

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JANUARY 7, 2009
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 090153 PPX	4	YANKEE STADIUM PARKING	Scheduled to be Heard 1/21/09
2	C 080014 MMX	8	BROADWAY PLAZA	" "
3	C 090146 ZMX	8	" "	" "
4	C 090147 PPX	8	" "	" "
5	C 090071 HAM	12	567 WEST 183 RD STREET	" "
6	C 070305 ZSM	4	405-427 WEST 53 RD STREET GARAGE	" "
7	C 070486 ZSM	2	372 BROOME STREET	" "
8	C 090112 ZMQ	3	NORTH CORONA 2 REZONING	" "
9	N 070230 ZAX	9	VISTAMAR I	Authorization Approved
10	C 080051 ZSK	5	SHOPS AT GATEWAY	Favorable Report Adopted
11	N 090218 HKK	6	RED HOOK PLAY CENTER LANDMARK	Forward Report to City Council
12	C 070137 ZMM	6	PHIPPS PLAZA SOUTH ZONING AND TEXT CHANGE	Favorable Report Adopted
13	N 090105 ZRM	6	" "	" "
14	N 090212 HKM	6	MORRIS B. SANDERS STUDIO AND APARTMENT LANDMARK	Forward Report to City Council
15	N 090213 HKM	4	(FORMER) FIRE ENGINE COMPANY No. 54 LANDMARK	" "
16	N 090214 HKM	5	GUARDIAN LIFE INSURANCE COMPANY OF AMERICA ANNEX	" "
17	N 090215 HKM	2	BAUMANN BROTHERS STORE LANDMARK	" "
18	N 090216 HKM	2	144 WEST 14 TH STREET LANDMARK	" "
19	N 090217 HKM	2	UNIVERSITY VILLAGE LANDMARK	" "
20	C 060021 ZMQ	3	ASTORIA BOULEVARD REZONING	Favorable Report Adopted
21	C 090064 PPQ	14	BEACH 84 TH STREET PIER	" "
22	N 090032 ZAR	2	100 NEVADA AVENUE	Authorization Approved
23	C 090073 HAX	3	1157 FULTON AVENUE	Hearing Closed
24	C 090120 ZMM	1	BATTERY MARITIME BUILDING	" "
25	C 090121 PPM	1	" "	" "
26	C 090111 PCQ	7	GRACE ASPHALT	" "
27	N 090245 P XK	2	STATE SUPREME COURT OFFICES	" "
28	N 090246 P XK	18	NYPD OFFICE SPACE	" "
29	C 090135 P CK	1	BROOKLYN NORTH SALT SHED	" "
30	C 090053 Z SK	1	155 WEST STREET	" "
31	C 090078 H UK	5	GATEWAY ESTATES II	" "
32	C 090079 Z MK	5	" "	" "

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 7, 2009

**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. 1]

Prepared by Yvette V. Gruel, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address including E-mail by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

- AMANDA M. BURDEN, FAICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, AIA**
- ALFRED C. CERULLO, III**
- BETTY 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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**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 January 21, 2009 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: _____

JANUARY 7, 2009

APPROVAL OF MINUTES OF the Regular Meetings of December 17, 2008

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 21, 2009**

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

BOROUGH OF THE BRONX

No. 1

YANKEE STADIUM PARKING

CD 4

C 090153 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the Department of Parks & Recreation (DPR), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Economic Development Corporation of six (6) city-owned properties restricted to public parking and accessory uses:

BLOCK	LOT
2539	29
2539	175
2539	191
2539	193
2539	504
2539	p/o 32

Resolution for adoption scheduling January 21, 2009 for a public hearing.

Nos. 2, 3 & 4

BROADWAY PLAZA

No. 2

CD 8

C 080014 MMX

IN THE MATTER OF an application, submitted by the New York City Economic Development Corporation (EDC), and Kingsbridge 230th LLC, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Kimberly Place, east of Broadway;
- any adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 13121 dated April 14, 2008, and signed by the Borough President.

Resolution for adoption scheduling January 21, 2009 for a public hearing.

No. 3

CD 8

C 090146 ZMX

IN THE MATTER OF an application submitted by Kingsbridge 230th LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

1. eliminating from within an existing R6 District a C2-3 District bounded by Verveelen Place, the northwesterly boundary line of a Rail Road right-of way, West 230th Street, and Broadway; and
2. changing from an R6 District to a C4-4 District property bounded by Verveelen Place and its southeasterly centerline prolongation, the Major Deegan Expressway, West 230th Street and its southeasterly centerline prolongation, and Broadway;

as shown on a diagram (for illustrative purposes only) dated October 27, 2008, and subject to the conditions of CEQR Declaration E-223.

Resolution for adoption scheduling January 21, 2009 for a public hearing.

