

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, DECEMBER 3, 2003
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 040060 HAX	4	UNIVERSITY SENIOR HOUSING	Scheduled to be Heard 12/17/03
2	C 020613 ZSM	1	448 GREENWICH STREET	" "
3	C 040029 HAX	3	BOSTON ROAD APARTMENTS	Hearing Closed
4	C 020244 ZSM	5	WEST 18 TH STREET/ADORAMA	" "
5	C 040018 PPQ	12	DISPOSITION OF CITY-OWNED-PROPERTY	" "
6	C 030058 ZMX	4	161 ST STREET COMMERCIAL REZONING	Favorable Report Adopted
7	C 010719 ZMK	1	THROOP AVENUE REZONING	Laid Over
8	C 020045 ZSM	2	43 WOOSTER STREET	Favorable Report Adopted
9	C 030324 ZSM	2	MUSEUM OF CONTEMPORARY ART	" "
10	N 040027 ZAM	2	" "	Authorization Approved
11	C 040011 ZSM	4	PIER 94 - UNCONVENTION CENTER	Favorable Report Adopted
12	C 040014 PPM	4	" "	" "
13	N 040012 ZAM	4	" "	Authorization Approved
14	N 030358 ZAM	2	26 ASTOR PLACE	" "
15	N 040118 ZAM	1	55 WATER STREET	Laid Over
16	C 030397 PQQ	12	AGENCY OPERATED BOARDING HOME	Favorable Report Adopted
17	C 020190 ZMR	3	ZBK RETAIL	" "
18	N 020191 RAR	3	" "	Authorization Approved

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:															
		In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17	18			
Amanda M. Burden, AICP, Chair	P	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y			
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y			
Angela M. Battaglia	P	Y	L	Y	Y	Y	Y	Y	Y	Y	L	Y	Y	Y			
Irwin Cantor, P.E.	P	Y	A	Y	AB	AB	Y	Y	Y	Y	A	Y	Y	Y			
Angela R. Cavaluzzi, R.A.	P	Y	I	Y	Y	Y	Y	Y	Y	Y	I	Y	Y	Y			
Richard W. Eaddy	P	Y	D	Y	Y	Y	Y	Y	Y	Y	D	Y	Y	Y			
Alexander Garvin	P	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y			
Jane D. Gol	P	Y	O	Y	Y	Y	Y	Y	Y	Y	O	Y	Y	Y			
Christopher Kui	P	Y	V	Y	Y	Y	Y	Y	Y	Y	V	Y	Y	Y			
John Merolo	P	Y	E	Y	Y	Y	Y	Y	Y	Y	E	Y	Y	Y			
Karen A. Phillips	P	Y	R	Y	Y	Y	Y	Y	Y	Y	R	Y	Y	Y			
Dolly Williams, Commissioners	P	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y			

MEETING ADJOURNED AT: 11:10 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—
CITY PLANNING COMMISSION
—
WEDNESDAY, DECEMBER 3, 2003
—
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. 23]

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: This is to advise you that City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents and will help to facilitate the dissemination of these documents to a broader audience.

Since these documents are now available on our web site free of charge, effective January 1, 2004, all free subscriptions, including those to community boards, civic associations or non-profit organizations will be discontinued. Any 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 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.*
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, DECEMBER 3, 2003

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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 December 17, 2003 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 and Community Board Chairpersons 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 opposition and those speaking in support of the proposal.

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: _____

DECEMBER 3, 2003

APPROVAL OF MINUTES OF Regular Meeting of November 19, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, DECEMBER 17, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

UNIVERSITY SENIOR HOUSING

CD 4

C 040060 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 1271-1285 Merriam Avenue (Block 2529, Lots 25, 28 and 30), 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 construction of an eight story building tentatively known as University Senior Housing, with approximately 84 units of housing for the elderly, to be developed under the federal Section 202 program.

Resolution for adoption scheduling December 17, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

448 GREENWICH STREET

CD 1

C 020613 ZSM

IN THE MATTER OF an application submitted by Sun-Ho Corporation pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 111-50 of the Zoning Resolution **to modify the use regulations of Section 111-101 to allow two loft dwellings on the first floor, second floor and a portion of the cellar of an existing 6-story building located at 448 Greenwich Street** (Block 223, Lot 30), in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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

Resolution for adoption scheduling December 17, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 3

BOSTON ROAD APARTMENTS

CD 3

C 040029 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 1033 and 1043 Boston Road (Block 2607, Lots 78 and 81) as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate construction of a six and seven story building, tentatively known as Boston Road Apartments, with approximately 41 dwelling units for homeless and low income families, to be developed under HPD's Supportive Housing Program.

