

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 11, 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 070257 HAX	1, 3	POKO SOUTH BRONX II	Scheduled to be Heard 4/25/07
2	C 050308 ZMX	12	SHOPWELL PLAZA	" "
3	C 070286 PPK	2	287 GOLD STREET	" "
4	C 070278 PPK	18	CANARSIE PLAZA	" "
5	C 070073 ZSM	5	839 SIXTH AVENUE GARAGE	" "
6	C 070308 HAM	11	FIFTH ON THE PARK	" "
7	C 070125 ZSM	8	45 EAST 78 TH STREET	" "
8		CW	PROPOSED CEQR AND ULURP RULES	" "
9	C 070264 ZMX	9	PARK STRATTON REZONING	Favorable Report Adopted
10	C 070265 ZMX	9	CLASON POINT/HARDING PARK REZONING	" "
11	C 070280 HAX	1	MELROSE COMMONS SITE 5	" "
12	C 070272 HAX	2	FOX LEGGETT APARTMENTS	" "
13	C 070311 HAX	4	GRANT AVENUE COOPERATIVE APARTMENTS	" "
14	C 070243 HAK	3	GATES AVENUE COOPERATIVES	" "
15	C 070259 HAM	10	THE SAVANNAH	" "
16	C 070258 HAM	10	WEST 146 TH STREET CONDOMINIUMS	" "
17	N 060183 ZAM	1	36 LAIGHT STREET	Authorization Approved

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	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	Y	Y	Y	
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Karen A. Phillips	P	Y	Y	Y	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	Y	Y	Y	

MEETING ADJOURNED AT: 3:05 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 11, 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 070369 HKQ	1	SOHMER PIANO FACTORY LANDMARK	Forward Report to City Council
19	N 060182 RAR	3	4864 ARTHUR KILL ROAD	Authorization Approved
20	N 070149 RAR	3	WIELAND AVENUE	" "
21	N 070122 ZAR	1	58 HENDRICKS AVENUE	" "
22	N 060386 ZAR	2	48 RIDGE AVENUE	" "
23	C 070256 HAX	4	POKO SOUTH BRONX CONDOMINIUMS I	Hearing Closed
24	C 070262 HAK	7	575 FIFTH AVENUE	" "
25	C 070309 ZSK	12	GANIN TIRE COMPANY	" "
26	C 070310 ZSK	12	RAINBOW PAPER	" "
27	C 070235 ZMM	11	EAST HARLEM SALT STORAGE FACILITY	" "
28	C 070236 PSM	11	" "	" "
29	C 070260 HAM	4	505 WEST 51 ST STREET	" "
30	C 070283 HUM	10	WEST 128 TH STREET APARTMENTS	" "
31	C 070284 HAM	10	" "	" "
32	N 070391 PXM	1	DCAS OFFICE SPACE	" "
33	N 070392 PXQ	12	COMMISSION ON HUMAN RIGHTS OFFICES	" "

COMMISSION ATTENDANCE: Present (P) Absent (A) Calendar Numbers:		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																																	
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Dolly Williams, Commissioners																																			

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 11, 2007

**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 Internet,
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**
- BETTY Y. CHEN**
- RICHARD W. EADDY**
- LISA A. GOMEZ**
- NATHAN LEVENTHAL**
- 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 April 25, 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: _____

APRIL 11, 2007

**APPROVAL OF MINUTES OF the Regular Meeting of March 28, 2007
and Special Meeting of April 9, 2007**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 25, 2007
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

POKO SOUTH BRONX II

CD 1, 3

C 070257 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 3120 Park Avenue (Block 2418, Lot 6), Site 23 within the Melrose Commons Urban Renewal Area; 720-722 East 161st Street (Block 2647, Lots 43 and 44); 748 Jackson Avenue (Block 2646, Lot 41), Site 14A within the Mott Haven North Urban Renewal Area; and 451 East 159th Street (Block 2381, Lot 43), Site 31 within the Melrose Commons Urban Renewal Area, 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 3120 Park Avenue (Block 2418, Lot 6), 720-722 East 161st Street (Block 2647, Lots 43 and 44) and 451 East 59th Street (Block 2381, Lot 43) to a developer selected by HPD;

to facilitate development of four sites, tentatively known as POKO South Bronx Condominiums II, with approximately 32 residential units, to be developed under the

Department of Housing Preservation and Development's New Foundations Homeownership Program.

Resolution for Adoption scheduling April 25, 2007 for a public hearing.

No. 2

SHOPWELL PLAZA

CD 12

C 050308 ZMX

IN THE MATTER OF an application submitted by the Boston Post LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 2b:

1. eliminating from within an existing R4 District a C1-2 District bounded by Boston Road, Bivona Street, a line at an angle of 102 degrees to the easterly street line of Bivona Street distant 211 feet southerly (as measured along the street line) from the intersection of the southerly street line of Boston Road and the easterly line of Bivona Street, a line perpendicular to the last course distant 333 feet easterly (as measured along the last course line) from the intersection of the last course and the easterly street line of Bivona Street and extended northerly 88 feet, a line passing through two points, the first at the northerly terminus of the last course and the second at a point on the westerly street line of Steenwick Avenue distant 285 feet southeasterly (as measured along the street line) from the intersection of the southerly street line of Boston Road and the southwesterly street line of Steenwick Avenue, and Steenwick Avenue.
2. establishing within an existing R4 District a C2-2 District bounded by Boston Road, Bivona Street, a line at an angle of 102 degrees to the easterly street line of Bivona Street distant 211 feet southerly (as measured along the street line) from the intersection of the southerly street line of Boston Road and the easterly line of Bivona Street, a line perpendicular to the last course distant 333 feet easterly (as measured along the last course line) from the intersection of the last course and the easterly street line of Bivona Street and extended northerly 88 feet, a line passing through two points, the first at the northerly terminus of the last course and the second at a point on the westerly street line of Steenwick Avenue distant 285 feet southeasterly (as measured along the street line) from the intersection of the southerly street line of Boston Road and the southwesterly street line of Steenwick Avenue, and Steenwick Avenue.

as shown on a diagram (for illustrative purposes only) dated January 22, 2007.

Resolution for Adoption scheduling April 25, 2007 for a public hearing.

BOROUGH OF BROOKLYN

No. 3

287 GOLD STREET

CD 2

C 070286 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 disposition to 167 Johnson Street, LLC of a negative easement interest on city-owned property located at 287 Gold Street a.k.a. 172 Tillary Street (Block 134, Lot 6).

Resolution for Adoption scheduling April 25, 2007 for a public hearing.

No. 4

CANARSIE PLAZA

CD 18

C 070278 PPK

IN THE MATTER OF an application submitted by the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at 8925 Avenue D (Block 7920, Lot 1 and p/o Lot 20) which includes the disposition of an easement over a portion of Block 7920 Lot 20.

Resolution for Adoption scheduling April 25, 2007 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

839 6TH AVENUE GARAGE

CD 5

C 070073 ZSM

IN THE MATTER OF an application submitted by Carlisle 839 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 529 spaces on a portion of the ground floor, cellar and sub-cellar of a proposed mixed use development, on property located at 839 Sixth Avenue (Block 805, Lots 59 and 67), in C6-4X and M1-6 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.

Resolution for Adoption scheduling April 25, 2007 for a public hearing.

No. 6

FIFTH ON THE PARK

CD 11

C 070308 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 1463, 1465, 1475, and 1473 Fifth Avenue (Block 1745, Lots 2, 3, 69, and 70), and 3 East 118th Street (Block 1745, Lot 104) 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 1463, 1465, 1475, and 1473 Fifth Avenue (Block 1745, Lots 2, 3, 69, and 70) to a developer selected by HPD;

to facilitate development of two mixed-use buildings, tentatively known as Fifth on the Park, with approximately 41 residential units, commercial and community facility uses, to

be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for Adoption scheduling April 25, 2007 for a public hearing.

No. 7

45 EAST 78 STREET

CD 8

C 070125 ZSM

IN THE MATTER OF an application submitted by the L & M Arts LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 22-00 (General Provisions) to allow Use Group 6 uses (art gallery) in the cellar, 1st floor, 2nd floor and 3rd floor of an existing 5-story building on property located at 45 East 78th Street (Block 1393, Lot 25), in an R8 District within the Special Limited Height District (LH-1A) and C5-1 District within the Special Madison Avenue Preservation District (MP), within the Upper East Side 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 25, 2007 for a public hearing.

CITYWIDE

No. 8

(Proposed promulgation of rules governing fees for applications pursuant to the City Charter Section 197-c, City Environmental Quality Review (CEQR), other applications, and written zoning verifications)

PLEASE TAKE NOTICE that in accordance with Sections 192 and 1043 of the New York City Charter the City Planning Commission proposes to amend rules and add a new rule to Chapter 3 of Title 62 of the Rules of the City of New York.

This rule was not anticipated and therefore was not included in the regulatory agenda.

The time and place of the hearing have been scheduled as follows:

DATE: April 25, 2007
 TIME: 10:00 A.M.
 LOCATION: Spector Hall
 22 Reade Street
 New York, NY 10007

Any person in attendance at this hearing shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes. Each speaker shall be allotted a maximum of three (3) minutes. Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided at the hearing are asked to notify Hannah Marcus at the address set forth below by April 13, 2007, 2006. In addition, written statements may be submitted to the Deputy Counsel of the Department of City Planning at the address stated below, provided the comments are received by 5:00 P.M. on April 25, 2007:

New York City Department of City Planning
 Office of the Counsel
 22 Reade Street
 New York, NY 10007

Written comments received and a tape recording of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt between the hours of 9:00 a.m. and 5:00 p.m. at Freedom of Information Law Desk, 22 Reade, 2W, telephone number (212) 720-3208.

The purpose of the hearing is to provide the public with an opportunity to comment on the proposed rule set forth herein. Underlining indicates new material.

Section 1. Section 3-01 of Subchapter A of Chapter 3 of Title 62 of the Rules of the City of New York is amended as follows:

§ 3-01 Fee for CEQR Applications.

