

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 25, 2012
10:00 A.M. AT THE AUDITORIUM OF THE NATIONAL MUSEUM OF THE
AMERICAN INDIAN, ONE BOWLING GREEN, NEW YORK, NEW YORK**

**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 110042 ZSQ	8	SILVERCREST SENIOR HOUSING	Scheduled to be Heard 5/9/12
2	C 100149 ZSM	1	83 WALKER STREET	" "
3	C 070558 ZSX	11	ALBERT EINSTEIN COLLEGE OF MEDICINE	Favorable Report Adopted
4	N 070559 ZAX	11	" "	Authorization Approved
5	C 120164 HAX	1	CROSSROADS PLAZA	Favorable Report Adopted
6	C 120165 ZMX	1	" "	" "
7	C 120131 PCQ	2	DOS CENTRAL REPAIR SHOP	" "
8	N 120166 ZRM	1	SPECIAL TRIBECA TEXT AMENDMENT	" "
9	N 120232 PXM	1	100 CHURCH STREET	" "
10	N 120171 ZRM	4	HIGH LINE TEXT AMENDMENT	Fav. Report Adopted as Modified
11	N 120176 ZRM	4	EASTERN RAIL YARD TEXT AMENDMENT	" "
12	N 120244 ZAR	2	NEW SPRINGVILLE GREENWAY	Authorization Approved
13	C 120195 ZMQ	9	WOODHAVEN-RICHMOND HILL REZONING	Hearing Closed
14	C 120077 MMM	2	NEW YORK UNIVERSITY CORE	" "
15	C 120122 ZMM	2	" "	" "
16	N 120123 ZRM	2	" "	" "
17	C 120124 ZSM	2	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		3	4	5	6	7	8	9	10	11	12				
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Shirley A. McRae, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 8:17PM

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

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 25, 2012

**MEETING AT 10:00 A.M. AT THE AUDITORIUM OF
THE NATIONAL MUSEUM OF THE AMERICAN INDIAN
ONE BOWLING GREEN, 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

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).

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.

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

For Additional Calendar Information: call (212) 720-3370.

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**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN**
- SHIRLEY A. MCRAE, 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 25, 2012

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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 9, 2012 at Spector Hall, 22 Reade Street, New York, 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 25, 2012

APPROVAL OF MINUTES OF the Regular Meeting of April 11, 2012

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MAY 9, 2012
STARTING AT 10:00 A. M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF QUEENS

No. 1

SILVERCREST SENIOR HOUSING

CD 8

C 110042 ZSQ

IN THE MATTER OF an application submitted by Silvercrest Center for Nursing and Rehabilitation pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a 6-story non-profit with sleeping accommodations on property located at 144-45 87th Avenue a.k.a. 86-19 144th Street (Block 9724, Lots 96 and 196), in an R4-1 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, NY, 10007.

Resolution for adoption scheduling May 9, 2012 for a public hearing.

No.2

83 WALKER STREET

CD 1

C 100149 ZSM

IN THE MATTER OF an application submitted by 83 Walker LLC pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-712 of the Zoning Resolution to modify the height regulations of Sections 23-633 (Street wall location and height and setback regulations in certain districts) and 23-692 (Height limitations for narrow buildings or enlargements) to facilitate the development of a nine-story residential building, on property located at 83 Walker Street (Block 195, Lot 12), in a C6-2A District within the Tribeca East Historic District.

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

Resolution for adoption scheduling May 9, 2012 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 3 & 4

ALBERT EINSTEIN COLLEGE OF MEDICINE

No. 3

CD 11

C 070558 ZSX

IN THE MATTER OF an application submitted by Yeshiva University pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 36-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a Large-Scale Community Facility Development with a maximum capacity of 425 spaces, and to modify the requirements of Section 25-11 (General Provisions) so as to permit some of such off-street parking spaces to be located on the roof, in connection with the proposed enlargement of a garage building at 1925 Eastchester Road (Block 4205, Lot 2), within a Large-Scale Community Facility Development (Block 4117, Lot 1 and Block 4205, Lot 2 & p/o Lot 1), in R4 and R6 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 March 14, 2012, Cal. No. 2, the Commission scheduled March 28, 2012 for a public hearing. On March 28, 2012, Cal. No. 20, the hearing was closed.)

For consideration.



