

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, OCTOBER 3, 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 100218 ZMK	1	209 MCGUINNESS BOULEVARD	Scheduled to be Heard 10/17/12
2	N 100219 ZRK	1	" "	" "
3	C 090002 ZSM	2	54 GREENE STREET	Favorable Report Adopted
4	C 120360 ZSM	2	111 MERCER STREET	" "
5	N 130043 HKQ	8	BRINCKERHOFF CEMETERY	Forward Report to City Council
6	N 120050 ZAR	3	4830 ARTHUR KILL ROAD	Authorization Approved
7	N 120224 RAR	3	4521 ARTHUR KILL ROAD	" "
8	C 100179 ZSM	11	BAILEY HOUSE	Hearing Closed

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												
Amanda M. Burden, FAICP, Chair	P		Y	Y	Y	Y	Y												
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y	Y	Y												
Angela M. Battaglia	P		Y	Y	Y	Y	Y												
Rayann Besser	P		Y	Y	Y	Y	Y												
Irwin G. Cantor, P.E.	P		Y	Y	Y	Y	Y												
Alfred C. Cerullo, III	P		Y	Y	Y	Y	Y												
Betty Y. Chen	P		Y	Y	Y	Y	Y												
Michelle R. De La Uz	P		Y	Y	Y	Y	Y												
Maria M. Del Toro	P		Y	Y	Y	Y	Y												
Richard W. Eaddy	P		Y	Y	Y	Y	Y												
Anna Hayes Levin	P		Y	Y	Y	Y	Y												
Orlando Marin	P		Y	Y	Y	Y	Y												
Shirley A. McRae, Commissioners	P		Y	Y	Y	Y	Y												

MEETING ADJOURNED AT: 10:22 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, OCTOBER 3, 2012

**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. 19]

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.

TABLE OF CONTENTS

WEDNESDAY, OCTOBER 3, 2012

Roll Call; Approval of Minutes.....1

I. Matters to Be Scheduled for Public Hearing.....1

II Reports.....5

III. Public Hearings.....9

IV. Schedule of Meetings: January 1, 2012 – December 31, 2012.....10

V. Schedule of Meetings: January 1, 2013 – December 31, 2013.....11

**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 October 17, 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: _____

OCTOBER 3, 2012

APPROVAL OF MINUTES OF the Regular Meeting of September 19, 2012

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, OCTOBER 17, 2012
STARTING AT 10:00 A. M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

Nos. 1 & 2

209 MCGUINNESS BOULEVARD

No. 1

CD 1

C 100218 ZMK

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

1. changing from an M1-1 District to an R7A District property bounded by Greenpoint Avenue, McGuinness Boulevard, Calyer Street, and a line midway between McGuinness Boulevard and Eckford Street; and
2. establishing within a proposed R7A District a C2-4 District bounded by Greenpoint Avenue, McGuinness Boulevard, Calyer Street, and a line midway between McGuinness Boulevard and Eckford Street;

as shown on a diagram (for illustrative purposes only) dated July 23, 2012, and subject to the conditions of CEQR Declaration E-287.

Resolution for adoption scheduling October 17, 2012 for a public hearing.

No. 2

CD1

N 100219 ZRK

IN THE MATTER OF an application submitted by McGuinness Realty Corp. 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 in underline is new, to be added;

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

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

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

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 #bulk# regulations of such #Residence Districts#. Where the #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential equivalent has instead been specified on 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:

* * *

**PROPOSED
(TO REPLACE EXISTING)**



Portion of Community District 1, Brooklyn

* * *

Resolution for adoption scheduling October 17, 2012 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

No. 3

54 GREENE STREET

CD 2

C 090002 ZSM

IN THE MATTER OF an application submitted by 54 Greene Street Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of:

1. Section 42-14D(1)(b) to allow Use Group 17D uses (Joint Living Work Quarters for Artists) on the second and fourth floors; and
2. Section 42-14D(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar;

of an existing 6-story building erected prior to December 15, 1961 and where the lot coverage is greater than 5,000 square feet, on property located at 54 Greene Street (Block 474, Lot 7), in an M1-5B District.

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

(On August 22, 2012, Cal. No. 1, the Commission scheduled September 5, 2012 for a public hearing. On September 5, 2012, Cal. No. 17, the hearing was closed.)

For consideration.