Except as specifically provided in this section, every application made pursuant to Executive Order 91 and Chapter 5 of these rules on or after November 7, 2002 shall include a non-refundable fee which shall be submitted to the lead agency for the action or to an agency that could be the lead agency pursuant to § 5-03 of the rules of the Commission, and shall be in the form of a check or money order made out to the "City of New York". The fee for an application shall be as prescribed in the following Schedule of Charges, § 3-02 of these rules. The fee for modification for an action, which modification is not subject to § 197-c of the New York City Charter shall be twenty percent of the amount prescribed in the Schedule of Charges for an initial application. The fee for any modification for an action, which is subject to § 197-c of the New York City Charter shall be the amount set forth in the Schedule of Charges (§3-02) as if the modification were an

initial application for the action. Where the fee for an application is set pursuant to § 3-02(a), and the square footage of the proposed modification is different from the square footage of the original action, the fee for an application for the modification shall be based upon the square footage of the modified action or as set forth in § 3-02(b), as determined by the lead agency.

Agencies of the federal, state or city governments shall not be required to pay fees, nor shall a neighborhood, community or similar association consisting of local residents or homeowners organized on a non-profit basis be required to pay fees, if the proposed action for purposes of CEQR review consists of a zoning map amendment for an area of at least two blocks in size, in which one or more of its members or constituents reside [nor shall any fees be charged if the owner of the building or property affected is a corporation or association organized and operated exclusively for religious, charitable, or educational purposes, or for one or more such purposes, no part of the earnings of which inures to the benefit of any private shareholder or individual, and provided that the property affected is to be used exclusively by such corporation or association for one or more of such purposes. In addition, for applications made on or after July 1, 1987, no fees shall be charged for the project, or such portion thereof, if the Director of the Mayor’s Office of Housing Coordination, or any individual succeeding such director’s jurisdiction, certifies that the property affected, or such portion thereof, is to be used for the construction of housing affordable to low, moderate or middle income households. A fee abatement for a portion of such project shall be calculated upon the percentage of the square footage allocated to the affordable housing and shall proportionately reduce the standard fee attributable to the square footage of the entire project, including such affordable housing portion. In no event shall the portion allocated to the affordable housing part of the project be used to decrease the total project square footage so as to place the project into a lower fee category]. Fees shall be paid when the application is filed, and these fees may not be combined in one check or money order with fees required pursuant to other land use applications submitted to the Department of City Planning or the City Planning Commission. No application shall be processed by the lead agency until the fee has been paid and twenty-five copies of the application have been filed with the lead agency.

Section 2. Section 3-02 of Subchapter A of Chapter 3 of Title 62 of the Rules of the City of New York is amended as follows:

§ 3-02 Schedule of Charges

(a) Projects measurable in square feet

(Square Footage of Total Project).

Less than 10,000 sq. ft.	\$ [370]	<u>425</u>
10,000 - 19,999 sq. ft.	[1,090]	<u>1,250</u>
20,000 - 39,999 sq. ft.	[2,365]	<u>2,720</u>
40,000 - 59,999 sq. ft.	[4,400]	<u>5,060</u>
60,000 - 79,999 sq. ft.	[6,600]	<u>7,590</u>
80,000 - 99,999 sq. ft.	[11,000]	<u>12,650</u>

100,000 - 149,999 sq. ft.	[22,000]	<u>25,300</u>
150,000 - 199,999 sq. ft.	[38,500]	<u>44,275</u>
200,000 - 299,999 sq. ft.	[57,500]	<u>66,125</u>
300,000 - 499,999 sq. ft.	[103,500]	<u>119,025</u>
500,000 - 1,000,000 sq. ft.	[155,250]	<u>178,535</u>
Over 1,000,000 sq. ft.	[253,000]	<u>290,950</u>

(b) Projects not measurable in square feet.

(Ex: bus franchises)	[\$1,515]	<u>1,740</u>
Type II Actions	[\$75]	<u>100</u>

Section 3. Section 3-06 of Subchapter A of Chapter 3 of Title 62 of the Rules of the City of New York is amended and as follows:

§ 3-06 Fee for Applications Pursuant to City Charter § 197-c and Other Applications.

Except as specifically provided in this section, every type of application [for a map change, landfill permit, special permit, zoning authorization or certification, revocable consent for sidewalk café, or cable television franchise or for a modification or renewal thereof] listed in Section 3.07, Schedule of Charges, made on or after [November 7, 2002] March 31, 2007, shall include a non-returnable fee which shall be paid by check or money order made out to the Department of City Planning.

The fee for an initial application, or for a modification, renewal or follow-up action [thereof], shall be as prescribed in the following Schedule of Charges, provided that if an applicant simultaneously submits applications for several actions relating to the same project, the maximum fee imposed shall be two hundred percent of the single highest fee. However, an additional fee shall be charged for any applications later filed in relation to the same project, while such project is pending review and determination.

[The fee for a modification which is subject to § 197-c of the New York City Charter shall be the same as the fee for an initial application, as provided in § 3-07, subd. (a) of these rules. The fee for renewal shall be one-half of the amount prescribed in the schedule for an initial application. No fee shall be charged for an application to eliminate a paper street from the property of an owner-occupied, one- or two-family residence.]

