

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, NOVEMBER 3, 2004
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 000189 ZMX	10	BJ's BRUCKNER BOULEVARD	Scheduled to be Heard 11/17/04
2	C 040123 ZSX	10	" "	" "
3	C 010171 ZSM	7	120 WEST 97 TH STREET GARAGE	" "
4	C 050050 ZMM	4	CLINTON GREEN	" "
5	N 050051 ZRM	4	" "	" "
6	C 050052 ZSM	4	" "	" "
7	C 050053 ZSM	4	" "	" "
8	C 050054 ZSM	4	" "	" "
9	C 050055 HAM	4	" "	" "
10	C 050060 ZMX	1	NUEVA ERA APARTMENTS	Hearing Closed
11	C 050061 HAX	1	" "	" "
12	C 050062 HUX	1	" "	" "
13	C 020573 ZMK	7	LUTHERAN MEDICAL CENTER	" "
14	C 030020 PPK	7	" "	" "
15	C 040143 PPK	1	RFK DAY CARE CENTER/JONES SENIOR CENTER	" "
16	C 050032 HAM	11	THE NAVE	" "
17	C 040048 ZSM	1	380 BROADWAY	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		18	19	20	21	22	23	24	25	26				
Amanda M. Burden, AICP, Chair	P	Y	Y				Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y				Y	Y	Y	Y				
Angela M. Battaglia	P	Y	Y	L	L	L	Y	Y	Y	Y				
Irwin Cantor, P.E.	P	Y	Y	A	A	A	Y	Y	Y	Y				
Angela R. Cavaluzzi, R.A.	P	Y	Y	I	I	I	Y	Y	Y	Y				
Alfred C. Cerullo, III	P	AB	Y	D	D	D	Y	Y	Y	Y				
Richard W. Eaddy	P	Y	Y				Y	Y	Y	Y				
Alexander Garvin	A			O	O	O								
Jane D. Gol	P	Y	Y	V	V	V	Y	Y	Y	Y				
Christopher Kui	P	Y	Y	E	E	E	Y	Y	Y	Y				
John Merolo	P	Y	Y	R	R	R	Y	Y	Y	Y				
Karen A. Phillips	P	Y	Y				Y	Y	Y	Y				
Dolly Williams, Commissioners	P	Y	Y				Y	Y	Y	Y				

MEETING ADJOURNED AT: 11:15 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

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WEDNESDAY, NOVEMBER 3, 2004
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007

Yvette V. Gruel, Calendar Officer
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New York, New York 10007-1216
(212) 720-3370

CAL NO.	ULURP NO.	CD NO	PROJECT NAME	C.P.C. ACTION
18	N 050063 BDX	4	161 ST STREET BID	Unqualified Approval
19	C 050043 ZMX	8	NORTH RIVERDALE REZONING	Favorable Report Adopted
20	C 040215 ZMK	2	WATCHTOWER PROJECT	Laid Over
21	C 040216 ZSK	2	“ ”	“ ”
22	C 040217 ZSK	2	“ ”	“ ”
23	N 020043 ZAM	2	443-445 BROADWAY	Authorization Approved
24	N 030401 RAR	3	LUNDSTEN AVENUE	“ ”
25	N 020669 ZAR	1	VICTORY BOULEVARD	“ ”
26	N 890243(A) MMR	3	PUTNAM AVENUE	Favorable Report Adopted

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R																								
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MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 3, 2004

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



**Michael R. Bloomberg, Mayor
City of New York**

[No. 22]

Prepared by Yvette V. Gruel, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.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
ALEXANDER GARVIN
JANE D. GOL
CHRISTOPHER KUI
JOHN MEROLO
KAREN A. PHILLIPS
DOLLY WILLIAMS, *Commissioners*
YVETTE V. GRUEL, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a. m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, NOVEMBER 3, 2004

Roll Call; approval of minutes	1
I. Scheduling of November 17, 2004	1
II. Public Hearings	9
III. Reports	15
IV. Schedule of Meetings: July 1, 2004 - December 31, 2004	21
V. Schedule of Meetings: January 1, 2005 - June 30, 2005.	22

**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 November 17, 2004 at Spector Hall, 22 Reade Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials 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: _____

NOVEMBER 3, 2004

APPROVAL OF MINUTES OF Regular Meeting of October 20, 2004

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, NOVEMBER 17, 2004
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

Nos. 1 and 2

BJ's BRUCKNER BOULEVARD

No. 1

**CD 10
ZMX**

C 000189

IN THE MATTER OF an application submitted by Related Retail Bruckner, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 4b and 7a;**