No. 4

CD 11

N 070559 ZAX

IN THE MATTER OF an application submitted by Yeshiva University for the grant of an authorization pursuant to Section 79-31 of the Zoning Resolution to allow 99 required parking spaces accessory to a community facility development on Zoning Lot A (Block 4117, Lot 1) to be located on Zoning Lot B (Block 4205, Lot 2 & p/o Lot 1), within an existing Large-Scale Community Facility Development (Block 4117, Lot 1 and Block 4205, Lot 2 & p/o Lot 1), in R4 and R6 Districts.

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

For consideration.

Nos. 5 & 6

CROSSROADS PLAZA

No. 5

CD 1

C 120164 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 500/539 Union Avenue (Block 2582, Lots 47, 64 and 65) 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 to be selected by HPD;

to facilitate development of an eight-story building, a thirteen-story building and a 15- story building with a total of approximately 428 dwelling units, 20,910 square feet of community facility space and 36,770 square feet of commercial space, to be developed under the Department of Housing Preservation and Development's moderate- and low-income affordable housing programs.

(On March 28, 2012, Cal. No. 1, the Commission scheduled April 11, 2012 for a public hearing. On April 11, 2012, Cal. 8, the hearing was closed.)

For consideration.

No. 6

CD 1

C 120165 ZMX

IN THE MATTER OF an application submitted by NYC Department of Housing, Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c, changing from an R7-2 District to an R8X District property bounded by East 149th Street, Prospect Avenue, Southern Boulevard, East 147th Street, and Union Avenue and its southerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated January 23, 2012.

(On March 28, 2012, Cal. No. 2, the Commission scheduled April 11, 2012 for a public hearing. On April 11, 2012, Cal. No. 9, the hearing was closed.)

Close the hearing.



BOROUGH OF QUEENS

No. 7

DOS CENTRAL REPAIR SHOP

CD 2

C 120131 PCQ

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 52-07 59th Street (Block 2352, Lot 22) for use as a vehicle storage facility.

(On March 14, 2012, Cal. No. 3, the Commission scheduled March 28, 2012 for a public hearing. On March 28, 2012, Cal. No. 21, the hearing was closed.)

For consideration.



BOROUGH OF MANHATTAN

No. 8

SPECIAL TRIBECA TEXT AMENDMENT

CD 1

N 120166 ZRM

IN THE MATTER OF an application submitted by Laight Street Project Owner, LLC 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 the extension of a variance approved by the Board of Standards and Appeals concerning the modification of bulk regulations in the Special Tribeca Mixed Use District.

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

111-20

SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

* * *

(d) Area A4, A5, A6 and A7

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

* * *

(6) Notwithstanding any of the provisions of Section 11-33 (Building Permits for Minor or Major Development or Other Construction Issued Before Effective Date of Amendment), the #development# of a #building# pursuant to a variance granted by the Board of Standards and Appeals under Calendar No. 231-09-BZ to modify #bulk# regulations, may be continued provided that a building permit has been issued, in accordance with the terms of said variance, within ~~two~~ six years of the original granting of ~~grant of~~ said variance.

* * *

(On March 14, 2012, Cal. No. 4, the Commission scheduled March 28, 2012 for a public hearing. On March 28, 2012, Cal. No. 22, the hearing was closed.)

For consideration.

No. 9

100 CHURCH STREET

CD 1

N 120232 PXM

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 100 Church Street (Block 125, Lot 20) (OATH, CCRB, CFB offices).

(On March 30, 2012, the Commission duly advertised April 11, 2012 for a public hearing.)
On April 11, 2012, Cal. No. 10, the hearing was closed.)

For consideration.

No. 10

HIGH LINE TEXT AMENDMENT

CD 4

N 120171 ZRM

IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of March 14, 2012 (Cal. No. 11) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On February 29, 2012, Cal. No. 2, the Commission scheduled March 14, 2012 for a public hearing. On March 14, 2012, Cal. No. 11, the hearing was closed.)

For consideration.



No. 11

EASTERN RAIL YARD TEXT AMENDMENT

CD 4

N 120176 ZRM

IN THE MATTER OF an application submitted by ERY Tenant LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of March 14, 2012 (Cal. No. 12) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On February 29, 2012, Cal. No. 3, the Commission scheduled March 14, 2012 for a public hearing. On March 14, 2012, Cal. No. 12, the hearing was closed.)

For consideration.



