garage with a maximum capacity of 90 spaces on portions of the first floor and cellar of an existing 8-story building and proposed 1-story roof-top enlargement on property located at 415 Greenwich Street** (Block 215, Lot 5), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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 March 16, 2005, Cal. No. 7, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.



No. 26

63 WALL STREET GARAGE

CD 1

C 050084 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by RBNB Wall Street Owner, 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 85 spaces on portions of the first floor and cellar of an existing 36-story building located at 63 Wall Street** (Block 27, Lot 9), in a C5-5 District, in the Special Lower Manhattan District.

(On March 16, 2005, Cal. No. 8, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

15 WEST 20TH STREET

CD 5

C 050031ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Strategic Chelsea LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the rear setback requirements of Section 23-663 (Required rear setbacks for tall buildings in other districts)**, in connection with a proposed two-story enlargement of an existing nine-story building at 15 West 20th Street (Block 822, Lot 25), in a C6-4A District, within the Ladies-Mile Historic District.

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

(On March 16, 2005, Cal. No. 9, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

MAIDEN LANE PARKING GARAGE

CD 1

C 050071 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Maiden Lane Properties, 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 62 spaces on**

portions of the first floor and the common cellar of three existing buildings at 100 Maiden Lane (Block 42, Lot 1), in a C5-5 District, within the Lower Manhattan Special 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 March 16, 2005, Cal. No. 10, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

NEW YORK SOCIETY LIBRARY

CD 8

C 040399 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York Society Library pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the rear yard requirements of Section 24-36 (Minimum Required Rear Yards) to allow a 12-foot 2-inch rear yard at the sixth floor level in connection with a proposed enlargement of an existing 6-story building located at 53 East 79th Street** (Block 1491, Lot 25) in an R10 District, within the Special Park Improvement District (PI).

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 March 16, 2005, Cal. No. 11, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

LINCOLN PARKING GARAGE

CD 4

C 040375 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 323 West 34th 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 500 spaces on the ground, second, third and fourth floors and the cellar floor of an existing 4-story garage building on property located at 323 - 331 West 34th Street a.k.a. 334 - 344 West 35th Street (Block 758, Lot 25), in a C6-4 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 March 16, 2005, Cal. No. 12, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 31

FLUSHING SAVINGS BANK REZONING

CD 7

C 040043 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Flushing Savings Bank pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10c, establishing within an existing R2 district a C1-2 District bounded by a line 100 feet northerly of Depot Road, a line 200 feet easterly of 159th Street, Depot Road and 159th Street, as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

(On March 16, 2005, Cal. No. 17, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

KISSENA PARK REZONING

CD 7

C 050195 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 10d:**

1. **changing from an R3-2 District to an R2 District property bounded by** Negundo Avenue, Parsons Boulevard, Quince Avenue, Bowne Street, a line midway between Quince Avenue and Rose Avenue, Robinson Street, a line 95 feet northwesterly of Oak Avenue, and Burling Street; and
2. **changing from an R3-2 District to an R3A District property bounded by** a line 100 feet southeasterly of 45th Avenue, Burling Street, Laburnum Avenue, Parsons Boulevard, Negundo Avenue, Burling Street, a line 95 feet northwesterly of Oak Avenue, Robinson Street, a line 100 feet northwesterly of Negundo Avenue, Union Street, a line 100 feet southeasterly of Laburnum Avenue, a line 100 feet northeasterly of Kissena Boulevard, Laburnum Avenue, a line 100 feet southwesterly of Union Street, a line 100 feet southeasterly of Holly Avenue, a line 100 feet northeasterly of Kissena Boulevard, Holly Avenue, and a line 100 feet southwesterly of Union Street; and
3. **changing from an R3-2 District to an R3X District property bounded by:**
 - a. 45th Avenue, 156th Street, 46th Avenue, Holly Avenue, Burling Street, 45th Avenue, a line 320 feet northeasterly of Burling Street, a line midway between 45th Avenue and Georgia Road, Parsons Boulevard, a line midway between 45th Avenue and Hawthorn Avenue, and a line perpendicular to the southeasterly street line of 45th Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 45th Avenue and the northeasterly street line of Parsons Boulevard; and
 - b. a line 100 feet northwesterly of Negundo Avenue, Robinson Street, a line midway between Quince Avenue and Rose Avenue, Bowne Street, Quince Avenue, Parsons Boulevard, Rose Avenue, Kissena Boulevard,