No. 4

111 MERCER STREET

CD 2

C 120360 ZSM

IN THE MATTER OF an application submitted by Mercer 111 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. the bulk regulations of Section 43-17 to allow a building containing joint living-work quarters for artists to be enlarged; and
2. the use regulations of Section 42-00 to allow residential uses (Use Group 2) on the 2nd through 6th floors;

of an existing 5-story building and proposed 1-story enlargement, on property located at 111 Mercer Street (Block 499, Lot 32), in an M1-5A District, within the SoHo-Cast Iron 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, NY, 10007.

(On August 22, 2012, Cal. No. 2, the Commission scheduled September 5, 2012 for a public hearing. On September 5, 2012, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 5

BRINCKERHOFF CEMETERY

CD 8

N 130043 HKQ

IN THE MATTER OF a communication dated August 24, 2012 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Brinckerhoff

Cemetery (Block 7135, Lots 54 and 60), designated by the Landmarks Preservation Commission on August 14, 2012 (List No. 458, LP No. 2087).

For consideration.

BOROUGH OF STATEN ISLAND

No. 6

4830 ARTHUR KILL ROAD

CD 3

N 120050 ZAR

IN THE MATTER OF an application submitted by the Celerant Technology Corporation for the grant of an authorization pursuant to Section 107-68 of the Zoning Resolution for the modification of a group parking facility and access regulations to allow the construction of an enlargement to a commercial building on property located at 4830 Arthur Kill Rd. (Block 7584, Lot 85) in an M1-1 District, within the Special South Richmond District.

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

For consideration.

No. 7

4521 ARTHUR KILL ROAD

CD 3

N 120224 RAR

IN THE MATTER OF an application submitted by the Allen Arthur LLC for the grant of an authorization pursuant to Section 107-65 of the Zoning Resolution for the modification of topography to allow the construction of a community facility/medical building on property located at 4521 Arthur Kill Rd. (Block 7590, Lot 90) in an M1-1 District, within the Special South Richmond District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 8

BAILEY HOUSE

CD 11

C 100179 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Park 121 Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a non-profit institution without sleeping accommodations (Use Group 4A), on a portion of the ground floor and on the third and fourth floors of an existing 4-story building on property located at 1741-1751 Park Avenue (Block 1770, Lots 1, 101, 2, 3, 4 and 72), in an M1-4 District.

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

(On September 19, 2012, Cal. No. 1, the Commission scheduled October 3, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

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 REVIEW SESSION	6	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 REVIEW SESSION	27	28	29 CPC PUBLIC MEETING			
MARCH					1	2	3
	4	5	6	7	8	9	10
	11 REVIEW SESSION	12	13	14 CPC PUBLIC MEETING	15	16	17 St. Patrick's Day
	18	19	20	21	22	23	24
	25 REVIEW SESSION	26	27	28 CPC PUBLIC MEETING	29	30	31
APRIL	1 Palm Sunday	2	3	4	5	6	7
	8 Easter	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
MAY				1	2	3	4
	6 REVIEW SESSION	7	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20 REVIEW SESSION	21	22	23 CPC PUBLIC MEETING	24	25	26
	27 Memorial Day Observed	28	29	30	31		
JUNE						1	2
	3 REVIEW SESSION	4	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17 REVIEW SESSION	18	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 REVIEW SESSION	23	24	25 CPC PUBLIC MEETING	26	27	28
	29	30	31				
				1	2	3	4
	5 REVIEW SESSION	6	7	8 CPC PUBLIC MEETING	9	10	11
12	13	14	15	16	17	18	
19 REVIEW SESSION	20	21	22 CPC PUBLIC MEETING	23	24	25	
26	27	28	29	30	31		
AUGUST							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26 Yom Kippur	27	28	29
	30						
	1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6	7
8	9	10	11	12	13	14	
15 REVIEW SESSION	16	17	18 CPC PUBLIC MEETING	19	20	21	
22	23	24	25	26	27	28	
29 REVIEW SESSION	30	31 CPC PUBLIC MEETING					
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	27	28	29
	30						
	1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6	7
8	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					
OCTOBER							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17 Columbus Day Observed	18	19	20	21	22
	23	24	25	26	27	28	29
	30						
	1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6	7
8	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	
	31						
	1 REVIEW SESSION	2	3	4	5	6	7
8	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					
DECEMBER							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17 Hanukkah	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26 Kwanzaa Begins	27	28	29
	30	31					
	1 REVIEW SESSION	2	3	4	5	6	7
8	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					

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

IV. CITY PLANNING COMMISSION 2012 SCHEDULE OF MEETINGS

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

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