1. eliminating from an existing R4 District a C2-1 District bounded by Cross Bronx Expressway, the Hutchinson River Expressway, a line passing through two points: one on the westerly street line of Hutchinson River Expressway distant 650 feet (as measured along the street line) northerly from the intersection of the northerly Street line of Lafayette Avenue and the westerly street line of Hutchinson River Expressway, and the other distant 350 feet easterly of Brush Avenue on a line perpendicular to the easterly street line of Brush Avenue distant 800 feet (as measured along the street line) southerly from the intersection of the easterly street line of Brush Avenue and the southerly boundary line of a park, and a line 350 feet easterly of Brush Avenue;
2. changing from an M1-1 to an R4 District property bounded by a line perpendicular to the easterly street line of Brush Avenue distant 800 feet (as measured along the street line) southerly from the intersection of the easterly street line of Brush Avenue and the southerly boundary of a park, a line 350 feet easterly of Brush Avenue, a line perpendicular to the easterly street line of Brush Avenue distant 766 feet (as measured along the street line) southerly from the intersection of the easterly street line of Brush Avenue and the southerly boundary of a park, and Brush Avenue;

3. changing from an M1-2 District to an R4 District property bounded by a line perpendicular to the easterly street line of Brush Avenue distant 766 feet (as measured along the street line) southerly from the intersection of the easterly street line of Brush Avenue and the southerly boundary of a park, a line 350 feet easterly of Brush Avenue, a line passing through two points: one on the easterly street line of Brush Avenue distant 545 feet (as measured along the street line) northerly from the intersection of the northerly street line of Lafayette Avenue and the easterly street line of Brush Avenue and the other on the westerly street line of the Hutchinson River Expressway distant 690 feet (as measured along the street line) from the intersection of the northerly street line of Lafayette Avenue and the westerly street line of the Hutchinson River Expressway, and Brush Avenue; and
4. changing from an R4 District to an M1-2 District property bounded by Cross Bronx Expressway, the Hutchinson River Expressway, a line passing through two points: one on the easterly street line of Brush Avenue distant 545 feet (as measured along the street line) northerly from the intersection of the northerly street line of Lafayette Avenue and the easterly street line of Brush Avenue and the other on the westerly street line of the Hutchinson River Expressway distant 690 feet (as measured along the street line) from the intersection of the northerly street line of Lafayette Avenue and the westerly street line of the Hutchinson River Expressway, and a line 350 feet westerly of Brush Avenue;

as shown on a diagram (for illustrative purposes only) dated August 9, 2004.

Resolution for adoption scheduling November 17, 2004 for a public hearing.

No. 2

CD 10

C 040123 ZSX

IN THE MATTER OF an application submitted by Related Retail Bruckner, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow a large retail establishment (UG 6 and 10A uses) with no limitation on floor area** in a proposed one-story commercial building on property located at 900 Brush Avenue aka 2560 and 2692 Bruckner Avenue (Block 5542, Lots 41, 70, 130, 149 and 151), in an M1-2 District*.

*Note: The development site is proposed to be rezoned from an R4 District with a C2-1 District to an M1-2 District under a related application (C 000189 ZMX) for an amendment of the zoning map.

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

Resolution for adoption scheduling November 17, 2004 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

120 WEST 97TH STREET GARAGE

CD 7

C 010171 ZSM

IN THE MATTER OF an application submitted by Candace Parking Corp. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 13-561 of the Zoning Resolution **to allow an attended accessory parking garage with a maximum capacity of 257 spaces in a portion of the common cellar of three buildings at 753 Amsterdam Avenue, 120 West 97th Street and 135 West 96th Street** (Block 1851, Lot 8), in C2-8 and R9 Districts, within a Large-Scale Residential Development.

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 November 17, 2004 for a public hearing.

Nos. 4, 5, 6, 7, 8 and 9

CLINTON GREEN

No. 4

CD 4

C 050050 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 8c:**

2. changing from an M1-5 District to a C6-3 District property bounded by West 53rd Street, the easterly boundary of Conrail-Amtrack Right-Of-Way, West 52nd Street, and a line 275 feet westerly of Tenth Avenue; and
3. changing from an R8 District to a C6-3 District property bounded by West 52nd Street, the easterly boundary of Conrail-Amtrack Right-Of-Way, West 51st Street, a line 235 feet westerly of Tenth Avenue, a line midway between West 51st Street and West 52nd Street, and a line 250 feet westerly of Tenth Avenue;

as shown on a diagram (for illustrative purposes only) dated August 23, 2004.