Poplar Avenue, Colden Street, Mulberry Avenue, and Kissena Boulevard;

as shown on a diagram (for illustrative purposes only) dated December 6, 2004.

(On March 16, 2005, Cal. No. 18, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 33 and 34

HAMILTON BEACH CITY MAP CHANGE AND DISPOSITION

No. 33

CD 10

C 050191 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning and the Queens Borough President's office, pursuant to sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

a) the elimination, discontinuance and closing of portions of:

- 102nd and 103rd streets between Russell Street and 165th Avenue;
- 163rd and 165th avenues between 103rd Street and Hawtree Basin,

b) the establishment of:

- a cul-de-sac at the southern terminus of 103rd Street (aka 104th Street)
- pedestrian ways on portions of 163rd Avenue, 102nd Street, and 165th Avenue,

and any acquisition or disposition of real property related thereto,

in accordance with map No.4979, dated December 20, 2004 and signed by the Borough President.

(On March 16, 2005, Cal. No. 19, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 10

C050217 PPQ

PUBLIC HEARING:

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 thirty-six (36) city owned properties** pursuant to zoning.

A list and description of the properties can be seen in the Queens Office of the Department of City Planning, 120-55 Queens Boulevard, Rom 201, Kew Gardens, NY 11424.

(On March 16, 2005, Cal. No. 20, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 35

SOUTH BEACH BLUE BELT

CD 2

C 050154 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, including the beds of certain streets, generally bounded by Sand Lane, Quintard Street, Father Capodanno Boulevard, and Patterson Avenue, Community District 2, Borough of Staten Island, for the storage and conveyance of storm water.

A list of the specific properties and street beds proposed to be acquired 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 March 16, 2005, Cal. No. 21, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

BERWICK PLACE DEMAPPING

CD 1

C 000561 MMR

IN THE MATTER OF an application submitted by John Bilotti, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, **for an amendment to the City Map** involving the elimination, discontinuance and closing of a portion of Berwick Place, between Oakland and Pelton avenues, the adjustment of grades necessitated thereby, **and any acquisition or disposition of real property related thereto**, in accordance with Map No.4177, dated March 9, 2004 and signed by the Borough President.

(On March 16, 2005, Cal. No. 22, the Commission scheduled March 30, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JANUARY	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7 CPC PUBLIC MEETING	8 REVIEW SESSION	9 10 11 12 13 14 15
	16 REVIEW SESSION	17 REVIEW SESSION	* REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21 REVIEW SESSION	22 REVIEW SESSION
	23	24	25	26	27	28	29	*Review Session will be held on <u>Tuesday, January 18th</u>
	30 REVIEW SESSION	31						
FEBRUARY	6	7	8 CPC PUBLIC MEETING	9	10	11 REVIEW SESSION	12	
	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18 REVIEW SESSION	19	
	20 REVIEW SESSION	21	22	23	24	25	26	
	27 REVIEW SESSION	28						
MARCH	6	7	8 CPC PUBLIC MEETING	9	10	11	12	
	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18	19	
	20 PALM SUNDAY	21	22	23	24	25	26	
	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30	31			
APRIL	3	4	5	6	7	8	9	
	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15	16	
	17	18	19	20	21	22	23	
	24 PASSOVER	25	26 CPC PUBLIC MEETING	27	28	29	30	
MAY	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 CPC PUBLIC MEETING	30	31						
JUNE				1	2	3	4	
	5 REVIEW SESSION	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				

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.