

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 18, 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 150196 HAX	3	NEW ROADS PLAZA	Scheduled to be Heard 3/4/15
2	C 150197 ZSX	3	" "	" "
3	C 150174 PQX	4	1561 WALTON AVENUE	" "
4	C 150175 HAX	4	" "	" "
5	C150149 PQQ	12	CHARLES DREW & THEODORE JACKSON SENIOR CENTERS	" "
6	C 150152 ZMX	3	MELROSE COMMONS NORTH	Favorable Report Adopted
7	C 150153 HUX	3	" "	" "
8	C 150154 HAX	3	" "	" "
9	C 120323 MMX	3	" "	" "
10	N 140433 ZAX	8	6033 HUXLEY AVENUE	Authorization Approved
11	C 140352 PQM	11	BEATRICE LEWIS SENIOR CENTER/ADDIE MAE COLLINS DCC	Favorable Report Adopted
12	N 140407 ZRM	4	505/513 WEST 43 RD STREET	Laid Over
13	C 140408 ZSM	4	" "	" "
14	C 140409 ZSM	4	" "	" "
15	N 140142 ZAM	2	106-112 SPRING STREET	Authorization Approved
16	C 150125 ZMQ	4	CORONA SENIOR RESIDENCE	Favorable Report Adopted
17	C 150126 HAQ	4	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		6	7	8	9	10	11	12	13	14	15	16	17	18	19	
Carl Weisbrod, Chairman	P	Y	Y	Y	Y	Y	Y				Y	Y	Y	Y	Y	
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y				Y	Y	Y	Y	Y	
Rayann Besser	P	Y	Y	Y	Y	Y	Y	L	L	L	Y	Y	Y	Y	R	
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	A	A	A	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	I	I	I	Y	Y	Y	Y	Y	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	D	D	D	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y				Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	O	O	O	Y	Y	Y	Y	Y	
Cheryl Cohen Effron	P	Y	Y	Y	Y	Y	Y	V	V	V	Y	Y	Y	Y	Y	
Bomee Jung	A							E	E	E						
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	R	R	R	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	Y	Y	Y	Y				Y	Y	Y	Y	Y	
Larisa Ortiz, Commissioners	P	Y	Y	Y	Y	Y	Y				Y	Y	Y	Y	Y	

Anna Hayes Levin	P	Y	Y													
Orlando Marin	P	Y	Y													
Larisa Ortiz, Commissioners	P	Y	Y													

MEETING ADJOURNED AT: **1:08 P.M.**

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

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 18, 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. 4]

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**
- BOME E JUNG**
- ANNA HAYES LEVIN**
- ORLANDO MARIN**
- LARISA ORTIZ, *Commissioners***
- YVETTE V. GRUEL, *Calendar Officer***

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for March 4, 2015 at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under “Public Hearing” in this Calendar, is requested to fill out a speaker’s slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office – Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address: _____ Title: _____

FEBRUARY 18, 2015

APPROVAL OF MINUTES OF the Regular Meeting of February 4, 2015

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 4, 2015
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1 & 2

NEW ROADS PLAZA

No. 1

CD 3

N 150196 HAX

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 986-996 Washington Avenue and 489-493 East 164th Street (Block 2369, Lot 1, 2, 3, 4, 5, 53, 54, 90 and 153), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate development of an eight-story building for use as a non-profit institution with sleeping accommodations containing approximately 94 units of supportive and affordable housing.

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

No. 2

CD 3

C 150197 ZSX

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation & Development and South Bronx Overall Economic Development Organization pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed 8-story building on property located at 986-996 Washington Avenue a.k.a 489-493 East 164th Street (Block 2369, Lots 1, 2, 3, 4, 5, 53, 54, 90 & 153), in an M1-1/ R7-2 District, with a Special Mixed Use District (MX-7).

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 March 4, 2015 for a public hearing.

Nos. 3 & 4

1561 WALTON AVENUE

No. 3

CD 4

C 150174 PQX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1561 Walton Avenue (Block 2845, Lot 47).

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

No. 4

CD 4

C 150175 HAX

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 1561 Walton Avenue (Block 2845, Lot 47), 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 nine- to eleven-story residential building with approximately 59 units of affordable housing.

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

BOROUGH OF QUEENS

No. 5

CHARLES DREW SENIOR CENTER & THEODORE JACKSON SENIOR CENTER

CD 12

C 150149 PQQ

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 165-15 Archer Avenue (Block 10155, Lot 29) for continued use as a child care center and senior center.

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

II. REPORTS

BOROUGH OF THE BRONX

Nos. 6, 7, 8 & 9

MELROSE COMMONS NORTH

No. 6

CD 3

C 150152 ZMX

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. On January 21, 2015, Cal. No. 20, the hearing was closed.)

