

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, AUGUST 27, 2008  
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 080478 PCX	1	BOARD OF ELECTIONS WAREHOUSE	Scheduled to be Heard 9/10/08
2	C 080517 ZMX	1	VIA VERDE	" "
3	N 080518 ZRY	CW	" "	" "
4	C 080519 ZSX	1	" "	" "
5	C 080520 ZSX	1	" "	" "
6	C 080521 PQX	1	" "	" "
7	C 080522 HAX	1	" "	" "
8	C 080424 PPK	7	BUSH TERMINAL UNIT D	" "
9	C 080392 PCK	7	BOARD OF ELECTIONS WAREHOUSE	" "
10	C 080400 ZSM	4	HARBORVIEW	" "
11	C 080401 ZSM	4	" "	" "
12	C 080507 PPY	1	STATEN ISLAND FERRY TERMINAL	" "
13	N 080387 ZAX	8	4595 FIELDSTON ROAD	Favorable Report Adopted
14	N 080456 BDK	2	FULTON STREET BID	" "
15	C 080331 HAM	11	EAST 125 <sup>TH</sup> STREET DEVELOPMENT	" "
16	C 080332 HUM	11	" "	" "
17	C 080333 ZMM	11	" "	" "
18	N 090083 HGM	11	" "	" "
19	C 060466 MMQ	3	BUDGET RENT-A-CAR	Fav. Report Adopted as Modified
20	C 060467 ZMQ	3	" "	Favorable Report Adopted
21	C 080457 ZMQ	7	WALDHEIM REZONING	" "
22	N 080425 ZRR	1	ST. GEORGE REZONING	Laid Over
23	C 080426 ZMR	1	" "	" "
24	N 080180 ZAR	1	50 TAFT AVENUE	" "
25	N 060131 ZAR	1	386 FOREST AVENUE	Authorization Approved
26	N 080150 ZAR	2	64 EMERSON AVENUE	" "
27	C 080447 HAK	16	HOPKINSON/PARK PLACE	Hearing Closed
28	C 080492 HAK	16	COMMON GROUND SENIOR HOUSING	" "
29	C 080448 ZSR	3	NYC WiN TELECOM. TOWER/4414 ARTHUR KILL ROAD	" "
30	C 080450 ZSR	3	NYC WiN TELECOM. TOWER/209-211 MAIN STREET	" "
31	C 080476 ZSR	3	CHANNEL 16 TELECOM. TOWER/40 STORER AVE.	" "
32	C 080477 PSR	3	" "	" "

# CITY PLANNING COMMISSION DISPOSITION SHEET

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10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

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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
33	C 050138 PSR	2	NYFD STORAGE FACILITY	Hearing Closed
34	C 030513 ZSM	5	BILTMORE GARAGE	" "
35	C 070261 ZSM	4	WEST 22 <sup>ND</sup> STREET GARAGE	" "
36	N 080297 ZRM	1	TRIBECA NORTH TEXT AMENDMENT	" "
37	C 090044 HKM	4	WEST CHELSEA HISTORIC DISTRICT	" "
38	C 080281 ZSM	2	DEPARTMENT OF SANITATION GARAGE	" "
39	C 080279 PSM	2	" "	" "
40	C 080280 PCM	2	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		13	14	15	16	17	18	19	20	21	22	23	24	25	26
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				Y	Y
Kenneth J. Knuckles, Esq., Vice Chairman	A														
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	L	L	L	Y	Y
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	A	A	A	Y	Y
Angela R. Cavaluzzi, AIA	A										I	I	I		
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	D	D	D	Y	Y
Betty Chen	A														
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	O	O	O	Y	Y
Richard W. Eaddy	A										V	V	V		
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	E	E	E	Y	Y
Shirley A. McRae	P	Y	R	Y	Y	Y	Y	Y	Y	Y	R	R	R	Y	Y
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y				Y	Y
Karen A. Phillips, Commissioners	P	Y	Y	N	N	N	N	Y	Y	Y				Y	Y

MEETING ADJOURNED AT: 4:05 P.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, AUGUST 27, 2008**

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



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

**[No. 16]**

**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](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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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.

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**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](http://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, *FAICP, Chair*
- KENNETH J. KNUCKLES, *Esq., Vice Chairman*
- ANGELA M. BATTAGLIA
- IRWIN G. CANTOR, *P.E.*
- ANGELA R. CAVALUZZI, *AIA*
- ALFRED C. CERULLO, *III*
- BE TTY Y. CHEN
- MARIA M. DEL TORO
- RICHARD W. EADDY
- NATHAN LEVENTHAL
- SHIRLEY A. MCRAE
- JOHN MEROLO
- KAREN A. PHILLIPS, *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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**WEDNESDAY, AUGUST 27, 2008**

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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 September 10, 2008 at Spector Hall 22 Reade Street, New York at 10:00 a.m.

