

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JANUARY 21, 2015
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 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	N 150109 ZRK	15	CHERRY HILL GOURMET TEXT AMENDMENT	Scheduled to be Heard 2/4/15
2	C 120403 ZMQ	7	137-61 NORTHERN BOULEVARD	" "
3	C 130321 ZSM	3	180 ORCHARD STREET PUBLIC PARKING GARAGE	" "
4	C 140404 ZSM	5	39-41 WEST 23 RD STREET	" "
5	C 140405 ZSM	5	" "	" "
6	C 140440 MMM	5	VANDERBILT CORRIDOR	" "
7	N 150127 ZRM	5, 6	" "	" "
8	C 150128 ZSM	5, 6	ONE VANDERBILT AVENUE	" "
9	C 150129 ZSM	5, 6	" "	" "
10	C 150130 ZSM	5, 6	" "	" "
11	C 150130(A) ZSM	5, 6	" "	" "
12	N 150156 BDM	2, 4	MEATPACKING AREA BUSINESS IMPROVEMENT DISTRICT	Favorable Report Adopted
13	N 150083 ZRM	4	HUDSON YARDS SLIVER TEXT AMENDMENT	" "
14	C 140353 ZSM	2	102 GREENE STREET	" "
15	N 150189 PXM	1	120 BROADWAY OFFICE SPACE	" "
16	N 150176 HKQ	11	HAWTHORNE COURT APARTMENTS LANDMARK	Forward Report to City Council
17	N 150113 ZCR	1	76 SILVER LAKE ROAD	Certification Approved

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		12	13	14	15	16	17	18	19					
Carl Weisbrod, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y					
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y					
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y					
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y					
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y					
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y					
Joseph I. Douek	A													
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y					
Cheryl Cohen Effron	P	Y	Y	Y	Y	Y	Y	Y	Y					
Bomee Jung	P	Y	Y	Y	Y	Y	Y	Y	Y					
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y					
Orlando Marin	P	Y	Y	Y	Y	Y	Y	Y	Y					
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y					

MEETING ADJOURNED AT: 1:34 P.M.

**PUBLIC MEETING:
WEDNESDAY, JANUARY 21, 2015
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 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	N 150131 ZCR	2	583 OCEAN TERRACE	Certification Approved
19	N 150107 ZAR	2	40 WILLOW POND ROAD	Authorization Approved
20	C 150152 ZMX	3	MELROSE COMMONS NORTH, SITE C	Hearing Closed
21	C 150153 HUX	3	" "	" "
22	C 150154 HAX	3	" "	" "
23	C 120323 MMX	3	" "	" "
24	N 150204 HKK	9	CHESTER COURT HISTORIC DISTRICT	" "
25	N 150202 HKQ	5	CENTRAL RIDGEWOOD HISTORIC DISTRICT	" "
26	C 150125 ZMQ	4	CORONA SENIOR RESIDENCE	" "
27	C 150126 HAQ	4	" "	" "
28	C 140352 PQM	11	BEATRICE LEWIS SENIOR CENTER/ADDIE MAE COLLINS DCC	" "
29	N 140407 ZRM	4	505/513 WEST 43 RD STREET	" "
30	C 140408 ZSM	4	" "	" "
31	C 140409 ZSM	4	" "	" "

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

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, JANUARY 21, 2015

**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. 2]

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 9:00 a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

TABLE OF CONTENTS

WEDNESDAY, JANUARY 21, 2015

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

I. Matters to Be Scheduled for Public Hearing on February 4, 2015.....1

II. Reports.....37

III. Public Hearings42

IV. Schedule of Meetings: January 1, 2015 – December 31, 2015.....55

**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 February 4, 2015 at 9:00 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: _____

JANUARY 21, 2015

APPROVAL OF MINUTES OF the Regular Meeting of January 7, 2015

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, FEBRUARY 4, 2015
STARTING AT 9:00 A. M.
AT THE NATIONAL MUSEUM
OF THE AMERICAN INDIAN
ONE BOWLING GREEN
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CHERRY HILL GOURMET TEXT AMENDMENT

CD 15

N 150109 ZRK

IN THE MATTER OF an application submitted by Cherry Hill Gourmet Market pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning use regulations in Article IX, Chapter 4 (Special Sheepshead Bay District), in Community District 15 in the Borough of Brooklyn.

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

Article IX

SPECIAL PURPOSE DISTRICTS

* * *

Chapter 4

Special Sheepshead Bay District

* * *

94-06

Special Use Regulations

In order to preserve the character of the area and to encourage waterfront and related #uses#, special limitations are imposed on the location, size and kinds of #uses# permitted within the Special District as set forth in this Section.

~~(2/2/11)~~

94-061

Permitted residential, community facility and commercial U uses permitted by right

(a) #Residential# and #community facility uses#

#Uses# listed in Use Groups 1, 2, 3 and 4 shall be allowed anywhere within the Special District, except as set forth in Section 94-065 (Restriction on ground floor use).

(b) #Commercial uses#

In ~~a~~Areas A, B, C, D and E, as indicated in Appendix A (District Map) in this Chapter, only those #commercial uses# shall be limited to those listed in Section 94-062 (Use Group SB), and those #uses# listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, 9 and 14, except for and those #uses# permitted under pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed, except that in Area B, food stores, as listed in Section 32-15 (Use Group 6), shall also be allowed with no limitation on #floor area# or frontage per establishment.

In Area F, only #commercial uses# ~~permitted by~~ listed in Use Group 6 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts# ~~boundaries~~.

In Area G, only #commercial uses# ~~permitted by~~ listed in Use Groups 6, 7, 8 and 9 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts# ~~boundaries~~.

In Area H, except for #uses# permitted ~~under pursuant to~~ Section 94-063, #commercial uses# shall be limited to those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 and the following #uses#:

* * *

Resolution for adoption scheduling February 4, 2015 for a public hearing.

BOROUGH OF QUEENS

No. 2

137-61 NORTHERN BOULEVARD

CD 7

C 120403 ZMQ

IN THE MATTER OF an application submitted by CG & J Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 10a:

1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and
2. changing from an R6 District to a C4-3 District property bounded by a line 125 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

as shown in a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-355.

Resolution for adoption scheduling February 4, 2015 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

180 ORCHARD STREET PUBLIC PARKING GARAGE

CD 3

C 130321 ZSM

IN THE MATTER OF an application submitted by 180 Orchard Retail 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 Section 13-451 (Additional parking spaces for residential growth) to allow an attended public parking garage with a maximum capacity of 99 spaces on portions of the ground floor, cellar and sub-

cellar of a proposed mixed-use building on property located at 180 Orchard Street (Block 412, Lots 8-11, 27-29, 32-36, & 1001-1003), in a C4-4A 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 February 4, 2015 for a public hearing.

Nos. 4 & 5

39-41 WEST 23RD STREET

No. 4

CD 5

C 140404 ZSM

IN THE MATTER OF an application submitted by 39 West 23rd Street, 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 use regulations of Section 42-00 to allow residential uses (Use Group 2 uses) on portions of the ground floor, cellar and sub-cellar, and on the 2nd – 24th floors; and
2. the bulk regulations of Section 43-28 (Special Provisions for Through Lots), Section 43-313 (For zoning lots with multiple rear lot lines), and Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks);

to facilitate the construction of a 10-story and 24-story mix use building on property located at 39-41 West 23rd Street a.k.a. 20-22 West 24th Street (Block 825, Lots 20, 60 and 1001-1005), in an M1-6 District, 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 February 4, 2015 for a public hearing.

No. 5**CD 5****C 140405 ZSM**

IN THE MATTER OF an application submitted by 39 West 23rd Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking facility with a maximum capacity of 50 spaces on portions of the ground floor and sub-cellar of a proposed mixed-use building on property located at 39-41 West 23rd Street a.k.a. 20-22 West 24th Street (Block 825, Lots 20, 60 and 1001-1005), in an M1-6 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 February 4, 2015 for a public hearing.

Nos. 6 & 7***VANDERBILT CORRIDOR*****No. 6****CD 5****C 140440 MMM**

IN THE MATTER OF an application, submitted by The New York City Department of City Planning, 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, discontinuance and closing of Vanderbilt Avenue between East 42nd Street and East 43rd Street;
- the establishment of Public Place above a lower limiting plane; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30244 dated October 17, 2014 and signed by the Borough President.

Resolution for adoption scheduling February 4, 2015 for a public hearing.

No. 7

CD 5, 6

N 150127 ZRM

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, concerning Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community Districts 5 and 6.

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 VIII - Special Purpose Districts
Chapter 1
Special Midtown District**

Table of Contents - Special Midtown District

GENERAL PURPOSES..... 81-00

* * *

SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT...81-60

General Provisions 81-61

Special Bulk and Urban Design Requirements 81-62

Transfer of Development Rights from Landmark Sites 81-63

Special Permit for Grand Central Public Realm Improvement Bonus81-64

* * *

81-00

GENERAL PURPOSES

The "Special Midtown District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

* * *

- (m) to preserve the midblock area north of the Museum of Modern Art for its special contribution to the historic continuity, function and ambience of Midtown;
- (n) to protect and strengthen the economic vitality and competitiveness of the Grand Central Subdistrict by facilitating the development of exceptional and sustainable buildings within the Vanderbilt Corridor and enabling improvements to the pedestrian and mass transit circulation network;
- (o)(~~n~~) to protect and enhance the role of Grand Central Terminal as a major transportation hub within the City, to expand and enhance the pedestrian and mass transit circulation network connecting Grand Central Terminal to surrounding development, to minimize pedestrian congestion and to protect the surrounding area's special character;
- (p)(~~o~~) to expand the retail, entertainment and commercial character of the area around Pennsylvania Station and to enhance its role as a major transportation hub in the city;
- (q)(~~p~~) to provide freedom of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms without the need for special development permissions or "negotiated zoning"; and
- (r)(~~q~~) to promote the most desirable use of land and building development in accordance with the District Plan for Midtown and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

* * *

81-03 District Plan

The regulations of this Chapter are designed to implement the #Special Midtown District# Plan.