No. 4

CD 8

C 090147 PPX

IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located on Block 3266, Lot 13 pursuant to zoning.

Resolution for adoption scheduling January 21, 2009 for a public hearing.

BOROUGH OF MANHATTAN

No. 5

567 WEST 183RD STREET

CD 12

C 090071 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 567 West 183rd Street (Block 2154, Lot 95), 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 the rehabilitation of an existing three-story residential building, tentatively known as 567 West 183rd Street, with nine residential units, to be developed under the

Department of Housing Preservation and Development's Division of Alternative Management Special Projects Program.

Resolution for adoption scheduling January 21, 2009 for a public hearing.

No. 6

405-427 WEST 53RD STREET GARAGE

CD 4

C 070305 ZSM

IN THE MATTER OF an application submitted by 405 West 53rd Development Group, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 96-111 and 13-561 of the Zoning Resolution to allow an unattended accessory off-street parking garage with a maximum capacity of 37 spaces on portions of the ground floor and cellar of a proposed residential building on property located at 405-427 West 53rd Street (Block 1063, Lot 17), in a C6-2 District, within the Special Clinton 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 January 21, 2009 for a public hearing.

No. 7

372 BROOME STREET

CD 2

C 070486 ZSM

IN THE MATTER OF an application submitted by Little Red House, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-782 of the Zoning Resolution to modify the use regulations of Section 15-021(e) to allow the conversion to residential use of the 2nd through 6th floors of an existing 6-story building erected prior to December 15, 1961, on property located at 372 Broome Street (Block 480, Lot 37 and p/o of Lot 36), in a C6-2G District, within the Special Little Italy District (Preservation Area A).

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 January 21, 2009 for a public hearing.

BOROUGH OF QUEENS

No. 8

NORTH CORONA 2 REZONING

CD 3

C 090112 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 No(s). 9d, 10a, 10b:

1. changing from an R6B District to an R5 District property bounded by:
 - a. a line 100 feet southerly of 35th Avenue, a line midway between 90th Street and 91st Street, a line 100 feet northerly of 37th Avenue, and 90th Street;
 - b. a line 100 feet southerly of 34th Avenue, 93rd Street, a line 100 feet northerly of 35th Avenue, 92nd Street, 35th Avenue, a line midway between 93rd Street and 94th Street, a line 100 feet northerly of 37th Avenue, 92nd Street, 37th Avenue, 91st Street, a line 100 feet northerly of 37th Avenue, a line midway between 91st Street and 92nd Street, 35th Avenue, and 91st Street;
 - c. a line 100 feet southerly of 37th Avenue, a line midway between 90th Street and 91st Street, a line 300 feet northerly of Roosevelt Avenue, Elmhurst Avenue, 92nd Street, 37th Avenue, a line midway between 94th Street and 95th Street, a line 100 feet southeasterly of 37th Avenue, a line midway between Warren Street and Junction Boulevard, a line 100 feet northerly of Roosevelt Avenue, a line midway between 91st Street and 92nd Street, a line 200 feet northerly of Roosevelt Avenue, and 89th Street;
 - d. 35th Avenue, 105th Street, 34th Avenue, 112th Street, a line 100 feet northwesterly and northerly of 37th Avenue, 106th Street, 37th Avenue, 107th Street, 37th Road, 104th Street, a line 100 feet northwesterly of 37th Avenue, and a line 100 feet northeasterly of 99th Street;
 - e. a line 100 feet southeasterly of 37th Avenue, a line 100 feet southwesterly of

103rd Street, 39th Avenue, 99th Street, a line 100 feet northwesterly of 39th Avenue, and a line 100 feet northeasterly of 99th Street; and

- f. 38th Avenue, a line 125 feet northeasterly of 111th Street, a line 125 feet northwesterly of Roosevelt Avenue, and a line 100 feet northeasterly of 108th Street;
2. changing from an R5 District to an R5A District property bounded by a line 100 feet southerly of Northern Boulevard, a line 100 feet westerly of 101st Street, 34th Avenue, 102nd Street, 35th Avenue, a line midway between Junction Boulevard and 97th Street, the southerly street line of Brice Road and its easterly and westerly prolongation, Junction Boulevard, 34th Avenue, and a line 100 feet westerly of 96th Street;
 3. changing from an R6B District to an R5A District property bounded by:
 - a. 35th Avenue, a line midway between 91st Street and 92nd Street, a line 100 feet northerly of 37th Avenue, 91st Street, 37th Avenue, 92nd Street, Elmhurst Avenue, a line 300 feet northerly of Roosevelt Avenue, and a line midway between 90th Street and 91st Street;
 - b. 35th Avenue, a line 100 feet northeasterly of 99th Street, a line 100 feet northwesterly of 37th Avenue, and a line 100 feet northeasterly of Junction Boulevard;
 - c. a line 100 feet southeasterly of 37th Avenue, a line 100 feet northeasterly of 99th Street, a line 100 feet northwesterly of 39th Avenue, a line 100 feet northerly of Roosevelt Avenue, 98th Street, 38th Avenue, and 97th Street;
 - d. 37th Road, 107th Street, 37th Drive, a line 100 feet southwestly of 108th Street, a line 125 feet northwesterly and northerly of Roosevelt Avenue, a line 100 feet northeasterly of 104th Street, 39th Avenue, and 104th Street; and
 - e. 37th Avenue, 111th Street, a line 125 feet northwesterly of 38th Avenue, 112th Street, a line midway between 37th Avenue and 38th Avenue, a line 125 feet southwestly of 114th Street, a line 125 feet northwesterly of Roosevelt Avenue, a line 125 feet northeasterly of 111th Street, 38th Avenue, and a line 100 feet northeasterly of 108th Street; and
 4. changing from an R6 District to an R6A District property bounded by:
 - a. Astoria Boulevard, 112th Place, a line perpendicular to the easterly street line of 112th Street distant 200 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 112th Street and the southwestly street line of Astoria Boulevard, a line midway between 111th Street and 112th Street, a line perpendicular

