

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 5, 2006
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 060221 PPK	4	A & D PLUMBING	Scheduled to be Heard 4/26/06
2	C 060277 ZSM	3	COMMON GROUND COMMUNITY RESIDENCE	" "
3	C 060281 HAM	3	FABRIA HOUSES	" "
4	C 050418 MMQ	14	FEDERAL JEANS	" "
5	C 050419 HDQ	14	" "	" "
6	C 060001 PQX	9	SOUND DALE DAY CARE CENTER	Favorable Report Adopted
7	N 060332 HAX	3	SOUTHERN BOULEVARD APARTMENTS	" "
8	N 060201 ZRM	2	311 WEST BROADWAY	" "
9	C 060202 ZSM	2	" "	" "
10	C 060203 ZSM	2	" "	" "
11	C 060233 ZSM	2	VILLAGE CARE NURSING HOME	" "
12	C 060212 HAM	10	BEACON PARK	" "
13	C 060240 HAM	10	GATEWAY AND LORE CONDOMINIUMS	" "
14	C 030028 MMX	1	WILLIS AVENUE BRIDGE	Hearing Closed
15	C 060253 MLX	1	" "	" "
16	C 060255 ZSM	8	ECF MIDDLE SCHOOL	" "
17	N 060254 ZRM	8	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		6	7	8	9	10	11	12	13						
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y						
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y						
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y						
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y						
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y						
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y						
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y						
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y						
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y						
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y						
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y						
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y						

MEETING ADJOURNED AT: 12:10 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, APRIL 5, 2006
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 060196 PCR	2	SOUTH BEACH BLUEBELT	Hearing Continued
19	C 060197 PCR	3	OAKWOOD BEACH BLUEBELT	" "
20	C 050473 PQQ	3	BETTER COMMUNITY LIFE DAY CARE CENTER	Hearing Closed
21	C 060294 ZMQ	2, 5	MASPETH/WOODSIDE REZONING	" "

COMMISSION ATTENDANCE: Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																		
Calendar Numbers:	<table border="1" style="width: 100%; border-collapse: collapse; height: 20px;"> <tr> <td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td><td style="width: 2.5%;"></td> </tr> </table>																		

Name																	
Amanda M. Burden, AICP, Chair																	
Kenneth J. Knuckles, Esq., Vice Chairman																	
Angela M. Battaglia																	
Irwin Cantor, P.E.																	
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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**

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 5, 2006

**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

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: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). 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, APRIL 5, 2006

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	4
III. Public Hearings	10
IV. Schedule Of Meetings: January 1, 2006 - June 30, 2006	20
V. Schedule Of Meetings: July 1, 2006 - December 31, 2006.....	21

**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 26, 2006 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: _____

APRIL 5, 2006

APPROVAL OF MINUTES OF Regular Meeting of March 22, 2006.

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 26, 2006**

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

BOROUGH OF BROOKLYN

No.1

A & D PLUMBING

CD 4

C 060221 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 134 Evergreen Avenue (Block 3162, Lot 28), pursuant to zoning.

Resolution for adoption scheduling April 26, 2006 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

COMMON GROUND COMMUNITY RESIDENCE

CD 3

C 060277 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Common Ground Community Housing Development Fund Corporation, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a proposed approximately 99,158

square-foot, 12-story Non-Profit Institution with Sleeping Accommodations (U.G. 3A), on property located at 133 Pitt Street (Block 345, Lots 56 & 58) in an R7-2 District, partially within the Pueblo Nuevo Urban Renewal Area.

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 26, 2006 for a public hearing.

No. 3

FABRIA HOUSES

CD 3

C 060281 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 212-214 East 7th Street (Block 389, Lot 24) and 617-619 East 9th Street (Block 392, Lot 53), 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 lots to a developer to be selected by HPD.

to facilitate the development of two, six-story buildings, tentatively known as Fabria Houses, with approximately 37 residential units.

Resolution for adoption scheduling April 26, 2006 for a public hearing.