The District Plan ~~partly consists of~~ includes the following four maps:

Map 1	Special Midtown District and Subdistricts
Map 2	Retail and Street Wall Continuity
Map 3	Subway Station and Rail Mass Transit Facility Improvement Areas
Map 4	Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict Network of Pedestrian Circulation.

The maps are located in Appendix A of this Chapter and are hereby incorporated and made a part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

* * *

**81-20
BULK REGULATIONS**

**81-21
Floor Area Ratio Regulations**

* * *

**81-211
Maximum floor area ratio for non-residential or mixed buildings**

- (a) For #non-residential buildings# or #mixed buildings#, the basic maximum #floor area ratios# of the underlying districts shall apply as set forth in this Section.
- (b) In the #Special Midtown District#, the basic maximum #floor area ratio# on any #zoning lot# may be increased by bonuses or other #floor area# allowances only in accordance with the provisions of this Chapter, and the maximum #floor area ratio# with such additional #floor area# allowances shall in no event exceed the amount set forth for each underlying district in the following table:

**MAXIMUM FLOOR AREA ALLOWANCES FOR SPECIFIED FEATURES
AND MAXIMUM FLOOR AREA RATIOS BY DISTRICTS**

Means for Achieving
Permitted FAR Levels
on a #Zoning Lot#

		Maximum #Floor Area Ratio# (FAR)			
		Outside the Grand Central Subdistrict		Grand Central Subdistrict	
			C5-2.5	C6-	
	C6-4	C6-	4.5	C6-5.5	C5-3
	5	M1-6	C6-6.5		C6-6
C5P				C6-7T	C6-7
					C5-3
					C6-6
					C5-2.5
					C6-6

A.	Basic Maximum FAR	8.0	10.0	12.0	14.0	15.0	12.0	15.0
B.	Maximum As-of-Right #Floor Area# Allowances:(District-wide Incentives), #Public plaza# (Section 81-23)	---	1.0 ^{1,2}	1.0 ^{1,3}	---	1.0 ²	---	---
C.	Maximum Total FAR with As-of-Right Incentives	8.0	11.0 ^{1,2,8}	13.0 ^{1,3}	14.0	16.0	12.0	15.0
D.	Maximum Special Permit #Floor Area# Allowances:(District-wide Incentives), Subway station improvement (Section 74-634)	---	2.0 ^{1,7}	2.4 ¹	---	3.0	2.4	3.0
E.	Maximum Total FAR with District-wide and As-of-Right Incentives	8.0	12.0	14.4	14.0	18.0	14.4	18.0
F.	Maximum Special Permit #Floor Area# Allowances in Penn Center Subdistrict: Mass Transit Facility Improvement (Section 74-634)	---	2.0	---	---	3.0	---	---
G.	Maximum Total FAR with As-of-Right, District-wide and Penn Center Subdistrict Incentives:	---	12.0	---	---	18.0	---	---
H.	Maximum As-of-Right #Floor Area# Allowances in Theater Subdistrict: Development rights (FAR) of a "granting site" (Section 81-744)	---	10.0	12.0	14.0	15.0	---	---
	Maximum amount of transferable development rights (FAR) from "granting sites" that may be utilized on a "receiving site" (Section 81-744(a))							

	---	2.0	2.4	2.8	3.0	---	---
	Inclusionary Housing (Sections 23-90 and 81-22)						
	---	2.0 ⁴	---	---	---	---	---
I.	Maximum Total FAR with As-of-Right #Floor Area# Allowances in Theater Subdistrict						
	---	12.0	14.4	16.8	18.0	---	---
J.	Maximum #Floor Area# Allowances by Authorization in Eighth Avenue Corridor (Section 81-744(b))						
	---	2.4	---	---	---	---	---
K.	Maximum Total FAR with As-of-Right and Theater Subdistrict Authorizations						
	---	14.4	14.4	16.8	18.0	---	---
L.	Maximum Special Permit #Floor Area# Allowances in Theater Subdistrict:						
	Rehabilitation of "listed theaters" (Section 81-745)						
	---	4.4	2.4	2.8	3.0	---	---
M.	Maximum Total FAR with Theater Subdistrict, District-wide and As-of-Right Incentives						
	8.0	14.4	14.4	16.8	18.0	---	---
N.	Maximum FAR of Lots Involving Landmarks:						
	Maximum FAR of a lot containing non-bonusable landmark (Section 74-711 or as-of-right)						
	8.0	10.0	12.0	14.0	15.0	12.0	15.0
	Development rights (FAR) of a landmark lot for transfer purposes (Section 74-79)						
	8.0	10.0	13.0 ⁵	14.0	16.0	12.0	15.0

Maximum amount of transferable development rights (FAR) from landmark #zoning lot# that may be utilized on:

(a) an "adjacent lot" (Section 74-79)

	1.6	2.0	2.4	No Limit	No Limit	2.4	No Limit
--	-----	-----	-----	-------------	-------------	-----	-------------

(b) a "receiving lot" (Section 81-634)

	---	---	---	---	---	1.0	1.0
--	-----	-----	-----	-----	-----	-----	-----

(c) a "receiving lot" (Section 81-635)

	---	---	---	---	---	9.6	6.6
--	-----	-----	-----	-----	-----	-----	-----

(d) a "receiving lot" located within the Vanderbilt Corridor (Section 81-635)

	---	---	---	---	---	---	15.0
--	-----	-----	-----	-----	-----	-----	------

O. Maximum #Floor Area# Allowances by Special Permit for Grand Central Public Realm Improvement Bonus (Section 81-64)

	---	---	---	---	---	---	15.0
--	-----	-----	-----	-----	-----	-----	------

Θ-P. Maximum Total FAR of a Lot with Transferred Development Rights from Landmark #Zoning Lot#, Theater Subdistrict Incentives, District-wide Incentives and As-of-Right Incentives

	9.6	14.4	14.4	No Limit	No Limit	21.6	No ⁶ Limit
--	-----	------	------	-------------	-------------	------	--------------------------

¹ Not available for #zoning lots# located wholly within Theater Subdistrict Core

² Not available within the Eighth Avenue Corridor

³ Not available within 100 feet of a #wide street# in C5-2.5 Districts

⁴ Applicable only within that portion of the Theater Subdistrict also located within the #Special Clinton District#

5 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core

6 Limited to 21.6 FAR on a "receiving lot" pursuant to Section 81-635 in the Grand Central Subdistrict, and limited to 30.0 FAR on a #zoning lot# located within the Vanderbilt Corridor, pursuant to Sections 81-635 or 81-64 in the Grand Central Subdistrict

7 Not available on west side of Eighth Avenue within the Eighth Avenue Corridor

8 12.0 for #zoning lots# with full #block# frontage on Seventh Avenue and frontage on West 34th Street, pursuant to Section 81-542 (Retention of floor area bonus for plazas or other public amenities)

* * *

81-213

Special provisions for transfer of development rights from listed theaters within the Special Clinton District

* * *

81-214

Special provisions within the Vanderbilt Corridor in the Grand Central Subdistrict

For #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, additional #floor area# may be permitted by the City Planning Commission pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus), or any combination thereof, up to the maximum permitted #floor area# set forth in Row N or Row O of the Table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings), respectively. In no event shall the total #floor area ratio# of the #zoning lot# resulting from such proposed #development# or #enlargement# exceed 30.0.

* * *

81-254

Special permit for height and setback modifications

In the #Special Midtown District#, the City Planning Commission may modify the special height and setback regulations set forth in this Chapter only in accordance with the following provisions:

- Section 74-711 (Landmark preservation in all districts) as modified by the provisions of Sections 81-266 or 81-277 (Special permit for height and setback modifications)
- Section 74-79 (Transfer of Development Rights from Landmark Sites) where development rights are transferred from a landmark site to an adjacent lot in a C5-3, C6-6 or C6-7 District, as modified by Section 81-212, and the total #floor area# on the adjacent lot resulting from such transfer exceeds the basic maximum #floor area ratio# by more than 20 percent. In such cases, the granting of a special permit by the Commission for height and setback modifications shall be in accordance with the provisions of Sections 81-266 or 81-277
- Section 81-066 (Special permit modifications of Section 81-254, Section 81-40 and certain Sections of Article VII, Chapter 7)
- Section 81-635 (Transfer of development rights by special permit)-
- Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus).

