CITY PLANNING COMMISSION DISPOSITION SHEET

WEDN 10:00	PUBLIC MEETING:Yvette V. Gruel, CWEDNESDAY, DECEMBER 17, 201422 Reade Street,10:00 A.M. SPECTOR HALLNew York, New Y22 READE STREET, NEW YORK, NY 10007(212) 720-3370												t, Roo	m 2E					
CAL NO.	ULURP NO.	CD NO.				PROJI	ECT N	AME						C	C.P.C.	ACTI	ON		
1	C 140282 MMX	7		LIBRARY LANE RECONSTRUCTION										Scheduled to be Heard 1/7/15					
2	C 150076 ZMK	7		HAMILTON'S PATIO															
3	C 140288 ZMK	12		54	02 FOI	RT HA	MILTO	N PA	RKWA	Y					"	"			
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14	N 140230 RAR	3			4299	HYLA	N BOL	JLEVA	RD				Authorization Approved						
15	N 150156 BDM	2, 4	MEATPAC	KING	AREA	BUSI	NESS	IMPR	OVEM	ENT D	ISTRI	СТ	Hearing Closed						
16	N 150083 ZRM	4	HU	DSO	N YAR	DS SL	IVER 1	EXT /	AMEN	DMEN	т								
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-	Cantor, P.E.			Р	Y	Y	Y	Y	Y	Y									
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Larisa O	rtiz, Commissioners	5		Р	Y	Y	Y	Y	Y	Y									

MEETING ADJOURNED AT: 11:35 A.M.

NOTE: Commissioner Cantor was not present for the votes.

COMPREHENSIVE

CITY PLANNING CALENDAR

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, DECEMBER 17, 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. 23]

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

Α

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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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WEDNESDAY, DECEMBER 17, 2014

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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 January 7, 2015 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				
	aring		No	
Borough _		ULURP No.:	CD No.:	
Position:	Opposed _			
	In Favor			
Comments:				
Organizatio	on (if any)			
Address:		Title:		

DECEMBER 17, 2014

APPROVAL OF MINUTES OF the Regular Meeting of December 3, 2014

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, JANUARY 7, 2015 STARTING AT 10:00 A. M. AT SPECTOR HALL 22 READE STREET NEW YORK, NEW YORK

BOROUGH OF THE BRONX

No. 1

LIBRARY LANE RECONSTRUCTION

CD 7

C 140282 MMX

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

- the establishment of Library Lane between Briggs Avenue and Bainbridge Avenue; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13135 dated September 3, 2014 and signed by the Borough President.

Resolution for adoption scheduling January 7, 2015 for a public hearing.

BOROUGH OF BROOKLYN

No. 2

HAMILTON'S PATIO

CD 7

C 150076 ZMK

IN THE MATTER OF an application submitted by Lula Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C2-4 District bounded by Fort Hamilton Parkway, a line perpendicular to the southeasterly street line of Fort Hamilton Parkway distant 25 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and easterly street line of East 4th Street, a line 100 feet southeasterly of Fort Hamilton Parkway, and a line perpendicular to the southeasterly line of Fort Hamilton Parkway distant 30 feet southwesterly (as measured along the street line) from the point of Fort Hamilton Parkway distant 30 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway distant 30 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway distant 30 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Fort Hamilton Parkway and westerly street line of East 4th Street, as shown on a diagram (for illustrative purposes only) dated September 29, 2014.

Resolution for adoption scheduling January 7, 2015 for a public hearing.

No. 3

5402 FORT HAMILTON PARKWAY

CD 12

C 140288 ZMK

IN THE MATTER OF an application submitted by Fort Hamilton, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 22a and 22c:

- 1. changing from an R5 District to an R6 District property bounded by a line 100 feet northwesterly of Fort Hamilton Parkway, 53rd Street, Fort Hamilton Parkway, and a line 120 feet southwesterly of 54th Street; and
- 2. establishing within the proposed R6 district a C1-3 District bounded by a line 100 feet northwesterly of Fort Hamilton Parkway, 54th Street, Fort Hamilton Parkway, and a line 120 feet southwesterly of 54th Street;

as shown on a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-341.

Resolution for adoption scheduling January 7, 2015 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 4 & 5

7 WEST 21ST STREET

No. 4

CD 5

IN THE MATTER OF an application submitted by 7 West 21 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Zoning Resolution Section 13-45 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) to allow an attended public parking garage with a maximum capacity of 200 spaces on portions of the ground floor, cellar and sub-cellar of a proposed mixed use building on property located at 7 West 21st Street (Block 823, Lot 31), in a C6-4A 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 January 7, 2015 for a public hearing.

No. 5

CD 5

IN THE MATTER OF an application submitted by 7 West 21 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify height and setback requirements of Section 35-24 (Special street wall location and height setback regulations in certain districts), the rear setback requirements of Section 23-663 (Required rear setbacks for tall buildings in other districts), and the permitted obstruction requirements of Section 23-44 (Permitted Obstructions in Required

C 150077 ZSM

C 150078 ZSM

Yards or Rear Yard Equivalents) to facilitate the development of an 18-story mixed use building on property located at 7 West 21st Street (Block 823, Lot 31), in an C6-4A District located within the Ladies' Mile Historic District.

