

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, APRIL 27, 2011  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, N.Y. 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 110224 PPK	2	210 JORALEMON STREET	Scheduled to be Heard 5/11/11
2	C 090347 ZMQ	8	164 <sup>TH</sup> STREET REZONING	" "
3	C 100457 ZMQ	7	10-24 154 <sup>TH</sup> STREET	Laid Over
4	N 110261 BDX	10, 11	WESTCHESTER SQUARE BID	Hearing Closed
5	C 110169 PPK	2	BROOKLYN NAVY YARD	" "
6	C 070210 ZMQ	7	SOLOW CENTER	" "
7	C 080440 MMQ	14	ALMEDA AVENUE	" "
8	C 080482 ZMR	3	WOODROW PLAZA	" "
9	N 080483 ZRR	3	" "	" "

<b>COMMISSION ATTENDANCE:</b>		Present (P) Absent (A)	<b>COMMISSION VOTING RECORD:</b> In Favor - Y Oppose - N Abstain - AB Recuse - R																	
<b>Calendar Numbers:</b>		3																		
Amanda M. Burden, FAICP, Chair		P																		
Kenneth J. Knuckles, Esq., Vice Chairman		P																		
Angela M. Battaglia		P	L																	
Rayann Besser		P	A																	
Irwin G. Cantor, P.E.		P	I																	
Alfred C. Cerullo, III		P	D																	
Betty Y. Chen		P																		
Maria M. Del Toro		P	O																	
Richard W. Eaddy		P	V																	
Nathan Leventhal		P	E																	
Anna Hayes Levin		P	R																	
Shirley A. McRae		P																		
Karen A. Phillips, Commissioners		P																		

MEETING ADJOURNED AT: 10:55 A.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, APRIL 27, 2011**

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**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. 8]**

**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)**

**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) 720-3370.

**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**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- ANNA HAYES LEVIN**
- SHIRLEY A. MCRAE**
- KAREN A. PHILLIPS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

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**WEDNESDAY APRIL 27, 2011**

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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 May 11, 2011 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

**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 \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position:      Opposed \_\_\_\_\_

                    In Favor \_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address: \_\_\_\_\_ Title: \_\_\_\_\_

**APRIL 27, 2011**

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**APPROVAL OF MINUTES OF the Regular Meeting of April 13, 2011**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, MAY 11, 2011**

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

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**BOROUGH OF BROOKLYN**

**No. 1**

***210 JORALEMON STREET***

**CD 2**

**C 110224 PPK**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located at 210 Joralemon Street (Block 266, p/o Lot 30),pursuant to zoning.

**Resolution for adoption scheduling May 11, 2011 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 2**

***164<sup>TH</sup> STREET REZONING***

**CD 8**

**C 090347 ZMQ**

**IN THE MATTER OF** an application submitted by J & H Management Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 14c, establishing within an existing R3-2 District a C1-2 District bounded by a line

150 feet southerly of 69<sup>th</sup> Avenue, a line midway between 164<sup>th</sup> Street and 165<sup>th</sup> Street, a line 290 feet southerly of 69<sup>th</sup> Avenue, and 164<sup>th</sup> Street, as shown on a diagram (for illustrative purposes only) dated January 24, 2011.

**Resolution for adoption scheduling May 11, 2011 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF QUEENS**

**No. 3**

***10-24 154<sup>th</sup> STREET***

**CD 7**

**C 100457 ZMQ**

**IN THE MATTER OF** an application submitted by 10-24 Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7d:

1. changing from an R2A District to an R3-1 District property bounded by 10<sup>th</sup> Avenue, 154<sup>th</sup> Street, 11<sup>th</sup> Avenue and a line 100 feet westerly of 154<sup>th</sup> Street; and
2. establishing within an existing and proposed R3-1 District a C2-2 District bounded by 10<sup>th</sup> Avenue, 154<sup>th</sup> Street, 11<sup>th</sup> Avenue and a line 135 feet westerly of 154<sup>th</sup> Street;

as shown on a diagram (for illustrative purposes only) dated December 13, 2010, “and subject to the conditions of CEQR Declaration E-267”.

(On March 16, 2011, Cal. No. 2, the Commission scheduled March 30, 2011 for a public hearing. On March 30, 2011, Cal. No. 21, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 4**

***WESTCHESTER SQUARE BID***

**CD 10 & 11**

**N 110261 BDX**

**PUBLIC HEARING:**

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

(On April 13, 2011, Cal. No. 1, the Commission scheduled April 27, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 5**

***BROOKLYN NAVY YARD***

**CD 2**

**C 110169 PPK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the Brooklyn Navy Yard Development Corporation (BNYDC) of city-owned property located in the

Brooklyn Navy Yard at 63 Flushing Avenue, Unit 300, (Block 2023, Lots 1 and 150), Community District 2, pursuant to zoning.

(On April 13, 2011, Cal. No. 2, the Commission scheduled April 27, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 6**

***SOLOW CENTER***

**CD 7**

**C 070210 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Mark E. Solow pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a:

1. changing from an M1-1 District to an R6 District property bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street; and
2. establishing within the proposed R6 District a C2-2 District bounded by a line 100 feet northerly of Northern Boulevard, a line 100 feet easterly of Prince Street, Northern Boulevard, and Prince Street;

as shown on a diagram (for illustrative purposes only) dated January 3, 2011, and subject to the conditions of CEQR Declaration E-269.

