

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 20, 2012  
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 060494 MMR	3	WOLFE'S POND PARK	Scheduled to be Heard 7/11/12
2	C 060495 ZMR	3	" "	" "
3	C 060496 HAR	3	" "	" "
4	C 110218 ZMR	3	VETERANS PLAZA	" "
5	C 110219 ZSR	3	" "	" "
6	C 120271 PQK	15	GRAVESEND BRANCH LIBRARY	" "
7	C 120226 ZMM	3	SEWARD PARK	" "
8	N 120227 ZRM	3	" "	" "
9	C 120228 ZSM	3	" "	" "
10	C 120229 ZSM	3	" "	" "
11	C 120231 ZSM	3	" "	" "
12	C 120233 ZSM	3	" "	" "
13	C 120234 ZSM	3	" "	" "
14	C 120235 ZSM	3	" "	" "
15	N 120236 HAM	3	" "	" "
16	C 120237 PQM	3	" "	" "
17	C 120156 MMM	3	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		19	20	21										
Amanda M. Burden, FAICP, Chair	P	Y	Y	Y										
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y										
Angela M. Battaglia	P													
Rayann Besser	P	Y	Y	R										
Irwin G. Cantor, P.E.	P	Y	Y	Y										
Alfred C. Cerullo, III	P	Y	Y	Y										
Betty Y. Chen	P	Y	Y	Y										
Michelle R. De La Uz	P	Y	Y	Y										
Maria M. Del Toro	A													
Richard W. Eaddy	P	Y	Y	Y										
Anna Hayes Levin	P	Y	Y	Y										
Orlando Marin	P	N	Y	Y										
Shirley A. McRae, Commissioners	P	Y	Y	Y										

MEETING ADJOURNED AT: 11:09 A.M.

NOTE: Commissioner Battaglia was not present for the votes.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 20, 2012  
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
18	C 120245 PPM	3	SEWARD PARK	Scheduled to be Heard 7/11/12
19	C 120161 HAX	1	BROOK AVENUE	Favorable Report Adopted
20	N 120298 HKM	8	BARBIZON HOTEL FOR WOMEN LANDMARK	Forward Report to City Council
21	N 110054 ZAR	2	163 COVENTRY ROAD	Authorization Approved
22	C 120140 PQX	4	HIGHBRIDGE CHILD CARE/SENIOR CENTER	Hearing Closed
23	C 100041 ZMK	1	59 WALTON STREET REZONING & TEXT AMENDMENT	" "
24	N 100042 ZRK	1	" "	" "
25	C 110390 ZMK	1	74 WALLABOUT STREET REZONING	" "
26	C 120172 ZSM	7	FORDHAM UNIVERSITY PASSAGEWAY	" "
27	N 120248 HAM	11	120 EAST 125 <sup>TH</sup> STREET FIREHOUSE	" "

<b>COMMISSION ATTENDANCE:</b> Present (P) Absent (A)	<b>COMMISSION VOTING RECORD:</b> In Favor - Y   Oppose - N   Abstain - AB   Recuse - R	
Calendar Numbers:		
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		

MEETING ADJOURNED AT:

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JUNE 20, 2012**

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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. 12]**

**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)).

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, JUNE 20, 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 July 11, 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: \_\_\_\_\_

**JUNE 20, 2012**

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**APPROVAL OF MINUTES OF the Regular Meeting of June 6, 2012**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, JULY 11, 2012  
STARTING AT 10:00 A. M.  
AT SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF STATEN ISLAND**

**Nos. 1, 2 & 3**

***WOLFE'S POND PARK***

**No. 1**

**CD 3**

**C 060494 MMR**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development and the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the elimination of a portion of Wolfe's Pond Park north of Hylan Boulevard and west of Luten Avenue;
- the establishment of Cornelia Avenue north of Hylan Boulevard;
- the extinguishment of various record streets between Hylan Boulevard and Eylandt Street west of Luten Avenue; and
- the adjustment of legal grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 060494 MMR (BP Map No. 4212), dated December 21, 2011 and signed by the Director of the Department of City Planning.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**No. 2**

**CD 3**

**C 060495 ZMR**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development and the Department of Parks and Recreation pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 33b:

1. changing from an R1-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the northwesterly prolongation of the southwesterly street line of Cornelia Avenue, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the northeasterly street line of Cornelia Avenue;
2. changing from an R3-2 District to an R3X District property bounded by the southeasterly street line of Hylan Boulevard, the southeasterly prolongation of a southwesterly boundary line of Wolfe's Pond Park, the northwesterly street line of Hylan Boulevard, and the northwesterly prolongation of the southwesterly street line of Cornelia Avenue; and
3. establishing within a former park an R3X District property bounded by the boundary lines of Wolfe's Pond Park, and the northwesterly street line of Hylan Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 9, 2012.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**No. 3**

**CD 3**

**C 060496 HAR**

**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 272-286 Cornelia Avenue (Block 6631, part of Lot 1) 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 facilitate the disposition of eight single-family homes through HPD's Tenant Ownership Program or Asset Sales Program.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**Nos. 4 & 5**

***VETERANS PLAZA***

**No. 4**

**CD 3**

**C 110218 ZMR**

**IN THE MATTER OF** an application submitted by The Marco Savo Irrevocable Trust, The Gino Savo Irrevocable Trust, and The Leonello Savo Jr. Irrevocable Trust and The Anthony Savo Irrevocable Trust, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 32d, by changing an M1-1 District to a C8-2 District property bounded by Veterans' Road West, a line 475 feet easterly of Waunner Street, a line 490 feet northerly of Veterans' Road West and its easterly prolongation, and a line passing through a point at an angle 125 degrees to the northerly street line of Veterans' Road distant 695 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Veterans' Road West, and the easterly street line of Waunner Street, as shown on a diagram (for illustrative purposes only), dated April 9, 2012.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**No. 5**

**CD 3**

**C 110219 ZSR**

**IN THE MATTER OF** an application submitted by The Marco Savo Irrevocable Trust, The Gino Savo Irrevocable Trust, and The Leonello Savo Jr. Irrevocable Trust and The Anthony Savo Irrevocable Trust, 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) to modify the requirements of Section 33-26 (Minimum Required Rear Yard) to allow a 35-foot high 2-story portion of a building within the 20-foot required rear yard, in connection with a proposed commercial development, within a large-scale general development on the northerly side of Veterans' Road West 475 feet

easterly of Waunner Street, in a C8-2\* District, within the Special South Richmond Development District.

\*Note: The site is proposed to be rezoned by changing an M1-1 District to a C8-2 District under a concurrent related application (C 110218 ZMR).

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 July 11, 2012 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**No. 6**

***GRAVESEND BRANCH LIBRARY***

**CD 15**

**C 120271 POK**

**IN THE MATTER OF** an application submitted by the Brooklyn Public Library and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 303 Avenue X (Block 7174, Lot 96) for continued use as a branch library.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**Nos. 7-18**

***SEWARD PARK***

**No. 7**

**CD 3**

**C 120226 ZMM**

**IN THE MATTER OF** an application submitted by the NYC Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter,

for amendment of the Zoning Map, Section No. 12c, by establishing within an existing R8 District a C2-5 District bounded by the westerly centerline prolongation of Delancey Street (northerly portion, at Clinton Street), Clinton Street\*\*, Delancey Street\*\* (southerly portion), a line 150 feet easterly of Clinton Street\*\*, Broome Street, Clinton Street\*\*, Grand Street\*\*, Suffolk Street\*\*, Broome Street\*\*, and Norfolk Street\*\*, as shown on a diagram (for illustrative purposes only), dated March 26, 2012.

\*\*Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**



**No. 8**

**CD 3**

**N 120227 ZRM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) and Department of Citywide Administrative Services (DCAS), pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Sections 74-743 (Special Provisions for bulk modifications) and 74-744 (Modification of use regulations) concerning special permit regulations for large scale general developments, relating to the former Seward Park Extension Urban Renewal Area.

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 remains in the Zoning Resolution

**Article VII**

**Chapter 4**

**Special Permits by the City Planning Commission**

**74-74**

**Large-Scale General Development**

\* \* \*

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

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

(1) distribution of total allowable #floor area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #large-scale general development# without regard for #zoning lot lines# or district boundaries, subject to the following limitations:

(i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;

(ii) when a #large-scale general development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted; except that for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, a transfer of commercial #floor area# from a C6 District to a C2 District may be permitted;

(2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;

\* \* \*

(3) in an #Inclusionary Housing designated area# in a C4-7 District within the boundaries of Manhattan Community District 7, for the purpose of applying the Inclusionary Housing Program within such #Inclusionary Housing designated area#, as set forth in a restrictive declaration:

(i) modification of the base and maximum #floor area ratios# specified in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas), not to exceed the maximum #floor area ratios# permitted by the underlying district, based on a proportionality between #affordable floor area#, as defined in Section 23-911, and #residential floor area# in #buildings# containing multiple #uses#; and

- (ii) modification of the requirements regarding distribution of #affordable housing units#, as defined in Section 23-911, specified in paragraph (b) of Section 23-96 (Requirements for Generating Sites);~~or~~
- (4) within the boundaries of Community District 3 in the Bronx, portions of any #building#, at any level, that contain permitted or required #accessory# off-street parking spaces, to be excluded from the calculation of #lot coverage#; or
- (5) for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, waiver of the planting requirements of Section 23-892 (In R6 through R10 Districts), provided the area between the #street line# and the #street walls# of the #building# and their prolongations is to be improved as a publicly accessible widened sidewalk.

\* \* \*

**74-744**

**Modification of use regulations**

- (a) #Use# modifications

\* \* \*

(3) Retail Establishments

For a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, the City Planning Commission may modify applicable district regulations to allow Use Groups 10, 11A and 12A except for arenas or auditoriums, skating rinks, public auction rooms, trade expositions and stadiums, provided the Commission finds that:

- (i) such #uses# will not impair the character of future #uses# or development of the surrounding area; and
- (ii) the #streets# providing access to such #uses# will be adequate to handle the traffic generated thereby.

\* \* \*

- (c) Modifications of #sign# regulations

- (1) In all #Commercial# or #Manufacturing Districts#, the City Planning Commission may, for #developments# or #enlargements# subject to the provisions of paragraphs (a)(1), (a)(2) or (a)(3) of Section 74-743 (Special provisions for bulk modification), permit the modification of the applicable provisions of Sections

32-64 (Surface Area and Illumination Provisions), 32-65 (Permitted Projection or Height of Signs), 32-66 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways), 42-53 (Surface Area and Illumination Provisions), 42-54 (Permitted Projection or Height of Signs), 42-55 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) and the limitations on the location of #signs# in Sections 32-51 and 42-44 (Limitations on Business Entrances, Show Windows or Signs), provided the Commission finds that such modification will result in a better site plan.

- (2) For a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, the City Planning Commission, by authorization, may make the #sign# regulations of a C6-1 District applicable to those portions of such #large-scale general development# within a C2 District, and in addition, may modify the provisions of Section 32-68 (Permitted Signs on Residential or Mixed Buildings) to allow #signs accessory# to non-#residential uses# above the level of the finished floor of the third #story#, provided such #signs# do not exceed a height of 40 feet above #curb level#. In order to grant such authorizations, the Commission shall find that such modifications are consistent with the amount, type and location of #commercial uses# that the Commission finds appropriate within such #large-scale general development#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the development.

\* \* \*

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**No. 9**

**CD 3**

**C 120228 ZSM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. 74-743(a)(1)\* to modify the applicable district regulations to allow the distribution of total allowable floor area, dwelling units and lot coverage under the applicable district regulations within a large-scale general development without regard for zoning lot lines or district boundaries;

2. 74-743(a)(2) to modify the applicable district regulations to allow the location of buildings without regard for the applicable yard, court, distance between buildings, height and setback regulations; and

3. 74-743(a)(10)\* to modify the applicable district regulations to allow the areas of the zoning lot between the street line and the street walls of the proposed buildings to be improved as publicly-accessible widened sidewalk;

in connection with a proposed mixed use development, within a large-scale general development bounded by Delancey Street\*\*, a line 150 feet easterly of Clinton Street\*\*, Broome Street\*\*, Clinton Street\*\*, Grand Street\*\*, Suffolk Street\*\*, Broome Street\*\*, Essex Street, a line 95.62 feet northerly of Broome Street\*\*, a line 50.54 feet westerly of Essex Street, Broome Street, Ludlow Street, a line 155 feet northerly of Broome Street, and Essex Street (Block 346, p/o Lot 40, Block 347, Lot 71, Block 352, Lots 1 & 28, and Block 409, Lot 56), in R8/C2-5\*\*\* and C6-1 Districts, partially within the former Seward Park Extension Urban Renewal Area.

\* Note: Section 74-743 is proposed to be changed under a concurrent related application (N 120227 ZRM) for a zoning text amendment.