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**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: \_\_\_\_\_

**AUGUST 27, 2008**

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**APPROVAL OF MINUTES OF the Regular Meetings of August 13, 2008; and  
Special Meeting of August 11, 2008**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, SEPTEMBER 10, 2008**

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

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**BOROUGH OF THE BRONX**

**No. 1**

***BOARD OF ELECTIONS WAREHOUSE***

**CD 1**

**C 080478 PCX**

**IN THE MATTER OF** an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 385 Gerard Avenue (Block 2349, lot 90) for use as a warehouse and offices.

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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**Nos. 2, 3, 4, 5, 6 & 7**

***VIA VERDE***

**No. 2**

**CD 1**

**C 080517 ZMX**

**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 Nos. 6a and 6c, changing from an M1-1 District to a C6-2 District property bounded by East 156<sup>th</sup> Street, the centerline of

former Hegney Street, the centerline of former Rae Street, and Brook Avenue, as shown on a diagram (for illustrative purposes only), dated June 30, 2008

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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**No. 3**

**CITY WIDE**

**N 080518 ZRY**

**IN THE MATTER OF** an application submitted by Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VII, Chapter 4 (Special Permits by the City Planning Commission), concerning Section 74-74 (General Large Scale Development) to allow modification of the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines)

Matter in underline is new, to be added;

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

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

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

\* \* \*

**Article VII  
ADMINISTRATION**

\* \* \*

**Chapter 4  
Special Permits by the City Planning Commission**

\* \* \*

**74-74  
General Large Scale Developments**

\* \* \*

**74-743  
Special provisions for bulk modifications**

- (a) For a #general large scale development#, the City Planning Commission may permit:



\* \* \*

- (5) modification of the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) for #developments# or #enlargements#, where:
- (i) the required minimum distance as set forth in Section 23-86 is provided between the #legally required window# in the new #development# or #enlargement# and a wall or #lot line # on an adjacent property; and
  - (ii) the required minimum distance is provided by a light and air easement acceptable to the Department of City Planning and recorded in the County Clerk's office in the county in which such tracts of land are located.

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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**No. 4**

**CD 1**

**C 080519 ZSX**

**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 the grant of a special permit pursuant Section 74-681(a)(2) of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which has been permanently discontinued or terminated to be included in the lot area in connection with a proposed mixed use development on property located at 527 Westchester Avenue (Block 2359, p/o Lots 1, 3, 255 & 9001), in a General Large-Scale Development, within the Bronxchester Urban Renewal Area, in a C6-2\* District.

\*Note: The site is proposed to be rezoned from an M1-1 District to a C6-2 District, under a related application C 080517 ZMX.

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 September 10, 2008 for a public hearing.**

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**No. 5****CD 1****C 080520 ZSX**

**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 the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

1. Section 74-743(a)(2) to modify the height and setback regulations of Section 23-63 (Maximum Height of Walls and Required Setbacks), Section 23-66 (Required Side and Rear Setbacks), Section 33-43 (Maximum Height of Walls and Required Setbacks), and Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS FOR MIXED BUILDINGS); the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and 33-26 (Minimum Required Rear Yards); the minimum distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings); and the court regulations of Section 23-85 (Inner Court Regulations); and
2. Section 74-743(a)(5)\*\* to modify the minimum distance between legally required windows and lot line regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines);

in connection with a proposed mixed use development on property located at 527 Westchester Avenue (Block 2359, p/o Lots 1, 3, 255 & 9001), in a General Large-Scale Development, within the Bronxchester Urban Renewal Area, in a C6-2\* District.

\*Note: The site is proposed to be rezoned from an M1-1 District to a C6-2 District, under a related application C 080517 ZMX.

\*\*Note: Section 74-743(a)(5) is proposed to be modified under a related application C 080518 ZRY

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 September 10, 2008 for a public hearing.**

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**No. 6**

**CD 1**

**C 080521 PQX**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 527 Westchester Avenue (Block 2359, p/o Lot 1)

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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**No. 7**

**CD 1**

**C 080522 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 Block 2359, part of Lot 1; and Block 2359, part of Lots 3, 9001, and 255 (Easement), sites 1A, 13, and part of site 11 of the Bronxchester 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 mixed-use development, ranging in height from 3 to 20 stories, tentatively known as Via Verde/The Green Way, with approximately 220 residential units, commercial, and community facility uses.

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 8**

***BUSH TERMINAL UNIT D***

**CD 7**

**C 080424 PPK**

**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 city-owned property, Unit D in the Bush Terminal industrial complex, bounded by 42<sup>nd</sup> Street, First Avenuet, 43<sup>rd</sup> Street , and the Gowanus Bay (Block 715, p/o Lot 1), pursuant to zoning.

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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***BOARD OF ELECTIONS WAREHOUSE***

**No. 9**

**CD 7**

**C 080392 PCK**

**IN THE MATTER OF** an application submitted by the Board of Elections and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 5112 2<sup>nd</sup> Avenue (Block 796, lot 24) for use as a warehouse facility.