BOROUGH OF STATEN ISLAND

No. 12

NEW SPRINGVILLE GREENWAY

CD 2

N 120244 ZAR

IN THE MATTER OF application submitted by the New York City Department of Parks and Recreation for the grant of an authorization pursuant to Section 105-91 of the Zoning Resolution to permit alteration of natural features in a public park in order to facilitate the construction of the New Springville Greenway in portions of the William T. Davis Wildlife Refuge, Fresh Kills

Park and LaTourette Park from the south side of Park Drive North at Sign Road to the intersection of Richmond Avenue and Arthur Kill Road within the Special Natural Area District (NA-1)

For consideration.



III. PUBLIC HEARINGS

BOROUGH OF QUEENS

No. 13

WOODHAVEN-RICHMOND HILL REZONING

CD 9

C 120195 ZMQ

PUBLIC HEARING:

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. 14b, 14d, 17c, 18a and 18c:

1. eliminating from an existing R3-1 District a C1-2 District bounded by a line 100 feet northerly of Jamaica Avenue, 85th Street, a line 150 feet northerly of Jamaica Avenue, Woodhaven Boulevard, 86th Drive, 94th Street, a line 150 feet northerly of Jamaica Avenue, 98th Street, a line 150 feet southerly of Jamaica Avenue, 85th Street, a line 100 feet southerly of Jamaica Avenue, 80th Street, Jamaica Avenue, and 80th Street;
2. eliminating from an existing R3-1 District a C2-2 District bounded by:
 - a. a line 100 feet northerly of Jamaica Avenue, 76th Street, a line 150 feet northerly of Jamaica Avenue, 80th Street, Jamaica Avenue, 80th Street, a line 100 feet southerly of Jamaica Avenue, 78th Street, a line 150 feet southerly of Jamaica Avenue, 75th Street, a line 100 feet southerly of Jamaica Avenue, and Dexter Court and its southerly centerline prolongation;
 - b. a line 150 feet northwesterly of Atlantic Avenue, 112th Street, a line 100 feet northwesterly of Atlantic Avenue, and 108th Street; and
 - c. and a line 150 feet northwesterly of Atlantic Avenue, 121st Street, a line 100 feet northwesterly of Atlantic Avenue, and 114th Street;
3. eliminating from an existing R5 District a C2-2 District bounded by a line 100 feet northwesterly of Atlantic Avenue, 121st Street, Atlantic Avenue, Lefferts Boulevard, 94th Avenue, 120th Street, a line 150 feet southeasterly of 94th Avenue, Lefferts Boulevard, a line 150 feet southeasterly of Atlantic Avenue, 107th Street, Atlantic Avenue, and 108th Street;
4. changing from an R3-1 District to an R3A District property bounded by:

- a. a line 100 feet southerly of Jamaica Avenue, a line 80 feet northeasterly of 90th Street, 88th Avenue, a line 100 feet southwesterly of Woodhaven Boulevard, 89th Avenue, Woodhaven Boulevard, 91st Avenue, 88th Street, a line 80 feet northerly of 91st Avenue, and a line midway between 88th Street and 89th Street; and
 - b. Park Lane South, the northeasterly boundary line of the Long Island Railroad right-of-way (Rockaway Beach Division), a line 100 feet northerly of Jamaica Avenue, 98th Street, a line 250 feet northerly of Jamaica Avenue, and a line 100 feet easterly of 96th Street;
5. changing from an R3-1 District to an R3X District property bounded by:
- a. Park Lane South, 89th Street, a line 150 feet southerly of 85th Road, a line midway between 88th Street and 89th Street, a line 100 feet northerly of Jamaica Avenue, 86th Street, 86th Avenue, a line 290 feet northeasterly of Forest Parkway, a line 100 feet northerly of Jamaica Avenue, Forest Parkway, southeasterly street line of 86th Road and its northeasterly prolongation, and a line 100 feet southwesterly of Forest Parkway;
 - b. Park Lane South, a line 100 feet easterly of 96th Street, a line 150 feet northerly of Jamaica Avenue, 96th Street, a line 100 feet southerly of 86th Road, 94th Street, 86th Drive, Woodhaven Boulevard, 86th Road, 91st Street, a line 150 feet northerly of 85th Road, and a line midway between 91st Street and 90th Street; and
 - c. a line 100 feet southerly of Jamaica Avenue, 98th Street, a line 175 feet southerly of Jamaica Avenue, a line 140 feet northeasterly of 98th Street, a line 225 feet southeasterly of 91st Avenue, 98th Street, a line 100 feet northwesterly of Atlantic Avenue, 96th Street, 91st Avenue, 96th Street, 89th Avenue, and Woodhaven Boulevard;
6. changing from an R5 District to an R4-1 District property bounded by:
- a. 95th Avenue, 104th Street, 94th Avenue, a line 90 feet northeasterly of 104th Street, 95th Avenue, a line midway between 106th Street and 105th Street, a line 100 feet northwesterly of 101st Avenue, and 102nd Street;
 - b. a line 100 feet southeasterly of 101st Avenue, a line midway between 112th Street and 113th Street, a line 100 feet northwesterly of 103rd Avenue, and a line midway between 101st Street and 102nd Street; and
 - c. Atlantic Avenue, 124th Street, a line 100 feet northwesterly of 95th Avenue, and 121st Street;