Agencies of the federal, state or city governments shall not be required to pay fees nor shall any fees be charged if [the] a neighborhood, community or similar association consisting of local residents or homeowners organized on a non-profit basis applies for a zoning map amendment for an area of at least two blocks in size, in which one or more of its members or constituents reside [owner of the building or property affected is a corporation or association organized and operated exclusively for religious, charitable, or educational purposes, or for one or more such purposes, no part of the earnings which

inures to the benefit of any private shareholder or individual, and provided that the property affected is to be used exclusively by such corporation or association for one or more of such purposes. In addition, for applications made on or after July 1, 1987, no fees shall be charged for the project, or such portions thereof, if the Director of the Mayor's Office of Housing Coordination, or any individual succeeding to such Director's jurisdiction, certifies that the property affected, or such portions, thereof, is to be used for the construction of housing affordable to low, moderate or middle income households. A fee abatement for a portion of such project shall be calculated upon the percentage of the square footage allocated to the affordable housing and shall proportionally reduce the standard fee attributable to the square footage of the entire project, including such affordable housing portion. In no event shall the portion allocated to the affordable housing part of a project be used to decrease the total project square footage so as to place the project into a lower fee. Fees shall be paid when the application is filed, and no application shall be processed by the Department until the fee has been paid].

Section 4. Section 3-07 of Subchapter A of Chapter 3 of Title 62 of the Rules of the City of New York is amended as follows:

§ 3-07 Schedule of Charges

(a) Applications for [City Map changes,] Special Permits and Zoning Map Amendments [or Special Permits,] pursuant to Section 197-c of the City Charter:

(1) Applications [relating to new development or enlargement or conversion of existing development] for special permits:

For special permits, the total amount of floor area, or in the case of open uses, area of the zoning lot:

Less than 10,000 square feet	[\$1,350] <u>\$1,890</u>
10,000 to 19,999 square feet	[\$2,050] <u>\$2,870</u>
20,000 to 39,999 square feet	[\$2,700] <u>\$3,780</u>
40,000 to 69,999 square feet	[\$3,450] <u>\$4,830</u>
70,000 to 99,999 square feet	[\$4,050] <u>\$5,670</u>
100,000 to 239,999 square feet	[\$4,500] <u>\$6,300</u>
240,000 to 500,000 square feet	[\$11,750] <u>\$16,450</u>
over 500,00 square feet	[\$19,500] <u>\$27,300</u>

For this purpose, the amount of floor area shall be calculated based upon the floor area for the entire development or enlargement.

(2) Applications for zoning map amendments, the area of all zoning lots in the area to be rezoned:

Less than 10,000 square feet	[\$1,450] <u>\$2,030</u>
10,000 to 19,999 square feet	[\$2,150] <u>\$3,010</u>
20,000 to 39,999 square feet	[\$2,850] <u>\$3,990</u>
40,000 to 69,999 square feet	[\$3,600] <u>\$5,040</u>
70,000 to 99,999 square feet	[\$4,250] <u>\$5,950</u>
100,000 to 239,999 square feet	[\$4,700] <u>\$6,580</u>
240,000 to 500,000 square feet	\$12,200] <u>\$17,080</u>
over 500,00 square feet	\$20,250] <u>\$28,350</u>

(b) Applications for changes to the City Map, Landfills:

[(2) Other applications not measurable by floor area or lot area (e.g. street map change to remove cloud on title)] Except for applications to eliminate a mapped but unimproved street from the property of an owner-occupied, one- or two-family residence, for which no fee shall be charged, fees are as follows:

Elimination of a [paper] <u>mapped but unimproved</u> street	[\$1,150] <u>\$1,610</u>
Establishment of a Landfill	[\$2,250] <u>\$3,150</u>
Any other change in The City [Street] Map	[\$3,600] <u>\$5,040</u>

[(3) Extension of previously approved special permits granted for a specific term: 1/2 of the fee schedule set forth in subdivision (a) (1).]

[(b)] (c) Applications for franchises and revocable consents:

(1) Applications pursuant to §197-c of the City Charter – [\$2,250] \$3,150

(2) Enclosed [S]sidewalk cafes pursuant to New York City Administrative Code section 20-225: \$50 per seat/minimum of \$1,260

[Unenclosed]	[\$15 per seat/minimum of \$375]
[Enclosed]	[\$36 per seat/minimum of \$900]

[(3) Renewals of Sidewalk cafes -- 1/2 of the fee schedule set forth in subdivision (b) (2).]

[(c) Modifications which are subject to §197-c of the City Charter: Fee schedule set forth in subdivision (a)(1).]

[(d) Modifications which are not subject to §197-c of the City Charter or follow-up actions required of the Chairperson, Commission or Department as a condition of a previous action: 1/4 of the fee schedule set forth in subdivisions (a) (b) and (f).]

[(e)] (d) Applications for amendments to the text of the Zoning Resolution pursuant to [Sections 200 and] Section 201 of the City Charter –[\$3,600] \$5,040

[(f)] (e) Applications for Zoning [Authorizations or] Certifications and Zoning [Certifications] Authorizations:

- (1) For certification for public school space pursuant to Section 107-123 of Article X, Chapter 7 (Special South Richmond Development District) of the Zoning Resolution, the fee shall be \$150.
- (2) Pursuant to Article VI, Chapter 2 (Special Regulations Applying in The Waterfront Area), Article X, Chapter 5 (Natural Area District), Article X, Chapter 7 (Special South Richmond Development District) and Article XI, Chapter 9 (Special Hillside Preservation District) of the Zoning Resolution.