to the westerly street line of 111th Street distant 250 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 111th Street and the southwesterly street line of Astoria Boulevard, a line midway between 110th Street and 111th Street, a line perpendicular to the easterly street line of 110th Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of 110th Street and the southwesterly street line of Astoria Boulevard, a line midway between 108th Street and 110th Street, the easterly prolongation of the southerly street line of 32nd Avenue, and 108th Street; and

- b. a line 100 northerly of Northern Boulevard, 112th Place, Northern Boulevard, a line 100 feet easterly of 112th Street, a line 100 feet southerly of Northern Boulevard, 96th Street, Northern Boulevard, and 95th Street;

as shown on a diagram (for illustrative purposes only), dated October 6, 2008.

Resolution for adoption scheduling January 21, 2009 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

No. 9

VISTAMAR I

CD 9

N 070230 ZAX

IN THE MATTER OF an application submitted by LB Northeast Developers, Ltd. for the grant of an authorization pursuant to Section 26-26 to modify the regulations of:

1. Section 26-21 - to allow the required width of the paved road bed to be decreased from 38 feet to 34 feet; and
2. Section 26-25 - to allow overhangs beyond three feet into the open area between the sidewalk and the proposed buildings;

in connection with a 15 unit two-family residential development on property located at 261/300 Zerega Avenue (Block 3487, Lots 29, 34 and 237), in M1-1 & C3 Districts.

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

For consideration.

BOROUGH OF BROOKLYN

No. 10

SHOPS AT GATEWAY

CD 5

C 080051 ZSK

IN THE MATTER OF an application submitted by Morgan B. Realty, 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 the development of large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area on property located at 830 Fountain Avenue (Block 4452, Lot 425,), in an M1-1 District.

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

(On November 19, 2008, Cal. No. 1, the Commission scheduled December 3, 2008 for a public hearing. On December 3, 2008, Cal. No. 10, the hearing was closed.)

For consideration.

No. 11

RED HOOK PLAY CENTER LANDMARK

CD 6

N 090218 HKK

IN THE MATTER OF a communication dated November 24th, 2008 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Red Hook Play Center (Sol Goldman Pool), located at 155 Bay Street (Block 582, Lot 1), by the Landmarks Preservation Commission on November 18, 2008 (Designation List 407/LP-2241).

For consideration.

BOROUGH OF MANHATTAN

Nos. 12 & 13

PHIPPS PLAZA SOUTH ZONING AND TEXT CHANGE

No. 12

CD 6

C 070137 ZMM

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

1. changing from an R8 District to a C1-9 District property bounded by East 26th Street, a line 125 feet easterly of Second Avenue, a line midway between East 23rd Street and East 24th Street, and a line 100 feet easterly of Second Avenue; and
2. changing from a C1-8 District to a C1-9 District property bounded by East 26th Street, a line 100 feet easterly of Second Avenue, a line midway between East 23rd Street and East 24th Street, and Second Avenue;

as shown on a diagram (for illustrative purposes only) dated August 11, 2008.

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, 2008, Cal. No. 2, the Commission scheduled December 3, 2008 for a public hearing. On December 3, 2008, Cal. No. 11, the hearing was closed.)

For consideration.

No. 13

CD 6

N 090105 ZRM

IN THE MATTER OF an application submitted by Phipps Houses, pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York relating to Section 23-84 (Outer Court Regulations), creating a new Section 23-844 (Modification of court and side yard regulations in the former Bellevue South Urban Renewal Area in the Borough of Manhattan).