BOROUGH OF QUEENS

Nos. 4 & 5

FEDERAL JEANS

No. 4

CD 14

C 050418 MMQ

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development (HPD) 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 Beach 79th Street, Beach 80th Street, Beach 81st Street, Beach 82nd Street, Beach 83rd Street;
- the elimination of Finnard Avenue;
- the delineation of permanent sewer easements;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

all within an area bounded by Beach 77th Street, Beach Channel Drive, Beach 84th Street and Rockaway Freeway, in accordance with Map No. 4987 dated December 1, 2005 and signed by the Borough President.

Resolution for adoption scheduling April 26, 2006 for a public hearing.

No. 5

CD 14

C 050419 HDQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the disposition to the Economic Development Corporation of Block 16100 (Lots 31 and 38); Block 16103 (Lots 1 and 60); Block 16104 (Lots 1 and 28); Block 16105 (Lot 1); and Block 16106 (Lot 1), Site 1 within the Arverne Urban Renewal Area.

Resolution for adoption scheduling April 26, 2006 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 6

SOUND DALE DAY CARE CENTER

CD 9

C 060001 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 1211-1221 Croes Avenue (Block 3748, Lot 15), for continued use as a child care center.

(On February 22, 2006, Cal. No. 1, the Commission scheduled March 8, 2006 for a public hearing. On March 8, 2006, Cal. No. 16, the hearing was closed.)

For consideration.

No. 7

SOUTHERN BOULEVARD APARTMENTS

CD 3

N 060332 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 1211-1243 Southern Boulevard (Block 2975, Lots 26, 27, 29, 35, 36, & 37) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate the development of an 8-story building, tentatively known as Southern Boulevard Apartments, with approximately 123 residential units with commercial and community facility space to be developed under the Department of Housing Preservation and Development Mixed-Income Rental Program (MIRP) and HDC's Low-Income Affordable Marketplace Program (LAMP).

(On March 8, 2006, Cal. No. 2, the Commission scheduled March 22, 2006 for a public hearing. On March 22, 2006, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

Nos. 8, 9 & 10

311 WEST BROADWAY

No. 8

CD 2

N 060201 ZRM

IN THE MATTER OF an application submitted by United American Land, LLC, pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York concerning Article VII, Chapter 4 relating to Section 74-712(b), to allow by special permit the modification of bulk regulations on zoning lots where not more that 20 percent of the lot area is occupied by existing buildings as of December 15, 2003 in M1-5A and M1-5B districts located within historic districts.

Matter in underline 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

* * *

**74-712
Developments in Historic Districts**

* * *

- (b) In all districts, the modification of #bulk# regulations, except #floor area ratio# regulations, for any #development# on a #zoning lot# that is vacant or is #land with minor improvements#, and in M1-5A and M1-5B Districts, on zoning lots where not more that 20 percent of the #lot area# is occupied by existing

#buildings# as of December 15, 2003, provided the Commission shall find that such #bulk# modifications:

- (1) shall not adversely affect structures or #open space# in the vicinity in terms of scale, location and access to light and air; and
- (2) relate harmoniously to #buildings# in the Historic District as evidenced by a Certificate of Appropriateness or other permit from the Landmarks Preservation Commission.

The City Planning Commission may prescribe appropriate additional conditions and safeguards in order to enhance the character of the #development# and to minimize adverse effects on the character of the surrounding area.

(On February 22, 2006, Cal. No.3, the Commission scheduled March 8, 2006 for a public hearing. On March 8, 2006, Cal. No. 18, the hearing was closed.)

For consideration.

No. 9

CD 2

C 060202 ZSM

IN THE MATTER OF an application submitted by United American Land, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-712(a) to modify use regulations to allow retail uses (Use Group 6 uses) on the ground floor and cellar and to allow residential use (Use Group 2 uses) on the 2nd through 9th floors (West Broadway wing) and to allow residential use (Use Group 2 uses) on the 1st through 8th floors (Wooster Street wing); and
2. Section 74-712(b)* to modify the requirements of Section 43-40 (Height and Setback Regulations), Section 23-47 (Minimum Required Rear Yards), Section 23-533 (Required rear yard equivalents), and Section 23-86 (Minimum Distance Between Legally Required Windows and Wall or Lot Lines)

to facilitate the development of a mixed use building with two wings on a zoning lot where not more than twenty percent of the lot area is occupied by existing buildings located at 311 West Broadway (Block 228, Lot 12), in the SoHo Cast Iron Historic District, within M1-5A and M1-5B Districts.