7. changing from an M1-1 District to an R4-1 District property bounded by 94th Avenue, 104th Street, 95th Avenue, and 102nd Street;
8. changing from an R3-1 District to an R4A District property bounded by a line 100 feet southeasterly of Jamaica Avenue, a line midway between 114th Street and 115th Street, a line perpendicular to the southwesterly street line of 115th Street distant 290 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jamaica Avenue and the southwesterly street line of 115th Street, 115th Street, a line 200 feet southeasterly of Jamaica Avenue, 116th Street, a line 100 feet southeasterly of Jamaica Avenue, Lefferts Boulevard, 89th Avenue, 121st Street, a line 100 feet northwesterly of Atlantic Avenue, 112th Street, 89th Avenue and its southwesterly centerline prolongation, and 113th Street;
9. changing from an R5 District to an R4A District property bounded by:
 - a. Atlantic Avenue, 96th Street, 95th Avenue, and Woodhaven Boulevard;
 - b. 94th Avenue, 106th Street, a line 100 feet southeasterly of Atlantic Avenue, Lefferts Boulevard, a line 200 feet northwesterly of 95th Avenue, 120th Street, a line 150 feet northwesterly of 95th Avenue, 121st Street, a line 100 feet southeasterly of 95th Avenue, 124th Street, 94th Avenue, 125th Street, Atlantic Avenue, 127th Street, 94th Avenue, 129th Street, a line 150 feet southeasterly of Atlantic Avenue, 130th Street, a line 100 feet southeasterly of Atlantic Avenue, a line 100 feet northeasterly of 134th Street, a line 100 feet northwesterly of 95th Avenue, a line 100 feet southwesterly of the Van Wyck Expressway, a line 100 feet northwesterly of 101st Avenue, a line midway between 105th Street and 106th Street, 95th Avenue, and a line 90 feet northeasterly of 104th Street; and
 - c. a line 100 feet southeasterly of 101st Avenue, 135th Street, 102nd Avenue, Van Wyck Expressway, a line 100 feet northwesterly of 103rd Avenue, 133rd Street, 103rd Avenue, 127th Street, a line 90 feet northwesterly of 103rd Avenue, 114th Street, a line 100 feet northwesterly of 103rd Avenue, and a line midway between 112th Street and 113th Street;
10. changing from an R5 District to an R4B District property bounded by a line 100 feet northwesterly of 95th Avenue, 124th Street, a line 100 feet southeasterly of 95th Avenue, and 121st Street;
11. changing from an R3-1 District to an R6A District property bounded by:
 - a. a line 100 feet northerly of Jamaica Avenue, a line 85 feet westerly of 76th Street, a line 100 feet northerly of Jamaica Avenue, Woodhaven Boulevard, 86th Drive, 94th Street, a line 100 feet southerly of 86th Road, 96th Street, a line 150 feet

northerly of Jamaica Avenue, a line 100 feet easterly of 96th Street, a line 250 feet northerly of Jamaica Avenue, 98th Street, a line 100 feet southerly of Jamaica Avenue, and Dexter Court and its southerly centerline prolongation;