* * *

81-60

SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT

81-61

General Provisions

In order to preserve and protect the character of the Grand Central Subdistrict, as well as to expand and enhance the Subdistrict's extensive pedestrian and mass transit circulation network, and to facilitate the development of exceptional and sustainable buildings within the Vanderbilt Corridor, special regulations are set forth in Section 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT), inclusive, governing urban design and streetscape relationships, the transfer of development rights from landmarks, and the improvement of the ~~surface and subsurface pedestrian circulation~~ and mass transit circulation network.

The regulations of Sections 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT) are applicable only in the Grand Central Subdistrict, the boundaries of which are shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A. These regulations supplement or modify the provisions of this Chapter applying generally to the #Special Midtown District#, of which this Subdistrict is a part.

As ~~stated~~ set forth in Section 81-212 (Special provisions for transfer of development rights from landmark sites), transfer of development rights from landmark sites may be allowed pursuant to Section 81-63 (Transfer of Development Rights from Landmark Sites).

The provisions of Section 81-23 (Floor Area Bonus for Public Plazas) are inapplicable to any #zoning lot#, any portion of which is located within the Grand Central Subdistrict.

Where the #lot line# of a #zoning lot# coincides with the boundary of the public place located at the southerly prolongation of Vanderbilt Avenue between East 42nd Street and East 43rd Street, such #lot line# shall be considered to be a #street line# for the purposes of applying the #use#, #bulk# and urban design regulations of this Chapter.

* * *

81-611 Special Use Provisions

Within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Use Group 5, or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed by special permit of the City Planning Commission, pursuant to Section 81-65 (Special permit for transient hotels).

* * *

81-625 Pedestrian circulation space requirements

Any #development# or #enlargement# within the Grand Central Subdistrict shall be subject to the provisions of Sections 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair) and 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), except that:

- (a) no arcade shall be allowed within the Subdistrict; ~~and~~
- (b) within the Subdistrict, a sidewalk widening may be provided only for a #building# occupying an Avenue frontage, provided that such sidewalk widening extends for the length of the full #block# front; and
- (c) within the Subdistrict, for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, up to a maximum of 3,000 square feet of on-site improvements to the public realm provided in accordance with a special permit pursuant to Section 81-635 (Transfer of development

rights by special permit) or Section 81-64 (Grand Central Public Realm Improvement Bonus) may be applied toward the pedestrian circulation space requirement.

81-626

Retail continuity requirements

For #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, where a #building# fronts upon a designated retail #street#, as shown on Map 2 (Retail and Street Wall Continuity), any portion of such #building's# ground floor level frontage along such designated retail #street# allocated to above or below-grade public realm improvements provided in accordance with a special permit pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) shall be excluded from the retail continuity requirements of Section 81-42 (Retail Continuity along Designated Streets).

81-63

Transfer of Development Rights from Landmark Sites

* * *

81-635

Transfer of development rights by special permit

Within the portion of the Subdistrict bounded by East 41st Street, East 48th Street, Lexington and Madison Avenues (the Grand Central Subdistrict Core Area as shown on Map 1 in Appendix A), the City Planning Commission may permit the transfer of development rights from a “granting lot” to a “receiving lot”, and, in conjunction with such transfer, the Commission may permit modifications to #bulk# regulations, mandatory plan elements, and provisions regarding #zoning lots# divided by district boundaries, as set forth in paragraph (a) of this Section, provided that the Commission determines that the #development# or #enlargement# complies with the conditions of paragraph (b), the findings of paragraph (c), and the additional requirements of paragraph (d) of this Section.

(a) The Commission may permit:

~~(a)~~(1) a transfer of development rights from a “granting lot” to a “receiving lot” provided that:

(i) for #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central

Subdistrict) in Appendix A of this Chapter, the resultant #floor area ratio# on the “receiving lot” does not exceed 30.0; and

- (ii) for #zoning lots# outside the Vanderbilt Corridor, the resultant #floor area ratio# on the “receiving lot” does not exceed 21.6;
- (b)(2) modifications of the provisions of Sections 77-02 (Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution), 77-21 (General Provisions), 77-22 (Floor Area Ratio) and 77-25 (Density Requirements) for any #zoning lot#, whether or not it existed on December 15, 1961, or any applicable subsequent amendment thereto, #floor area#, #dwelling units# or #rooming units# permitted by the district regulations which allow a greater #floor area ratio# may be located within a district that allows a lesser #floor area ratio#;
- (e)(3) ~~the modification of #bulk# regulations except #floor area ratio# and height and setback regulations; however,~~ in the case of an #enlargement# to an existing #building# utilizing the transfer of development rights from a designated landmark, the Commission may modify the provisions of Sections 81-621 (Special street wall requirements), 81-622 (Special height and setback requirements), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading berth requirements), 81-625 (Pedestrian circulation space requirements), and Sections 81-25 (General Provisions Relating to Height and Setback of Buildings), 81-26 (Height and Setback Regulations-Daylight Compensation) and 81-27 (Alternate Height and Setback Regulations-Daylight Evaluation) in order to accommodate existing structures and conditions; ~~and~~
- (d)(4) ~~notwithstanding the provisions of paragraph (c) of this Section,~~ for #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, modifications of #bulk# regulations, except #floor area ratio# regulations; and
- (5) for #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, modifications, whether singly or in any combination, to:
- (i) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets), or 81-621 (Special street wall requirements), inclusive;
 - (ii) the height and setback regulations of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), inclusive, 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation), inclusive, or 81-622 (Special height and setback requirements); or
 - (iii) the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45

(Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading requirements), 81-625 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section 37- 51 (Amount of Pedestrian Circulation Space) shall be permitted.

(b) Conditions

[INSERT CONDITIONS FROM BELOW]

(c) Findings

In order to grant a ~~A~~ special permit for the transfer of development rights to a "receiving lot", the Commission shall find that ~~shall be subject to the following findings:~~

- (1) ~~that~~ a program for the continuing maintenance of the landmark has been established;
- (2) for any proposed improvement required pursuant to this Section:
 - (i) ~~that~~ the improvement to the above or below-grade ~~surface and subsurface~~ pedestrian or mass transit circulation network provided by the #development# or #enlargement# increases public accessibility to and from Grand Central Terminal, ~~pursuant to the following requirements:~~
 - (ii) ~~that~~ the streetscape, the site design and the location of #building# entrances contribute to the overall improvement of pedestrian circulation within the Subdistrict and minimize congestion on surrounding #streets#; and
 - (iii) ~~that~~ a program is established to identify solutions to problems relating to vehicular and pedestrian circulation problems and the pedestrian environment within the Subdistrict;
- (3) where appropriate, for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, the design of the #development# or #enlargement# include provisions for public amenities including, but not limited to, publicly accessible open spaces, and subsurface pedestrian passageways leading to subway or rail mass transit facilities;

- (4) for #developments# or #enlargements# with a proposed #floor area ratio# in excess of 21.6 on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, the #building# has met the ground floor level, #building# design and sustainable design measures set forth in the applicable conditions and findings of Section 81-641 (Additional floor area for the provision of public realm improvements);
- (5) where the modification of #bulk# regulations is proposed:
- (i)-(ii) ~~that the~~ any proposed modification of #bulk# regulations, regulations governing #zoning lots# divided by district boundaries or the permitted transfer of #floor area# will not unduly increase the #bulk# of any #development# or #enlargement# on the “receiving lot,” density of population or intensity of #use# on any #block# to the detriment of the occupants of #buildings# on the #block# or the surrounding area;
 - (ii)(iii) ~~that, for~~ #enlargements# to existing #buildings#, ~~the~~ any proposed modifications of height and setback requirements and the requirements of Section 81-62 are necessary because of the inherent constraints or conditions of the existing #building#, that the modifications are limited to the minimum needed, and that the proposal for modifications of height and setback requirements demonstrates to the satisfaction of the Commission that an integrated design is not feasible for the proposed #enlargement# which accommodates the transfer of development rights due to the conditions imposed by the existing #building# or configuration of the site; and
 - (iii) (iv) ~~that, for~~ #developments# or #enlargements# on #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, any proposed modifications of #bulk# regulations are necessary because of inherent site constraints and that the modifications are limited to the minimum needed-; or
- (6) for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, any proposed modifications meet the applicable application requirements and findings set forth in Section 81-642 (Permitted modifications in conjunction with additional floor area).

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

[MOVE UP THE FOLLOWING TWO PARAGRAPHS TO NEW PARAGRAPH (b) Conditions]

For #developments# or #enlargements# on #zoning lots# located outside of the Vanderbilt Corridor, the following shall apply. As a condition for granting a special permit pursuant to this Section, the design of the #development# or #enlargement# shall include a major improvement of the above or below-grade, ~~surface and/or subsurface~~ pedestrian or mass transit circulation network in the Subdistrict (~~as shown on Map 4 in Appendix A of this Chapter~~). The improvement shall increase the general accessibility and security of the network, reduce points of pedestrian congestion and improve the general network environment through connections into planned expansions of the network. The improvement may include, but is not limited to, widening, straightening or expansion of the existing pedestrian network, reconfiguration of circulation routes to provide more direct pedestrian connections between the #development# or #enlargement# and Grand Central Terminal, and provision for direct daylight access, retail in new and existing passages, and improvements to air quality, lighting, finishes and signage.