\*\*Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

\*\*\*Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a concurrent related application (C 120226 ZMM).

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 July 11, 2012 for a public hearing.**

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**No. 10**

**CD 3**

**C 120229 ZSM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. 74-744(a)(3)\* to modify the applicable district regulations to allow Use Groups 10, 11A and 12A except for arenas or auditoriums, skating rinks, public auction rooms, trade expositions and stadiums within the R8/C2-5\*\*\* District; and

2. 74-744(b) to modify the applicable district regulations to allow residential and non-residential uses to be arranged within a building without regard for the location requirements of Section 32-42;

in connection with a proposed mixed use development, within a large-scale general development bounded by Delancey Street\*\*, a line 150 feet easterly of Clinton Street\*\*, Broome Street\*\*, Clinton Street\*\*, Grand Street\*\*, Suffolk Street\*\*, Broome Street\*\*, Essex Street, a line 95.62 feet northerly of Broome Street\*\*, a line 50.54 feet westerly of Es-sex Street, Broome Street, Ludlow Street, a line 155 feet northerly of Broome Street, and Essex Street (Block 346, p/o Lot 40, Block 347, Lot 71, Block 352, Lots 1 & 28, and Block 409, Lot 56), in R8/C2-5\*\*\* and C6-1 Districts, partially with-in the former Seward Park Extension Urban renewal Area.

\* Note: Section 74-744 is proposed to be changed under a concurrent related application (N 120227 ZRM) for a zoning text amendment.

\*\*Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

\*\*\*Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a con-current related application (C 120226 ZMM).

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

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**



**No. 11**

**CD 3**

**C 120231 ZSM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 168 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street, Norfolk Street, Broome Street and Essex Street ( Site 2, Block 352, p/o Lot 1 and Lot 28), in a C6-1 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.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**No. 12**

**CD 3**

**C 120233 ZSM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 250 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Delancey Street\*\*, Suffolk Street\*\*, Broome Street\*\* and Norfolk Street ( Site 3, Block 346, p/o Lot 40), in an R8/C2-5\*\*\* District.

\*\*Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

\*\*\*Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a concurrent related application (C 120226 ZMM).

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 July 11, 2012 for a public hearing.**

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**No. 13**

**CD 3**

**C 120234 ZSM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 250 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by

Delancey Street\*\*, Clinton Street\*\*, Broome Street\*\* and Suffolk Street ( Site 4, Block 346, p/o Lot 40), in an R8/C2-5\*\*\* District.

\*\*Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

\*\*\*Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a concurrent related application (C 120226 ZMM).

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 July 11, 2012 for a public hearing.**

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**No.14**

**CD 3**

**C 120235 ZSM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 305 spaces on portions of the ground floor, cellar level 1 and cellar level 2 of a proposed development on property bounded by Broome Street\*\*, Clinton Street\*\*, Grand Street\*\* and Suffolk Street ( Site 5, Block 346, p/o Lot 40), in an R8/C2-5\*\*\* District.

\*\*Note: All and/or portions of these streets are the subject of a concurrent related application (C 120156 MMM) for a change in the City Map.

\*\*\*Note: The site is proposed to be rezoned by establishing a C2-5 District within an existing R8 District under a concurrent related application (C 120226 ZMM).

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 July 11, 2012 for a public hearing.**

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**No. 15**

**CD 3**

**N 120236 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 properties located on Essex, Delancey, Norfolk, Grand, Stanton and Broome streets (Block 346, part of Lot 40; Block 347, Lot 71; Block 352, Lots 1, 28; Block 352, Lot 44; Block 354, Lots 1, 12; and Block 409, Lot 56) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area;

to facilitate the development of residential, community facility and commercial uses, including the redevelopment of the Essex Street Market.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**No. 16**

**CD 3**

**C 120237 PQM**

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for acquisition of property bounded by Essex, Delancey, Norfolk, and Broome streets (Block 353, p/o Lots 1 and 28).

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**No. 17**

**CD 3**

**C 120156 MMM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, 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 Broome Street between Norfolk Street and Clinton Street;
- the establishment of Suffolk Street between Grand Street and Delancey Street;
- the narrowing, by elimination, discontinuance and closing, of Clinton Street between Grand Street and Delancey Street;
- the narrowing, by elimination, discontinuance and closing, of Delancey Street between Norfolk Street and Clinton Street;
- the establishment of the name Delancey Street for the Unnamed Street between Clinton Street and Franklin D. Roosevelt Drive;
- and the adjustment of grades necessitated thereby,

including authorization for any disposition or acquisition of real property related thereto, in accordance with Map No. 30236, dated March 14, 2012 and signed by the Borough President.