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

Resolution for adoption scheduling January 7, 2015 for a public hearing.

No. 6

110 EAST 70TH STREET

CD 8

IN THE MATTER OF an application submitted by 110 Residence 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 rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the narrow outer court requirements of Section 23-841 (Narrow outer courts), and the lot coverage requirements of Section 23-145 (For Quality Housing buildings), to facilitate the legalization of an existing 1-family residential building on property located at 110 East 70th Street (Block 1404, Lot 67), in an R8B District, within a Limited Height District (LH-1A), within the Upper East Side Historic District.

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

Resolution for adoption scheduling January 7, 2015 for a public hearing.

No. 7

498 BROOME STREET

CD 2

IN THE MATTER OF an application submitted by Goose Mountain NYC, 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 42-00 to

C 150059 ZSM

C 130066 ZSM

allow Use Group 2 uses (residential use) on portions of the ground floor, the 2nd - 5th floors and the proposed penthouse of an existing 5-story building, on the property located at 498 Broome Street (Block 487, 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.

Resolution for adoption scheduling January 7, 2015 for a public hearing.

BOROUGH OF QUEENS

No. 8

VAUX ROAD DEMAPPING

CD 2

C 130383 MMQ

IN THE MATTER OF an application, submitted by Firecom Inc., 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 elimination of Vaux Road between 59th Street and 60th Street; and
- the elimination, discontinuance and closing of a portion of Vaux Road between 59th Street and 60th Street; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5023 dated June 30, 2014 and signed by the Borough President.

Resolution for adoption scheduling January 7, 2015 for a public hearing.

II. REPORTS

BOROUGH OF MANHATTAN

Nos. 9 & 10

SPECIAL WEST CHELSEA DISTRICT EXPANSION

No. 9

CD 4

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment to the Zoning Map, Section No. 8b, establishing a Special West Chelsea District (WCh) bounded by West 15th Street, Ninth Avenue, a line midway between West 15th Street and West Fourteenth Street, a line 325 feet easterly of Tenth Avenue, West Fourteenth Street, and Tenth Avenue, as shown on a diagram (for illustrative purposes only) dated September 2, 2014, and subject to the conditions of CEQR Declaration E-350.

(On November 5, 2014, Cal. No. 1, the Commission scheduled November 19, 2014 for a public hearing. On November 19, 2014, Cal. No. 11, the hearing was closed.)

For consideration.

No. 10

CD 4

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 8 (Special West Chelsea District) to expand the Special District and Article I, Chapter 4 (Sidewalk Café Regulations) to allow unenclosed sidewalk cafes in areas of the Special District within Community District 4, Borough of Manhattan.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of November 19, 2014 (Cal. No. 12) and at the Department of City Planning web site: (www.nyc.gov/planning).

N 150102 ZRM

C 150101 ZMM

(On November 5, 2014, Cal. No. 2, the Commission scheduled November 19, 2014 for a public hearing. On November 19, 2014, Cal. No. 12, the hearing was closed.)

For consideration.

No. 11

FIRST GERMAN BAPTIST CHURCH

CD 3

IN THE MATTER OF a communication dated November 6, 2014, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of First German Baptist Church, 334 East 14th Street (Block 455, Lot 24, in part), by the Landmarks Preservation Commission on October 28, 2014, (List No. 475/LP-2475).

For consideration.

No. 12

MILLS HOTEL No. 3

CD 5

IN THE MATTER OF a communication dated November 6, 2014, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Mills Hotel No. 3, 485 Seventh Avenue (Block 812, Lot 1), by the Landmarks Preservation Commission on October 28, 2014, (List No. 475/LP-2424).

For consideration.

N 150158 HKM

N 150157 HKM

BOROUGH OF STATEN ISLAND

No. 13

355 BRADFORD AVENUE

CD 3

N 150139 RCR

IN THE MATTER OF an application submitted by Brandon Property Group Inc. 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 355 Bradford Avenue (Block 6907, Existing Lot 62, Tentative Lots 61 & 62) 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, 6th floor, Staten Island, New York, 10301.

For consideration.

No. 14

4299 HYLAN BOULEVARD

CD 3

N 140230 RAR

IN THE MATTER OF an application submitted by Dr. David Gerstenfeld for the grant of an authorization pursuant to Section 107-251 of the Zoning Resolution to permit one curb cut on an arterial street for a zoning lot with access to both arterial and non-arterial streets in order to facilitate the enlargement of an existing medical office building and parking lot for 11 cars at 4299 Hylan Boulevard (Block 5292, Lots 37, 39 and 41) 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, 6th floor, Staten Island, New York, 10301.

For consideration.

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III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 15

MEATPACKING AREA BUSINESS IMPROVEMENT DISTRICT

CDs 2, 4

N150156 BDM

PUBLIC HEARING:

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.

(On December 3, 2014, Cal. No. 1, the Commission scheduled December 17, 2014 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

HUDSON YARDS SLIVER TEXT AMENDMENT

CD 4

N 150083 ZRM

PUBLIC HEARING:

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.

(On December 3, 2014, Cal. No. 2, the Commission scheduled December 17, 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

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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