(On November 19, 2003, Cal. No. 1, the Commission scheduled December 3, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 4

WEST 18TH STREET/ADORAMA

CD 5

C 020244 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 42 West 18th Street Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the requirements of:**

- 1. Section 42-10 to allow residential use (Use Group 2 uses) on the 4th through 16th floors;**
- 2. Section 43-43 to allow a proposed new building and enlarged portions to penetrate the height and setback requirements; and**
- 3. Section 43-23(b) to allow a proposed 2-story and a 3-story enlarged portions as permitted obstructions within the required rear yard;**

to facilitate the construction of a mixed use development on a zoning lot located at 38-42 West 18th Street a.k.a. 41-45 West 17th Street (Block 819, Lots 14, 15 and 66), in an M1-6M District, within the Ladies Miles 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 November 19, 2003, Cal. No. 2, the Commission scheduled December 3, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 5

DISPOSITION OF CITY-OWNED-PROPERTY

CD 12

C 040018 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of two (2) city-owned-property pursuant to zoning:**

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS/LOCATION</u>
10143	38	155 TH Street between 108 th & 109 th avenues (interior lot)
10336	152	180 th Street (within 180 th Street Industrial BID)

(On November 19, 2003, Cal. No. 3, the Commission scheduled December 3, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF THE BRONX

No. 6

161st STREET COMMERCIAL REZONING

CD 4

C 030058 ZMX

IN THE MATTER OF an application submitted by 3201-13 Park Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 6a**, establishing within an existing R7-1 District a C2-4 District bounded by a line 100 feet southerly of East 162nd Street, Teller Avenue, Park Avenue, East 161st Street, a line perpendicular to the northerly street line of East 161st Street distant 100 feet westerly (as measured along the street line) from the intersection of the northwesterly street line of Park Avenue and the northerly street line of East 161st Street, a line 100 feet northerly of East 161st Street, and a line 100 feet northwesterly of Park Avenue, as shown on a diagram (for illustrative purposes only) dated July 21, 2003.

(On October 22, 2003, Cal. No. 1, the Commission scheduled November 5, 2003 for a public hearing. On November 5, 2003, Cal. No. 3, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 7

THROOP AVENUE REZONING

CD 1

C 010719 ZMK

IN THE MATTER OF an application submitted by the Harrison Walton Property Management LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 13b**, changing from an M1-2 District to an R6 District property bounded by Middleton Street, Throop Avenue, Wallabout Street, Harrison Avenue, Lorimer Street, and Marcy Avenue, as shown on a diagram (for illustrative purposes only) dated July 21, 2003 and subject to the conditions of CEQR Declaration E-123.

(On October 8, 2003, Cal. No. 2, the Commission scheduled October 22, 2003 for a public hearing. On October 22, 2003, Cal. No. 9, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 8

43 WOOSTER STREET

CD 2

C 020045 ZSM

IN THE MATTER OF an application submitted by 43 Wooster 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 42-14(D)(2)(b) to allow retail use (Use Group 6 uses) on the ground floor and a portion of the cellar floor of an existing 6-story and penthouse building located at 43 Wooster Street** (Block 475, Lot 21), 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.

(On October 22, 2003, Cal. No. 2, the Commission scheduled November 5, 2003 for a public hearing. On November 5, 2003, Cal. No. 4, the hearing was closed.)

For consideration.

Nos. 9 and 10

MUSEUM OF CONTEMPORARY ART

(Applications for the grant of a special permit and authorization to allow retail use of an existing 12 story building located at 583-587 Broadway)

No. 9

CD 2

C 030324 ZSM

IN THE MATTER OF an application submitted by the New Museum of Contemporary Art 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 42-14D(2)(b) to allow retail use (Use Group 6 uses) on the ground floor, cellar and subcellar of an existing 12-story building on property located at 583-587 Broadway a.k.a. 154-158 Mercer Street** (Block 512, 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.

(On October 22, 2003, Cal. No. 3, the Commission scheduled November 5, 2003 for a public hearing. On November 5, 2003, Cal. No. 5 the hearing was closed.)

For consideration.

No. 10

CD 2

N 040027 ZAM

IN THE MATTER OF an application submitted by the New Museum of Contemporary Art **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 joint living work quarters for artists on the second floor of an existing 12-story building on property located at 583-587 Broadway a.k.a. 154-158 Mercer Street** (Block 512, Lot 1002) with lot coverage greater than 3,600 square feet 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.