Matter Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicate where unchanged text appears in the Zoning Resolution

23-84
Outer Court Regulations

* * *

23-844
Modification of court and side yard regulations in the former Bellevue South Urban Renewal Area in the Borough of Manhattan

In the Borough of Manhattan, in the area designated by the former Bellevue South Urban Renewal Plan, for a #development# or #enlargement# on a #zoning lot# that adjoins a #zoning lot# including a #residential building# with #non-complying courts# along the common #side lot line#, the #court# regulations of Section 23-80 and the open area requirements of paragraph (c) of Section 23-462 (Side yards for all other residential buildings) may be modified to allow an open area at least eight feet wide to extend along a portion of the #side lot line#.

(On November 19, 2008, Cal. No. 3, the Commission scheduled December 3, 2008 for a public hearing. On December 3, 2008, Cal. No. 12, the hearing was closed.)

For consideration.

No. 14

MORRIS B. SANDERS STUDIO AND APARTMENT LANDMARK

CD 6

N 090212 HKM

IN THE MATTER OF a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Morris B. Sanders Studio and Apartment, located at 219 East 49th Street (Block 1323, Lot 10), by the Landmarks Preservation Commission on November 18, 2008 (List No. 407/LP- 2267).

For consideration.

No. 15

(FORMER) FIRE ENGINE COMPANY No. 54 LANDMARK

CD 4

N 090213 HKM

IN THE MATTER OF a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of (Former) Fire Engine Company No. 54, located at 304 West 47th Street (Block 1037, Lot 37), by the Landmarks Preservation Commission on November 18, 2008 (List No. 404/LP- 2299).

For consideration.

No. 16

GUARDIAN LIFE INSURANCE COMPANY OF AMERICA ANNEX LANDMARK

CD 5

N 090214 HKM

IN THE MATTER OF a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Guardian Life Insurance Company of America Annex, located at 105-117 East 17th Street a.k.a. 105-117 East 17th Street and 108-116 East 18th Street (Block 873, Lot 10), by the Landmarks Preservation Commission on November 18, 2008 (List No. 407/LP- 2247).

For consideration.

No. 17

BAUMANN BROTHERS STORE LANDMARK

CD 2

N 090215 HKM

IN THE MATTER OF a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Baumann Brothers Furniture and Carpets Store at 22-26 East 14th Street (aka 19-25

East 13th Street), (Block 571, Lots 1101 and 1102), by the Landmarks Preservation Commission on November 18, 2008 (List No. 407/LP-2123)

For consideration.

No. 18

144 WEST 14TH STREET LANDMARK

CD 2

N 090216 HKM

IN THE MATTER OF a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 144 West 14th Street building located at **144 West 14th Street** (Block 571, Lots

1101 and 1102), by the Landmarks Preservation Commission on November 18, 2008 (List No. 407/LP-2315

For consideration.

No. 19

UNIVERSITY VILLAGE LANDMARK

CD 2

N 090217 HKM

IN THE MATTER OF a communication dated November 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of University Village (Block 524, Lot 1 and p/o Lot 66), by the Landmarks Preservation Commission on November 18, 2008 (List No. 407/LP-2300)

For consideration.

BOROUGH OF QUEENS

No. 20

ASTORIA BOULEVARD REZONING

CD 3

C 060021 ZMQ

IN THE MATTER OF an application submitted by Astoria Blvd. Development, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c, establishing within an existing R4 District a C2-2 District bounded by 24th Avenue, 85th Street, Astoria Boulevard and the northerly centerline prolongation of 84th Street, as shown on a diagram (for illustrative purposes only) dated August 11, 2008.

(On November 19, 2008, Cal. No. 4, the Commission scheduled December 3, 2008 for a public hearing. On December 3, 2008, Cal. No. 14, the hearing was closed.)

For consideration.

No. 21

BEACH 84TH STREET PIER

CD 14

C 090064 PPQ

IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located at 1 Beach 84th Street (Block 16110, Lot 44), restricted to residential use only.

(On November 19, 2008, Cal. No. 5, the Commission scheduled December 3, 2008 for a public hearing. On December 3, 2008, Cal. No. 15, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 22

100 NEVADA AVENUE

CD 2.

N 090032 ZAR

IN THE MATTER OF an application submitted by Ed Piccirillo for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution involving the modification of topographic features on Tier I sites to facilitate the construction of an addition to a existing single-family house and in-ground swimming pool located at 100 Nevada Avenue (Block 952, Lot 152) within the Special Natural Area District (NA-1).

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 23

1157 FULTON AVENUE

CD 3

C 090073 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 1157 Fulton Avenue (Block 2609, Lot 54), 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 the rehabilitation of an existing four-story residential building, tentatively known as 1157 Fulton Avenue, with approximately 13 residential units.