- b. a line 150 feet southerly of Jamaica Avenue, a line 100 feet southwesterly of 102nd Street, a line 175 feet southerly of Jamaica Avenue, and 98th Street; and
 - c. a line 100 feet southeasterly of Jamaica Avenue, 116th Street, a line 200 feet southeasterly of Jamaica Avenue, 115th Street, a line perpendicular to the southwesterly street line of 115th Street distant 290 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jamaica Avenue and the southwesterly street line of 115th Street, and a line midway between 114th Street and 115th Street;
12. changing from an R3-2 District to an R6A District property bounded by a line 130 feet northerly of Jamaica Avenue, a line 85 feet westerly of 76th Street, a line 100 feet northerly of Jamaica Avenue; and Dexter Court;
13. changing from an R5 District to an R6A District property bounded by a line midway between 93rd Avenue and Atlantic Avenue and its northeasterly prolongation, 108th Street, a line 100 feet northwesterly of Atlantic Avenue, 121st Street, Atlantic Avenue, Lefferts Boulevard, a line 100 feet southeasterly of Atlantic Avenue, 106th Street, 94th Avenue, and a line 100 feet northeasterly of 104th Street;
14. changing from a C8-1 District to an R6A District property bounded by:
- a. Jamaica Avenue, the southerly prolongation of Dexter Court, a line 100 feet southerly of Jamaica Avenue, and Eldert Lane; and
 - b. a line 100 feet northerly of Jamaica Avenue, the northeasterly boundary line of the Long Island Railroad right-of-way (Rockaway Beach Division), a line perpendicular to the southwesterly street line of 101st Street distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue to the southwesterly street line of 101st Street, 101st Street, Jamaica Avenue, a line 100 feet southwesterly of 102nd Street, a line 150 feet southerly of Jamaica Avenue, and 98th Street;
15. establishing within a proposed R4A District a C2-3 District bounded by a line 150 feet southeasterly of Jamaica Avenue, Lefferts Boulevard, a line 535 feet southeasterly of Jamaica Avenue, and a line midway between Lefferts Boulevard and 118th Street;
16. establishing within an existing R5 District a C2-3 District bounded by:

- a. 94th Avenue, 120th Street, a line 100 feet southeasterly of 94th Avenue, and Lefferts Boulevard;
 - b. Atlantic Avenue, a line 100 feet northeasterly of 130th Street, a line 100 feet southeasterly of Atlantic Avenue, 129th Street, 94th Avenue, and 127th Street;
 - c. Atlantic Avenue, 134th Street, a line 100 feet southeasterly of Atlantic Avenue, and 133rd Street; and
 - d. a line 100 feet southeasterly of Atlantic Avenue, the southwesterly service road of Van Wyck Expressway, a line 100 feet southeasterly of 95th Avenue, a line 100 feet southwesterly of Van Wyck Expressway, and a line 100 feet northwesterly of 95th Avenue, and a line 100 feet northeasterly of 134th street;
17. establishing within a proposed R6A District a C1-4 District bounded by a line 100 feet northerly of Jamaica Avenue, Woodhaven Boulevard, 86th Drive, 94th Street, a line 100 feet southerly of 86th Road, 96th Street, a line 100 feet northerly of Jamaica Avenue, 98th Street, a line 100 feet southerly of Jamaica Avenue, 80th Street, Jamaica Avenue, and 80th Street;
18. establishing within a proposed R6A District a C2-3 District bounded by a line midway between 93rd Avenue and Atlantic Avenue and its northeasterly prolongation, 108th Street, a line 100 feet northwesterly of Atlantic Avenue, 121st Street, Atlantic Avenue, Lefferts Boulevard, a line 100 feet southeasterly of Atlantic Avenue, 106th Street, Atlantic Avenue, and a line 100 feet northeasterly of 104th Street; and
19. establishing within a proposed R6A District a C2-4 District bounded by:
- a. Jamaica Avenue, Dexter Court, a line 130 feet northerly of Jamaica Avenue, a line 85 feet westerly of 76th Street, a line 100 feet northerly of Jamaica Avenue, 80th Street, Jamaica Avenue, 80th Street, a line 100 feet southerly of Jamaica Avenue, and Eldert Lane; and
 - b. a line 100 feet northerly of Jamaica Avenue, the northeasterly boundary line of the Long Island Railroad right-of-way (Rockaway Beach Division), a line perpendicular to the southwesterly street line of 101st Street distant 240 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue to the southwesterly street line of 101st Street, 101st Street, Jamaica Avenue, a line 100 feet southwesterly of 102nd Street, a line 175 feet southerly of Jamaica Avenue, and 98th Street;

Borough of Queens, Community District 9, as shown on a diagram (for illustrative purposes only) dated February 27, 2012, and subject to the conditions of CEQR Declaration E-281

