# CITY PLANNING COMMISSION DISPOSITION SHEET

WEDN 10:00 22 RE/	C MEETING: ESDAY, SEPTEM A.M. SPECTOR H ADE STREET, NE	ALL W YORI								22 R New	eade York	Stree	t, Roc	ndar ( om 2E 1000				
CAL NO.														C.P.C. ACTION				
1	N 140410 ZRM	4	A	AUTO SHOWROOM TEXT AMENDMENT									Scheduled to be Heard 9/17/14					7/14
2	C 140114 ZSM	2		37 GREAT JONES STREET											"	"		
3	C 010610 MMK	9	EMPIRE BOULEVARD GRADE CHANGES										Favorable Report Adopted					
4	C 140351 PQK	16	SHIRLEY CHISHOLM CHILD CARE CENTER												"	"		
5	N 150023 PXK	2	1 METROTECH CENTER OFFICE SPACE															
6	N 150021 PXM	5	42	420 LEXINGTON AVENUE OFFICE SPACE														
7	N 150022 PXM	5	57	570 LEXINGTON AVENUE OFFICE SPACE														
8	8 N 140430 RCR 3 7015 & 7019 HYLAN BOULEVARD													Cert	ificatio	on App	proved	
9	9 C 140388 PCX 1 5 BOROUGH SHOPS RELOCATION SITE												Hearing Closed					
10	C 140365 PQK	18	ABE STARK SENIOR CENTER									" "						
11	C 140330 ZSM	2		130 PRINCE STREET														
COMMIS	SION ATTENDANCE	:	Present (P) Absent (A)				N VO Opp			RD: bstain	- AB	Reci	ise - F	R				
		С	alendar Numbe	rs:	3	4	5	6	7	8								
	sbrod, Chairman			Р	Y	Y	Y	Y	Y	Y								
	J. Knuckles, Esq., \	/ice Chai	rman	Р	Y	Y	Y	Y	Y	Y								
Rayann				Р	Y	Y	Y	Y	Y	Y								
	Cantor, P.E.			р	Y	Y	Y	Y	Y	Y								
	. Cerullo, III			Р	Y	Y	Y	R	R	Y								
	R. De La Uz			Α														
Joseph I				Р	Y	Y	Y	Y	Y	Y		<u> </u>					<u> </u>	
	W. Eaddy Cohen Effron			Р														
Cheryl C Bomee J				Р	Y	Y	Y	Y	Y	Y								
	Jung Iyes Levin			Р	Y	Y	Y	Y	Y	Y								
Orlando	-			Р	Y	Y	Y	Y	Y	Y								
	rtiz, Commissioners			Р	Y	Y	Y	Y	Y	Y								
						AB	AB URNE		AB	AB								

MEETING ADJOURNED AT: 11:12 A.M.

NOTE: Commissioner Eaddy was not present for the votes

COMPREHENSIVE

**CITY PLANNING CALENDAR** 

of

The City of New York

# **CITY PLANNING COMMISSION**

WEDNESDAY, SEPTEMBER 3, 2014

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



Bill de Blasio, Mayor City of New York

[No. 17]

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

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# 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 (<u>www.nyc.gov/planning</u>).

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

CARL WEISBROD, Chairman KENNETH J. KNUCKLES, Esq., Vice Chairman RAYANN BESSER IRWIN G. CANTOR, P.E. ALFRED C. CERULLO, III MICHELLE R. DE LA UZ JOSEPH I. DOUEK RICHARD W. EADDY CHERYL COHEN EFFRON BOMEE JUNG ANNA HAYES LEVIN ORLANDO MARIN LARISA ORTIZ, 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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# 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 September 17, 2014 at 10:00 a.m.

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#### **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 Borough			No	
Borough _		ULURP No.:	CD No.:	
Position:	Opposed _			
	In Favor			
Comments:				
Organizatio	on (if any)			
Address:		Title:		

#### **SEPTEMBER 3, 2014**

#### **APPROVAL OF MINUTES OF the Regular Meeting of August 20, 2014**

# I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, SEPTEMBER 17, 2014 STARTING AT 10:00 A. M. AT SPECTOR HALL 22 READE STREET NEW YORK, NEW YORK

#### **BOROUGH OF MANHATTAN**

#### **No. 1**

#### AUTO SHOWROOM TEXT AMENDMENT

#### **CD 4**

#### N 140410 ZRM

**IN THE MATTER OF** an application submitted by 605 West 42<sup>nd</sup> St. 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, concerning Article IX, Chapter 6 to amend Section 96-21 (Special Regulations for 42<sup>nd</sup> Street Perimeter Area) of the Special Clinton Distinct to allow automobile showrooms or sales with automobile repair, storage, and preparation for delivery.