(On December 17, 2008, Cal. No. 1, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 24 & 25

BATTERY MARITIME BUILDING

No. 24

CD 1

C 090120 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Dermot BMB, LLC and the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12b changing from an M1-4 District to a C4-6 District property bounded by South Street, the southerly prolongation of a line 100 feet westerly of the westerly street line of Broad Street, the U.S. Pierhead Line and the southerly centerline prolongation of Whitehall Street, as shown on a diagram (for illustrative purposes only) dated October 27, 2008.

(On December 17, 2008, Cal. No. 12, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CD 1

C 090121 PPM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at the Battery Maritime Building, 10 South Street (Block 2, Lot 1) pursuant to zoning.

(On December 17, 2008, Cal. No. 13, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 26

GRACE ASPHALT

CD 7

C 090111 PCQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Transportation 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 130-31 Northern Boulevard (Block 1791, Lots 52, 68 and 72) , for use as an asphalt plant.

(On December 17, 2008, Cal. No. 14, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 27

STATE SUPREME COURT OFFICES

CD 2

N 090245 P XK

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for the use of property located at One Metro Tech Center (Block 147, Lot 4) (Appellate Division of the New York State Supreme Court, Second Judicial Department's Mental Hygiene Legal Services office).

(On December 23, 2008, the Commission duly advertised January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 28

NYPD OFFICE SPACE

CD 18

N 090246 PXX

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter, for use of property located at 8925 Avenue D (Block 7920, Lots 6 and p/o 1)(Brooklyn South Narcotics and Vice Enforcement offices).

(On December 23, 2008, the Commission duly advertised January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

BROOKLYN NORTH SALT SHED

CD 1

C 090135 PCK

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 175 Varick Avenue (Block 2962, p/o Lot 11) , for use as a salt storage facility.

(On December 17, 2008, Cal. No. 1, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

155 WEST STREET

CD 1

C 090053 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 145 West Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-736 of the Zoning Resolution to modify the height and setback requirements of Section 62-354 (Special height and setback regulations) to facilitate the development of a 39-story mixed use development on property bounded by West Street, India Street, the East River Pierhead Line, and Huron Street, (Block 2530, Lots 1, 55 and 56), in R6, R6/C2-4, and R8 Districts.

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

(On December 17, 2008, Cal. No. 11, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 31, 32, 33, 34 & 35

GATEWAY ESTATES II

No. 31

CD 5

C 090078 HUK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the Third Amended Fresh Creek Urban Renewal Plan for the Fresh Creek Urban Renewal Area.

The Third Amendment updates the project time schedule and overall plan by modifying parcel sizes, densities, building heights, and use designations on individual parcels; and revises the language and format of the Urban Renewal Plan to conform with HPD's

current format for urban renewal plans, to facilitate the development of a mixed-use development containing residential, commercial, community facility and open space uses.

(On December 17, 2008, Cal. No. 2, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

CD 5

C 090079 ZMK

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. 17d:

1. eliminating from within an existing R6 District a C2-4 District bounded by a line 95 feet northeasterly of Lower Ashford Street, a line 115 northwesterly of Fountain Street, a line 100 feet southwesterly of Elton Street, the southwesterly centerline prolongation of Elton Place, Elton Street, a line 162 feet southeasterly of Erskine Place, a line 100 feet northeasterly of Elton Street, a line midway between Elton Place and Fountain Street, a line 95 feet southwesterly of Essex Street, Fountain Street, the southeasterly prolongation of the northeasterly street line of Essex Street, a line 180 feet southeasterly of Fountain Street, the southeasterly prolongation of the southwesterly street line of Lower Ashford Street, and Fountain Street;
2. changing from an R3-2 District to an R6 District property bounded by the former centerline of Erskine Street*, the new centerline of Erskine Street*, and a line 115 feet southeasterly of Schroeders Avenue*;
3. changing from an R6 District to an R7A District property bounded by Flatlands Avenue, Elton Street, a line 100 feet northwesterly of Egan Street*, a line 100 feet northeasterly of Elton Street, the southeasterly street line of Elton Street and its northeasterly and southwesterly prolongations, a line 100 feet southwesterly of Elton Street, Locke Street*, and Ashford Street*;
4. changing from an R3-2 District to a C4-2 District property bounded by a line 115 southeasterly of Schroeder Avenue*, the former centerline of Erskine Street*, and the new centerline of Erskine Street*;