The special permit application to the Commission shall include information and justification sufficient to provide the Commission with a basis for evaluating the benefits to the general public from the proposed improvement. As part of the special permit application, the applicant shall submit schematic or concept plans of the proposed improvement to the Department of City Planning, as well as evidence of such submission to the Metropolitan Transportation Authority (MTA) and any other entities that retain control and responsibility for the area of the proposed improvement. Prior to ULURP certification of the special permit application, the MTA and any other entities that retain control and responsibility for the area of the proposed improvement shall each provide a letter to the Commission containing a conceptual approval of the improvement including a statement of any considerations regarding the construction and operation of the improvement.

(d) Additional requirements

Prior to the grant of a special permit, the applicant shall obtain approvals of plans from the MTA and any other entities that retain control and responsibility for the area of the proposed improvement, and, if appropriate, the applicant shall sign a legally enforceable instrument running with the land, setting forth the obligations of the owner and developer, their successors and assigns, to construct and maintain the improvement and shall establish a construction schedule, a program for maintenance and a schedule of hours of public operation and shall provide a performance bond for completion of the improvement.

The written declaration of restrictions and any instrument creating an easement on privately owned property shall be recorded against such private property in the Office of the Register of the City of New York (County of New York) and a certified copy of the instrument shall be submitted to the City Planning Commission.

No temporary certification of occupancy for any #floor area# of the #development# or #enlargement# on a "receiving lot" shall be granted by the Department of Buildings until all required improvements have been substantially completed as determined by the

Chairperson of the City Planning Commission and the area is usable by the public. Prior to the issuance of a permanent certificate of occupancy for the #development# or #enlargement#, all improvements shall be 100 percent complete in accordance with the approved plans and such completion shall have been certified by letter from the Metropolitan Transportation Authority.

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

81-64

Special Permit for Grand Central Public Realm Improvement Bonus

In order to facilitate the development of exceptional and sustainable #buildings# within the Vanderbilt Corridor as well as improvements to the pedestrian and mass transit circulation network in the vicinity of Grand Central Terminal, for #developments# and #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may permit:

- (a) additional #floor area# for the provision of on-site or off-site, above or below-grade improvements to the pedestrian or mass transit circulation network in the Grand Central Subdistrict, in accordance with the provisions of Section 81-641 (Additional floor area for the provision of public realm improvements); and
- (b) in conjunction with additional #floor area# granted pursuant to Section 81-641, the Commission may allow modifications to #street wall# regulations, height and setback regulations, and mandatory district plan elements, provided such modifications are in accordance with the provisions of Section 81-642 (Permitted modifications in conjunction with additional floor area).

81-641

Additional floor area for the provision of public realm improvements

For #developments# and #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may allow by special permit #floor area# in excess of the basic maximum #floor area ratio# established in Row A of the Table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings), up to the maximum #floor area# set forth in Row O of such Table, in accordance with the provisions of this Section.

All applications for a special permit for additional #floor area# pursuant to this Section shall include on-site or off-site, above or below-grade improvements to the pedestrian or mass transit circulation network in the Grand Central Subdistrict, or a combination thereof. In addition, requirements pertaining to the ground floor level, #building# design, and sustainable design measures are set forth in this Section in order to ensure that any #development# or #enlargement# receiving additional #floor area# constitutes an exceptional addition to the #Special Midtown District#.

In order for the City Planning Commission to approve a special permit application for additional #floor area#, the Commission shall determine that such #development# or #enlargement# complies with the conditions and application requirements of paragraph (a), the findings of paragraph (b), and the additional requirements of paragraph (c) of this Section.

(a) Conditions and application Requirements

All applications for a special permit for additional #floor area# pursuant to this Section shall include the following:

(1) Above or below-grade improvements to the pedestrian or mass transit circulation network

In order to ensure that the proposed #development# or #enlargement# contributes to the improvement of the pedestrian and mass transit circulation in the Grand Central Subdistrict, especially in the vicinity of Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall include above or below-grade public realm improvements.

(i) Where a #development# or #enlargement# proposes the inclusion of above-grade public realm improvements to generate additional #floor area#, such improvements may consist of on-site or off-site improvements to the pedestrian circulation network, or a combination thereof.

On-site, above-grade public realm improvements shall consist of open or enclosed publicly-accessible spaces, of ample size, provided for public use and enjoyment. Such publicly-accessible spaces shall include amenities characteristic of #public plazas# or public atriums, as applicable, and include amenities for the comfort and convenience of the public.

Off-site, above-grade public realm improvements shall consist of major improvements to the public right-of-way that support pedestrian circulation in the areas surrounding Grand Central Terminal. Where the area of such improvements is to be established into a pedestrian plaza, such improvements shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation. Where the area of such

improvements is along a #street# accommodating both vehicular and pedestrian access, such improvements shall be characteristic of current best practices in #street# design, as set forth by the Department of Transportation, and include improvements to the right-of way such as: pedestrian amenities; or streetscape, sidewalk, crosswalk, and median enhancements.

- (ii) Where a #development# or #enlargement# proposes the inclusion of below-grade public realm improvements to generate additional #floor area#, such improvements shall consist of on-site or off-site enhancements to the below-grade pedestrian and mass transit circulation network. Such improvements shall be characteristic of current best practice in mass-transit network design, and shall include improvements such as: on-site or off-site widening, straightening, expanding or otherwise enhancing the existing below-grade pedestrian circulation network; additional vertical circulation; reconfiguring circulation routes to provide more direct pedestrian connections to subway or rail mass transit facilities; or providing daylight access, retail #uses#, or enhancements to noise abatement, air quality, lighting, finishes or rider orientation in new or existing passageways.

Applications shall contain site plans and other materials of sufficient scope and detail to enable the Commission to: evaluate the benefits to the City; determine the appropriate amount of bonus #floor area# to grant; and determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

Where the Metropolitan Transportation Authority (MTA) or any other City or State agency has control of the area of a proposed improvement, the applicant shall submit concept plans for the proposed improvement to such agency and the Commission. At the time of certification of the application, any such agency with control of the area of the proposed improvement shall provide a letter to the Commission containing a conceptual approval of the improvement which may include a statement of any considerations regarding the construction and operation of the improvement.

(2) Ground floor level

In order to ensure that the proposed #development# or #enlargement# contributes to the improvement of the pedestrian circulation network in the Grand Central Subdistrict, especially in the vicinity of Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall provide enhancements to the ground floor level of the #building#, including, but not limited to, sidewalk widenings, streetscape amenities or enhancements to required pedestrian circulation spaces.

Where a #development# or #enlargement# includes #street# frontage along Madison Avenue or a #narrow street# between East 43rd Street and East 47th Street, sidewalk widenings shall be provided as follows:

- (i) where a #development# or #enlargement# is on a #zoning lot# which occupies the entire #block# frontage along Madison Avenue, a sidewalk widening shall be provided along Madison Avenue, to the extent necessary, so that a minimum sidewalk width of 20 feet is achieved, including portions within and beyond the #zoning lot#. However, no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#;
- (ii) where a #development# or #enlargement# is on a #zoning lot# which does not occupy the entire #block# frontage along Madison Avenue, a sidewalk widening shall be provided along Madison Avenue where all existing #buildings# on the #block# frontage have provided such a widening. Such required widening shall match the amount of widened sidewalk provided on adjacent #zoning lots#, provided that no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#; or
- (iii) where a #development# or #enlargement# with frontage on a #narrow street# between East 43rd Street and East 47th Street is on a #zoning lot# with a #lot width# of 100 feet or more, as measured along the #narrow street line#, a sidewalk widening shall be provided along such #narrow street#, to the extent necessary, so that a minimum sidewalk width of 15 feet is achieved, including portions within and beyond the #zoning lot#. However, no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#.

Applications shall contain a ground floor level site plan, and other supporting documents of sufficient scope and detail to enable the Commission to determine: the type of proposed #uses# on the ground floor level; the location of proposed #building# entrances; the size and location of proposed circulation spaces; the manner in which such spaces will connect to the overall pedestrian circulation network and the above or below-grade public realm improvements required pursuant to this Section; and any other details necessary for the Commission to determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

(3) #Building# design

In order to ensure the proposed #development# or #enlargement# contributes to its immediate surroundings, with particular emphasis on Grand Central Terminal,

any #development# or #enlargement# proposed under the provisions of this Section shall demonstrate particular attention to the #building# design, including, but not limited to, the proposed #building's# uses#, massing, articulation, and relationship to #buildings# in close proximity and in the Midtown Manhattan skyline.

Applications shall contain materials of sufficient scope and detail to enable the Commission to determine: the proposed #uses# within the #building#, as well as the proposed #building bulk# and architectural design of the #building#, with materials sufficient to enable the Commission to evaluate the proposed #building# in the context of adjacent #buildings# and the Midtown Manhattan skyline. Such materials shall include: a description of the proposed #uses# within the #building#; measured elevation drawings, axonometric views, and perspective views showing such proposed #building# within the Midtown Manhattan skyline; and any other materials necessary for the Commission to determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

(4) Sustainable design measures

In order to foster the development of sustainable #buildings# in the Grand Central Subdistrict, any #development# or #enlargement# proposed under the provisions of this Section shall include sustainable design measures, including but not limited to improvements to the #building's# energy performance; enhanced water efficiency; utilization of sustainable or locally sourced materials; and attention to indoor environmental air quality.

