

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

CITY PLANNING COMMISSION

WEDNESDAY, DECEMBER 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. 22]

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

- 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 December 17, 2014 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: _____

DECEMBER 3, 2014

APPROVAL OF MINUTES OF the Regular Meeting of November 19, 2014

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

BOROUGH OF MANHATTAN

No. 1

MEATPACKING AREA BUSINESS IMPROVEMENT DISTRICT

CDs 2, 4

N150156 BDM

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Meatpacking Area Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the Meatpacking Area Business Improvement District.

Resolution for adoption scheduling December 17, 2014 for a public hearing.

No. 2

HUDSON YARDS SLIVER TEXT AMENDMENT

CD 4

N 150083 ZRM

IN THE MATTER OF an application submitted by D Solnick Design and Development 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).

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

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

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

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

**Chapter 3
Special Hudson Yards District**

* * *

93-542

Height and setback in Subareas D4 and D5

In Subareas D4 and D5 of Hell’s Kitchen Subdistrict D, the underlying height and setback regulations shall apply, except that:

(a) the rooftop regulations set forth in Section 93-41 shall apply;

(b) within the C2-5 District of Subarea D4, #commercial uses# shall be limited to two #stories# or a height of 30 feet, whichever is less; ~~and~~

(c) within the C1-7A District of Subarea D5, recesses in the #street wall# of any #building# facing Ninth Avenue shall not be permitted within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except as provided for permitted corner articulation; and

(d) the regulations set forth in paragraph (d) of Section 23-692 (Height limitations for narrow buildings or enlargements) shall be modified to allow portions of #buildings# with #street walls# less than 45 feet in width to reach the height of the tallest #abutting# #building# without regard to the width of the #street# onto which such #building# fronts.

Resolution for adoption scheduling December 17, 2014 for a public hearing.



II. REPORTS

BOROUGH OF THE BRONX

No. 3

SILVERSTEIN RESIDENCE

CD 8

N 150116 ZAX

IN THE MATTER OF an application (N 150116 ZAX) and the related drawings submitted by Cathy Raduns and Steven Silverstein pursuant to Sections 105-421, 105-422, and 105-431 of the Zoning Resolution, for the grant of authorizations involving the modification of topographic features on Tier I sites, an authorization of a development, enlargement, or site alteration on a Tier II site or portion of a zoning lot having a steep slope buffer, and a modification of the lot control regulations to allow the expansion of a single-family home that will include an indoor swimming pool and two story addition on property located at 691 West 247th Street (Block 5926, Lot 16) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

For consideration.

BOROUGH OF BROOKLYN

No. 4

25 ELM PLACE NYPD OFFICES

CD 2

N 150133 PXX

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 25 Elm Place (Block 158, Lot 1) (NYPD offices).

(On November 5, 2014, the Commission duly advertised November 19, 2014 for a public hearing. On November 19, 2014, Cal. No. 10, the hearing was closed.)

For consideration.

No. 5

DOERING-BOHACK HOUSE LANDMARK

CD 4

N 150124 HKK

IN THE MATTER OF a communication dated October 9, 2014, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Doering-Bohack House, 1090 Green Avenue (Block 3924, Lot 1), by the Landmarks Preservation Commission on September 30, 2014 (Designation List 474/LP-2548).

For consideration.

BOROUGH OF STATEN ISLAND

No. 6

TRAVIS-MEREDITH

CD 2

C 140401 PQR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property (Block 2776, lot 12) and the acquisition of easements (Block 2772, parts of lots 36 and 37) generally located at Cannon and Burke avenues and Prices Lane to facilitate the construction of storm water collection sewers and outfalls.

(On October 22, 2014, Cal. No. 1, the Commission scheduled November 5, 2014 for a public hearing. On November 5, 2014, Cal. No. 5, the hearing was closed.)

For consideration.

No. 7

56 EAST ENTRY ROAD

CD 2

N 140309 ZAR

IN THE MATTER OF an application submitted by Dr. Michael Ammiriati for grant of authorization pursuant to Section 105-421 of the Zoning Resolution to authorize modification of topographic features on a Tier I site to facilitate construction of an in-ground swimming pool, patio and deck at 56 East Entry Road (Block 888, Lot 100) 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, 6th Floor, Staten Island, New York, 10301.

For consideration.



No. 8

35 COVERLY AVENUE

CD 2

N 140387 ZAR

IN THE MATTER OF an application submitted by Lev Borodoker for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution to authorize site alteration of a steep slope buffer in order to facilitate the construction of a patio in the rear yard of an existing single-family detached residence at 35 Coverly Avenue (Block 684, Lot 164) 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, 6th floor, Staten Island, New York, 10301.

For consideration.



III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 9

102 GREENE STREET

CD 2

C 140353 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by BLDG Greene St 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. Section 43-17 - to allow the enlargement of an existing 3-story building containing joint living-work quarters for artists (JLWQA); and
2. Section 42-10 - to allow residential use (U.G. 2 use) on portions of the ground floor, 2nd – 3rd floors and within the proposed 4th – 5th floors and duplex penthouse levels;

on property located at 102 Greene Street (Block 499, Lot 6), 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 November 19, 2014, Cal. No. 1, the Commission scheduled December 3, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 10

SOUTH SHORE BUSINESS IMPROVEMENT DISTRICT

CD 3

N 150134 BDR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the South Shore Business Improvement District pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the South Shore Business Improvement District.

(On November 19, 2014, Cal. No. 2, the Commission scheduled December 3, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

IV CITY PLANNING COMMISSION 2014 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY				1 New Year's Day	2	3	4
	5	6 Review Session	7	8 CPC Public Meeting	9	10	11
	12	13	14	15	16	17	18
	19 Martin Luther King Jr. Day	20	21 Review Session	22 CPC Public Meeting	23	24	25
	26	27	28	29	30	31 Observed Winter Day	
FEBRUARY							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
	9	10	11	12	13	14	15
	16 President Day	17	18 Review Session	19 CPC Public Meeting	20	21	22 Washington's Birthday
23	24	25	26	27	28		
MARCH							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	31 St. Patrick's Day						
APRIL				1 CPC Public Meeting	2	3	4
	5	6	7	8	9	10	11
	12	13 Good Friday	14	15	16	17	18
	19 Easter Sunday	20	21 Review Session	22	23 CPC Public Meeting	24	25
26	27	28	29	30			
MAY					1	2	3
	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 Mother's Day Observed	27	28	29	30	31	
JUNE	1	2	3	4	5	6	7
	8	9 Review Session	10	11 CPC Public Meeting	12	13	14
	15	16	17	18	19	20	21
	22	23 Review Session	24	25 CPC Public Meeting	26	27	28
	29	30					31 Canada Day
JULY				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	21 Review Session	22	23 CPC Public Meeting	24	25
	26	27 Emancipation Day	28	29	30	31	
AUGUST							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	31						
SEPTEMBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
OCTOBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
23	24	25	26	27	28	29	
30	31						
NOVEMBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
DECEMBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
JANUARY							1
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30	31						
FEBRUARY							1
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30	31						
JUNE							1
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
JULY							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
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30	31						
AUGUST							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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30	31						
SEPTEMBER							1
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30	31						
OCTOBER							1
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30	31						
NOVEMBER							1
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30	31						
DECEMBER							1
	2	3 Review Session	4	5 CPC Public Meeting	6	7	8
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	16	17 Review Session	18	19 CPC Public Meeting	20	21	22
23	24	25	26	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

V. CITY PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS

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

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