5. changing from an R6 District to a C4-2 District property bounded by a line 115 feet southeasterly of Schroeders Avenue* and its southwesterly prolongation, a line 100 feet southwesterly of Elton Street, the southeasterly street line of Elton Street and its northeasterly and southwesterly prolongations, a line 100 feet northeasterly of Elton Street, a line 115 feet southeasterly of Schroeders Avenue*, the former centerline of Erskine Street*, Erskine Street, a line 180 feet southeasterly of former Fountain Street*, and the centerline of former Schenck Avenue;
6. establishing within an existing R6 District a C2-4 District bounded by:
 - a. Vandalia Avenue, Erskine Avenue*, Schroeders Avenue*, and a northeasterly boundary line of a park; and
 - b. Egan Street, Fountain Avenue, Vandalia Avenue, and a line 100 feet southwesterly of Fountain Avenue; and
7. establishing within the proposed R7A District a C2-4 District bounded by:
 - a. Flatlands Avenue, a line 100 feet southwesterly of Elton Street, Locke Street*, and Ashford Street*;
 - b. a line 100 feet northwesterly of Egan Street*, a line 100 feet northeasterly of Elton Street, Vandalia Avenue, and Elton Street; and
 - c. Schroeders Avenue*, Elton Street, the southeasterly street line of Elton Street and its southwesterly prolongation, and a line 100 feet southwesterly of Elton Street;

as shown on a diagram (for illustrative purposes only) dated September 8, 2008.

*Note: Fountain Street is proposed to be eliminated, Schroeders Avenue is proposed to be mapped, Erskine Street is proposed to be narrowed and various streets are proposed to be re-named under a related concurrent application (C 080089 MMK) for a change in the City Map.

(On December 17, 2008, Cal. No. 3, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CD 5

C 090081 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Gateway Center Properties Phase II, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the regulations of Section 32-64 (Surface Area and Illumination Provisions), Section 32-65 (Permitted Projection or Height of Signs) and Section 32-66 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) in connection with a proposed commercial development, on property generally bounded by Gateway Drive, a line approximately 750 feet southeasterly of Schroeders Avenue, Erskine Street, and a line approximately 115 feet southeasterly of Schroeders Avenue (Block 4452 p/o Lots 170 and 400 and Block 4586 p/o Lot 1), in a C4-2 District*, within a general large-scale development.

*Note The site is proposed to be rezoned by changing an R6 District to a C4-2 District, under a related concurrent application C 090079 ZMK.

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 December 17, 2008, Cal. No. 4, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CD 5

C 090082 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 the following properties located at:

Block	Lot	Fresh Creek Urban Renewal Area
4444	p/o Lot 1	p/o Site 3a
4445	Lot 1	p/o Site 3a, p/o Site 3b, p/o Site 3e, p/o Site 3f
4446	Lot 1	p/o Site 3b, p/o Site 3e, p/o Site 3f
4447	p/o Lot 1	p/o Site 4
4448	Lot 1	p/o Site 4, p/o Site 6a, and Site 6b
4449	Lot 1	Sites 14a and 14c
4452	600, 700, p/o Lot 170 and p/o Lot 400	Sites 3c, 3d, 7a-c, 8a-f, 10, 12a-e, 16c, 19b, 20a-b, p/o Site 13a and p/o Site 24
4452	600, 700, p/o Lot 170 and p/o Lot 400	Sites 3c, 3d, 7a-c, 8a-f, 10, 12a-e, 16c, 19b, 20a-b, p/o Site 13a and p/o Site 24

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 new mixed use community, containing regional and local retail, housing, community and public facilities, and open space.

(On December 17, 2008, Cal. No. 5, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CD 5

C 080089 MMK

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by Gateway Center Properties Phase II, LLC, the Department of Housing, Preservation and Development, the Department of Parks and Recreation, and the Nehemiah Housing Development Fund Corporation, Inc., pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430, *et*

seq., of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of streets;
- the elimination, discontinuance and closing of streets;
- the establishment of park;
- the elimination of park;
- the extinguishment and modification of easements;
- the modifications of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

all within an area generally bounded by Gateway Drive, Flatlands Avenue, Fountain Avenue, and Shore Parkway,

in accordance with Map Nos. Y-2705 and X-2706, dated September 4, 2008, and signed by the Borough President.

(On December 17, 2008, Cal. No. 6, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, January 7, 2009, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the Department of Housing Preservation and Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the 3rd amendment to the Fresh Creek Urban Renewal Plan, zoning and city map amendments, a special permit and the designation of an Urban Development Action Area and Project to facilitate Gateway Estates II, a proposed mixed-use development.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07HPD021K.

Nos. 36, 37 & 38

363-365 BOND STREET

No. 36

CD 6

C 090047 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Toll Brooklyn, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

1. changing from an M2-1 District to an M1-4/R7-2 District property bounded by Carroll Street and its southeasterly centerline prolongation, the center line of the Gowanus Canal, Second Street and its southeasterly centerline prolongation, and Bond Street; and
2. establishing a Special Mixed Use District (MX-11) District bounded by Carroll Street and its southeasterly centerline prolongation, the center line of the Gowanus Canal, Second Street and its southeasterly centerline prolongation, and Bond Street.

as shown on a diagram (for illustrative purposes only) dated September 8, 2008, and subject to the conditions of CEQR Declaration E-221.