For consideration.

No. 7

CD 3

C 150153 HUX

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. On January 21, 2015, Cal. No. 21, the hearing was closed.)

For consideration.

No. 8

CD 3

C 150154 HAX

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. On January 21, 2015, Cal. No. 22, the hearing was closed.)

For consideration.

No. 9

CD 3

C 120323 MMX

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. On January 21, 2015, Cal. No. 23, the hearing was closed.)

For consideration.

No. 10

6033 HUXLEY AVENUE

CD 8

N 140433 ZAX

IN THE MATTER OF an application submitted by Jim & Tracy Murray for the grant of an authorization pursuant to Section 22-43 of the Zoning Resolution to waive the requirements of Section 22-43, to allow the construction of a detached two-family residence with less than 75 percent of the floor area of one dwelling unit located above or below the other, on property located at 6033 Huxley Avenue (Block 5875, Lot 927), in an R3A 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.

For consideration.

BOROUGH OF MANHATTAN

No. 11

BEATRICE LEWIS SENIOR CENTER/ADDIE MAE COLLINS DAY CARE CENTER

CD 11

C 140352 PQM

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. On January 21, 2015, Cal. No. 28, the hearing was closed.)

For consideration.

Nos. 12, 13 & 14

505/513 WEST 43RD STREET

No. 12

CD 4

N 140407 ZRM

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, (Open Area Requirements for Residences – In RI through R5 Districts), and the permitted obstructions in #“rear yard#” regulations of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents),, 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. On January 21, 2015, Cal. No. 29, the hearing was closed.)

For consideration.

No. 13

CD 4

C 140408 ZSM

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. On January 21, 2015, Cal. No. 30, the hearing was closed.)

For consideration.

No. 14

CD 4

C 140409 ZSM

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. On January 21, 2015, Cal. No. 31, the hearing was closed.)

For consideration.

No. 15

106-112 SPRING STREET

CD 2

N 140142 ZAM

IN THE MATTER OF an application submitted by Workspace, Inc. for the grant of an authorization pursuant to Section 42-142 of the Zoning Resolution to modify the requirements of Section 42-14(D)(1) to allow joint living-work quarters for artists on portions of the ground floors of two existing 6-story buildings, on property located at 106-112 Spring Street & 91-93 Mercer Street (Block 485, Lots 21 & 22), 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 at 22 Reade Street, Room 3N, New York, NY 10007.

For consideration.

Nos. 16 & 17

CORONA SENIOR RESIDENCE

No. 16

CD 4

C 150125 ZMQ

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. On January 21, 2015, Cal. No. 26, the hearing was closed.)

For consideration.

No. 17

CD 4

C 150126 HAQ

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. On January 21, 2015, Cal. No. 27, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 18

4093 RICHMOND AVENUE

CD 3

N 140370 RCR

IN THE MATTER OF an application submitted by Sam Crispi for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current zoning lot into four new zoning lots at 4093 Richmond Avenue (Block 5268, Existing Lot 40, Tentative Lots 38, 39, 40 & 41) within the Special South Richmond Development District.

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

For consideration.

No. 19

APRICOT COURT, LEMON DROP COURT & TURNER STREET

CD 3

N 140076 RCR

IN THE MATTER OF an application submitted by Robert Mack for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current two zoning lots into 24 new zoning lots at Apricot Ct, Lemon Drop Ct and Turner St (Block 7105, Existing Lots 157 & 163, Tentative Lots 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170 & 171) within the Special South Richmond Development District.

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

For consideration.

Nos. 20 & 21

393 LIGHTHOUSE AVENUE/BELLO RESIDENCE

No. 20

CD 2

N 150008 ZAR

IN THE MATTER OF an application submitted by Judith Bello for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for the modification of topographical features on a Tier I site at 393 Lighthouse Avenue (Block 2287, Existing Lot 114 and Tentative Lot 110) to facilitate the construction of one single-family home, a garage, and an accessory in-ground swimming pool within the Staten Island 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. 21

CD 2

N 150009 ZCR

IN THE MATTER OF an application submitted by Judith Bello for the grant of certification pursuant to Section 105-90 of the Zoning Resolution for the future subdivision of one existing zoning lot into two separate zoning lots at 393 Lighthouse Avenue (Block 2287, Existing Lot 114 and Tentative Lot 110) to facilitate the construction of one single-family home, a garage, and an accessory in-ground swimming pool within the Staten Island 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 BROOKLYN