Applications shall contain materials of sufficient scope and detail to enable the Commission to determine whether the applicable findings in paragraph (b) of this Section have been met. In addition, any application shall include materials demonstrating the #building's# sustainable design measures, including its anticipated energy performance, and the degree to which the such #building's# performance exceeds either the 2011 New York City Energy Conservation Code (NYCECC) or the Building Performance Rating method of the applicable version and edition of American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., Standard 90.1 (ASHRAE 90.1), as referenced within the NYCECC.

(b) Findings

The Commission shall find that:

- (1) for above-grade improvements to the pedestrian circulation network that are located:

- (i) on-site, the proposed improvements will, to the extent practicable: consist of a prominent space of generous proportions and quality design that is inviting to the public; provide suitable amenities for the occupants; front upon a #street# or a pedestrian circulation space in close proximity to and within view of an adjoining sidewalk; provide or be surrounded by retail #uses#; be surrounded by transparent materials; provide connections to pedestrian circulation spaces in the immediate vicinity; and be designed in a manner that combines the separate elements within such space into a cohesive and harmonious site plan, resulting in a high-quality public space; or
 - (ii) off-site, the proposed improvements to the public right-of-way, to the extent practicable, will create: street and sidewalk design that support smooth circulation with comfortable places for walking and resting; opportunities for planting and improvements to pedestrian safety; and a better overall user experience of the above-grade pedestrian circulation network that supports the Grand Central Subdistrict as a high-density business district. Where the area of such improvement is to be established into a pedestrian plaza that will undergo a public design and review process through the Department of Transportation subsequent to the approval of this special permit, the Commission may waive this finding;
- (2) for below-grade improvements to the pedestrian or mass transit circulation network, the proposed improvements, whether singly or in any combination, will provide:
 - (i) significant and generous connections from the above-grade pedestrian circulation network and surrounding #streets# to the below-grade pedestrian circulation network;
 - (ii) major improvements to public accessibility in the below-grade pedestrian circulation network between and within subway stations and other rail mass transit facilities in and around Grand Central Terminal through the provision of new connections, or the addition to or reconfigurations of existing connections; or
 - (iii) significant enhancements to the environment of subway stations and other rail mass transit facilities including daylight access, noise abatement, air quality improvement, lighting, finishes, way-finding or rider orientation, where practicable.
- (3) the design of the ground floor level of the #building#:

- (i) contributes to a lively streetscape through a combination of retail #uses# that enliven the pedestrian experience, ample amounts of transparency and pedestrian connections that facilitate fluid movement between the #building# and adjoining public spaces. Such design shall demonstrate consideration for the location of pedestrian circulation space, #building# entrances, and the types of #uses# fronting upon the #street# or adjoining public spaces;
 - (ii) will substantially improve the accessibility of the overall pedestrian circulation network, reduce points of pedestrian congestion and, where applicable, establish more direct and generous connections to Grand Central Terminal; and
 - (iii) will be well-integrated with on-site, above or below-grade improvements required by this Section, where applicable and practicable;
- (4) the design of the proposed #building#:
- (i) ensures light and air to the surrounding #streets# and public spaces through the use of setbacks, recesses and other forms of articulation, and the tower top produces a distinctive addition to the Midtown Manhattan skyline which is well-integrated with the remainder of the #building#;
 - (ii) demonstrates an integrated and well-designed façade, taking into account factors such as #street wall# articulation and amounts of fenestration, which create a prominent and distinctive #building# which complements the character of the surrounding area, especially Grand Central Terminal; and
 - (iii) involves a program that includes an intensity and mix of #uses# that are harmonious with the type of #uses# in the surrounding area;
- (5) the proposed #development# or #enlargement# comprehensively integrates sustainable measures into the #building# and site design that:
- (i) are in keeping with best practices in sustainable design; and
 - (ii) will substantially reduce energy usage for the #building#, as compared to comparable #buildings#; and
- (6) in addition to the foregoing:

- (i) the increase in #floor area# being proposed in the #development# or #enlargement# will not unduly increase the #bulk#, density of population, or intensity of #uses# to the detriment of the surrounding area;
- (ii) the public benefit derived from the proposed above or below-grade improvements to the pedestrian or mass transit circulation network merits the amount of additional #floor area# being granted to the proposed #development# or #enlargement# pursuant to this special permit; and
- (iii) all of the separate elements within the proposed #development# or #enlargement#, including above or below-grade improvements, the ground floor level, #building# design, and sustainable design measures, are well-integrated and will advance the applicable goals of the #Special Midtown District# described in Section 81-00 (GENERAL PURPOSES).

(c) Additional Requirements

Prior to the grant of a special permit which includes above or below-grade improvements to the pedestrian or mass transit circulation network, as required pursuant to this Section, and to the extent required by the Metropolitan Transportation Authority (MTA) or any other City or State agencies with control of the area where a proposed improvement is to be located, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to: establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; where applicable, establish a program for maintenance; and, where applicable, establish a schedule of hours of public access for the proposed improvement. Where the MTA, or any other City or State agencies with control of the area of a proposed improvement deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the MTA or any other such agencies.

Where the proposed #development# or #enlargement# proposes an off-site improvement located in an area to be acquired by a City or State agency, the applicant may propose a phasing plan to sequence the construction of such off-site improvement. To determine if such phasing plan is reasonable, the Commission may consult with the City or State agency that intends to acquire the area of the proposed improvement.

Prior to obtaining a foundation or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, setting forth the obligations of owner to construct, and, where applicable, maintain and provide public access to public improvements provided pursuant to this Section, shall be recorded against such property in the Office of the Register of the City of New York (County of New York). Proof of recordation of the declaration of

restrictions shall be submitted to the Department of City Planning, in a form acceptable to the Department.

Except where a phasing plan is approved by the City Planning Commission, no temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) until the required improvements have been substantially completed, as determined by the Chairperson of the City Planning Commission, acting in consultation with the MTA, or any other City or State agencies with control of the area where a proposed improvement is to be located, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph (c).

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson, acting in consultation with the MTA, or any other City or State agencies with control of the area where a proposed improvement is to be located, where applicable.

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

81-642

Permitted modifications in conjunction with additional floor area

In conjunction with the grant of a special permit pursuant to Section 81-641 (Additional floor area for the provision of public realm improvements), the City Planning Commission may permit modifications to #street walls#, height and setback regulations, and mandatory plan elements, as set forth in paragraph (a) of this Section, provided that the Commission determines that the application requirements set forth in paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

(a) The Commission may modify the following, whether singly or in any combination:

- (1) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets), or 81-621 (Special street wall requirements), inclusive;
- (2) the height and setback regulations of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), inclusive, 81-27 (Alternative Height and

Setback Regulations – Daylight Evaluation), inclusive, or 81-622 (Special height and setback requirements); or

- (3) the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading requirements), 81-625 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section 37- 51 (Amount of Pedestrian Circulation Space) shall be permitted.

(b) Application requirements

Applications for a special permit for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications. In addition, where modifications to #street wall# or height and setback regulations are proposed, any application shall contain materials, at a minimum:

- (i) drawings, including but not limited to plan views and axonometric views, that illustrate how the proposed #building# will not comply with the #street wall# regulations of Section 81-43 (Street Wall Continuity Along Designated Streets), or as such provisions are modified pursuant to Section 81-621 (Special street wall requirements), as applicable, and that illustrate how the proposed #building# will not comply with the height and setback regulations of Sections 81-26 (Height and Setback Regulations – Daylight Compensation) or 81-27 (Alternate Height and Setback Regulations – Daylight Evaluation), or as such provisions are modified pursuant to Section 81-622 (Special height and setback requirements), as applicable;
- (ii) where applicable, formulas showing the degree to which such proposed #building# will not comply with the length and height rules of Section 81-26, or as such provisions are modified pursuant to Section 81-622; and
- (iii) where applicable, #daylight evaluation charts# and the resulting daylight evaluation score showing the degree to which such proposed #building# will not comply with the provisions of Section 81-27 or as such provisions are modified pursuant to Section 81-622.

(c) Findings

The Commission shall find that such proposed modifications:

- (1) to the mandatory district plan elements will result in a better site plan for the proposed #development# or #enlargement# which is harmonious with the mandatory district plan element strategy of the #Special Midtown District#, as set forth in Section 81-41 (General Provisions); and
- (2) to the #street wall# or height and setback regulations will result in an improved distribution of #bulk# on the #zoning lot# which is harmonious with the height and setback goals of the #Special Midtown District# set forth in Section 81-251 (Purpose of height and setback regulations).