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 10 & 11**

***HARBORVIEW***

**No. 10**

**CD 4**

**C 080400 ZSM**

**IN THE MATTER OF** an application submitted by the New York City Housing Authority and the Department of Housing Preservation and Development pursuant to

Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 78-312(d) of the Zoning Resolution to allow modifications of the front height and setback regulations on the periphery of a Large-Scale Residential Development (Block 1083, Lots 1 & 15, and Block 1084, Lot 9) in connection with the development of two residential buildings on property located at 513 West 55<sup>th</sup> Street and 520 West 56<sup>th</sup> Street (Block 1084, p/o Lot 9), within the Clinton Urban Renewal Area, in an R8 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 September 10, 2008 for a public hearing.**

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**No. 11**

**CD 4**

**C 080401 ZSM**

**IN THE MATTER OF** an application submitted by the New York City Housing Authority and the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-681(a)(1) of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area in connection with the development of two residential buildings on property located at 513 West 55<sup>th</sup> Street and 520 West 56<sup>th</sup> Street (Block 1084, p/o Lot 9), in a Large-Scale Residential Development (Block 1083, Lots 1 & 15, and Block 1084, Lot 9), within the Clinton Urban Renewal Area, in an R8 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. 100

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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**BOROUGHS OF MANHATTAN & STATEN ISLAND**

**No. 12**

***STATEN ISLAND FERRY TERMINAL***

**CD 1 M  
CD 1 SI**

**C 080507 PPY**

**N THE MATTER OF** an application submitted by the Department of Transportation, pursuant to Section 197-c of the New York City Charter, for the disposition of two (2) city-owned properties located at the St. George Ferry Terminal (Block 2, Lot 1), Borough of Staten Island, Community District 1 and the Whitehall Ferry Terminal (Block 2, Lot 1), Borough of Manhattan, Community District 1.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, 6<sup>th</sup> Floor, New York, New York 10007

**Resolution for adoption scheduling September 10, 2008 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 13**

***4595 FIELDSTON ROAD***

**CD 8**

**N 080387 ZAX**

**IN THE MATTER OF** an application submitted by Tim Case pursuant to Sections 105-421, and 105-425 of the Zoning Resolution, for the grant of authorizations involving modification of topographic features on Tier I sites, and modification of botanic environments to allow the construction of a swimming pool on property located at 4595 Fieldston Road (Block 5812, Lot 60) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 14**

***FULTON STREET BID***

**CD 2**

**N 080456 BDK**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the Fulton 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 Fulton Street Business Improvement District.

(On July 2, 2008, Cal. No. 1, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**Nos. 15, 16, 17 & 18**

***EAST 125<sup>TH</sup> STREET DEVELOPMENT***

**No. 15**

**CD 11**

**C 080331 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 2293 Third Avenue (Block 1789, Lot 46); East 125<sup>th</sup> Street to East 126<sup>th</sup> Street, from 2<sup>nd</sup> Avenue to 3<sup>rd</sup> Avenue (Block 1790, Lots 1, 3, 5, 6, 8, 12, 13, 20, 24, 25, 26-31, 40, 41, 44-46, 49, and 101); 2321 3<sup>rd</sup> Avenue (Block 1791, Lot 1); 2469 2<sup>nd</sup> Avenue (Block 1791, Lot 25); and 230 East 127<sup>th</sup> Street (Block 1791, Lot 34), Sites 13A, 12, 8A, and 9 of the Harlem-East Harlem 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 mixed use project, tentatively known as the East 125<sup>th</sup> Street Development, with residential, retail and publicly accessible open space.

(On July 2, 2008, Cal. No. 2, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 16**

**CD 11**

**C 080332 HUM**

**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 15<sup>th</sup> amendment to the Harlem East Harlem Urban Renewal Plan for



the Harlem East Harlem Urban Renewal Area, Community District 11, Borough of Manhattan.

The proposed Plan changes the designated land uses of Sites 8A, 9, 12, and 13A; removes a density restriction; updates the timetable for the implementation of the plan; extends the expiration date; and adds Block 1790, Lots 8 and 46, and Block 1791, Lots 25 and 34 as properties to be acquired. These changes will facilitate the development of the East 125<sup>th</sup> Street Development Project.

(On July 2, 2008, Cal. No. 3, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**No. 17**

**CD 11**

**C 080333 ZMM**

**IN THE MATTER** 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 Nos. 6a & 6b:

1. changing from an R7-2 District to a C6-3 District property bounded by East 127<sup>th</sup> Street, a line 250 feet westerly of Second Avenue, a line midway between East 126<sup>th</sup> Street and East 127<sup>th</sup> Street, Second Avenue, East 126<sup>th</sup> Street, and Third Avenue;
2. changing from a C4-4 to District to a C6-3 District property bounded by a line midway between East 125<sup>th</sup> Street / Dr. Martin Luther King Jr. Boulevard and East 126<sup>th</sup> Street, a line 100 feet easterly of Third Avenue, East 125<sup>th</sup> Street / Dr. Martin Luther King Jr. Boulevard, a line 130 feet easterly of Third Avenue, a line 75 feet southerly of East 125<sup>th</sup> Street / Dr. Martin Luther King Jr. Boulevard, and Third Avenue; and
3. changing from an M1-2 District to a C6-3 District property bounded by:
  - a. East 127<sup>th</sup> Street, Second Avenue, a line midway between East 126<sup>th</sup> Street and East 127<sup>th</sup> Street, and a line 250 feet westerly of Second Avenue; and
  - b. East 126<sup>th</sup> Street, Second Avenue, East 125<sup>th</sup> Street / Dr. Martin Luther King Jr. Boulevard, a line 100 feet easterly of Third Avenue, a line midway between East 125<sup>th</sup> Street / Dr. Martin Luther King Jr. Boulevard and East 126<sup>th</sup> Street, and Third Avenue; and

as shown on a diagram (for illustrative purposes only) dated March 24, 2008.