(On December 17, 2008, Cal. No. 7, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

CD 6

C 090048 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Toll Brooklyn, L.P. 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 height and setback regulations of Section 123-66 (Height and Setback Regulations), the rear yard regulations of Section 23-47 (Minimum Required Rear Yards), and the inner court regulations of Section 23-852 (Inner court recesses), in connection with a proposed mixed use development on property located at 363-365 Bond Street, (Block 452, Lots 1, 5, 15, 19,

and Block 458, Lot 1), in an M1-4/R7-2 (MX-11) * District, within a General Large-Scale Development.

*Note: The site is proposed to be rezoned from an M2-1 District to an M1-4/R7-2 (MX-11) District, under a related application C 090047 ZMK.

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 December 17, 2008, Cal. No. 8, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.



No. 38

CD 6

N 090049 ZRK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Toll Brooklyn, LP pursuant to Section 201 of the New York City Charter, for amendments of the Zoning Resolution of the City of New concerning Article XII, Section 3 (Special Mixed Use Districts); and Article II, Section 3 (Bulk Regulations for Residential Buildings in Residence Districts) in Community District 6, Borough of Brooklyn.

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 II – RESIDENCE DISTRICTS

Chapter 3

Bulk Regulations for Residential Buildings in Residence Districts

* * *

23-144

In designated areas where the Inclusionary Housing Program is applicable

In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

<u>Community District</u>	<u>Zoning District</u>
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 2, Brooklyn	R7A
Community District 3, Brooklyn	R7D
<u>Community District 6, Brooklyn</u>	<u>R7-2</u>
Community District 7, Brooklyn	R8A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A
Community District 2, Queens	R7X

* * *

23-922

Inclusionary housing designated areas

The Inclusionary Housing Program shall apply in the following areas:

* * *

(i) In Community District 6, in the Borough of Brooklyn, in the R7-2 District within the areas shown on the following Map 14:



Map 14. Portion of Community District 6, Brooklyn

* * *

23-942

In Inclusionary Housing designated areas

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the following table, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table. However, the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#. In addition, the following rules shall apply:

District	Base #floor area ratio#	Maximum #floor area ratio#
R6*	2.2	2.42
R6**	2.7	3.6
R6A	2.7	3.6
R6B	2.0	2.2
<u>R7*</u>	<u>2.7</u>	<u>3.6</u>
<u>R7**</u>	<u>3.45</u>	<u>4.6</u>
R7A	3.45	4.6
R7D	4.2	5.6
R7X	3.75	5.0
R8	5.40	7.2
R9	6.0	8.0
R9A	6.5	8.5
R10	9.0	12.0

* for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

(b) Height and setback

(1) Except in #Special Mixed Use Districts#, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Sections 23-633 (Street wall location and height and setback regulations in certain districts) or 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), as applicable.

(2) In #Special Mixed Use Districts#, ~~where the #residence district# designation has a letter suffix,~~ the compensated #building# must be #developed# or #enlarged# pursuant to paragraph (a) or (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations), as applicable. However, ~~where~~ where the #residence district# designation is an R6 District without ~~does not have~~ a letter suffix, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Section 23-633 regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

ARTICLE XII - SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

* * *

123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Residential Buildings in R6, R7, R8 and R9 Districts

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Sections 23-142, 23-143 and paragraph (a) of Section 23-147 shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Section 23-145, or paragraph (b) of Section 23-147 for #non-profit residences for the elderly#. For purposes of this Section, #non-profit residences for the elderly# in R6 and R7 Districts without a letter suffix, shall comply with the provisions for R6A or R7A Districts, respectively, as set forth in paragraph (b) of Section 23-147.

Where the designated district is an R7-3 District, the maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

However, in #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratio# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

Special Mixed Use District	Designated Residence District
MX 8-Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11-Community District 6, Brooklyn	R7-2

* * *

123-90
Special Mixed Use Districts Specified

The #Special Mixed Use District# is mapped in the following areas:

* * *

#Special Mixed Use District# - 11: Gowanus, Brooklyn

The #Special Mixed Use District# -11 is established in Gowanus, in Brooklyn as indicated on the #zoning maps#.

(On December 17, 2008, Cal. No. 9, the Commission scheduled January 7, 2009 for a public hearing which has been duly advertised.)

Close the hearing.



NOTICE

On Wednesday, January 7, 2009, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a zoning text amendment and a related zoning map amendment to change an existing M2-1 zoning district to a Special Mixed Use District (M1-4/R7-2) for two blocks (Blocks 452 and 458) located along the west waterfront of the Gowanus Canal in the Gowanus neighborhood of Brooklyn Community District 6. The proposed actions would facilitate a proposal by the applicant, Toll Brothers, Inc., to redevelop their project site (Block 452, Lots 1 and 15 and Block 458, Lot 1)

with a mix of residential (market rate and affordable), commercial, community facility, and open space uses. The applicant is also seeking a special permit to modify height and setback, inner courtyard recess, and rear yards requirements within a General Large-Scale Development.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 08DCP033K.