Nos. 11, 12 and 13

(Applications for the grant of a special permit, Authorization and disposition of city-owned property at Pier 94)

PIER 94 - UNCONVENTION CENTER

No. 11

CD 4

C 040011 ZSM

IN THE MATTER OF an application submitted by UnConvention Center, Inc. and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-41 of the Zoning Resolution **to allow a trade exposition with a rated capacity in excess of 2,500 persons within an existing building on a zoning lot located at Pier 94 between West 53rd and West 55th Streets** (Block 1109, Lot 5 and p/o Marginal Street Wharf or Place), in an M2-3 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 22, 2003, Cal. No. 4, the Commission scheduled November 5, 2003 for a public hearing. On November 5, 2003, Cal. No. 6, the hearing was closed.)

For consideration.

No. 12

CD 4

C 040014 PPM

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 to UnConvention Center, Inc., of one (1) city-owned property located at Pier 94, Twelfth Avenue between 53rd and 54th Streets, (Block 1109, Lot 5, and p/o Marginal Street, Wharf or Place)** pursuant to zoning.

(On October 22, 2003, Cal. No. 5, the Commission scheduled November 5, 2003 for a public hearing. On November 5, 2003, Cal. No. 7, the hearing was closed.)

For consideration.

No. 13

CD 4

N 040012 ZAM

IN THE MATTER OF an application submitted by UnConvention Center, Inc. and the Economic Development Corporation for **the grant of an authorization** pursuant to Section 62-722(a) of the Zoning Resolution **to modify the waterfront public access requirements of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS) to facilitate a change of use to a trade exposition within an existing building on a zoning lot located at Pier 94 between West 53rd and West 55th Streets** (Block 1109, Lot 5 and p/o Marginal Street Wharf or Place), in an M2-3 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.

No. 14

26 ASTOR PLACE

CD 2

N 030358 ZAM

IN THE MATTER OF an application submitted by Wachtel & Masyr, LLP for **the grant of an authorization** pursuant to Section 13-553 of the Zoning Resolution **to allow a curb cut to be located on a wide street (west side of Fourth Avenue, 129 feet south of Astor Place) to provide access to an as-of-right accessory parking garage at 26 Astor Place** (Block 544, Lot 22) within C6-2 and M1-5B Districts.

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

For consideration.

No. 15

55 WATER STREET

CD 1

N 040118 ZAM

IN THE MATTER OF an application submitted by New Water Street Corp. **for the grant of an authorization** pursuant to Section 91-662(a) of the Zoning Resolution **to allow the alteration of an existing elevated plaza* for which a floor area bonus has been granted on a zoning lot located at 55 Water Street** (Block 31, Lots 1001-1052), in a C6-9 District, within the South Street Seaport Subdistrict, within the Special Lower Manhattan District.

*Note: An application (CP-22518) pursuant to Section 74-76 of the Zoning Resolution to allow the elevated was approved by the City Planning Commission on November 27, 1968 (Cal. No. 11) and by the Board Of Estimate on January 23, 1969 (Cal. No. 11).

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 November 5, 2003, Cal. No. 19, the item was laid over. On November 19, 2003, Cal. No. 10, the item was laid over.)

For consideration.

BOROUGH OF QUEENS

No. 16

AGENCY OPERATED BOARDING HOME

CD 12

C 030397 PQQ

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 114-58 175th Place (Block 12397, Lot 113), Queens, for continued use as an Agency Operated Boarding Home.

(On October 22, 2003, Cal. No. 6, the Commission scheduled November 5, 2003 for a public hearing. On November 5, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 17 and 18

**(Applications for an amendment of the Zoning Map and
a grant for an Authorization to facilitate retail development)**

No. 17

ZBK RETAIL

CD 3

C 020190 ZMR

IN THE MATTER OF an application submitted by Abram Zylberberg pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 33c**, establishing within an existing R3A District a C2-1 District bounded by a line 330 feet northeasterly of William Avenue, Hylan Boulevard, a line 95 feet northeasterly of William Avenue, and a line midway between Russell Street and Hylan Boulevard, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated August 11, 2003.

(On October 22, 2003, Cal. No. 7, the Commission scheduled November 5, 2003 for a public hearing. On November 5, 2003, Cal. No. 9 the hearing was closed.)

For consideration.

No. 18

CD 3

N 020191 RAR

IN THE MATTER OF an application submitted by Abram Zylberberg, **for the grant of an authorization** pursuant to Section 107-68 of the Zoning Resolution for the modification of the size of an accessory group parking facility **to facilitate the development of a 4,860 square feet retail establishment at Hylan Boulevard (Block 5281, Lot 46) within the Special South Richmond Development District.**

Plan for the 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, Suite 603, 6th Floor, Staten Island, New York, 10301.

For consideration.