(On July 2, 2008, Cal. No. 4, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**No. 18**

**CD 11**

**N 090083 HGM**

**IN THE MATTER OF** an amendment to the Harlem-East Harlem Urban Renewal Area, designating additional property on Block 1790, Lots 8 and 46 and Block 1791, Lot 25 and 34 as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State.

**For consideration.**

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**BOROUGH OF QUEENS**

**Nos. 19 & 20**

***BUDGET RENT-A-CAR***

**No. 19**

**CD 3**

**C 060466 MMQ**

**IN THE MATTER OF** an application, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et. seq. of the New York City Administrative Code by GTJ Co., Inc., for an amendment to the City Map involving

- the elimination, discontinuance and closing of 88<sup>th</sup> Street between 23<sup>rd</sup> Avenue and 24<sup>th</sup> Avenue and portions of 24<sup>th</sup> Avenue between 88<sup>th</sup> Street and 90<sup>th</sup> Place;
- the delineation of a Permanent Sewer Easement;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 4994 dated May 2, 2007, and signed by the Borough President.

(On July 2, 2008, Cal. No. 6, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**No. 20**

**CD 3**

**C 060467 ZMQ**

**IN THE MATTER OF** an application submitted by GTJ Co., Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

1. changing from an R3-2 District to a C4-1 District property bounded by a line 320 feet northerly of the former centerline of 24<sup>th</sup> Avenue\*, 89<sup>th</sup> Street, the centerline of former 24<sup>th</sup> Avenue\*, and a line 140 feet westerly of 89<sup>th</sup> Street; and
2. changing from a C4-2 District to a C4-1 District property bounded by a line 320 feet northerly of the former centerline of 24<sup>th</sup> Avenue\*, a line 140 feet westerly of 89<sup>th</sup> Street, the centerline of former 24<sup>th</sup> Avenue\*, and a line 100 feet easterly of the former 88<sup>th</sup> Street\*.

as shown on a diagram (for illustrative purposes) dated March 24, 2008.

\* Note: 24<sup>th</sup> Avenue and 88<sup>th</sup> Street are proposed to be de-mapped under a concurrent related application C 060466 MMQ for a change in the City Map.

(On July 2, 2008, Cal. No. 7, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No 32, the hearing was closed.)

**For consideration.**

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**No. 21**

**WALDHEIM REZONING**

**CD 7**

**C 080457 ZMQ**

**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. 10b, 10c and 10d:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by Franklin Avenue, a line 150 feet northeasterly of Bowne Street, Ash Avenue, and Bowne Street;
2. eliminating from within an existing R3-2 District a C2-2 District bounded by a line 150 feet northwesterly of 45<sup>th</sup> Avenue, a line midway between Smart Street and Bowne Street, 45<sup>th</sup> Avenue, and a line midway between Bowne Street and Robinson Street;
3. eliminating from within an existing R7-1 District a C1-2 District bounded by Franklin Avenue, Bowne Street, Ash Avenue, and a line 150 feet southwesterly of Bowne Street;
4. changing from an R3-2 District to an R3X District property bounded by a line midway between Sanford Avenue and Franklin Avenue, Parsons Boulevard, Franklin Avenue, a line 80 feet southwesterly of Parsons Boulevard, Beech Avenue, Parsons Boulevard, a line midway between Cherry Avenue and Delaware Avenue, a line 100 feet northeasterly of Parsons Boulevard, Beech Avenue, a line 460 feet southwesterly of 147<sup>th</sup> Street, the southeasterly street line of Ash Avenue, 147<sup>th</sup> Street, a line 125 feet southeasterly of Sanford Avenue, 149<sup>th</sup> Street, Beech Avenue, a line midway between 149<sup>th</sup> Street and 149<sup>th</sup> Place, a line 125 feet southeasterly of Sanford Avenue, a line 115 feet southwesterly of Murray Street, Sanford Avenue, a line midway between 155<sup>th</sup> Street and 156<sup>th</sup> Street, Beech Avenue, 156<sup>th</sup> Street, 45<sup>th</sup> Avenue, a line perpendicular to the southeasterly street line of 45<sup>th</sup> Avenue distance 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 45<sup>th</sup> Avenue and the northeasterly street line of Parsons Boulevard, Parsons Boulevard, a line midway between 45<sup>th</sup> Avenue and Georgia Road, a line 320 feet northeasterly of Burling Street, 45<sup>th</sup> Avenue, Parsons Boulevard, Delaware Avenue, Burling Street, a line 380 feet southeasterly of Cherry Avenue, a line midway between Smart Street and Bowne Street, Cherry Avenue, and Bowne Street;
5. changing from an R3-2 District to an R4 District property bounded by Franklin Avenue, Parsons Boulevard, a line 125 feet northwesterly of Beech Avenue, a line 460 feet southwesterly of 147<sup>th</sup> Street, Beech Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line midway between Cherry Avenue and Delaware Avenue, Parsons Boulevard, Beech Avenue, and a line 80 feet southwesterly of Parsons Boulevard;
6. changing from an R3-2 District to an R4A District property bounded by Sanford Avenue, 156<sup>th</sup> Street, Beech Avenue, and a line midway between 155<sup>th</sup> Street and 156<sup>th</sup> Street;
7. changing from an R3-2 District to an R4-1 District property bounded by:

- a. Sanford Avenue, a line 115 feet southwesterly of Murray Street, a line 125 feet southeasterly of Sanford Avenue, a line midway between 149<sup>th</sup> Street and 149<sup>th</sup> Place, Beech Avenue, 149<sup>th</sup> Street, a line 125 feet southeasterly of Sanford Avenue, and 147<sup>th</sup> Street; and
  - b. Cherry Avenue, a line midway between Smart Street and Bowne Street, a line 380 feet southeasterly of Cherry Avenue, Burling Street, 45<sup>th</sup> Avenue, and Robinson Street;
- 8. changing from an R3-2 District to an R6A District property bounded by Ash Avenue, 147<sup>th</sup> Street, the southeasterly street line of Ash Avenue, a line 460 feet southwesterly of 147<sup>th</sup> Street, a line 125 feet northwesterly of Beech Avenue, and Parsons Boulevard;
- 9. changing from an R6 District to an R6A District property bounded by Sanford Avenue, 147<sup>th</sup> Street, Ash Avenue, Parsons Boulevard, a line midway between Sanford Avenue and Franklin Avenue, and Bowne Street;
- 10. changing from an R6 District to an R7-1 District property bounded by Elder Avenue, Kissena Boulevard, 45<sup>th</sup> Avenue, and Colden Street;
- 11. changing from an R7-1 District to an R7B District property bounded by Franklin Avenue, Bowne Street, Cherry Avenue, Robinson Street, a line 250 feet southeasterly of Cherry Avenue, a line 100 feet southwesterly of Union Street, a line 100 feet southeasterly of Cherry Avenue, and a line 150 feet northeasterly of Kissena Boulevard;
- 12. establishing within a proposed R3X District a C1-3 District bounded by:
  - a. Franklin Avenue, a line 100 feet northeasterly of Bowne Street, Ash Avenue, and Bowne Street; and
  - b. Elm Avenue, a line 150 feet northeasterly of 147<sup>th</sup> Street, 45<sup>th</sup> Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line midway between 45<sup>th</sup> Avenue and Hawthorn Avenue, Parsons Boulevard, a line midway between 45<sup>th</sup> Avenue and Georgia Road, a line 100 feet southwesterly of Parsons Boulevard, 45<sup>th</sup> Avenue and its northeasterly centerline prolongation, and 147<sup>th</sup> Street;
- 13. establishing within a proposed R4-1 District a C1-3 District bounded by a line 100 feet northwesterly of 45<sup>th</sup> Avenue, a line midway between Smart Street and Bowne Street, 45<sup>th</sup> Avenue, and a line midway between Bowne Street and Robinson Street; and
- 14. establishing within a proposed R7B District a C1-3 District bounded by Franklin Avenue, Bowne Street, Ash Avenue, and a line 100 feet southwesterly of Bowne Street;

as shown on a diagram (for illustrative purposes only) dated June 2, 2008, and subject to the conditions of CEQR Declaration E-220.

(On July 2, 2008, Cal. No. 8, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No.33, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 22 & 23**

***ST. GEORGE REZONING***

**No. 22**

**CD 1**

**N 080425 ZRR**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Article I, Chapters 1, 2, 4, 5 and Article 10, Chapter 8 to establish the Special St. George District in Staten Island, CD 1.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of July 23, 2008 (Cal. No. 24) and at the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On July 2, 2008, Cal. No. 12, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 24, the hearing was closed.)

