

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 9, 2016
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	C 160064 ZMX	7	3276 JEROME AVENUE	Scheduled to be Heard 3/30/16
2	C 150361 ZMK	6	OXFORD NURSING HOME	" "
3	C 150362 ZSK	6	" "	" "
4	N 160081 ZRK	6	" "	" "
5	N 160094 ZAX	8	GALAIDA RESIDENCE	Authorization Approved
6	N 160095 ZAX	8	" "	" "
7	N 160172 PXM	1	233 BROADWAY	Favorable Report Adopted
8	N 160173 PXM	1	33 WHITEHALL STREET	" "
9	C 160097 PPQ	10,12 & 13	TWA FLIGHT CENTER HOTEL	" "
10	N 160087 ZCR	2	704 OCEAN TERRACE	Laid Over
11	N 160152 RCR	3	30 EVERTON AVENUE	Certification Approved
12	C 160028 ZSK	8	170 BUFFALO AVENUE	Hearing Closed
13	C 050319 MMQ	1	SOCRATES SCULPTURE PARK	" "
	Supplemental Calendar			
S1	N 160166 ZRM	1	WATER STREET UPGRADES TEXT AMENDMENT	Scheduled to be Heard 3/30/16

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:																	
		Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R														
		Calendar Numbers:	5	6	7	8	9	10	11											
Carl Weisbrod, Chairman	P		Y	Y	Y	Y	Y		Y											
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y	Y	Y		Y											
Rayann Besser	P		Y	Y	Y	Y	Y	L	Y											
Irwin G. Cantor, P.E.	A							A												
Alfred C. Cerullo, III	P		Y	Y	Y	Y	Y	I	Y											
Michelle R. De La Uz	P		Y	Y	Y	Y	Y	D	Y											
Joseph I. Douek	P		Y	Y	Y	Y	Y		Y											
Richard W. Eaddy	P		Y	Y	Y	Y	Y	O	Y											
Cheryl Cohen Efron	P		Y	Y	Y	Y	Y	V	Y											
Hope Knight	P		Y	Y	Y	Y	Y	E	Y											
Anna Hayes Levin	P		Y	Y	Y	Y	Y	R	Y											
Orlando Marin	P		Y	Y	Y	Y	Y		Y											
Larisa Ortiz, Commissioners	P		Y	Y	Y	Y	Y		Y											

MEETING ADJOURNED AT: 10:50 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 9, 2016

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



**Bill de Blasio, Mayor
City of New York**

[No. 6]

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

A

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
120 Broadway – 31st Floor
New York, New York 10271

For Additional Calendar Information: call (212) 720-3370.

B
CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, N.Y. 10271

- 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**
- HOPE KNIGHT**
- 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, 31st Floor, 120 Broadway,
New York, N.Y. 10271**

The next regular public meeting of the City Planning Commission is scheduled for March 30, 2016 at 10:00 a.m.

C

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 – 31st Floor
120 Broadway, New York, N.Y. 10271**

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

MARCH 9, 2016

APPROVAL OF MINUTES OF the Regular Meeting of February 24, 2016

**I. PUBLIC HEARING OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, MARCH 30, 2016
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

No. 1

3276 JEROME AVENUE

CD 7

C 160064 ZMX

IN THE MATTER OF an application submitted by Mosholu Petrol Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d, changing from an R8 District to a C8-2 District property bounded by Risse Street, a line 150 feet northerly of Van Cortlandt Avenue, a line perpendicular to the southeasterly street line of Jerome Avenue distant 180 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Jerome Avenue and the westerly street line of Risse Street, and a line 100 feet southeasterly of Jerome Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2015.

Resolution for adoption scheduling March 30, 2016 for a public hearing.

BOROUGH OF BROOKLYN

Nos. 2, 3 & 4

OXFORD NURSING HOME

No. 2

CD 6

C 150361 ZMK

IN THE MATTER OF an application submitted by the Conover King Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a:

1. changing from an M2-1 District to an M1-4/R6 District property bounded by King Street, a line 100 feet northwesterly of Van Brunt Street, Sullivan Street, a line 200 feet northwesterly of Van Brunt Street, a line midway between King Street and Sullivan Street, and Conover Street; and
2. establishing a Special Mixed Use District (MX-5) bounded by King Street, a line 100 feet northwesterly of Van Brunt Street, Sullivan Street, a line 200 feet northwesterly of Van Brunt Street, a line midway between King Street and Sullivan Street, and Conover Street;

as shown in a diagram (for illustrative purposes only) dated November 30, 2015.