(On April 13, 2011, Cal. No. 3, the Commission scheduled April 27, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 7**

***ALMEDA AVENUE***

**CD 14**

**C 080440 MMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Transportation and the Department of Design and Construction, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Almeda Avenue between Barbadoes Drive and the United States Pierhead and Bulkhead Line;
- the delineation of a sewer easement; and
- the extinguishment of a portion of record street,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5006, dated June 15, 2010 and signed by the Borough President.

(On April 13, 2011, Cal. No. 4, the Commission scheduled April 27, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**Nos. 8 & 9**

***WOODROW PLAZA***

**No. 8**

**CD 3**

**C 080482 ZMR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Ottavio Savo and Leonello Savo & Woodrow Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33a, by establishing within an existing R3X District a C2-2 District bounded by a line 100 feet southerly of the former southerly street line of Spar

Avenue, a line 440 feet easterly of Rossville Avenue, Woodrow Road and Rossville Avenue, as shown in a diagram (for illustrative purposes only) dated February 28, 2011, and subject to the conditions of CEQR Declaration E-275.

(On April 13, 2011, Cal. No. 5, the Commission scheduled April 27, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**

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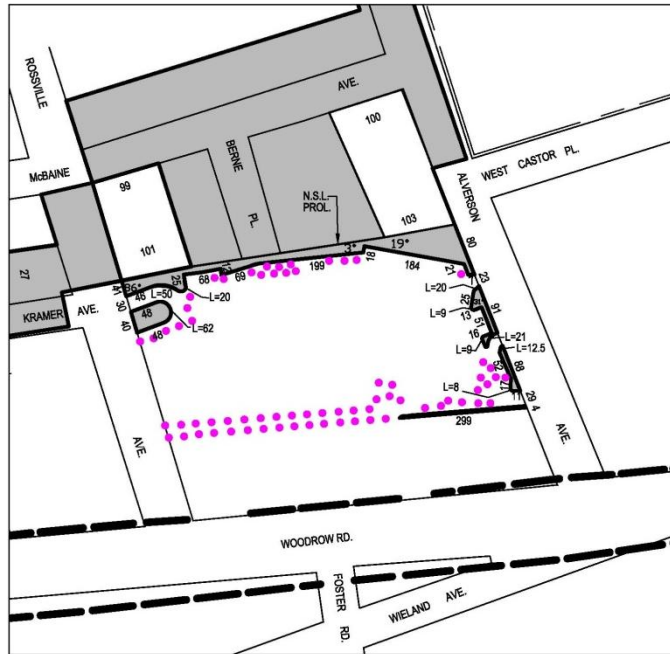
**No. 9**

**CD 3**

**N 080483 ZRR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Ottavio Savo and Leonello Savo & Woodrow Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the Special South Richmond Development District (Article X, Chapter 7), Appendix A, relating to the modification of designated open space boundaries.



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**CHANGE IN DESIGNATED OPEN SPACE**  
**ON THE SOUTH RICHMOND SPECIAL DISTRICT PLAN**

**35a**

BOROUGH OF  
STATEN ISLAND

SCALE IN FEET



NOTE:

..... The areas enclosed by the dotted lines is changed within the Special South Richmond Development District.

■ Indicates area of designated open space network.

(On April 13, 2011, Cal. No. 6, the Commission scheduled April 27, 2011 for a public hearing which has been duly advertised.)

**Close the hearing.**



IV. CITY PLANNING COMMISSION 2011 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8 NEW YEAR'S DAY
	9	10	11	12	13	14	15
	16	17 MARTIN LUTHER KING, JR. DAY	18	19	20	21	22
	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
FEBRUARY			1	2	3 CHINESE NEW YEAR	4	5
	6	7	8	9	10	11	12 LINCOLN'S BIRTHDAY
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21 PRESIDENTS' DAY	22	23	24	25	26
	27	28 REVIEW SESSION					
MARCH			1	2 CPC PUBLIC MEETING	3	4	5
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
APRIL						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18 PALM SUNDAY	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
MAY	1	2	3	4	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30 MEMORIAL DAY OBSERVED	31				
JUNE				1	2	3	4
	5	6 REVIEW SESSION	7 CPC PUBLIC MEETING	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		
JULY						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22	23
	24	25 REVIEW SESSION	26	27 CPC PUBLIC MEETING	28	29	30
AUGUST	31						
		1 1ST DAY RAMADAN	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
SEPTEMBER	28	29	30	31			
					1	2	3
	4	5 LABOR DAY	6 REVIEW SESSION	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
OCTOBER	25	26	27	28	29	30	
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10 COLUMBUS DAY OBSERVED	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
NOVEMBER	23	24	25	26	27	28	29
	30	31 REVIEW SESSION					
	6	7	8 ELECTION DAY	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
DECEMBER	20	21	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING			
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17
DECEMBER	18	19	20	21	22	23	24
	25	26 WANZAA BEGINS	27	28	29	30	31

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