**For consideration.**

**LAI D O V E R**

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**No. 23**

**CD 1**

**C 080426 ZMR**

**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. 21c

1. eliminating from an existing R3-2 District a C1-2 District bounded by Victory Boulevard, Bay Street (westerly portion), a line 600 feet northwesterly of Hannah Street, and Van Duzer Street;
2. changing from an R3-2 District to a C4-2 District property bounded by Victory Boulevard, Bay Street (westerly portion), a line 600 feet northwesterly of Hannah Street, and Van Duzer Street; and
3. establishing a Special St. George District bounded by:
  - the property line of the US Government Lighthouse Department,
  - the US Bulkhead line of the Upper Bay,
  - a line forming an angle of 104 degrees with the second-named course distant 225 feet northerly (as measured along the second-named course) of the first-named course,
  - a line perpendicular to the third-named course distant 326 feet westerly (as measured along the third-named course) of the second-named course,
  - the northerly street line of Borough Place and its westerly prolongation,
  - Richmond Terrace and its southeasterly centerline prolongation,
  - Hamilton Avenue,
  - St. Marks Place,
  - Fort Place,
  - Montgomery Avenue,
  - the northerly centerline prolongation of St. Pauls Avenue,
  - Van Duzer Street,
  - a line 150 feet northwesterly of Hannah Street,
  - a line midway between Van Duzer Street and Bay Street,
  - the southwesterly centerline prolongation of Minthorne Street,
  - Bay Street (westerly portion),
  - Victory Boulevard,
  - Bay Street (easterly portion),
  - the southerly street line of Victory Boulevard and its westerly and easterly prolongations,
  - the northerly prolongation of a line 135 feet easterly of Murray Hulbert Avenue,
  - the easterly prolongation of a line 921 feet northerly of the southerly street line of Victory Boulevard,
  - a US Pierhead Line, and
  - the property line of the US Government Lighthouse Department;

as shown on a diagram (for illustrative purposes only) dated May 19, 2008, and subject to the conditions of CEQR Declaration E-217.

(On July 2, 2008, Cal. No. 13, the Commission scheduled July 23, 2008 for a public hearing. On July 23, 2008, Cal. No. 25, the hearing was closed.)

**For consideration. LAID OVER**

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**No. 24**

***50 TAFT AVENUE***

**CD 1**

**N 080180 ZAR**

**IN THE MATTER OF** an application submitted by Zaim Contractor Corporation for the grant of authorizations pursuant to Sections 119-311 and 119-314 of the Zoning Resolution involving development on a portion of a zoning lot having steep slope and modification of lot coverage controls to facilitate the development of a two-family detached residence at 50 Taft Avenue (Block 40, Lot 5) 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**

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**No. 25**

***386 FOREST AVENUE***

**CD 1**

**N 060131 ZAR**

**IN THE MATTER OF** an application submitted by Capital One Bank for the grant of an authorization pursuant to Section 119-312 of the Zoning Resolution for certain uses within the Special Hillside Preservation District to facilitate the enlargement of an existing single story commercial building at 386 Forest Avenue (Block 252, Lots 1 & 3) 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, 6<sup>th</sup> floor, Staten Island, New York, 10301.

**For consideration.**

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**No. 26**

***64 EMERSON AVENUE***

**CD 2**

**N 080150 ZAR**

**IN THE MATTER OF** an application submitted by Carrie Besser for the grant of authorizations pursuant to Section 105-422 and 105-425 of the Zoning Resolution involving the development, enlargement or site alteration on a Tier II zoning lot or a portion of a zoning lot having a steep slope or steep slope buffer and the modification of botanic environment and tree preservation and planting requirements to facilitate the construction of a concrete retaining wall and in-ground pool located at 64 Emerson Avenue (Block 838, Lot 161) 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, 6<sup>th</sup> Floor, Staten Island, New York 10301.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 27**

***HOPKINSON/PARK PLACE***

**CD 16**

**C 080447 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 1612 Park Place (Block 1468, Lot 56); and 404 A, 408, 414, and 416 Hopkinson Avenue (Block 1468, Lots 58, 60, 63, and 64), 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 residential building, tentatively known as Hopkinson/Park Place, with approximately 25 units, to be developed under the Department of Housing Preservation and Development's New Foundations Program.

(On August 11, 2008, Cal. No. 1, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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*COMMON GROUND SENIOR HOUSING*

CD 16

C 080492 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 St. Mark's Avenue (Block 1452, Lot 65), 1511, 1505, 1503, and 1501 St. Mark's Avenue (Block 1452, Lots 59, and 62-65), Bergen Street (Block 1452, Lot 138), and Saratoga Avenue (Block 1452, Lot 147), 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 residential building, tentatively known as Common Ground Senior Housing, with approximately 71 units, to be developed under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly.

(On August 11, 2008, Cal. No. 2, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 29**

***NYCWIn- TELECOMMUNICATIONS TOWER  
4414 ARTHUR KILL ROAD***

**CD 3**

**C 080448 ZSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Northrop Grumman Information Technology Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 107-73 of the Zoning Resolution to modify the height and setback regulations of Section 107-43 to allow a 120 foot-high telecommunications tower in connection with a proposed wireless communications facility on property located at 4414 Arthur Kill Road (Block 7380, Lot 70), in an M1-1 District, within the Special South Richmond Development 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 August 11, 2008, Cal. No. 11, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 30**

***NYCWIn--TELECOMMUNICATIONS TOWER  
209-211 MAIN STREET***

**CD 3**

**C 080450 ZSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Northrop Grumman Information Technology Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 107-73 of the Zoning Resolution to modify the height and setback regulations of Section 107-43 to allow a 120 foot-high telecommunications tower in connection with a proposed wireless communications facility on property located at 209-211 Main Street (Block 8047, Lot 39), in an R3A/C2-1 District, within the Special South Richmond Development 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 August 11, 2008, Cal. No. 14, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 31 & 32**

***CHANNEL 16 TELECOMMUNICATIONS TOWER  
40 STORER AVENUE***

**No. 31**

**CD 3**

**C 080476 ZSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by New York City's Department of Information Technology & Telecommunications and the New York City 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 107-73 of the Zoning Resolution to modify the height and setback regulations of Section 107-43 to allow a 112 foot-high telecommunications tower in connection with a proposed wireless communications facility on property located at 40 Storer Avenue (Block 7315, Lot 82), in an M1-1 District, within the Special South Richmond Development 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 August 11, 2008, Cal. No. 12, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 32**

**CD 3**

**C 080477 PSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Information Technology and Telecommunications and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 40 Storer Avenue (Block 7315, p/o Lot 82) for use as a public safety wireless facility.