IV. CITY PLANNING COMMISSION 2009 SCHEDULE OF MEETINGS
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY					NEW YEAR'S DAY 1	2	3
	4	REVIEW SESSION 5		6	CPC PUBLIC MEETING 7	8	10
	11		12	13	14	15	16
	18	MARTIN LUTHER KING, JR. DAY 19	REVIEW SESSION 20		CPC PUBLIC MEETING 21	22	23
	25	CHINESE NEW YEAR 26		27	28	29	30
FEBRUARY	1	REVIEW SESSION 2		3	CPC PUBLIC MEETING 4	5	6
	8		9	10	11	LINCOLN'S BIRTHDAY 12	13
	15	PRESIDENTS' DAY 16	REVIEW SESSION 17		CPC PUBLIC MEETING 18	19	20
	22	WASHINGTON'S BIRTHDAY 23		24	ASH WEDNESDAY 25	26	27
MARCH	1	REVIEW SESSION 2		3	CPC PUBLIC MEETING 4	5	6
	8		9	10	11	12	13
	15	REVIEW SESSION 16		17	CPC PUBLIC MEETING 18	19	20
	22		23	ST. PATRICK'S DAY 24	25	26	27
	29	REVIEW SESSION 30		31			
APRIL				CPC PUBLIC MEETING 1	2	3	4
	5	6	7	8	9	10	11
	PALM SUNDAY 12	13	14	15	PASSOVER 16	GOOD FRIDAY 17	18
	EASTER 19	REVIEW SESSION 20		21	CPC PUBLIC MEETING 22	23	24
	26	27	28	29	30		
MAY	3	REVIEW SESSION 4		5	CPC PUBLIC MEETING 6	7	8
	10		11	12	13	14	15
	17	REVIEW SESSION 18		19	CPC PUBLIC MEETING 20	21	22
	24	25	26	27	28	29	30
31	MEMORIAL DAY						
JUNE		REVIEW SESSION 1		2	CPC PUBLIC MEETING 3	4	5
	7	8	9	10	11	12	13
	14	REVIEW SESSION 15		16	CPC PUBLIC MEETING 17	18	19
	21	22	23	24	25	26	27
	28	REVIEW SESSION 29		30			

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.

V. CITY PLANNING COMMISSION 2009 SCHEDULE OF MEETINGS
July 1 to December 31

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

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.

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 7, 2009

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



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

Prepared by Yvette V. Gruel, Calendar Officer

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

A
CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

For Calendar Information: call (212) 720-3368, 3369, 3370.

Note to Subscribers: Notify us of change of address including E-mail by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

B
CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

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- 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, JANUARY 7, 2009

I. Matter To Be Scheduled For Public Hearing	1
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**I. A PUBLIC HEARING OF THE FOLLOWING MATTER TO BE
SCHEDULED FOR WEDNESDAY, JANUARY 21, 2009
STARTING AT 10:00 A.M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

EAST WINDSOR TERRACE REZONING

CD 7

C 090197 ZMK

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. 16d and 22c:

1. changing from an R5 District to an R5B District property bounded by the northeasterly centerline prolongation of Kermit Place, a line 80 feet southwesterly of Coney Island Avenue, Caton Avenue, and East 8th Street;
2. changing from an R6 District to an R5B District property bounded by Caton Place, East 8th Street, Kermit Place, a line 100 feet southwesterly of East 8th Street, a line 125 feet southeasterly of Kermit Place, East 7th Street, Kermit Place, the northerly prolongation of a line midway between Ocean Parkway and East 7th Street, a line midway between Caton Place and Kermit Place, and a line 100 feet southwesterly of East 8th Street;
3. changing from an R7A District to an R5B District property bounded by a line 75 feet northwesterly of Kermit Place, the northerly prolongation of a line midway between Ocean Parkway and East 7th Street, Kermit Place, and Ocean Parkway;
4. changing from an R6 District to an R6A District property bounded by Kermit Place, East 7th Street, a line 125 feet southeasterly of Kermit Place, a line 100 feet southwesterly of East 8th Street, Kermit Place, East 8th Street, Caton Avenue, and the northerly prolongation of a line midway between Ocean Parkway and East 7th Street; and
5. establishing within a proposed R6A District a C2-4 District bounded by East 8th Street, Caton Avenue, East 7th Street, and a line 125 feet southeasterly of Kermit Place;

within the Special Ocean Parkway District, Borough of Brooklyn, Community District 7,
as shown on a diagram (for illustrative purposes only) dated November 17, 2008.

Resolution for adoption scheduling January 21, 2009 for a public hearing.