(On April 11, 2012, Cal. No. 1, the Commission scheduled April 25, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 14, 15, 16 & 17

NEW YORK UNIVERSITY CORE

No. 14

CD 2

C 120077 MMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York University, 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 narrowing, by elimination, discontinuance and closing, of Mercer Street between West Houston Street and West 4th Street, and of LaGuardia Place between Bleecker Street and West 3rd Street;
- the elimination, discontinuance and closing of portions of Mercer Street, West 3rd Street and West 4th Street below an upper limiting plane;
- the establishment of parks west of Mercer Street and east of LaGuardia Place between Bleecker Street and West 3rd Street above lower-limiting planes; and
- the adjustment of legal grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. 30230 through 30235, dated December 22, 2011 and signed by the Borough President.

(On April 11, 2012, Cal. No. 2, the Commission scheduled April 25, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

CD 2

C 120122 ZMM

PUBLIC HEARING:

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

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 340 feet northerly of Bleecker Street, a line 125 feet easterly of LaGuardia Place, a line 131 feet southerly of Bleecker Street, and LaGuardia Place;
2. changing from an R7-2 District to a C1-7 District property bounded by West 3rd Street, Mercer Street*, West Houston Street, LaGuardia Place, Bleecker Street, and LaGuardia Place*;
3. changing from a C6-2 District to an R7-2 District property bounded by West 4th Street, Mercer Street*, West 3rd Street, and the former centerline of Mercer Street*;
4. changing from a C6-2 District to a C1-7 District property bounded by West 3rd Street, Mercer Street*, West Houston Street, and the former centerline of Mercer Street*; and
5. establishing within an existing R7-2 District a C1-5 District bounded by a line 100 feet southerly of East 8th Street, Mercer Street, West 4th Street, and Washington Square East, Waverly Place, and University Place;

as shown on a diagram (for illustrative purposes only) dated January 3, 2012.

*Note: Mercer Street and LaGuardia Place are proposed to be narrowed under a concurrent related application (C 120077 MMM) for a change in the City Map.

(On April 11, 2012, Cal. No. 3, the Commission scheduled April 25, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

CD 2

C 120123 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York University pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning special permit regulations for large scale general developments relating to Section 74-742 (Ownership) and Section 74-743 (Special Provisions for bulk modifications) on the zoning lots bounded by West Third Street, Mercer Street, West Houston Street, and LaGuardia Place.

Matter Underlined is new, to be added;
 Matter in ~~Strikeout~~ is old, to be deleted;
 Matter within # # is defined in Section 12-10;

Article 7 – Administration

* * *

Chapter 4

Special Permits by the City Planning Commission

* * *

74-742

Ownership

Except as otherwise provided in this Section, any #large-scale general development# for which application is made for a special permit in accordance with the provisions of Section 74-74 (Large- Scale General Development) shall be on a tract of land which at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. No special permit shall be granted unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#) of, or executed a binding sales contract for, all of the property comprising such tract.

When a #large-scale general development# is located within a designated urban renewal area, the City's urban renewal agency, or a person authorized by such agency, may apply for and be granted a special permit under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section. All parcels comprising such #large-scale general development# shall be within the designated urban renewal area and subject to the urban renewal controls set forth in the approved urban renewal plan.

~~When a #large scale general development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation,~~

~~a special permit may be applied for and granted under the provisions of Section 74-74 even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section.~~

A special permit may be applied for and granted under the provisions of Section 74-74, even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section, when the site of such #large-scale general development# is:

- (a) to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation, or
- (b) partially under city ownership, within the former Washington Square Southeast Urban Renewal Area, within Community District 2 in the Borough of Manhattan provided that the exception to the ownership requirements set forth herein shall apply only to tracts of land in city ownership.

* * *

74-743
Special provisions for bulk modification

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

* * *

Within the former Washington Square Southeast Urban Renewal Area, within Community District 2 in the Borough of Manhattan, where the Commission has approved a #large-scale general development#, and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street # for the purposes of applying all #use# and #bulk# regulations of this Resolution.

* * *

(On April 11, 2012, Cal. No. 4, the Commission scheduled April 25, 2012 for a public hearing which has been duly advertised.)

Close the hearing.