Resolution for adoption scheduling November 17, 2004 for a public hearing.

No. 5

CD 4

N 050051 ZRM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for amendments of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 6 (Special Clinton District), relating to the creation of a new Section 96-40 (Modification of General Large Scale Requirements) to permit the modification of open space requirements within general large scale developments located on more than one block within the Clinton Urban Renewal Area.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is old, to be deleted;

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

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

**Chapter 6
Special Clinton District**

* * *

**96-30
OTHER AREAS**

In area C, the regulations of the underlying districts shall apply, except as otherwise set forth in this Chapter.

**96-40
MODIFICATION OF GENERAL LARGE-SCALE PROVISIONS**

For parcels within the #blocks# bounded by West 50th Street, Tenth Avenue, West 56th Street and 11th Avenue known as the Clinton Community Urban Renewal Development Area#, within a #general large-scale development# that occupies #zoning lots# on more than one #block#, the City Planning Commission may permit the modification of #open space# required pursuant to Section 23-14 (Minimum Required Open Space, Open Space Ratio,

Maximum Lot Coverage and Maximum Floor Area Ratio) as part of a special permit pursuant to Section 74-743 (General Large-scale Development), provided the Commission finds that:

- a. the amount of #open space# provided is sufficient to meet the needs of the residents of the #general large-scale development#; and
- b. such modification results in improved site planning.

* * *

96-80

EXCLUDED AREAS

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

- a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue known as the Clinton Community Urban Renewal Development Area, provided that in this Area the provisions of Sections 96-40 (MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS) and 96-51 (Mandatory Tree Planting Provisions) shall apply;

* * *

Resolution for adoption scheduling November 17, 2004 for a public hearing.

No. 6

CD 4

C 050052 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Dermot Company pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-681(a)(1) of the Zoning Resolution to permit portions of a railroad right-of-way which will be completely covered over by a permanent platform to be included in the lot area for the development of two mixed buildings (Block 1080, part of Lot 25, Block 1081, Lot 39 and part of Lot 29), within a general large-scale development, generally bounded by West 53rd Street, Tenth Avenue, West 51st Street and a line 275 feet westerly of Tenth Avenue, in a C6-3 District*, within the Special Clinton District, in the Clinton Urban Renewal Area.

*Note A portion of the site is proposed to be rezoned from an M1-5 District and an R8

District to a C6-3 District, under a related application C 050050 ZMM.

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 November 17, 2004 for a public hearing.

No. 7

CD 4

C 050053 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Dermot Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to:

- 1) Section 74-743(a)(1), to allow the distribution of floor area and dwelling units without regard for zoning lot lines;
- 2) Section 74-743(a)(2), to allow the location of buildings without regard for the applicable yard, distance between buildings and height and setback regulations; and
- 3) Section 96-40** and Section 74-743, to allow the modification of open space requirements of Section 23-14 (Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio);

to facilitate the development of two mixed buildings (Block 1080, part of Lot 25, Block 1081, Lot 39 and part of Lot 29), within a general large-scale development, generally bounded by West 53rd Street, Tenth Avenue, West 51st Street and a line 275 feet westerly of Tenth Avenue, in a C6-3 District*, within the Special Clinton District, in the Clinton Urban Renewal Area.

**Note: An amendment of Sections 96-40 (MODIFICATION OF GENERAL LARGE-SCALE PROVISIONS) and 96-80 (EXCLUDED AREAS) is proposed under related application N 050051 ZRM.

*Note A portion of the site is proposed to be rezoned from an M1-5 District and an R8 District to a C6-3 District, under a related application C 050050 ZMM.

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 November 17, 2004 for a public hearing.

No. 8

CD 4

C 050054 ZSM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and the Dermot Company pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-744(b) of the Zoning Resolution to permit residential and non-residential uses to be arranged within a building without regard for the regulations set forth in Section 32-42 (Location within Buildings) to facilitate the development of two mixed buildings (Block 1080, part of Lot 25, Block 1081, Lot 39 and part of Lot 29), within a general large-scale development, generally bounded by West 53rd Street, Tenth Avenue, West 51st Street and a line 275 feet westerly of Tenth Avenue, in a C6-3 District*, within the Special Clinton District, in the Clinton Urban Renewal Area.

*Note A portion of the site is proposed to be rezoned from an M1-5 District and an R8 District to a C6-3 District, under a related application C 050050 ZMM.