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**No. 18**

**CD 3**

**C120245 PPM**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the Charter, for disposition of city-owned property (Block 346, p/o of Lot 40; Block 347, Lot 71; Block 352, Lots 1 and 28; Block 353, Lot 44; Block 354, Lots 1 and 12; and Block 409, Lot 56), by HPD to a future developer or by DCAS to the New York City Economic Development Corporation (EDC) or a successor local development corporation, and which are subject to a restriction of compliance with the terms of the related UDAAP Project Summary (N120236HAM).

**Resolution for adoption scheduling July 11, 2012 for a public hearing.**

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**NOTICE**

**On Wednesday, July 11, 2012, 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 Office of the Deputy Mayor for Economic Development in conjunction with the above ULURP hearing to receive comments related to a Draft Generic Environmental Impact Statement (DGEIS) concerning zoning map changes and zoning text amendments, zoning special permits for a large scale general development (LSGD) consisting of six sites and public parking garages on four sites, authorization to modify signage regulations, City map amendment to map and demap various streets within the project area, the disposition of City-owned property, approval of an Urban Development Action Area Project (UDAAP), and an acquisition for the purpose of relocating the Essex Street Market. The proposed actions would facilitate an initiative by the Office of the Deputy Mayor for Economic Development to allow for the implementation of an approximately 1.7 million gross square feet of mixed-use development on ten city-owned sites. These ten sites are located in Manhattan Community District 3 generally along Delancey and Essex Streets on the Lower East Side.**

**The zoning map amendment would place a C2-5 commercial overlay on four sites (Block 346, Lot 40 and Block 347, Lot 71) within the proposed LSGD. The zoning text amendments would modify ZR Sections 74-743 and 74-744 to eliminate the planting strip requirement in the proposed sidewalk widening; allow commercial floor area ratio to be shifted from the C6 district to the C2 district; allow Use Group 10, 11A, and certain 12A uses in the C2 zoning district; and, allow the modification of certain signage regulations. Mayoral and Borough Board approval of the business terms with the developer or developers to be selected pursuant to Request for Proposals (RFPs) may also be required, as applicable. Should the discretionary actions subject to ULURP be approved, an RFP process would commence to solicit proposals for development under the approvals. Construction financing for the residential buildings may come from a variety of private and public (local, state, and federal) sources. Comments are requested on the DGEIS and will be accepted until Monday, July 23, 2012. This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 11DME012M.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 19**

***BROOK AVENUE***

**CD 1**

**C 120161 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 493 Brook Avenue and 457/467 East 147<sup>th</sup> Street (Block 2292, Lots 49 and 50) 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 a five-story building and a seven story building with a total of approximately 66 dwelling units and 1,710 square feet of commercial space, to be developed under the Department of Housing Preservation and Development's Low-Income Rental Program.

(On May 9, 2012, Cal. No. 1, the Commission scheduled May 23, 2012 for a public hearing. On May 23, 2012, Cal. No. 8, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 20**

***BARBIZON HOTEL FOR WOMEN LANDMARK***

**CD 8**

**N 120298 HKM**

**IN THE MATTER OF** a communication dated April 26, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Barbizon Hotel for Women, 140 East 63<sup>rd</sup> Street (Block 1397, Lots 1501-1588), by the Landmarks Preservation Commission on April 17, 2012, (List No. 454/LP-2495).

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 21**

***163 COVENTRY ROAD***

**CD 2**

**N 110054 ZAR**

**IN THE MATTER OF** an application submitted by Timmy Markoglu for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution to authorize modification of topographic features on a Tier I site in order to facilitate the construction of a new single-family detached house and in-ground swimming pool with patio at 163 Coventry Road (Block 894, Lot 356) within the Special Natural Area District (NA-1).

Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

(On May 9, 2012, Cal. No. 8, the item was laid over.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF THE BRONX**

**No. 22**

***HIGHBRIDGE CHILD CARE/SENIOR CENTER***

**CD 4**

**C 120140 PQX**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services, the Department for the Aging, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1181 Nelson Avenue (Block 2516, Lot 51), for continued use as a child care center and senior center.