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

81-65
Special permit for transient hotels

Within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may permit the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Use Group 5, or may permit the #conversion# or change of #use# within an existing #building# to a #transient hotel#, provided the Commission finds that the proposed #transient hotel# will:

- (a) be appropriate to the needs of businesses in the vicinity of Grand Central Terminal; and
- (b) provide on-site amenities and services that will support the area’s role as an office district. Such business-oriented amenities and services shall be proportionate to the scale of #transient hotel# being proposed, and shall include, but shall not be limited to, conference and meeting facilities, telecommunication services, and transportation services.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

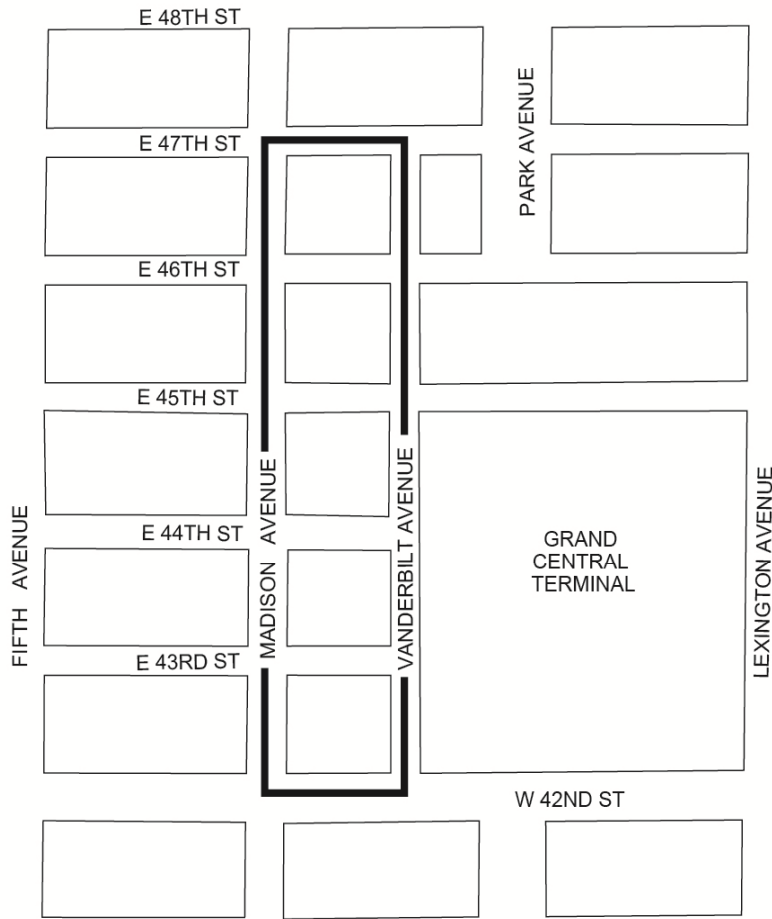
* * *

Appendix A
Midtown District Plan Maps

* * *

Map 4: Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict
~~Network of Pedestrian Circulation~~

[DELETE EXISTING MAP, REPLACE WITH THIS]



MIDTOWN DISTRICT PLAN

MAP 4 - Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict

————— Boundary of special provisions pertaining to the Vanderbilt Corridor

Resolution for adoption scheduling February 4, 2015 for a public hearing.

—————

BOROUGH OF MANHATTAN

Nos. 8, 9, 10, 11 & 12

ONE VANDERBILT AVENUE

No. 8

CDs 5 & 6

C 150128 ZSM

IN THE MATTER OF an application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-635* of the Zoning Resolution to allow the transfer of 114,050.25 square feet of floor area (2.63 FAR) from property located at 110 East 42nd Street (Block 1296, Lots 1001-1007) that is occupied by a landmark building (Bowery Savings Bank Building) to property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue** (Block 1277, Lots 20, 27, 46, and 52) to facilitate the development of a commercial building, in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

*Note: A zoning text amendment is proposed to modify Section 81-635 under a concurrent related application (N 150127 ZRM).

**Note: Vanderbilt Avenue between 42nd Street and 43rd Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

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 February 4, 2015 for a public hearing.

No. 9

CDs 5 & 6

C 150129 ZSM

IN THE MATTER OF an application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-641* of the Zoning Resolution to allow an increase in floor area in excess of the basic maximum floor area ratio established in Row A of the Table in Section 81-211* (Maximum floor area ratio for non-residential or mixed buildings) up to a maximum floor area as set forth in Row O of such Table, to facilitate the development of a commercial building on property bounded by 42nd Street, Madison Avenue, 43rd Street, and

Vanderbilt Avenue** (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

*Note: A zoning text amendment is proposed to modify Section 81-211 and to create a new Section 81-641 under a concurrent related application (N 150127 ZRM).

**Note: Vanderbilt Avenue between 42nd Street and 43rd Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

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 February 4, 2015 for a public hearing.

No. 10

CD 5 & 6

C 150130 ZSM

IN THE MATTER OF an application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-642* of the Zoning Resolution to modify, in conjunction with the special permit pursuant to Section 81-641* (Additional floor area for the provisional of public realm improvements):

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-621 (Special street wall requirements);
2. the height and setback requirements of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation), and 81-622 (Special height and setback requirements); and
3. the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-45 (Pedestrian Circulation Space) and the requirements of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), 81-47 (Major Building Entrances), 81-623 (Building lobby entrance requirements), and 81-624 (Curb cut restrictions and loading requirements);

to facilitate the development of a commercial building on property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue** (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

*Note: A zoning text amendment is proposed to modify Section 81-211 and to create new Sections 81-641 and 81-642 under a concurrent related application (N 150127 ZRM).

**Note: Vanderbilt Avenue between 42nd Street and 43rd Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

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 February 4, 2015 for a public hearing

No. 11

CD 5 & 6

C 150130(A) ZSM

IN THE MATTER OF an application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 81-642* of the Zoning Resolution to modify, in conjunction with the special permit pursuant to Section 81-641* (Additional floor area for the provisional of public realm improvements):

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-621 (Special street wall requirements);
2. the height and setback requirements of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation), and 81-622 (Special height and setback requirements); and
3. the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-45 (Pedestrian Circulation Space) and the requirements of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), 81-47 (Major Building Entrances), 81-623 (Building lobby entrance requirements), and 81-624 (Curb cut restrictions and loading requirements);

to facilitate the development of a commercial building on property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue** (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

*Note: A zoning text amendment is proposed to modify Section 81-211 and to create new Sections 81-641 and 81-642 under a concurrent related application (N 150127 ZRM).

****Note:** Vanderbilt Avenue between 42nd Street and 43rd Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

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 February 4, 2015 for a public hearing.

NOTICE

On Wednesday, February 4, 2015, at 9:00 a.m., in the National Museum of the American Indian at the historic Alexander Hamilton U.S. Custom House located at One Bowling Green, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by the New York City Department of City Planning (DCP) and a private applicant, Green 317 Madison LLC (317 Madison). DCP is proposing a zoning text amendment and a City Map amendment affecting five blocks along the west side of Vanderbilt Avenue between East 42nd and East 47th Streets (Vanderbilt Corridor) and the portion of Vanderbilt Avenue between East 42nd and East 43rd Streets. 317 Madison owns the portion of a block in the proposed Vanderbilt Corridor bounded by East 42nd and East 43rd Streets and Madison and Vanderbilt Avenues (One Vanderbilt site) and is applying for special permits pursuant to the proposed zoning text amendment. The special permits would allow for the transfer of development rights from a landmarked building; grant a floor area bonus in connection with certain public realm improvements; and, modify certain bulk regulations and required district plan elements. DCP is proposing the Vanderbilt Corridor text amendment in order to address the number of development sites along Vanderbilt Avenue that offer the opportunity to provide modern commercial space in the immediate vicinity of Grand Central Terminal in the near term, to create a mechanism for linking new commercial development to significant infrastructure improvements in the overall Grand Central Terminal area, and to provide greater options for the transfer of unused landmark development rights. The proposed actions would allow 317 Madison to construct an approximately 1.8 million-gross-square-foot (gsf) 30.0 FAR building containing a mix of uses including office, trading floors, retail, restaurant, transit access, a transit hall at ground level, and rooftop amenity space. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Tuesday, February 17, 2015.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 14DCP188M.

II. REPORTS

BOROUGH OF MANHATTAN

No. 12

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.

(On December 3, 2014, Cal. No. 1, the Commission scheduled December 17, 2014 for a public hearing. On December 17, 2014, Cal. No. 15, the hearing was closed.)

For consideration.

No. 13

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.

(On December 3, 2014, Cal. No. 2, the Commission scheduled December 17, 2014 for a public hearing. On December 17, 2014, Cal. No. 16, the hearing was closed.)

For consideration.



No. 14

102 GREENE STREET

CD 2

C 140353 ZSM

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. On December 3, 2014, Cal. No. 9, the hearing was closed.)

For consideration.

No. 15

120 BROADWAY OFFICE SPACE

CD 1

N 150189 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 120 Broadway (Block 47, Lot 7501) (Department of City Planning offices).

(On December 23, 2014, the Commission duly advertised January 7, 2015 for a public hearing. On January 7, 2015, Cal. No. 16 the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 16

HAWTHORNE COURT APARTMENTS LANDMARK

CD 11

N 150176 HKQ

IN THE MATTER OF a communication dated December 4, 2014, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Hawthorne Court Apartments, 215-37 to 215-43 43rd Avenue and 42-22 to 42-38 216th Street (Block 6306, Lot 15) by the Landmarks Preservation Commission on November 25, 2014 (List No. 476/ LP No. 2461).

For consideration.