No. 17

CD 2

C 120124 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by New York University 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* of the Zoning Resolution:

1. to allow the distribution of total allowable floor area without regard for zoning lot lines; and
2. to allow the location of buildings without regard for the applicable height and setback, yards and distance between buildings;

to facilitate the development of four new buildings, within a Large-Scale General Development generally bounded by West 3rd Street, Mercer Street***, West Houston Street, and LaGuardia Place*** (Block 533, Lots 1 & 10, and Block 524, Lots 9 & 66), in a C1-7** District.

*Note: Section 74-743 is proposed to be changed under a concurrent related application (N 120123 ZRM) for a zoning text amendment.

**Note: The site is proposed to be rezoned from an R7-2 and R7-2/C1-5 Districts to a C1-7 District under a concurrent related application (C 120122 ZMM) for a change in the Zoning Map.

***Note: Mercer Street and LaGuardia Place are proposed to be narrowed under a concurrent related application (C 120077 MMM) for a change in the City Map.

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

(On April 11, 2012, Cal. No. 5, the Commission scheduled April 25, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, April 25, 2012, at 10:00 a.m., in the National Museum of the American Indian at the historic Alexander Hamilton U.S. Custom House located at One Bowling Green, 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 an application by New York University for a zoning map amendment and zoning text amendments as well as a special permit for a large-scale general development project (LSGD). The zoning map amendment would rezone the two blocks between LaGuardia Place, Mercer Street, West Houston Street, and West Third Street from R7-2 and R7-2/C1-5 to C1-7. It would also rezone several blocks between Washington Square East / University Place, Mercer Street, West Fourth Street, and the northern boundary of the existing R6-2 zoning district near East Eighth Street from R7-2 to R7-2/C1-5. The zoning text amendments would allow applications for LSGD special permits within the former Washington Square Southeast Urban Renewal Area to be submitted without meeting normally-applicable ownership requirements and allow public parks in the former Washington Square Southeast Urban Renewal Area to be treated as a street for all zoning purposes. The applicant is also requesting a special permit under ZR Section 74-74 to waive certain bulk requirements for their LSGD. Also being requested by the applicant under a concurrent application is a change to the City Map that would eliminate, discontinue and close (“demap”) four areas within the mapped rights-of-way of Mercer Street, LaGuardia Place, West 3rd Street and West 4th Street, and the subsequent disposition of portions of those demapped areas along with easements in other portions to the applicant, and the mapping of portions of two of the demapped areas as a public park. The proposed actions would facilitate a proposal by the applicant to expand their facilities at its academic core with two academic buildings, a mixed-use building containing academic, dormitory, hotel and conference space, faculty housing and retail uses, and a building containing academic and dormitory uses (the applicant anticipates making space available within this building to the New York City School Construction Authority for the provision of a public school). The proposal also includes below-grade space for academic use, an athletic center, and an accessory parking garage with 389 spaces; and approximately 3.8 acres of parkland and publicly-accessible open spaces. Comments are requested on the DEIS and will be accepted until Monday, May 7, 2012.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 11DCP121M.

IV. CITY PLANNING COMMISSION 2012 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	1 New Year's Day	2 New Year's Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15 Martin Luther King, Jr. Day	16	17	18	19	20	21
	22 Chinese New Year	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
FEBRUARY				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12 Lincoln's Birthday	13	14	15	16	17	18
	19 Presidents' Day	20	21	22 Ash Wednesday Washington's Birthday	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING			
MARCH					1	2	3
	4	5	6	7	8	9	10
	11	12 REVIEW SESSION	13	14 CPC PUBLIC MEETING	15	16	17 St. Patrick's Day
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	31
APRIL	1 Palm Sunday	2	3	4	5	6 Good Friday	7 Passover
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15 Easter	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY			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 Memorial Day Observed	29	30	31		
JUNE						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28	29	30
JULY							
	1	2	3	4 Independence Day	5	6	7
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20 First Day Ramadan	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
AUGUST	29	30	31				
				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
SEPTEMBER	26	27	28	29	30	31	
							1
	2	3 Labor Day	4 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 Rosh Hashanah	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21	22
OCTOBER	23	24	25	26 Yom Kippur	27	28	29
	30						
		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8 Columbus Day Observed	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
NOVEMBER	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
					1	2	3
	4	5	6 Election Day	7	8	9	10
	11 Veterans' Day	12 Veterans' Day Observed	13 Diwali	14 CPC PUBLIC MEETING	15	16	17
DECEMBER	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16 Hanukkah	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
DECEMBER	23	24	25	26 Kwanzaa Begins	27	28	29
	30	31					

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 PM
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 AM