No. 22

2702 WEST 15TH STREET

CD 13

C 140209 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by SO Development Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 106-32(a) – to allow a commercial use (U.G. 16D) not otherwise permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use); and
2. Section 106-32I – to modify the yard regulations of Section 106-34 (Special Yard Regulations);

to facilitate the development of a 3-story commercial warehouse building on property located at 2702 West 15th Street (Block 6996, Lots 53 & 59), in an M1-2 District, within the Special Coney Island Mixed Use 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 February 4, 2015, Cal. No. 1, the Commission scheduled February 18, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 23

CHERRY HILL GOURMET TEXT AMENDMENT

CD 15

N 150109 ZRK

CONTINUED PUBLIC HEARING:

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#:

* * *

(On January 21, 2015, Cal. No. 1, the Commission scheduled February 4, 2015 for a public hearing. On February 4, 2015, Cal. No. 17, the hearing was continued.)

Close the hearing.

CITYWIDE

No. 24

STAIRWELLS TEXT AMENDMENT

CITY WIDE

N 150167 ZRY

PUBLIC HEARING:

IN THE MATTER OF an application by the Department of City Planning pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, pertaining to exempting floor space occupied by additional safety measures that are required by the 2014 New York City Building Code from counting towards zoning floor area.

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 I
GENERAL PROVISIONS**

* * *

**Chapter 2
Construction of Language and Definitions**

* * *

**12-10
DEFINITIONS**

Words in the text or tables of this Resolution which are #*italicized*# shall be interpreted in accordance with the provisions set forth in this Section.

* * *

Floor area

“Floor area” is the sum of the gross areas of the several floors of a #*building*# or #*buildings*#, measured from the exterior faces of exterior walls or from the center lines of walls separating two #*buildings*#. In particular, #*floor area*# includes:

- (a) #basement# space, except as specifically excluded in this definition;
- (b) elevator shafts or stairwells at each floor; except as specifically excluded in this definition;

* * *

However, the #floor area# of a #building# shall not include:

* * *

(11) floor space within stairwells

(i) at each floor of #buildings# containing #residences# #developed# or #enlarged# after April 16, 2008, that are greater than 125 feet in height, provided that:

~~(i)~~ (1) such stairwells are located on a #story# containing #residences#;

~~(ii)~~ (2) such stairwells are used as a required means of egress from such #residences#;

~~(iii)~~(3) such stairwells have a minimum width of 44 inches;

~~(iv)~~(4) such floor space excluded from #floor area# shall be limited to a maximum of eight inches of stair and landing width measured along the length of the stairwell enclosure at each floor; and

~~(v)~~(5) where such stairwells serve non-#residential uses# on any floor, or are located within multi-level #dwelling units#, the entire floor space within such stairwells on such floors shall count as #floor area#;

(ii) at each floor of #buildings# #developed# or #enlarged# after (date of amendment), that are 420 feet or greater in height, provided that:

(1) such stairwells serve a space that is any occupancy group other than Group R-2, as classified in the New York City Building Code, that is located at or above a height of 420 feet; and

(2) such floor space excluded from #floor area# shall be limited to:

(aa) the 25 percent of stair and landing width required by the New York City Building Code which is provided in addition to the stair and landing widths required by such Code for means of egress; or

(bb) the one stairwell required by the New York City Building Code which is provided in addition to the stairwells required by such Code for means of egress. For the purposes of this paragraph (11)(ii)(2)(bb), such additional stairwell shall include the stair and landings as well as any walls enclosing such stair and landings;

(12) exterior wall thickness, up to eight inches:

* * *

(On February 4, 2015, Cal. No. 2, the Commission scheduled February 18, 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	23 WASHINGTON'S BIRTHDAY	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
	29 PALM SUNDAY	30 REVIEW SESSION	31				
APRIL				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
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
MAY						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	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						
JUNE		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18 RAMADAN	19	20
	21	22	23	24	25	26	27
	28	29 REVIEW SESSION	30				
JULY						1 CPC PUBLIC MEETING	2
						3 INDEPENDENCE DAY OBSERVED	4 INDEPENDENCE DAY
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30	31	
AUGUST							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
30	31						
SEPTEMBER					1	2	3
	6	7 LABOR DAY	8 REVIEW SESSION	9 CPC PUBLIC MEETING	10	11	12
	13	14 ROSH HASHANAH	15	16	17	18	19
	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23 YOM KIPPUR	24	25	26
	27	28	29	30			
OCTOBER						1	2
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12 COLUMBUS DAY	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
NOVEMBER							
	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
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					
DECEMBER							
				1 CPC PUBLIC MEETING	2	3	4
	6	7	8	9	10	11	12
	13	14 REVIEW SESSION	15	16 CPC PUBLIC MEETING	17	18	19
	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