Certifications -- [\$250] For an application for one zoning lot with no more than two existing or proposed dwelling units....\$350

For all other applications the fee for each zoning lot shall be \$400. [Additional tax or zoning lots, whichever is the greater number. Addresses or structures will be charged \$160 each.]

Authorizations -- [\$700 Additional tax or zoning lots, whichever is the greater number. Addresses or structures will be charged \$550 each.] For an application for one zoning lot with no more than two existing or proposed dwelling units....\$700

For all other applications the fee shall be based upon the number of dwelling units being proposed, in the amount of \$770 per dwelling unit, however, or in the cases of open uses, area of the zoning lot, as follows:

<u>Less than 10,000 square feet</u>	<u>\$980</u>
<u>10,000 to 19,999 square feet</u>	<u>\$1,470</u>
<u>20,000 to 39,999 square feet</u>	<u>\$1,890</u>
<u>40,000 to 69,999 square feet</u>	<u>\$2,450</u>
<u>70,000 to 99,999 square feet</u>	<u>\$2,870</u>
<u>100,000 square feet and over</u>	<u>\$3,150</u>

[(2)] (3) Pursuant to §95-04 (Transit Easements) of the Zoning Resolution --
\$250

[(3)] (4) Pursuant to all other sections of the Zoning Resolution:
Total amount of floor area, or in the case of open uses,
area of the zoning lot:

Less than 10,000 square feet	[\$700] <u>\$980</u>
10,000 to 19,999 square feet	[\$1,050] <u>\$1,470</u>
20,000 to 39,999 square feet	[\$1,350] <u>\$1,890</u>
40,000 to 69,999 square feet	[\$1,750] <u>\$2,450</u>
70,000 to 99,999 square feet	[\$2,050] <u>\$2,870</u>
100,000 square feet and over	[\$2,250] <u>\$3,150</u>

In the case of area transfer of development rights or floor area bonus, the fee shall be based upon the amount of floor area associated with such transfer or bonus.

[(g) Renewals of previously approved applications -- 1/2 of the fee schedule set forth in subdivisions (a) and (f).]

(f) Modifications, follow-up actions and renewals

(1) The fee for an application which requests a modification of a previously approved application, where the new application is subject to § 197-c of the New York City Charter, shall be the same as the current fee for an initial application, as set forth in this Schedule of Charges.

(2) The fee for an application which requests a modification of a previously approved application, where the new application is not subject to § 197-c of the New York City Charter, shall be one-half of the current fee for an initial application, as set forth in this Schedule of Charges.

(3) The fee for a follow up action under the Zoning Resolution, or a restrictive declaration or other legal instrument shall be one-quarter of the amount prescribed in this Schedule of Charges for an initial application.

(4) The fee for the renewal of a previously approved enclosed sidewalk cafe shall be one-half of the amount prescribed in this Schedule of Charges for an initial application.

(5) The fee for the renewal pursuant to Section 11-43 of the Zoning Resolution of a previously approved special permit or authorization which has not lapsed

shall be one-half of the amount prescribed in this Schedule of Charges for an initial application.

Section 5. Subchapter A of Chapter 3 of Title 62 of the Rules of the City of New York is amended by adding a new Section 3-08, to read as follows:

§ 3-08 Fee for Zoning Verification

The fee for a request that the Department of City Planning verify in writing the zoning district(s) in which a property is located shall be \$100 per request. Each zoning verification request shall be made in writing, and shall include the address, borough, tax block and lot(s) of the property. Each separate property shall be a separate request; however, a property comprised of multiple contiguous tax lots shall be treated as a single request.

STATEMENT OF BASIS AND PURPOSE

The City Planning Commission is proposing to amend its rules pursuant to its authority under Sections 192 and 1043 of the New York City Charter.

Amendments to Chapter 3 of Title 62 of the Rules of the City of New York would increase fees for City Environmental Quality (CEQR) review by 15% to reflect cost of living increases and increased labor costs, except that for Type II applications the current fee of \$75 will be increased by 33%. The amendments would also increase fees for the processing and review of most land use applications by 40% in order to reflect agency costs of processing and review. The CEQR fee increase is less than the land use application fee increase current CEQR fees capture more of the current costs. The CEQR fee increase will also increase fees for such review by the Board of Standards and Appeals.

Fees for non-profit organizations would no longer be waived. Exceptions would be made for neighborhood, community or similar associations consisting of local residents or homeowners organized on a non-profit basis filing area-wide rezoning applications.

The fee for an application which requests a modification of a previously approved application, where the new application is not subject to § 197-c of the New York City Charter, would be increased to one-half of the current fee for an initial application from one-quarter. Payment of a fee would be required for the Department's issuance of written zoning verifications, a service for which no fee has previously been charged. A fee for certification for public school space pursuant to Section 107-123 of Article X, Chapter 7 (Special South Richmond Development District) of the Zoning Resolution, which was previously erroneously deleted from the Section 3-07, has been reinserted.

In addition to the changes described above, Section 3-07 would be reorganized for clarity and ease of use. Complex language would be simplified, and outdated provisions would be eliminated.