Resolution for adoption scheduling March 30, 2016 for a public hearing.

No. 3

CD 6

C 150362 ZSK

IN THE MATTER OF an application submitted by Conover King Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 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 proposed 200-bed nursing home on property located at 141 Conover Street (Block 555, Lot 5), in an M1-4/R6* District, within a Special Mixed Use District (MX-5)*.

*Note: The site is proposed to be rezoned by changing from an M2-1 District to an M1-4/R6 and by establishing a Special Mixed Use District (MX-5), under a concurrent related application C 150361 ZMK.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3054, 120 Broadway, New York, NY, 10271-0001

Resolution for adoption scheduling March 30, 2016 for a public hearing.



No. 4

CD 6

N 160081 ZRK

IN THE MATTER OF an application submitted by Conover King Realty, LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York modifying Appendix F (Inclusionary Housing Designated Areas) and a related section in Article XII, Chapter 3 (Special Mixed Use District) to apply Inclusionary Housing regulations.

Matter underlined is new, to be added;

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

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

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

* * *

Article XII - Special Purpose Districts

Chapter 3

Special Mixed Use District

* * *

123-63

Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

#Special Mixed Use District#	Designated #Residence District#
MX 2 - Community District 2, Brooklyn	R7A R8A
<u>MX 5 - Community District 6, Brooklyn</u>	<u>R6</u>
MX 8 - Community District 1, Brooklyn	R6 R6A R6B R7A
MX 11 - Community District 6, Brooklyn	R7-2
MX 14 - Community District 6, The Bronx	R7A R7X

* * *

APPENDIX F

* * *

BROOKLYN

* * *

Brooklyn Community District 6

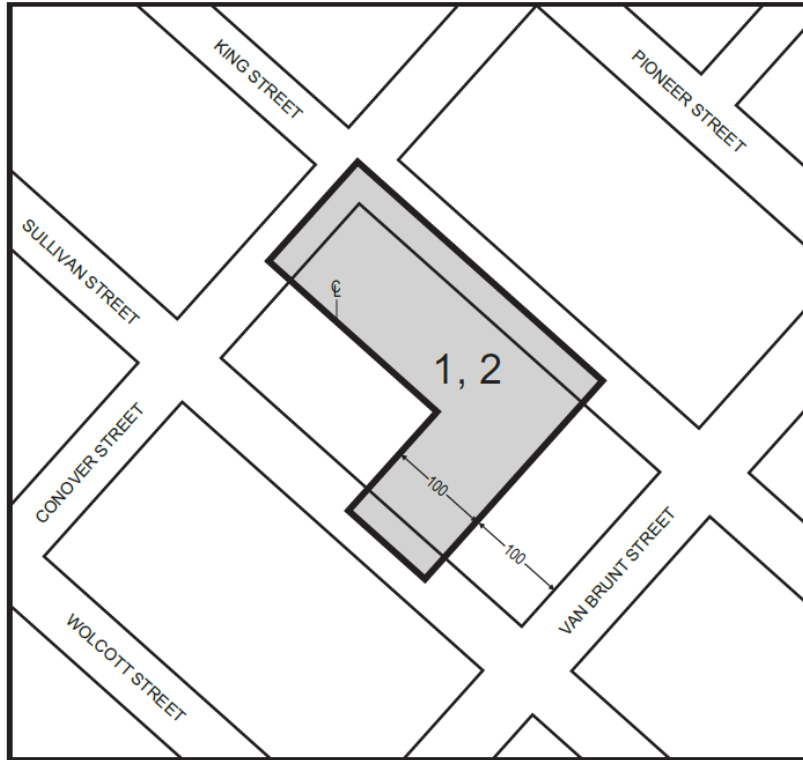
In the R6 and R7-2 Districts within the areas shown on the following Maps 1 and 2:


Map 1 - (3/11/09)

* * *

Map 2 - [date of adoption]

[Proposed Map]



 Mandatory Inclusionary Housing Area (MIHA)
1, 2 MIH Program Option 1 and Option 2 [Section 23-154(d)(3)]

* * *

Resolution for adoption scheduling March 30, 2016 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 5 & 6

4663 PALISADE AVENUE

No. 5

CD 8

N 160094 ZAX

IN THE MATTER OF an application (N 160094 ZAX) and the related drawings submitted by Scott Galaida pursuant to Sections 105-421 of the Zoning Resolution, for the grant of an authorization to modify topographic features on a Tier I site to permit the construction of a vertical and horizontal enlargement of an existing 1,991 sf single-family residence located at 4663 Palisade Avenue (Block 5929, Lot 47) within the Special Natural Area District (NA-2).