* Note: Section 74-712(b) is proposed to be changed under a related application (N 060201 ZRM) for an amendment of the Zoning Resolution

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 February 22, 2006, Cal. No. 4, the Commission scheduled March 8, 2006 for a public hearing. On March 8, 2006, Cal. No. 19, the hearing was closed.)

For consideration.

No. 10

CD 2

C 060203 ZSM

IN THE MATTER OF an application submitted by United American Land, 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 capacity of 150 spaces on portions of the first floor and cellar of a proposed mixed use building with two wings on property located at 311 West Broadway (Block 228, Lot 12), in the SoHo Cast Iron Historic District, within M1-5A and M1-5B 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 February 22, 2006, Cal. No. 5, the Commission scheduled March 8, 2006 for a public hearing. On March 8, 2006, Cal. No. 20, the hearing was closed.)

For consideration.

No. 11

VILLAGE CARE NURSING HOME

CD 2

C 060233 ZSM

IN THE MATTER OF an application submitted by Village Care 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 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot

Coverage) to apply to a proposed approximately 54,014 square-foot, six-story nursing home (U.G. 3A), on property located at 214-218 West Houston a.k.a. 50-56 Downing Street (Block 528, Lot 12) in an R6 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 February 22, 2006, Cal. No. 6, the Commission scheduled March 8, 2006 for a public hearing. On March 8, 2006, Cal. No. 21, the hearing was closed.)

For consideration.

No. 12

BEACON PARK

CD 10

C 060212 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 29 West 138th Street and 34 West 139th Street (Block 1736, Lot 27), 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 two, six to eight story buildings, tentatively known as Beacon Park, with approximately 198 residential units and community facility space under the Department of Housing Preservation and Development's Cornerstone Program.

(On March 8, 2006, Cal. No. 6, the Commission scheduled March 22, 2006 for a public hearing. On March 22, 2006, Cal. No. 23, the hearing was closed.)

For consideration.

No. 13

GATEWAY AND LORE CONDOMINIUMS

CD 10

C 060240 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 257-259 West 112th Street (Block 1828, Lots 8 and 9) and 2100-2102 Frederick Douglass Blvd (Block 1829, Lots 62 and 63), 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 two buildings, tentatively known as The Gateway and Lore Condominiums, with approximately 125 residential units and commercial space.

(On March 8, 2006, Cal. No. 7, the Commission scheduled March 22, 2006 for a public hearing. On March 22, 2006, Cal. No. 24, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 14 & 15

WILLIS AVENUE BRIDGE

No. 14

CD 1

C 030028 MMX

PUBLIC HEARING:

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

- the extinguishment of an existing bridge easement between East 132nd Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a new bridge easement between East 132nd Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a new bridge corridor between Willis Avenue and Brown Place;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13095 dated November 21, 2005 and signed by the Borough President.

(On March 22, 2006, Cal. No. 1, the Commission scheduled April 5, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 1

C 060253 MLX

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the Department of Transportation pursuant to Sections 197-c of the New York City Charter, for a landfill of approximately

2,336 sq. ft. located at the Harlem River south of the Willis Avenue Bridge in Block 2260, Lot 62.

(On March 22, 2006, Cal. No. 2, the Commission scheduled April 5, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 16 & 17

ECF/MIDDLE SCHOOL 114/MIXED USE DEVELOPMENT

No. 16

CD 8

C 060255 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC Educational Construction Fund (ECF) and 1765 First Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-75* of the Zoning Resolution to permit utilization of air rights over a school, to modify the requirements of Section 23-60 (Height and Setback Regulations), Section 24-55 (Required Side and Rear Setbacks), and Section 24-382 (Required rear yard equivalents), and to allow the distribution of floor area without regard for district boundaries to facilitate the development of a mixed use building on property located at 1765 First Avenue (Block 1554, Lots 23, 28, 29, 30, 32 and 130) in R8B and C2-8 Districts.