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 November 17, 2004 for a public hearing.

No. 9

CD 4

C 050055 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 500, 502, 506-510 West 53rd Street (Sites 8 and 9C) within the Clinton Urban Renewal Area (Block 1080 p/o Lot 25, Block 1081, Lots 39 and p/o 29) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer selected by HPD;

to facilitate development of two mixed-use buildings, tentatively known as Clinton Green Mixed Use Development, with up to 650 residential units, retail and theater use.

Resolution for adoption scheduling November 17, 2004 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 10, 11 and 12

NUEVA ERA APARTMENTS

No. 10

CD 1

C 050060 ZMX

PUBLIC HEARING:

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

- 1. changing from an R6 District to an R7-2 District property bounded by** Concourse Village East, Morris Avenue, East 153rd Street, a line 100 feet westerly of Morris Avenue, and the center line of the former East 154th Street and its westerly centerline prolongation;
- 2. changing from a C8-3 District to an R7-2 District property bounded by** Concourse Village East, the center line of the former East 154th Street and its westerly centerline prolongation, a line 100 feet westerly of Morris Avenue, and East 153rd Street; and
- 3. establishing within the proposed R7-2 District a C2-4 District bounded by** Concourse Village East, the center line of the former East 154th Street and its westerly centerline prolongation, a line 100 feet westerly of Morris Avenue, and East 153rd Street;

as shown on a diagram (for illustrative purposes only) dated September 7, 2004.

(On October 20, 2004, Cal. No. 1, the Commission scheduled November 3, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 1

C 050061 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 East 153rd Street, Park Avenue and 2996 Concourse Village East (Site C) within the Melrose Urban Renewal Area (Block 2442, Lots 34, 59 and 60) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer selected by HPD;

to facilitate development of an eight story mixed-use building, tentatively known as Nueva Era Apartments, with approximately 210 rental units and retail space.

(On October 20, 2004, Cal. No. 2, the Commission scheduled November 3, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 1

C 050062 HUX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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 4th amendment to the Melrose Urban Renewal Plan for the Melrose Urban Renewal Area.

The proposed plan:

1. Indicates that Site C will be rezoned from R6 and C8-3 to R7-2 and that the existing C2-4 overlay on the Morris Avenue side of Site C will be maintained. The C2-4 overlay on the Morris Avenue side of Site C will be expanded to include all of the block bounded by Morris Avenue, East 153rd Street and Concourse Village East (Park Avenue).

2. Amends Section C.2, "Proposed Uses" to reflect the actual land uses listed in Map 2, "Land Use Plan." Section C.2.a, "Residential" has been modified to exclude a requirement that all housing be developed to serve low and moderate income families. All references to "Public Housing" "Moderate income", and "projects with a Section 8 rent subsidy" have been revised to exclude Site C.
3. Deletes the provision for pedestrian circulation and pedestrian plazas on Site C and D.
4. Has been modified to conform to the current HPD language, terminology and methodology for urban renewal plans.

These changes would facilitate development of an eight story mixed-use building, tentatively known as Nueva Era Apartments, with approximately 210 rental units and retail space.

(On October 20, 2004, Cal. No. 3, the Commission scheduled November 3, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 13 and 14

LUTHERAN MEDICAL CENTER

No. 13

CD 7

C 020573 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Lutheran Medical Center and Shore Park Properties, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 22a:**

- 1. changing from an M3-1 District to an R6 District property bounded by** Second Avenue, 57th Street, a line 125 feet northwesterly of Second Avenue, and 56th Street; and
- 2. establishing within the proposed R6 District a C1-3 District bounded by** Second Avenue, 57th Street, a line 125 feet northwesterly of Second Avenue, and 56th Street;

as shown on a diagram (for illustrative purposes only) dated August 23, 2004.

(On October 20, 2004, Cal. No. 4, the Commission scheduled November 3, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

CD 7

C 030020 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the removal of the “Community Facility Use Only” restriction on property located at the corner of 56th Street and Second Avenue, (Block 836, p/o lot 19).**

Note: This formally city-owned property was sold with the above restriction pursuant to an application (C900433 PPK) submitted by the Department of Citywide Administrative Services and approved by the City Planning Commission on October 10th, 1990 (Cal. No. 43).

(On October 20, 2004, Cal. No. 5, the Commission scheduled November 3, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

RFK DAY CARE CENTER/JONES SENIOR CENTER

CD 1

C 040143 POK

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services, the Department for the Aging, 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 741 Flushing Avenue (Block 2276, Lot 37), Brooklyn, for continued use as a day care center and senior center.