Matter in <u>underline</u> is new, to be added; Matter in <del>strikeout</del> is old, to be deleted; Matter in # # is defined in Section 12-10; \* \* \* indicate where unchanged text appears in the Zoning Resolution

# **Article IX - Special Purpose Districts**

\* \* \* Chapter 6 Special Clinton District

\* \* \*

96-20 PERIMETER AREA

\* \* \*

# 96-21 Special Regulations for 42nd Street Perimeter Area

The provisions of this Section shall apply in all #Commercial Districts# within the area bounded by the following:

Starting 150 feet west of Eighth Avenue, south to the southern boundary of West 41st Street, west to the east side of Twelfth Avenue, north along the eastern border of Twelfth Avenue to 43rd Street, east on West 43rd Street to the eastern side of Tenth Avenue, south along Tenth Avenue to the southern boundary of West 42nd Street, east on West 42nd Street to Ninth Avenue, north along the western boundary of Ninth Avenue to the midblock of 42nd/43rd Street, east to a point 150 feet west of Eighth Avenue, south to the southerly boundary of 41st Street.

(a) Special <u>#use#</u> regulations for office #use#

In the 42nd Street Perimeter Area, as shown in Appendix A of this Chapter, any the following special #use# regulations shall apply:

(1) Offices

<u>Any</u> #development# or #enlargement# that includes Use Group 6B offices #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

(2) Automobile showrooms and repairs

In Subarea 1, on the #block# bounded by Twelfth Avenue, West 43rd Street, Eleventh Avenue and West 42nd Street, automobile showrooms or sales, with vehicle storage, preparation of automobiles for delivery, and automobile repairs, may be permitted within a #completely enclosed building#, below the level of any floor occupied by #dwelling units#, provided that:

(i) access for automobiles to the portions of the #building# to be used for vehicle storage, preparation of automobiles for delivery and automobile repairs shall be located on West 43rd Street;

(ii) areas within the #building# used for vehicle storage, preparation of automobiles for delivery, or automobile repairs shall not be used for #accessory parking# for other uses on the #zoning lot#; except that such areas may be accessed from a curb cut, vehicular ramp, or vehicle elevator that also serves an #accessory group parking facility#; and (iii) the portion of the #building# used for the preparation of automobiles for delivery and automobile repairs shall be located entirely in a #cellar# level.

# **Resolution for adoption scheduling September 17, 2014 for a public hearing.**

#### No. 2

# **37 GREAT JONES STREET**

# **CD 2**

## C 140114 ZSM

**IN THE MATTER OF** an application submitted by DIB Management Inc. 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 42-00 to allow residential use (Use Group 2 uses) in a portion of the ground floor and on the  $2^{nd} 5^{th}$  floor and proposed penthouse; and
- 2. Section 42-14(D)(2)(b) to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar;

of an existing 5-story building and proposed penthouse, on property located at 37 Great Jones Street (Block 530, Lot 25), in an M1-5B District, within the NoHo Historic District Extension.

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 September 17, 2014 for a public hearing.

#### **II. REPORTS**

#### **BOROUGH OF BROOKLYN**

### No. 3

# EMPIRE BOULEVARD GRADE CHANGES

#### **CD 9**

#### C 010610 MMK

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

- the modification of legal grades in the intersection of Empire Boulevard, Flatbush Avenue and Ocean Avenue; and
- the delineation of a bridge easement,

in accordance with Map No. X-2635 dated February 23, 2011 and signed by the Borough President.

(On July 23, 2014, Cal. No. 1, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 6, the hearing was closed.)

# For consideration.

# **No. 4**

#### SHIRLEY CHISHOLM CHILD CARE CENTER

### **CD 16**

#### C 140351 PQK

**IN THE MATTER OF** an application submitted by the Administration for Children's Services 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 265 Sumpter Street (Block 1520, Lot 51) for continued use as a child care center.