*Note: Section 74-75 is proposed to be changed under a related application (N 060254 ZRY) for an amendment of the Zoning Resolution.

(On March 22, 2006, Cal. No. 3, the Commission scheduled April 5, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

CD 8

N 060254 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Educational Construction Fund and 1765 First Associates LLP, 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 VII Chapter 7 (Special Permits by the City Planning Commission), concerning 74-75 (Educational Construction Fund Projects).

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 VII: Administration

Chapter 4: Special Permits by the City Planning Commission

74-75 (~~7/26/01~~)

Educational Construction Fund Projects

In R5, R6, R7, R8, R9 or R10 districts, in C1 or C2 Districts mapped within such Residence Districts, or in C1-6, C1-7, C1-8, C1-9, C2-6, C2-7, C2-8, C4, C5, C6, or C7 Districts, for combined school and residences including air rights over schools built on a zoning lot owned by the New York City Educational Construction Fund, the City Planning Commission may permit utilization of air rights; modify the requirements that open area be accessible to and usable by all persons occupying a dwelling unit or rooming unit on the zoning lot in order to qualify as open space; permit ownership, control of access and maintenance of portions of the open space to be vested in the New York City Educational Construction Fund or City agency successor in title; permit modification of yard regulations and height and setback regulations; authorize the total floor area, open space, dwelling units or rooming units permitted by the applicable district regulations on such site to be distributed without regard for district boundaries; and authorize an increase of 25 percent in the number of dwelling units or rooming units permissible under the applicable district regulations. For the purposes of this Section 74-75 a #zoning lot# "owned by the New York City Educational Construction Fund may also include a tract of land under single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10, when such tract of land includes a parcel which was the site of a public school listed in this Section.

School _____ Community District
P.S. 151 _____ M8

(On March 22, 2006, Cal. No. 4, the Commission scheduled April 5, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 18

SOUTH BEACH BLUEBELT

CD 2

C 060196 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 property located at Oceanside Avenue between Wentworth Avenue and Orlando Street (Block 3491, Lot 125), and the site selection of property located in the bed of Oceanside Avenue between McLaughlin and Vulcan streets (Block 3500, Lot 200), for the storage and conveyance of storm water.

(On March 22, 2006, Cal. No. 7, the Commission scheduled April 5, 2006 for a public hearing which has been duly advertised).

Close the hearing.

No. 19

OAKWOOD BEACH BLUEBELT

CD 3

C 060197 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 Grayson Street, Tysens Lane, Emmet Avenue, and the Raritan Bay, for the storage and conveyance of storm water.

A list of the specific properties 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 22, 2006, Cal. No. 8, the Commission scheduled April 5, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 20

BETTER COMMUNITY LIFE DAY CARE CENTER

CD 3

C 050473 PQQ

PUBLIC HEARING:

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 34 -10 108th Street (Block 1749, Lot 7), for continued use as a day care center.

(On March 22, 2006, Cal. No. 5, the Commission scheduled April 5, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

MASPETH/WOODSIDE REZONING

CD 2, 5

C 060294 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 Nos. 9b, 9d and 13c:

1. eliminating from within an existing R4 District a C2-2 District bounded by Queens Boulevard, 65th Place, a line 100 feet southerly of Queens Boulevard, and 64th Street;
2. eliminating from within an existing R5 District a C2-2 District bounded by:
 - a. a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, and 64th Street;
 - b. 68th Street, a line perpendicular to the easterly street line of 68th Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68th Street and the northerly street line of Queens Boulevard, 69th Street, a line 50 feet southerly of 44th Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45th Avenue, a line perpendicular to the northerly street line of 45th Avenue distant 200 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of 45th Avenue and the northerly street line of Queens Boulevard, 45th Avenue, and Queens Boulevard; and
 - c. Queens Boulevard, 73rd Street, 47th Avenue, and 70th Street;
3. eliminating from within an existing R5B District a C2-2 District bounded by a line 150 feet northerly of Queens Boulevard, the westerly boundary line of a park, a line 100 feet northerly of Queens Boulevard, and 65th Place;
4. eliminating from within an existing R6 District a C2-2 District bounded by Queens Boulevard, 64th Street, a line 150 southerly of Queens Boulevard, and 61st Street;
5. eliminating from within an existing R7X District a C2-2 District bounded by a line 100 feet northerly of Queens Boulevard, 58th Street, 44th Avenue, the northerly prolongation of the easterly street line of 59th Street, Queens Boulevard, and 57th Street;
6. changing from an R4 District to an R4B District property bounded by:
 - a. a line 100 feet southerly of 51st Road, a line 150 feet easterly of 72nd Place, 51st Road and its easterly centerline prolongation, the southwesterly boundary line of the Long Island Rail Road Right-Of-Way (Main Line), a line 100 feet northeasterly of 74th Street, Calamus Avenue, a line 80 feet easterly of 74th Street, the easterly centerline prolongation of 52nd Road, 74th Street, 52nd Court, a line

- 225 feet easterly of 73rd Street, 52nd Avenue, a line 100 feet easterly of 72nd Place, a line midway between Calamus Avenue and 52nd Avenue, 72nd Place, Calamus Avenue, and 72nd Place; and
- b. Brooklyn Queens Expressway, 48th Avenue and its westerly centerline prolongation, 65th Place, 51st Avenue, a line midway between 64th Street and 65th Street, Tyler Avenue, and 59th Place;
7. changing from an R4 District to an R4-1 District property bounded by:
- a. the northerly boundary line of a park and its westerly prolongation, 64th Street, a line 100 feet southerly of Queens Boulevard, 67th Street, Laurel Hill Boulevard, 65th Place, 48th Avenue and its westerly centerline prolongation, Brooklyn Queens Expressway, and 61st Street;
- b. 50th Avenue, 66th Street, 49th Avenue, 69th Street, Garfield Avenue, 68th Street, Maurice Avenue, 69th Street, a line 300 feet northerly of 52nd Avenue, 69th Place, 52nd Avenue, 69th Street, 51st Road, 66th Street, 52nd Avenue, 62nd Street, a line 390 feet northeasterly of 53rd Avenue, a line midway between Maurice Avenue and 62nd Street, the southeasterly prolongation of the northwesterly street line of Tyler Avenue, Maurice Avenue, Tyler Avenue, a line midway between 64th Street and 65th Street, 51st Avenue, and 65th Place;
- c. 52nd Avenue, 72nd Street, Calamus Avenue, a line 100 feet westerly of 72nd Place, 53rd Road, 72nd Street, 53rd Avenue, a line 200 feet easterly of 69th Street, 52nd Drive, and 69th Place;
- d. a line midway between Calamus Avenue and 52nd Avenue, a line 100 feet easterly of 72nd Place, 52nd Avenue, and 72nd Place;
- e. 52nd Avenue, a line 225 feet easterly of 73rd Street, 52nd Court, 74th Street, a line 100 feet northwesterly of Grand Avenue, a line 100 feet northeasterly of 73rd Street, a line 100 feet easterly of 73rd Street, 52nd Road, and 73rd Street; and
- f. 53rd Drive, 66th Street, Borden Avenue, 69th Street, a line 100 feet southeasterly of Grand Avenue, Mazeau Street, 57th Avenue, a line 100 feet southeasterly of Grand Avenue, 73rd Place, 57th Avenue, 74th Street, Queens Midtown Expressway, a line 160 feet easterly of 63rd Street and its southerly prolongation, a line 90 feet northerly of Borden Avenue, a line 100 feet easterly of 63rd Street, 54th Avenue, and 63rd Place;