(On October 6, 2004, Cal. No. 2, the Commission scheduled October 20, 2004 for a public hearing which was duly advertised. On October 20, 2004, Cal. No. 9 the hearing was continued.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 16

THE NAVE

CD 11

C 050032 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 2081, 2083, 2085, 2087, 2089, and 2091 Madison Avenue, 43, 45/47, and 49 E. 131 Street, and 46 E. 132 Street (Block 1756, Lots 21-26, 28, 45, 51, and 52), 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 the above properties, except 2081 Madison Avenue (Block 1756, Lot 24), to a developer to be selected by HPD;

to facilitate development of a ten-story building tentatively known as The Nave, with approximately 118 units of housing, retail space and a day care center, to be developed under the New York State Homes for Working Families Program.

(On October 20, 2004, Cal. No. 6, the Commission scheduled November 3, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

380 BROADWAY

CD 1

C 040048 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 380 Broadway 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 42-00 (GENERAL PROVISIONS) to allow residential use (Use Group 2 uses) on the 2nd through 5th floors of an existing five-story building located at 380-382 Broadway** (Block 195, Lot 1), in an M1-5 District, within the Tribeca East Historic District.

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

(On October 20, 2004, Cal. No. 7, the Commission scheduled November 3, 2004 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 18

161ST STREET BID

CD 4

N 050063 BDX

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the 161st Street Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, **concerning the formation of the 161st Street Business Improvement District.**

(On September 22, 2004, Cal. No. 1, the Commission scheduled October 6, 2004 for a public hearing. On October 6, 2004, Cal. No. 9, the hearing was closed.)

For consideration.

No. 19

NORTH RIVERDALE REZONING

CD 8

C 050043 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 No. 1c:**

1. **changing from an R3-1 District to an R3A District property bounded by** the Boundary Line of the City of New York, a line 100 feet westerly of Broadway, West 259th Street, a line midway between Riverdale Avenue and Delafield Avenue, a line 250 feet northerly of West 259th Street, Delafield Avenue, a line 200 feet northerly of West 260th Street, and a line midway between Riverdale Avenue and Delafield Avenue and its northerly prolongation at West 263rd Street;
2. **changing from an R3-2 District to an R3A District property bounded by** West 259th Street, a line 100 feet westerly of Broadway, a line 100 feet northerly of Mosholu Avenue, Tyndall Avenue, Mosholu Avenue, West 256th Street, and a line midway between Riverdale Avenue and Delafield Avenue; and
3. **changing from an R3-2 District to an R3-1 District property bounded by** a line 100 feet southerly of Mosholu Avenue, a line 100 feet westerly of Broadway, West 254th Street, Yalles Avenue, West 256th Street, and Fieldston Road;

as shown on a diagram (for illustrative purposes only) dated August 9, 2004.

(On October 6, 2004, Cal. No. 1, the Commission scheduled October 20, 2004 for a public hearing. On October 20, 2004, Cal. 8 the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

Nos. 20, 21 and 22

WATCHTOWER PROJECT

No. 20

CD 2

C 040215 ZMK

IN THE MATTER OF an application submitted by the Watchtower Bible and Tract Society of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an **amendment of the Zoning Map, Section No. 12d:**

1. changing from an M1-2 District to an M1-2/R8 District property bounded by Front Street, Bridge Street, York Street, and Jay Street;
2. changing from an M1-2 District to an M1-2/R6 District property bounded by York Street, Bridge Street, the northerly boundary of a park and its easterly prolongation, and the easterly boundary of a park and its northerly prolongation, and
3. establishing a Special Mixed Use District (MX-2) bounded by Front Street, Bridge Street, the northerly boundary of a park and its easterly prolongation, the easterly boundary of a park and its northerly prolongation, York Street, and Jay Street;

as shown on a diagram (for illustrative purposes only) dated June 7, 2004, and subject to the conditions of CEQR Declaration E-134.

(On September 8, 2004, Cal. No. 1, the Commission scheduled September 22, 2004 for a public hearing. On September 22, 2004, Cal. No. 2, the hearing was closed. On October 20, 2004, Cal. No. 18, the item was laid over.)

For consideration.