Resolution for Adoption scheduling April 25, 2007 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 9

PARK STRATTON REZONING

CD 9

C 070264 ZMX

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. 3d and 4b:

1. eliminating from within an existing R6 District a C2-2 District bounded by East Tremont Avenue, St. Lawrence Avenue, a line 150 feet southerly of East Tremont Avenue, and Rosedale Avenue;
2. changing from an R6 District to an R5 District property bounded by East Tremont Avenue, St. Lawrence Avenue, a line 100 feet southerly of East Tremont Avenue, Beach Avenue, a line 125 feet southerly of Mansion Street, a line 100 feet westerly of Beach Avenue, Guion Place, Beach Avenue, a line passing through two points: the first point on the easterly street line of Beach Avenue distant 125 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Beach Avenue and the northeasterly street line of the Cross Bronx Expressway, and the second point on the westerly street line of Taylor Avenue distant 180 feet northerly (as measured along the street line) from the point of intersection of the westerly street line of Taylor Avenue and the northeasterly street line of the Cross Bronx Expressway, Taylor Avenue and its southerly centerline prolongation, Cross Bronx Expressway, a line 110 feet westerly of Rosedale Avenue, Mansion Street, Noble Avenue, and Bronx River Avenue;
3. establishing within an existing R6 District a C1-2 District bounded by a line 125 feet southerly of Mansion Street, Beach Avenue, the westerly centerline prolongation of Archer Street, and a line 100 feet westerly of Beach Avenue; and
4. establishing within a proposed R5 District a C2-4 District bounded by East Tremont Avenue, St. Lawrence Avenue, a line 100 feet southerly of East Tremont Avenue, and Rosedale Avenue:

as shown on a diagram (for illustrative purposes only) dated January 8, 2007.

(On February 28, 2007, Cal. No. 1, the Commission scheduled March 14, 2007 for a public hearing. On March 14, 2007, Cal. No. 21, the hearing was closed.)

For consideration.

No. 10

CLASON POINT/HARDING PARK REZONING

CD 9

C 070265 ZMX

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. 7a and 7b:

1. changing from an R3-2 District to an R3A District property bounded by:
 - a. Patterson Avenue, Underhill Avenue, O'Brien Avenue, Bolton Avenue, Cornell Avenue, a line passing through two points: the first point on the southerly street line of Cornell Avenue distant 143 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Cornell Avenue and the easterly street line of Bolton Avenue, and the second point on the northerly street line of Bronx River Avenue distant 95 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Bronx River Avenue and the westerly street line of Bolton Avenue, The U.S. Pierhead Line, Cornell Avenue and its westerly centerline prolongation, Bronx River Avenue, Gildersleeve Avenue and its westerly centerline prolongation, Taylor Avenue and its southwesterly centerline prolongation, O'Brien Avenue, Thieriot Avenue, a line 125 feet northerly of O'Brien Avenue, a line midway between Taylor Avenue and Thieriot Avenue, a line 250 feet northerly of O'Brien Avenue and its westerly prolongation, and Taylor Avenue; and
 - b. a line 450 feet southerly of Lacombe Avenue, the westerly and southerly boundary lines of a Park, Betts Avenue and its northerly centerline prolongation, Gildersleeve Avenue, Husson Avenue, Cornell Avenue, Pugsley Avenue, a line 125 feet northerly of Cornell Avenue, a line 100 feet northeasterly of Sound View Avenue, the westerly prolongation of a line 175 feet northerly of Cornell Avenue, Stephens Avenue, a line 100 feet northeasterly of Sound View Avenue, a line perpendicular to the northeasterly street line of Sound View Avenue distant 50 feet southeasterly (as measured along the street line) from the

point of intersection of the northeasterly street line of Sound View Avenue and the easterly street line of Newman Avenue, Sound View Avenue, a line 90 feet easterly of White Plains Road, a line perpendicular to the easterly street line of White Plains Road distant 230 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of White Plains Road and the southwesterly street line of Sound View Avenue, White Plains Road, Gildersleeve Avenue, a line midway between White Plains Road and Newman Avenue, O'Brien Avenue, and White Plains Road;

2. changing from a C3 District to an R3A District property bounded by:
 - a. Gildersleeve Avenue and its westerly centerline prolongation, Bronx River Avenue, Cornell Avenue and its westerly centerline prolongation, and the U.S. Pierhead Line; and
 - b. the southerly and westerly boundary line of a Park, the centerline of former Sound View Avenue, Betts Avenue, Cornell Avenue, Husson Avenue, Gildersleeve Avenue, and Betts Avenue and its northerly centerline prolongation; and
3. changing from an R5 District to an R4A District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, Lacombe Avenue, a line 100 feet easterly of Thieriot Avenue, a line 225 feet southerly of Lacombe Avenue, Leland Avenue, a line 100 feet northerly of Patterson Avenue, Beach Avenue, Patterson Avenue, St. Lawrence Avenue, a line 350 feet northerly of Patterson Avenue, a line midway between St. Lawrence Avenue and Beach Avenue, Lacombe Avenue, and St. Lawrence Avenue;

as shown on a diagram (for illustrative purposes only) dated January 8, 2007.

(On February 28, 2007, Cal. No. 2, the Commission scheduled March 14, 2007 for a public hearing. On March 14, 2007, Cal. No. 22, the hearing was closed.)

For consideration.