For consideration.

No. 6

CD 8

N 160095 ZAX

IN THE MATTER OF an application (N 160095 ZAX) and the related drawings submitted by Scott Galaida pursuant to Sections 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation planting requirements to permit the construction of a vertical and horizontal enlargement of an existing 1,991 sf single-family residence located at 4663 Palisade Avenue (Block 5929, Lot 47) within the Special Natural Area District (NA-2), within Community District 8, Borough of The Bronx.

For consideration.

BOROUGH OF MANHATTAN

No. 7

233 BROADWAY

CD 1

N 160172 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 233 Broadway (Block 123, Lot 7501) (NYC Law Department offices).

(On February 9, 2016, the Commission duly advertised February 24, 2016 for a public hearing. On February 24, 2016, Cal. No. 19, the hearing was closed.)

For consideration.



No. 8

33 WHITEHALL STREET

CD 1

N 160173 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 33 Whitehall Street (Block 10, Lot 14) (NYC Department of Sanitation offices).

(On February 9, 2016, the Commission duly advertised February 24, 2016 for a public hearing. On February 24, 2016, Cal. No. 18, the hearing was closed.)

For consideration.



BOROUGH OF QUEENS

No. 9

TWA FLIGHT CENTER HOTEL

CD 10, 12 & 13

C160097 PPQ

IN THE MATTER OF an application submitted by the Department of Small Business Services (SBS), pursuant to Section 197-c of New York City Charter, for the disposition of a lease to Flight Center Hotel, LLC located at Building 60 at JFK International Airport, Block 14260, p/o Lot 1, pursuant to zoning.

On February 3, 2016, Supplemental Cal. No. 1, the Commission scheduled February 24, 2016 for a public hearing. On February 24, 2016, Cal. No. 20, the hearing was closed.)

For consideration.



BOROUGH OF STATEN ISLAND

No. 10

704 OCEAN TERRACE

CD 2

N 160087 ZCR

IN THE MATTER OF an application submitted by Ocean Terrace Development, LLC for the grant of certification that no authorization is required pursuant to Section 105-41 of the Zoning Resolution to facilitate the development of four (4) attached single-family dwellings on a single zoning lot at 704 Ocean Terrace (Block 837, Lot 300) 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. 11

30 EVERTON AVENUE

CD 3

N 160152 RCR

IN THE MATTER OF an application submitted by Carmine Cautella/FJN Development Corp for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 30 Everton Avenue (Block 6045, Existing Lot 18, Tentative Lots 18 and 181) 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.

III. PUBLIC HEARING

BOROUGH OF BROOKLYN

No. 12

170 BUFFALO AVENUE

CD 8

C 160028 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Buffalo Ave. Realty Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-90 of the Zoning Resolution to allow a 281-bed nursing home use within an existing 7-story building on property located at 170 Buffalo Avenue (Block 1362, Lot 1), in an R6 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY, 10271.

(On February 24, 2016, Cal. No. 1, the Commission scheduled March 9, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 13

SOCRATES SCULPTURE PARK

CD 1

C 050319 MMQ

PUBLIC HEARING:

IN THE MATTER OF an application, submitted by the New York City Department of Parks and Recreation, 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 establishment of Socrates Sculpture Park within an area generally bounded by 33rd Road, Vernon Boulevard, 30th Road and the U.S. Pierhead and Bulkhead Line; and
- the establishment of a Public Place west of Vernon Boulevard and the intersection of Broadway; and
- the elimination, discontinuance and closing of 31st Avenue and Broadway west of Vernon Boulevard; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4983 dated November 19, 2015 and signed by the Borough President.

(On February 24, 2016, Cal. No. 2, the Commission scheduled March 9, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

IV CITY PLANNING COMMISSION 2016 SCHEDULE OF MEETINGS

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

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