BOROUGH OF STATEN ISLAND

No. 17

76 SILVER LAKE ROAD

CD 1

N 150113 ZCR

IN THE MATTER OF an application submitted by Mitchell Pacifico for the grant of certification pursuant to Section 119-04 of the Zoning Resolution for the future subdivision of one existing zoning lot into two separate zoning lots at 76 Silver Lake Road (Block 127, Existing Lot 73, Tentative Lots 73, 74, & 77) to facilitate the construction of two one-family homes and one two-family home within the Special Hillside Preservation 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. 18

583 OCEAN TERRACE

CD 2

N 150131 ZCR

IN THE MATTER OF an application submitted by Elliott Scheinberg for grant of certification that no authorization is required pursuant to Section 105-41 of the Zoning Resolution to facilitate enlargement of a single-family detached residence at 583 Ocean Terrace (Block 684, Lot 136) 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. 19

40 WILLOW POND ROAD

CD 2

N 150107 ZAR

IN THE MATTER OF an application submitted by Norbert Shtaynberg for grant of authorization pursuant to Sections 105-421 and 105-425 of the Zoning Resolution to authorize modification of topographic features on a Tier I site and modification of botanic environments and tree preservation and planting requirements to facilitate enlargement of the existing one-family residence, construction of a new in-ground swimming pool and relocation of driveway and patio areas at 40 Willow Pond Road (Block 876, Lot 1) 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 THE BRONX

Nos. 20, 21, 22 & 23

MELROSE COMMONS NORTH, SITE C

No. 20

CD 3

C 150152 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6c :

1. changing from an R7-2 District to an R8 District on property bounded by the centerline of the former Melrose Crescent*, a line 100 feet northeasterly of East 161st Street, a line 320 feet southeasterly of Melrose Avenue, East 162nd Street*, and a line 270 feet southeasterly of Melrose Avenue;
2. establishing within an existing R7-2 District a C1-4 District bounded by East 163rd Street, a line 270 feet southeasterly of Melrose Avenue, a line midway between East 163rd Street and East 162nd Street, and Melrose Avenue; and
3. establishing within existing and proposed R8 Districts a C1-4 District bounded by:
 - a. East 163rd Street*, the southwesterly boundary line of a Park* and its northwesterly and southeasterly prolongations, Washington Avenue, Elton Avenue, a line 160 feet southwesterly of East 163rd Street, and a line 270 feet southeasterly of Melrose Avenue; and
 - b. East 162nd Street*, Elton Avenue, the centerline of the former Melrose Crescent*, a line 100 feet northeasterly of East 161st Street, and a line 320 feet southeasterly of Melrose Avenue; as shown on a diagram (for illustrative purposes only), dated November 17, 2014.

*Note: Melrose Crescent is proposed to be de-mapped, East 162nd and East 163rd Streets are proposed to be re-aligned and a Park is proposed to be mapped under a concurrent related application (C 120323 MMX) for a change to the City Map.

(On January 7, 2015, Cal. No. 1, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 21

CD 3

C 150153 HUX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the Third Amendment to the Melrose Commons Urban Renewal Plan.

(On January 7, 2015, Cal. No. 2, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22

CD 3

C 150154 HAX

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 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a portion of the street bed of Melrose Crescent between East 161 and East 162 streets, 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 six- to twelve-story mixed-use building with approximately 203 units of affordable housing, 60 units of supportive housing, and ground-floor retail space.

(On January 7, 2015, Cal. No. 3, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CD 3

C 120323 MMX

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by The New York City 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 elimination, discontinuance and closing of Melrose Crescent between East 163rd Street and Elton Avenue;
- the establishment of the prolongation of East 163rd Street east to Brook Avenue;
- the establishment of the prolongation of East 162nd Street east to Elton Avenue;
- the elimination of Public Place between East 162nd Street and East 163rd Street;
- the establishment of Parkland between East 162nd Street and East 163rd Street;
- the extinguishment of portions of sewer easements; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 13134 dated May 29, 2014 and signed by the Borough President.

(On January 7, 2015, Cal. No. 4, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN**No. 24*****CHESTER COURT HISTORIC DISTRICT*****CD 9****N 150204 HKK****PUBLIC HEARING:**

IN THE MATTER OF a communication dated December 24, 2014 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Chester Court Historic District, designated by the Landmarks Preservation Commission on December 16, 2014 (List No. 478, LP No-2567), Borough of Brooklyn, Community District 9. The district boundaries are:

bounded by a line beginning at the southeastern corner of 16 Chester Court, then extending northerly along the eastern property line of 16 Chester Court, westerly along the northern property lines of 16 through 32 Chester Court, southerly along the western property line of 32 Chester Court, continuing southerly along a line extending from the western property line of 32 Chester Court to the western property line of 31 Chester Court, along the western property line of 31 Chester Court, easterly along the southern property lines of 31 through 15 Chester Court, northerly along the eastern property line of 15 Chester Court, and northerly across Chester Court to the point of beginning. The boundary description is intended to encompass the wall adjacent to the western edge of Chester Court between lot 168 (32 Chester Court) and lot 169 (31 Chester Court).

(On January 7, 2015, the Commission duly advertised January 21, 2015 for a public hearing.)

Close the hearing.

BOROUGH OF QUEENS**No. 25*****CENTRAL RIDGEWOOD HISTORIC DISTRICT*****CD 5****N 150202 HKQ****PUBLIC HEARING:**

IN THE MATTER OF a communication dated December 18, 2014 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Central Ridgewood Historic District, designated by the Landmarks Preservation Commission on December 9, 2014 (List No. 477, LP No.2448). The Central Ridgewood Historic District consists of the properties bounded by a line beginning at the northwest corner of Fresh Pond Road and 71st Avenue, then extending westerly along the northern curbline of 71st Avenue to a point in said curbline formed by its intersection with a line extending northerly from the eastern property line of 60-84 71st Avenue, southerly across 71st Avenue and along said property line, westerly along the southern property lines of 60-84 to 60-56 71st Avenue, across 60th Lane and continuing westerly along the southern property lines of 60-50 to 60-34 71st Avenue, northerly along a portion of the western property line of 60-34 71st Avenue, westerly along the southern property lines of 60-32 to 60-20 71st Avenue, northerly along the western property line of 60-20 71st Avenue and across 71st Avenue to its northern curbline, westerly along said curbline, northerly along the western property line of 59-11 71st Avenue, easterly along the northern property line of 59-11 71st Avenue and a portion of the northern property line of 59-13 71st Avenue, northerly along the western property line of 59-22 70th Avenue and across 70th Avenue to its northern curbline, westerly along said curbline, continuing across Forest Avenue to the northeast corner of 70th Avenue and Onderdonk Avenue, northerly along the eastern curbline of Onderdonk Avenue, easterly along the southern curbline of Catalpa Avenue to the southeast corner of Catalpa Avenue and Forest Avenue, northerly across Catalpa Avenue and along the eastern curbline of Forest Avenue, easterly along the northern property lines of 59-01 to 59-11 Catalpa Avenue, northerly along the western property line of 59-14 68th Road and across 68th Road to its northern curbline, westerly along said curbline, northerly along the western property line of 59-13 68th Road, easterly along a portion of the northern property line of 59-13 68th Road, northerly along the western property line of 59-12 68th Avenue to the southern curbline of 68th Avenue, easterly along said curbline, southerly along the western curbline of 60th Street, westerly along the southern property line of 68-14 60th Street, southerly along the western property lines of 68-16 to 68-24 60th Street, easterly along the northern property line of 68-26 60th Street, southerly along the western curbline of 60th Street to the southwest corner of 60th Street and Catalpa Avenue, easterly across 60th Street and along the southern curbline of Catalpa Avenue to a point formed by its intersection with a line extending southerly from the western property line of 60-43 Catalpa Avenue, northerly across Catalpa Avenue and along said property line, westerly along the southern property lines of 60-42 to 60-16 68th Road, northerly along the western property line of 60-16 68th Road, easterly along the southern curbline of 69th Road to a

point formed by its intersection with a line extending southerly from the western property line of 60-27 68th Road, northerly across 68th Road and along said property line, westerly along the southern property lines of 60-26 and 60-24 68th Avenue, northerly along the western property line of 60-24 68th Avenue to the northern curbline of 68th Avenue, westerly along said curbline, northerly along the western property line of 60-23 68th Avenue (Block 3512, Lot 57), easterly along the northern property lines of 60-23 to 60-41 68th Avenue, northerly along the western property line of 60-46 67th Avenue to its northern curbline, westerly along said curbline, continuing across 60th Place to the northeast corner of 67th Avenue and 60th Street, northerly along said curbline, easterly along the northern property lines of 60-01 to 60-19 67th Avenue and across 60th Place to the eastern curbline of 60th Place, northerly along said curbline and across Putnam Avenue to the northeast corner of Putnam Avenue and 60th Place, westerly across 60th Place and along the northern curbline of 60th Place to a point in said curbline formed by a line extending northerly from the eastern property line of 60-14 Putnam Avenue, southerly along said line and the eastern property line of 60-14 Putnam Avenue, westerly along the southern property lines of 60-14 to 60-02 Putnam Avenue to the western curbline of 60th Street, southerly along said curbline and along the southern property lines of 59-32 to 59-28 Putnam Avenue and a portion of the southern property line of 59-24 Putnam Avenue, southerly along a portion of the eastern property line of 59-24 Putnam Avenue, westerly along a portion of the southern property line of 59-24 Putnam Avenue, northerly along the western property line of 59-24 Putnam Avenue to the northern curbline of Putnam Avenue, westerly along said curbline to the northeast corner of Putnam Avenue and Forest Avenue, northerly along the eastern curbline of Forest Avenue, easterly along the southern curbline of Madison Street to a point formed by its intersection with a line extending southerly from the western property line of 59-15 Madison Street, northerly across Madison Street and along said property line, easterly along the northern property lines of 59-15 to 59-55 Madison Street, continuing across 60th Place to its eastern curbline, northerly along said curbline to the southeast corner of 60th Place and Woodbine Street, easterly along the southern curbline of Woodbine Street, southerly along the eastern property line of 60-18 Woodbine Street, easterly along the northern property lines of 60-15 to 60-19 Madison Street, southerly along the eastern property line of 60-19 Madison Street to the southern curbline of Madison Street, easterly along said curbline, southerly along the eastern property line of 60-24 Madison Street, easterly along the southern property lines of 60-30 to 60-72 Madison Street, southerly along the eastern property line of 60-95 Putnam Avenue, westerly along the northern curbline of Putnam Avenue to a point formed by its intersection with a line extending northerly from the eastern property line of 60-82 Putnam Avenue, southerly across Putnam Avenue and along said property line, easterly along the northern property line of 66-11 Stier Place, southerly along the eastern property lines of 60-11 to 60-15 Stier Place, easterly along the northern property lines of 60-85 and 60-87 67th Avenue, southerly along the eastern property line of 60-87 67th Avenue to the southern curbline of 67th Avenue, easterly along said curbline, southerly along the eastern property lines of 60-92 67th Avenue and 60-89 68th Avenue, continuing across 68th Avenue and along the eastern property lines of 60-92 68th Avenue and 60-89 68th Road, westerly along the northern curbline of 68th Road to a point formed by its intersection with a line extending northerly from the eastern property line of 60-70 68th Road, southerly across 68th Road and along the eastern property lines of 60-70 68th Road and 60-67 Catalpa Avenue to the southern curbline of Catalpa Avenue, easterly along said