No. 21

CD 2

C 040216 ZSK

IN THE MATTER OF an application submitted by the Watchtower Bible and Tract Society of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution** to permit location of buildings without regard for the applicable:

- a) height and setback regulations as set forth in Section 123-662; and
- b) outer court and outer court recess regulations as set forth in Sections 123-61, 43-51, 24-632 and 24-633;

to facilitate the construction of a community facility building within a general large-scale development on a zoning lot, bounded by Front Street, Bridge Street, York Street, and Jay Street (Block 54, Lot 1), in an M1-2/R8* District, within a Special Mixed Use District (MX-2)*.

*Note: The site is proposed to be rezoned by changing an M1-2 District to an M1-2/R8 District and by establishing a Special Mixed Use District (MX-2),

under a related application (C 040215 ZMK) for an amendment of the Zoning Map.

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

(On September 8, 2004, Cal. No. 2, the Commission scheduled September 22, 2004 for a public hearing. On September 22, 2004, Cal. No. 3, the hearing was closed. On October 20, 2004, Cal. No. 19, the item was laid over.)

For consideration.

No. 22

CD 2

C 040217 ZSK

IN THE MATTER OF an application submitted by the Watchtower Bible and Tract Society of New York, Inc. pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution** to allow an unattended public parking garage with a maximum capacity of 1100 spaces on portions of two above grade floors (parking levels 1 and 2) and three cellar levels (parking levels 3, 4 and 5) and to allow up to 76,835 square feet of floor area on parking levels 1 and 2 below a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), of a proposed community facility building at 85 Jay Street within a general large-scale development on a zoning lot, bounded by Front Street, Bridge Street, York Street, and Jay Street (Block 54, Lot 1), in an M1-2/R8* District, within a Special Mixed Use District (MX-2)*.

*Note: The site is proposed to be rezoned by changing an M1-2 District to an M1-2/R8 District and by establishing a Special Mixed Use District (MX-2), under a related application (C 040215 ZMK) for an amendment of the Zoning Map.

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

(On September 8, 2004, Cal. No. 3, the Commission scheduled September 22, 2004 for a public hearing; On September 22, 2004, Cal. No. 4, the hearing was closed. On October 20, 2004, Cal. No. 20, the item was laid over.)

For consideration.

BOROUGH OF MANHATTAN

No. 23

443-445 BROADWAY

CD 2

N 020043 ZAM

IN THE MATTER OF an application submitted by 22 Mercer Street LLC for the grant of an authorization pursuant to Section 42-142 of the Zoning Resolution to modify the use regulations of Section 42-14D(1)(b) to allow sixteen (16) joint living-work quarters for artists on the second floor through fifth floors and a proposed 2-level penthouse of an existing 5-story building at 443-445 Broadway a.k.a. 22 Mercer Street (Block 231, Lots 1001 and 1002), in an M1-5B District, within the SoHo Cast Iron Historic District.

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

For consideration.

BOROUGH OF STATEN ISLAND

No. 24

LUNDSTEN AVENUE

CD 3

N 030401 RAR

IN THE MATTER of an application submitted by Lundsten Associates for grant of authorization pursuant to Section 107-69 of the Zoning Resolution for development in Area M to facilitate the development of four detached one family dwellings on four zoning lots at 5, 9, 15, 19 Lundsten Avenue (Block 7306, Lots 7, 10, 13, 15) within the Special South Richmond Development District, Borough of Staten Island, Community District 3.

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. 25

VICTORY BOULEVARD

CD 1

N 020669 ZAR

IN THE MATTER OF an application submitted by Rescom LLC for the grant of authorizations pursuant to Sections 119-311 and 119-312 of the Zoning Resolution involving the development and site alteration on a zoning lot having a steep slope of 25% or more and for certain uses within the Special Hillside Preservation District to allow for the construction of a two story mixed use building at Victory Boulevard (Block 576, Lots 15 & 17) 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. 26

PUTNAM AVENUE

CD 3

N 890243(A) MMR

IN THE MATTER OF a resolution pursuant to Section 5-430 *et seq.* of the New York City Administrative Code, involving:

- the discontinuance and closing of a portion of Putnam Avenue (also known as Putnam Street) between Amboy Road and the Staten Island Rapid Transit rail right-of-way;

Community District 3, Borough of Staten Island, in accordance with Map No. 4110 (Sheet 2 of 2), dated August 13, 2004 and signed by the Borough President.

For consideration.

**IV. CITY PLANNING COMMISSION 2004 SCHEDULE OF MEETINGS
July 1 to December 31**

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

*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 2005 SCHEDULE OF MEETINGS
January 1 to June 30**

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

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.