8. changing from an R5 District to an R4-1 District property bounded by Brooklyn Queens Expressway, Woodside Avenue, 68th Street, 43rd Avenue, 69th Street, a line perpendicular to the easterly street line of 68th Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68th Street and the northerly street line of Queens Boulevard, 68th Street, a service road of the Brooklyn Queens Expressway, a line 100 feet northerly of Queens Boulevard, and the centerline of the Long Island Rail Road Right-Of-Way (Main Line);
9. changing from an R5B District to an R4-1 District property bounded by a line 100 feet southerly of Woodside Avenue, 67th Street, Woodside Avenue, Brooklyn Queens Expressway, and centerline of the Long Island Rail Road Right-Of-Way (Main Line);
10. changing from a R6 District to an R5 District property bounded by 47th Avenue, 60th Street, Brooklyn Queens Expressway, and 58th Street;
11. changing from an R6B District to an R5B District property bounded by a line 200 feet southerly of Woodside Avenue, 61st Street, 43rd Avenue, and 60th Street;
12. changing from an M1-1 District to an R6 District property bounded by Roosevelt Avenue, 52nd Street, a line 100 feet northerly of Queens Boulevard, and 50th Street;
13. changing from an R4 District to an R7X District property bounded by Queens Boulevard, 66th Street, a line 100 feet southerly of Queens Boulevard, and 64th Street;
14. changing from an R5 District to an R7X District property bounded by:
 - a. a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, and 64th Street;
 - b. the centerline of the Long Island Rail Road Right-Of-Way (Main Line), a line 100 feet northerly of Queens Boulevard, a service road of the Brooklyn Queens Expressway, 68th Street, a line perpendicular to the easterly street line of 68th Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68th Street and the northerly street line of Queens Boulevard, 69th Street, a line 50 feet southerly of 44th Street, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45th Avenue, a line perpendicular to the northerly street line of 45th Avenue distant 275 feet easterly (as measured along the street line) from the point of intersection of the northerly

street line of Queens Boulevard and the northerly street line of 45th Avenue, 45th Avenue, Queens Boulevard, and the Brooklyn Queens Expressway; and

- c. Queens Boulevard, 73rd Street, 47th Avenue, and 70th Street;
15. changing from an R6 District to an R7X District property bounded by Queens Boulevard, 64th Street, the northerly boundary line of a park and its easterly and westerly prolongations, and 61st Street;
16. changing from a C8-1 District to an R7X District property bounded by:
- a. a line 100 feet northerly of Queens Boulevard, 57th Street, Queens Boulevard, and 52nd Street;
 - b. Queens Boulevard, 69th Street, a line 150 southerly of Queens Boulevard, 67th Street, a line 100 feet southerly of Queens Boulevard, and 66th Street; and
 - c. a line 100 feet northerly of Queens Boulevard, a line 100 feet southerly of 45th Avenue, the westerly boundary line of the New York Connecting Rail Road Right-Of-Way, Queens Boulevard, and 45th Avenue;
17. changing from an M1-1 District to an R7X District property bounded by:
- a. a line 100 feet northerly of Queens Boulevard, 52nd Street, Queens Boulevard, and 50th Street; and
 - b. Queens Boulevard, 70th Street, a line 150 southerly of Queens Boulevard, and 69th Street;
18. establishing within a proposed R6 District a C2-3 District bounded by Roosevelt Avenue, 52nd Street, a line 100 feet northerly of Queens Boulevard, and 50th Street; and
19. establishing within a proposed and existing R7X District a C2-3 District bounded by:
- a. 50th Street, a line 100 feet northerly of Queens Boulevard, 58th Street, 44th Avenue, 60th Street, and Queens Boulevard; and
 - b. 63rd Street, a line 150 feet northerly of Queens Boulevard, 64th Street, a line 100 feet northerly of Queens Boulevard, the westerly boundary line of a park and its southerly prolongation, Queens Boulevard, Brooklyn Queens Expressway, the centerline of the Long Island Rail Road