(On June 6, 2012, Cal. No. 1, the Commission scheduled June 20, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**Nos. 23 & 24**

***59 WALTON STREET REZONING & TEXT AMENDMENT***

**No. 23**

**CD 1**

**C 100041 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Walton Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 13b:



1. changing from an M1-2 District to an R6A District property bounded by Middleton Street, Union Avenue, Lorimer Street, and Marcy Avenue;
2. changing from an M3-1 District to an R7A District property bounded by Lorimer Street, Union Avenue, Wallabout Street, and Marcy Avenue; and
3. establishing within a proposed R7A District a C2-4 District bounded by Lorimer Street, a line 150 feet northeasterly of Marcy Avenue, Walton Street, and Marcy Avenue;

as shown in a diagram (for illustrative purposes only) dated March 26, 2012 and subject to the conditions of CEQR Declaration E-282.

(On June 6, 2012, Cal. No. 2, the Commission scheduled June 20, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 24**

**CD 1**

**N 100042 ZRK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Walton Realty Associates pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Appendix F (Inclusionary Housing Designated Areas), relating to the extension of the Inclusionary Housing Program to a proposed R7A district.

Matter Underlined 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

\* \* \*

**APPENDIX F  
 Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial

Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

\* \* \*

Brooklyn, Community District 1

In Waterfront Access Plan BK-1 and in the R6, R6A, R6B, R7A, R7-3 and R8 Districts within the areas shown on the following Maps 1, 2, 3 and 4:

\* \* \*

**EXISTING  
(TO BE DELETED)**  
*Map 4 (12/21/09)*  
**Portion of Community District 1, Brooklyn**



**PROPOSED  
(TO REPLACE EXISTING)  
Map 4  
Portion of Community District 1, Brooklyn**



\* \* \*

(On June 6, 2012, Cal. No. 3, the Commission scheduled June 20, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 25**

***74 WALLABOUT STREET REZONING***

**CD 1**

**C 110390 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 74 Wallabout LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Sections No. 12d:

1. changing from an M1-2 District to an R7-1 District property bounded by Wallabout Street, Franklin Avenue, Flushing Avenue, and Kent Avenue; and
2. establishing within a proposed R7-1 District a C1-5 District bounded by Wallabout Street, Franklin Avenue, Flushing Avenue; and Kent Avenue;

as shown in a diagram (for illustrative purposes only) dated March 26, 2012 and subject to the conditions of CEQR Declaration E-283.

(On June 6, 2012, Cal. No. 4, the Commission scheduled June 20, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN**

**No. 26**

***FORDHAM UNIVERSITY PASSAGEWAY***

**CD 7**

**C 120172 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Fordham University, West 62<sup>nd</sup> Street LLC and West 60<sup>th</sup> 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 82-33 of the Zoning Resolution to modify the minimum distance between buildings requirements of Section 23-711 (Standard minimum distance between buildings), in connection with the proposed expansion of Fordham University,

Lincoln Center Campus, bounded by Amsterdam Avenue, West 62<sup>nd</sup> Street, Columbus Avenue, West 60<sup>th</sup> Street, Amsterdam Avenue, West 61<sup>st</sup> Street, a line 200 feet easterly of Amsterdam Avenue, and a line 90 feet southerly of West 62<sup>nd</sup> Street (Block 1132, Lots 1, 20, 21, 22 and 35), in a C4-7 District, within the Special Lincoln Square 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 June 6, 2012, Cal. No. 5, the Commission scheduled June 20, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 27**

***120 EAST 125<sup>TH</sup> STREET FIREHOUSE***

**CD 11**

**N 120248 HAM**

**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 120 East 125<sup>th</sup> Street (Block 1773, Lot 62) as an Urban Development Action Area;
  - b. and an Urban Development Action Area Project for such an area;

to facilitate the rehabilitation of an existing four-story building for community facility and art-related uses.

(On June 6, 2012, Cal. No. 6, the Commission scheduled June 20, 2012 for a public hearing which has been duly advertised.)

**Close the hearing.**

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### 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 President's 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		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
	29	30	31				
AUGUST				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
	26	27	28	29	30	31	
SEPTEMBER							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
	23	24	25	26 Yom Kippur	27	28	29
	30						
OCTOBER		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
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30	31 CPC PUBLIC MEETING			
NOVEMBER					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
	18	19	20	21	22	23	24
	25	26 REVIEW SESSION	27	28 CPC PUBLIC MEETING	29	30	
DECEMBER	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	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