(On August 11, 2008, Cal. No. 13, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 33**

***NYFD STORAGE FACILITY***

**CD 2**

**C 050138 PSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Fire Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for site selection of property located at 1850-1852 Clove Road (Block 2905, Lot 1), for use as a vehicle and equipment storage facility.

(On August 11, 2008, Cal. No. 15, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 34**

***BILTMORE GARAGE***

**CD 5**

**C 030513 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Biltmore Tower 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 60 spaces on portions of the ground floor and cellar, and to allow 1,740 square feet of floor space up to 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 an existing mixed use building on property located at 271 West 47<sup>th</sup> Street a.k.a. 770-780 Eight Avenue (Block 1019, Lots 1, 5, 8, 59 & 61), in a C6-4 District, within the Special Midtown District (Theatre Sub-district).

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

(On August 11, 2008, Cal. No. 8, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 35**

***WEST 22<sup>ND</sup> STREET GARAGE***

**CD 4**

**C 070261 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by AG West 22<sup>nd</sup> Street Realty, 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 137 spaces on portions of the first floor, cellar, and sub-cellar of a proposed mixed use building on property located at 133-145 West 22<sup>nd</sup> Street (Block 798, Lots 19, 21, 23, 24 and 25), in a C6-3A District.

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

(On August 11, 2008, Cal. No. 9, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 36**

***TRIBECA NORTH TEXT AMENDMENT***

**CD 1**

**N 080297 ZRM**

**PUBLIC HEARING**

**IN THE MATTER OF** an application submitted by the Office of the Borough President and Community Board 1, Manhattan pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 111-104 (Special provisions for Areas A1, A2, A3, A4, and B2) relating to the Special Tribeca Mixed Use District in Community District 1, in the Borough of Manhattan.

**TRIBECA MIXED USE DISTRICT AREA A4 TEXT AMENDMENT**

Matter in underline is new, to be added;

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

Matter within # # is defined in Section 12-10

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

\* \* \*

**ARTICLE XI: SPECIAL PURPOSE DISTRICTS  
CHAPTER 1: SPECIAL TRIBECA MIXED USE DISTRICT**

\* \* \*

111-104

Special Provisions for Areas A1, A2, A3, A4 and B2

\* \* \*

(d) Area A4

Except as set forth herein, the bulk regulations of the underlying district shall apply.

- (1) Table A of Section 35-24 shall be modified in C6-3A Districts, except for properties in historic districts, to permit a maximum base height of 70 feet and a maximum building height of 140 feet ~~within 100 feet of a~~



#wide street#. A penthouse portion not exceeding ten feet in height may be constructed above such height, provided that such penthouse portion is set back 25 feet from any #narrow street#.

Table A Section 35-24 shall also be modified in C6-2A Districts, except for properties in historic districts, to permit a maximum base height of 70 feet and a maximum building height of 110 feet.

\* \* \*

(On August 11, 2008, Cal. No. 10, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 37**

***WEST CHELSEA HISTORIC DISTRICT***

**CD 2**

**C 090044 HKM**

**PUBLIC HEARING:**

**IN THE MATTER OF** a communication dated July 24, 2008 from the Executive Director of the Landmarks Preservation Commission regarding the West Chelsea Historic District, designated by the Landmarks Preservation Commission on July 15, 2008 (List No. 404 / LP No. 2302). The district boundaries are:

property bounded by a line beginning at the intersection of the northern curbline of West 28th Street and the eastern curbline of the West Side Highway (aka Joe DiMaggio Highway, Twelfth Avenue), extending easterly along the northern curbline of West 28th Street to a point formed by its intersection with a line extending northerly from the eastern property line of 548-552 West 28th Street (aka 547-553 West 27th Street), continuing southerly across the roadbed, along said property line, and across the roadbed to the southern curbline of West 27th Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 536-542 West 27th Street, southerly along said property line to the southern property line of 534 West 27th Street, easterly along said property line and the southern property lines of 532 through 516 West 27th Street, to the western property line of 510-514 West 27th Street, northerly along said property line to the southern curbline of West 27th Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 510-514 West 27th Street, southerly along said property line to the southern property line of 510-514 West 27th Street, westerly along a portion of said property line to the eastern property line of 513 West 26th Street, southerly along said property line and across the roadbed to the northern curbline of West 26th Street, easterly