Right-Of-Way (Main Line), a line 100 feet northerly of Queens Boulevard, a service road of the Brooklyn Queens Expressway, 68th Street, a line perpendicular to the easterly street line of 68th Street distant 60 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of 68th Street and the northerly street line of Queens Boulevard, 69th Street, a line 50 feet southerly of 44th Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet northerly of 45th Avenue, a line perpendicular to the northerly street line of 45th Avenue distant 275 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Queens Boulevard and the northerly street line of 45th Avenue, 45th Avenue, a line 100 feet northerly of Queens Boulevard, a line 100 feet southerly of 45th Avenue, the westerly boundary of the New York Connecting Rail Road Right-Of-Way, Queens Boulevard, 73rd Street, 47th Avenue, 70th Street, a line 150 feet southerly of Queens Boulevard, 67th Street, a line 100 feet southerly of Queens Boulevard, 64th Street, the northerly boundary line of a park and its easterly and westerly prolongations, and 61st Street;

as shown on a diagram (for illustrative purposes only) dated January 23, 2006, and subject to the conditions of CEQR Declaration E-163.

(On March 22, 2006, Cal. No. 6, the Commission scheduled April 5, 2006 for a public hearing which has been duly advertised.)

Close the hearing.

**IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS
January 1 to June 30**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JANUARY	1	2 <small>NEW YEAR'S DAY OBSERVED</small>	3	4	5	6	7	
	8 <small>REVIEW SESSION</small>	9	10	11 <small>CPC PUBLIC MEETING</small>	12	13	14	
	15	16 <small>MARTIN LUTHER KING, JR. DAY</small>	17	18	19	20	21	
	22 <small>REVIEW SESSION</small>	23	24	25 <small>CPC PUBLIC MEETING</small>	26	27	28	
	29	30	31					
FEBRUARY				1	2	3	4	
	5 <small>REVIEW SESSION</small>	6	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12 <small>LINCOLN'S BIRTHDAY</small>	13	14	15	16	17	18	
	19	20 <small>PRESIDENTS' DAY</small>	21 <small>*REVIEW SESSION</small>	22 <small>CPC PUBLIC MEETING (MAGNUMS BELIEVED)</small>	23	24	25	*Review Session will be held on <u>Tuesday, February 21st</u>
	26	27	28					
MARCH				1 <small>ASH WEDNESDAY</small>	2	3	4	
	5 <small>REVIEW SESSION</small>	6	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12	13	14	15	16	17	18	
	19 <small>REVIEW SESSION</small>	20	21	22 <small>CPC PUBLIC MEETING</small>	23 <small>ST. PATRICK'S DAY</small>	24	25	
	26	27	28	29	30	31		
APRIL							1	
	2 <small>REVIEW SESSION</small>	3	4	5 <small>CPC PUBLIC MEETING</small>	6	7	8	
	9 <small>PALM SUNDAY</small>	10	11	12	13 <small>PASSOVER</small>	14 <small>GOOD FRIDAY</small>	15	
	16 <small>EASTER SUNDAY</small>	17	18	19	20	21	22	
	23 <small>REVIEW SESSION</small>	24	25	26 <small>CPC PUBLIC MEETING</small>	27	28	29	
30								
MAY		1	2	3	4	5	6	
	7 <small>REVIEW SESSION</small>	8	9	10 <small>CPC PUBLIC MEETING</small>	11	12	13	
	14	15	16	17	18	19	20	
	21 <small>REVIEW SESSION</small>	22	23	24 <small>CPC PUBLIC MEETING</small>	25	26	27	
	28 <small>MEMORIAL DAY OBSERVED</small>	29	30	31				
JUNE					1	2	3	
	4 <small>REVIEW SESSION</small>	5	6	7 <small>CPC PUBLIC MEETING</small>	8	9	10	
	11	12	13	14	15	16	17	
	18 <small>REVIEW SESSION</small>	19	20	21 <small>CPC PUBLIC MEETING</small>	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 2006 SCHEDULE OF MEETINGS
July 1 to December 31

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