No. 11

MELROSE COMMONS SITE 5

CD 1

C 070280 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 424 East 157th Street, 747 Elton Avenue, 431, 425, 423 and 419 East 156th Street (Block 2378, Lots 17, 34, 36-38 and p/o 31), part of Site 5 of the Melrose Commons Urban Renewal Area, 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 five-story building, tentatively known as Melrose Commons Site 5, with approximately 63 residential units, to be developed under the New York State Division of Housing and Community Renewal's Housing Trust Fund/Homes for Working Families Program and the New York City Housing Development Corporation's Low-Income Affordable Marketplace Program.

(On March 14, 2007, Cal. 6, the Commission scheduled March 28, 2007 for a public hearing. On March 28, 2007, Cal. No. 31, the hearing was closed.)

For consideration.

No. 12

FOX LEGGETT APARTMENTS

CD 2

C 070272 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 713, 715-717 Fox Street (Block 2707, Lots 30 and 32) 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 seven-story mixed-use building, tentatively known as Fox Leggett Cooperative Apartments, with approximately 50 residential units and community

facility use, to be developed under the New York City Housing Development Corporation's Affordable Cooperative Program and New York State Affordable Housing Corporation programs.

(On March 14, 2007, Cal. 4, the Commission scheduled March 28, 2007 for a public hearing. On March 28, 2007, Cal. No. 32, the hearing was closed.)

For consideration.

No. 13

GRANT AVENUE COOPERATIVE APARTMENTS

CD 4

C 070311 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 1275, 1271, 1267, 1263, 1259, 1255, 1251, and 1247 Grant Avenue (Block 2453, Lots 68, 72, 75, 78, 81, 84, 87, and 90) 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 two, ten-story residential buildings, tentatively known as Grant Avenue Cooperative Apartments, with approximately 162 residential units, to be developed under the New York City Housing Development Corporation's Affordable Cooperative Housing Program and the New York State Affordable Housing Corporation.

(On March 14, 2007, Cal. 5, the Commission scheduled March 28, 2007 for a public hearing. On March 28, 2007, Cal. No. 33, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 14

GATES AVENUE COOPERATIVES

CD 3

C 070243 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1.) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 562, 564, 566, 566A, 560A and 562A Gates Avenue (Block 1815, Lots 27-29, 100, 126 and 128) 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 five-story building, tentatively known as Gates Avenue Cooperatives, with approximately 34 residential units.

(On March 14, 2007, Cal. 7, the Commission scheduled March 28, 2007 for a public hearing. On March 28, 2007, Cal. No. 34, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 15

THE SAVANNAH

CD 10

C 070259 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 2110, 2112, 2114, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 1, 2, 102, 3, and 4) 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 property located at 2112, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 2, 3, and 4) to a developer selected by HPD;

to facilitate development of a nine-story mixed-use building, tentatively known as The Savannah, with approximately 38 residential units, retail and community facility uses.

(On March 14, 2007, Cal. 8, the Commission scheduled March 28, 2007 for a public hearing. On March 28, 2007, Cal. No. 35, the hearing was closed.)

For consideration.

No. 16

WEST 146TH STREET CONDOMINIUMS

CD 10

C 070258 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 2735 Frederick Douglass Boulevard (Block 2045, Lot 13) 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 building, with 7- and 9-story elements, tentatively known as West 146th Street Condominiums, with approximately 34 residential units and commercial use.

(On March 14, 2007, Cal. 9, the Commission scheduled March 28, 2007 for a public hearing. On March 28, 2007, Cal. No. 36, the hearing was closed.)

For consideration.

No. 17

36 LAIGHT STREET

CD 1

N 060183 ZAM

IN THE MATTER OF an application submitted by Fantis Foods Inc. for the grant of an authorization pursuant to Section 111-23 of the Zoning Resolution to modify the use regulations of Section 111-101 to allow two loft dwellings on the ground floor of an existing 7-story building on property located at 36 Laight Street a.k.a. 15 Vestry Street (Block 220, Lot 27), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B1).

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 QUEENS

No. 18

SOHMER PIANO FACTORY LANDMARK

CD 1

N 070369 HKQ

IN THE MATTER OF a communication dated March 6, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Sohmer & Co. Piano Factory Building by the Landmarks Preservation Commission on February 27, 2007, (List No. 386, LP 2172), located at 31-01 Vernon Boulevard.

For consideration.

BOROUGH OF STATEN ISLAND

No. 19

4864 ARTHUR KILL ROAD

CD 3

N 060182 RAR

IN THE MATTER OF an application submitted by Arthur Kill Land Development, LLC for the grant of an authorization pursuant to Sections 107-65 and 107-68 of the Zoning Resolution for the modification of existing topography and group parking facility and access regulations to facilitate development of a four-story commercial building at 4864 Arthur Kill Road (Block 7584, Lot 65) within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301.

For consideration.

No. 20

WIELAND AVENUE

CD 3

N 070149 RAR

IN THE MATTER OF an application submitted by the Department of Environmental Protection for the grant of an authorization pursuant to Section 107-64 of the Zoning Resolution for the removal of trees to facilitate the construction of a sanitary sewer and roadway/walkway in the northern portion of the Sandy Brook/Lemon Creek watershed, within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301.

For consideration.

No. 21

58 HENDRICKS AVENUE

CD 1

N 070122 ZAR

IN THE MATTER OF an application submitted by Paul Culotta for the grant of an authorization pursuant to Section 119-311 and 119-314 of the Zoning Resolution involving the development and site alteration on a portion of a zoning lot having a steep slope of 25% or more and modification of lot coverage controls to allow the construction of one single-family house on 58 Hendricks Avenue (Block 39, Lot 25) within the Special Hillside Preservation District.