along said curbline to the western curbline of Tenth Avenue, southerly along said curbline and across the roadbed to the southern curbline of West 25th Street, westerly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 210-218 Eleventh Avenue (aka 564-568 West 25th Street), southerly along said property line to the southern property line of 210-218 Eleventh Avenue (aka 564-568 West 25th Street), westerly along said property line to the eastern curbline of Eleventh Avenue, northerly along said curbline and across the roadbed to the northern curbline of West 25th Street, easterly along said curbline to a point formed by its intersection with the western property line of 551-555 West 25th Street, northerly along said property line to the northern property line of 551-555 West 25th Street, easterly along said property line and the property lines of 549 through 543 West 25th Street to the western property line of 518-534 West 26th Street, northerly along said property line to the southern curbline of West 26th Street, westerly along said curbline and across the roadbed to the western curbline of Eleventh Avenue, southerly along said curbline to a point formed by its intersection with a line extending easterly from the southern property line of 239-243 Eleventh Avenue (aka 600-626 West 26th Street), westerly along said property line to the western property line of 239-243 Eleventh Avenue (aka 600-626 West 26th Street), northerly along said property line to the southern curbline of West 26th Street, westerly along said curbline to the eastern curbline of the West Side Highway (aka Joe DiMaggio Highway, Twelfth Avenue), northerly across the roadbed and along said curbline to the point of the beginning.

(On August 14, 2008, the Commission duly advertised August 27, 2008 for a public hearing.)

**Close the hearing.**

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**Nos. 38, 39 & 40**

***DEPARTMENT OF SANITATION GARAGE***

**No. 38**

**CD 2**

**C 080281 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the New York City Department of Sanitation 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 modify the requirements of Section 43-40 (Height and Setback Regulations) and Section 43-20 (Yard Regulations) to allow a proposed garage building to be located without regard for the applicable height and setback and rear yard regulations, on property located at 500 Washington Street (Block 596, Lot 50), in an M2-4 District, within a General Large-Scale 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.

(On August 11, 2008, Cal. No. 3, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing:**

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**No. 39**

**CD 2**

**C 080279 PSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection of property located at 553 Canal Street/297 West Street (Block 595, Lot 87) for use as a salt storage facility.

(On August 11, 2008, Cal. No. 4, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing**

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**No. 40**

**CD 2**

**C 080280 PCM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 500 Washington Street (Block 596, lot 50) for use as a garage.

(On August 11, 2008, Cal. No. 5, the Commission scheduled August 27, 2008 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**NOTICE**

**On Wednesday, August 27, 2008, at 10:00 a.m. at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held in Spector Hall by the New York City Department of Sanitation in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Site Selection and Acquisition of property for use as a Sanitation Garage for Manhattan Districts 1, 2, and 5 and the Site Selection of property for use as a Salt Shed; and a Special Permit pursuant to Section 74-743 (Special Provisions for Bulk Modifications) Resolution (ZR) to modify Section 43-40 (Height & Setback Regulations), Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks), Section 43-20 (Yard Regulations) and Section 43-28 (Special Provisions for Through Lots); and an Authorization pursuant to Section 13-50 (Special Permits and Authorizations) and 13-553 (Curb Cuts) for Curb Cuts on a Wide Street. The actions would facilitate the construction of a new Department of Sanitation garage complex and salt shed to be located on Spring Street between Washington Street and West Street/Route 9A (Block 596, Lot 50 and Block 595, Lot 87) in Manhattan Community District 2.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07DOS003M.**

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**IV. CITY PLANNING COMMISSION 2008 SCHEDULE OF MEETINGS**  
**July 1 to December 31**

	SUN	MON	TUE	WED	THU	FRI	SAT
<b>JULY</b>			1	CPC PUBLIC MEETING 2	3	INDEPENDENCE DAY 4	5
	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	REVIEW SESSION 21	22	CPC PUBLIC MEETING 23	24	25	26
	27	28	29	30	31		
<b>AUGUST</b>						1	2
	3	4	5	6	7	8	9
	10	REVIEW SESSION 11	12	CPC PUBLIC MEETING 13	14	15	16
	17	18	19	20	21	22	23
	24	REVIEW SESSION 25	26	CPC PUBLIC MEETING 27	28	29	30
31							
<b>SEPTEMBER</b>		LABOR DAY 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	29	ROSH HASHANAH 30				
<b>OCTOBER</b>				1	2	3	4
	5	REVIEW SESSION 6	CPC PUBLIC MEETING 7	8	YOM KIPPUR 9	10	11
	12	13	14	15	16	17	18
	19	COLUMBUS DAY OBSERVED 20	21	22	23	24	25
	26	REVIEW SESSION 27	28	CPC PUBLIC MEETING 29	30	31	
<b>NOVEMBER</b>							1
	2	3	ELECTION DAY 4	5	6	7	8
	9	10	VETERANS' DAY 11	12	13	14	15
	16	REVIEW SESSION 17	18	CPC PUBLIC MEETING 19	20	21	22
	23	24	25	26	THANKSGIVING 27	28	29
30							
<b>DECEMBER</b>		REVIEW SESSION 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	25	26	27
	28	HANUKKAH 29	30	31	CHRISTMAS	KWANZAA BEGINS	

**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.