(On July 23, 2014, Cal. No. 3, the Commission scheduled August 6, 2014 for a public hearing. On August 6, 2014, Cal. No. 8, the hearing was closed.)

For consideration.

### No. 5

# **1 METROTECH CENTER OFFICE SPACE**

# **CD 2**

#### N 150023 PXK

**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 1 MetroTech Center (Block 147, Lot 4) (Human Resources Administration offices).

(On August 7, 2014, the Commission duly advertised August 20, 2014 for a public hearing. On August 20, 2014, Cal. No. 21, the hearing was closed.)

For consideration.

## **BOROUGH OF MANHATTAN**

## No. 6

# 420 LEXINGTON AVENUE OFFICE SPACE

# **CD 5**

#### N 150021 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 420 Lexington Avenue (Block 1280, Lot 60) (Office of Court Administration offices).

(On August 7, 2014, the Commission duly advertised August 20, 2014 for a public hearing. On August 20, 2014, Cal. No. 19, the hearing was closed.)

For consideration.

# No. 7

# 570 LEXINGTON AVENUE OFFICE SPACE

#### **CD 5**

#### N 150022 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 570 Lexington Avenue (Block 1305, Lot 60) (Office of Court Administration offices).

(On August 7, 2014, the Commission duly advertised August 20, 2014 for a public hearing. On August 20, 2014, Cal. No. 20, the hearing was closed.)

For consideration.

## **BOROUGH OF STATEN ISLAND**

## **No. 8**

### 7015 & 7019 HYLAN BOULEVARD

### **CD 3**

#### N 140430 RCR

**IN THE MATTER OF** an application submitted by CB Hylan Development LLC & CB Hylan LLC for the grant of certification pursuant to Section 107-08 of the Zoning Resolution for the future subdivision of one existing zoning lot into two separate zoning lots at 7015 & 7019 Hylan Boulevard (Block 7838, Existing Lot 40, Tentative Lots 40 & 39) to facilitate the construction of (2) two-family homes within the Special South Richmond Development District.

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.

For consideration.

# **III. PUBLIC HEARINGS**

#### **BOROUGH OF THE BRONX**

#### No. 9

# **5 BOROUGH SHOPS RELOCATION SITE**

# **CD 1**

#### C 140388 PCX

#### **PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Parks and Recreation 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 850 East 138<sup>th</sup> Street (Block 2589, Lot 31) for a repair, maintenance and storage facility.

On August 20, 2014, Cal. No. 1, the Commission scheduled September 3, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

## **BOROUGH OF BROOKLYN**

## No.10

### ABE STARK SENIOR CENTER

#### **CD 18**

# C 140365 PQK

#### **PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 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 10315 Farragut Road (Block 8152, Lot 201) for continued use as a senior center.

On August 20, 2014, Cal. No. 2, the Commission scheduled September 3, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

# **BOROUGH OF MANHATTAN**

### No. 11

## 130 PRINCE STREET

**CD 2** 

C 140330 ZSM

## **PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Prince Street - SOHO 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 the use regulations of Section 42-14(D)(2)(a) to allow retail uses (Use Group 6 uses) on portions of the ground floor and cellar of an existing 5-story and penthouse building, on property located at 130 Prince Street (Block 501, Lot 15), 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, N.Y. 10007.

On August 20, 2014, Cal. No. 3, the Commission scheduled September 3, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

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# **IV. CITY PLANNING COMMISSION 2014 SCHEDULE OF MEETINGS**

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

FEBRUARY JANUARY	11 18 25 1 8 15	26 REVIEW SESSION 9 16 PRESIDENTS' DAY	27 3 10	CPC 7 PUBLIC MEETING 14 CPC 21 PUBLIC MEETING MEETING MEETING 11	1 NEW YEAR'S DAV 8 15 22 29 5	2 9 16 23 30 6	3 10 17 24 31	JULY	5	6 13 REVIEW SESSION	7	CPC 1 PUBLIC MEETING 8 CPC 15 PUBLIC MEETING	2 9 16	3 INDEPENDENCE DAY OBSERVED 10	4 INDEPENDENCE DAY 11 18
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# V. CITY PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS

**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