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th floor, Staten Island, New York, 10301.

For consideration.

No. 22

48 RIDGE AVENUE

CD 2

N 060386 ZAR

IN THE MATTER OF an application submitted by Harrison Homes for the grant of an authorization pursuant to Sections 105-422, 105-433, 105-434 and 105-45 of the Zoning Resolution involving the development, enlargement or site alteration on a Tier II zoning lot, modification of grading controls and modification of requirements for private road and driveways to facilitate the construction of a single-family dwelling located at 48 Ridge Avenue (Block 843, Lot 235) within the Special Natural Area District (NA-1).

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 23

POKO SOUTH BRONX CONDOMINIUMS I

CD 4

C 070256 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 State for:
 - a) the designation of property located at 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13) 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 POKO South Bronx Condominiums I, with approximately 21 residential units to be developed under the Department of Housing, Preservation and Development's New Foundations Homeownership Program.

(On March 28, 2007, Cal. No. 1, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 24

575 FIFTH AVENUE

CD 7

C 070262 HAK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 575 5th Avenue (Block 1048, Lot 1) 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 five-story mixed-use building, tentatively known as 575 Fifth Avenue, with approximately 49 residential units and commercial use, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program

(On March 28, 2007, Cal. No. 2, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

No. 25

GANIN TIRE COMPANY

CD 12

C 070309 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Ganin Tire Company, Inc., the Economic Development Corporation and the Department of Citywide Administrative Services 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 proposed accessory parking, loading and storage uses on property located at 37th Street between 14th Avenue and 15th 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 March 28, 2007, Cal. No. 4, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

No. 26

RAINBOW PAPER

CD 12

C 070310 ZSK

PUBLIC HEARING:

IN THE MATTER of an application submitted by Rainbow Paper Sales, Inc., the Economic Development Corporation and the Department of Citywide Administrative Services 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 proposed accessory parking, loading and storage uses on property located at 37th Street between 14th Avenue and 15th Avenue (Block 5348, p/o Lot 9), in an M1-2 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 28, 2007, Cal. No. 5, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 27 & 28

EAST HARLEM SALT STORAGE FACILITY

No. 27

CD 11

C 070235 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b, changing from an R7-2 District to an M1-1 District property bounded by First Avenue, the easterly centerline prolongation of E. 125th Street/Dr. Martin Luther King Jr. Boulevard, Franklin D. Roosevelt Drive, and Paladino Avenue and its easterly centerline prolongation (at its straight line portion), as shown on a diagram (for illustrative purposes only) dated December 18, 2006.

(On March 28, 2007, Cal. No. 6, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

No. 28

CD 11

C 070236 PSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Sanitation, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2590 First Avenue (Block 1811, Lots 21 and 209) for use as a salt storage facility

(On March 28, 2007, Cal. No. 7, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

No. 29

505 WEST 51ST STREET

CD 4

C 070260 HAM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1.) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 505 West 51st Street (Block 1080, p/o of lot 25), site 9C in the Clinton Urban Renewal Area 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 mixed-use building with approximately 10 residential units to be developed under the Department of Housing, Preservation and Development's Inclusionary Housing Program.

(On March 28, 2007, Cal. No. 8, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

Nos. 30 & 31

WEST 128TH STREET APARTMENTS

No. 30

CD 10

C 070283 HUM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General

Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 1st amendment to the Central Harlem East Urban Renewal Plan for the Central Harlem East Urban Renewal Area.

The proposed plan eliminates the restriction on Site 2 to permit residential development and changes the language and format of the Urban Renewal Plan to reflect the current standard form.

(On March 28, 2007, Cal. No. 9, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 10

C 070284 HAM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 27, 25, 23 and 21 West 128th Street (Block 1726, Lots 24, 124, 25 and 26), Site 2 of the Central Harlem East Urban Renewal Area, 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 the West 128th Street Apartments, with approximately 27 residential units, to be developed under the Department of Housing Preservation and Development's Mixed Income Rental Program.

(On March 28, 2007, Cal. No. 10, the Commission scheduled April 11, 2007 for public hearing which has been duly advertised.)

Close the hearing.

No. 32

DCAS OFFICE SPACE

CD 1

N 070391 PXM

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 Tower 4, World Trade Center (Block 58, Lot 1).

(On March 29, 2007, the Commission duly advertised April 11, 2007 for public hearing.)

Close the hearing.

BOROUGH OF QUEENS

No. 33

COMMISSION ON HUMAN RIGHTS OFFICES

CD 12

N 070392 PXQ

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter, for the use of property located at 153-01 Jamaica Avenue (Block 9754, Lot 57) (Commission on Human Rights).

(On March 29, 2007, the Commission duly advertised April 11, 2007 for public hearing.)

Close the hearing.

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

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY		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			
FEBRUARY					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				
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17 ST. PATRICKS DAY
	18	19	20	21	22	23	24
25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31	
APRIL	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					
MAY			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			
JUNE						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
JULY	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				
AUGUST				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	
SEPTEMBER							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
OCTOBER		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			
NOVEMBER					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	
DECEMBER							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.