curbline, southerly along the eastern property line of 60-86 Catalpa Avenue, easterly along the southern property line of 68-52 Fresh Pond Road to the western curbline of Fresh Pond Road, southerly along said curbline, continuing across 69th Avenue and 70th Avenue to the point of the beginning.

beginning at the southwest corner of Woodward and Catalpa Avenues, extending south along the western curbline of Catalpa Avenue across Onderdonk Avenue to the southern curbline of Onderdonk Avenue, easterly across Catalpa Avenue and the southern curbline of Onderdonk Avenue to a line extending northerly from the eastern (rear) property line of 57-34 Catalpa Avenue, southerly along said line and the eastern (rear) property lines of 57-34 through 57-14 Catalpa Avenue, westerly along the southern property line of 57-14 Catalpa Avenue to the eastern curbline of Catalpa Avenue, northerly along said eastern curbline of Catalpa Avenue to a line extending easterly across Catalpa Avenue from the southern property line of 57-17 Catalpa Avenue, westerly along said line and the southern property lines of 57-17 Catalpa Avenue and 18-20 Cornelia Street to the western curbline of Cornelia Street, southerly along said western curbline of Cornelia Street to a line extending easterly from the southern property line of 18-11 Cornelia Street, westerly along said line and the southern property line of 18-11 Cornelia Street to the western (rear) property line of 18-11 Cornelia Street, northerly along said western (rear) property line of 18-11 Cornelia Street and the western (rear) property lines of 18-11 through 18-15 Cornelia Street to the southern property line of 18-20 Putnam Avenue, western along said southern property line of 18-20 Putnam Avenue and the southern property lines of 18-19 Putnam Avenue, 18-20 and 18-19 Madison Street, and 18-20 Woodbine Street to the western curbline of Woodbine Street, southerly along said western curbline of Woodbine Street to a line extending easterly from the southern property line of 18-13 Woodbine Street, westerly along said line and the southern property line of 18-13 Woodbine Street, northerly along the western (rear) property line of 18-13 Woodbine Street and the western (rear) property lines 18-15 through 18-29 Woodbine Street to the southern curbline of Onderdonk Avenue, easterly along said southern curbline of Onderdonk Avenue to the eastern curbline of Woodbine Street, northerly across Onderdonk Avenue and along the eastern curbline of Woodbine Street to a line extending westerly from the northern property line of 18-66 Woodbine Street, easterly along said line and the northern property line of 18-66 Woodbine Street to the western (rear) property line of 18-67 Madison Street, northerly along said western (rear) property line of 18-67 Madison Street and the western (rear) property lines of 18-69 through 18-77 Madison Street, northeasterly along the western property lines of 18-79 through 18-85 Madison Street (aka 768 Woodward Avenue) to the southern curbline of Woodward Avenue, and easterly along the southern curbline of Woodward Avenue, to the point or place of beginning.

(On January 7, 2015, the Commission duly advertised January 21, 2015 for a public hearing.)

Close the hearing.

Nos. 26 & 27

CORONA SENIOR RESIDENCE

No. 26

CD 4

C 150125 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 10b, by changing from an R6B District to an R6 District property bounded by Lewis Avenue, a line midway between 101st Street and 102nd Street, a line 270 feet northwesterly of Martense Avenue, and 101st Street, as shown on a diagram (for illustrative purposes only) dated October 20, 2014.

(On January 7, 2015, Cal. No. 9, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.



No. 27

CD 4

C 150126 HAQ

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 54-24 101st Street (Block 1939, Lot 11), 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 an eight-story mixed-use building with approximately 67 units of affordable housing for senior citizens.

(On January 7, 2015, Cal. No. 10, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.



BOROUGH OF MANHATTAN

No. 28

BEATRICE LEWIS SENIOR CENTER/ADDIE MAE COLLINS DAY CARE CENTER

CD 11

C 140352 PQM

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 2322 Third Avenue (Block 1775, Lot 33) for continued use as a child care center and senior center.

(On January 7, 2015, Cal. No. 8, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.



Nos. 29, 30 & 31

505/513 WEST 43RD STREET

No. 29

CD 4

N 140407 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 1818 Nadlan 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 create a special permit in Section 96-32 (Special Regulations in R9 Districts) for the purposes of waiving the applicable height and setback regulations of Sections 23-633 and 23-663, planting regulations of Section 23-892 and permitted obstruction within rear yard regulations of Section 23-44.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ 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

* * *

96-30

OTHER AREAS

* * *

96-32

Special Regulations in R9 Districts

In R9 Districts in Western Subarea C2, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) for R9A Districts shall apply to all #buildings or other structures#. In #Commercial Districts# mapped within R9 Districts in Western Subarea C2, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback

Regulations in Certain Districts) for C2-7A Districts shall apply to all #buildings or other structures#. Notwithstanding the provisions of paragraph (c) of Section 23-011 (Quality Housing Program), in all such R9 Districts and #Commercial Districts# mapped within such R9 Districts, the provisions of paragraph (b) of Section 23-011 shall apply.

* * *

(c) Height and setback modification

For any #development# or #enlargement# subject to the provisions of Section 74-681 (Development within or over a railway or transit right-of-way or yard) the City Planning Commission may permit the modification of the applicable height and setback regulations, the planting requirements of Section 23-892, and the permitted obstructions in “rear yard” regulations of Section 23-44, provided that:

- (1) such modification of height and setback regulations will:
 - (i) not result in a #building# that exceeds a height of 165 feet;
 - (ii) result in a better distribution of #bulk# on the #zoning lot#; and
 - (iii) permit adequate access of light and air to surrounding #streets# and adjacent properties;
- (2) such modification of planting requirements will facilitate access to Department of Transportation bridge structures, and that the area between the #street wall# and #street line# of the #buildings# shall be improved with moveable planters; and
- (3) any obstruction permitted in a #rear yard# or #rear yard equivalent# pursuant to this Section is necessary to accommodate the ventilation needs of a railroad or transit facility. In addition, such obstruction shall be fully screened by a landscaped strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at time of planting, and of a type that is expected to form a year-round dense screen at least six feet high within three years. Such screening shall be maintained in good condition at all times.

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

* * *

(On January 7, 2015, Cal. No. 5, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 4

C 140408 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 1818 Nadlan LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area in connection with a proposed residential building with two 16-story segments, on property located at 505-513 West 43rd Street a.k.a. 506-512 West 44th Street (Block 1072, Lot 24), in a R9 and R8/C2-5 District, within the Special Clinton District (Preservation Area).

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 January 7, 2015, Cal. No. 6, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31

CD 4

C 140409 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 1818 Nadlan LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 96-32(c)* of the Zoning Resolution to modify the height and setback requirements of Sections 93-32 (Special Regulations in R9 Districts) and 23-633 (Street wall location and height and setback regulations in certain districts), the permitted obstructions requirements of Section 23-44

(Permitted Obstructions in Required Yards or Rear Yard Equivalents), and the planting requirements of Section 23-892 (In R6 through R10 Districts), in connection with a proposed residential building with two 16-story segments, on property located at 505-513 West 43rd Street a.k.a. 506-512 West 44th Street (Block 1072, Lot 24), in a R9 and R8/C2-5 District, within the Special Clinton District (Preservation Area).

*Note: Section 96-32(c) is proposed under a related concurrent application (N 140407 ZRM) for zoning text amendment.

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 January 7, 2015, Cal. No. 7, the Commission scheduled January 21, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

IV 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
	6	7 LABOR DAY	8	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 CPC PUBLIC MEETING	10	11	12
	13 HANUKKAH	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
DECEMBER	20	21	22	23	24	25 CHRISTMAS	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