

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 10, 2016
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007**

**Yvette V. Gruel, Calendar Officer
120 Broadway, 30th Floor
New York, New York 10271
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	N 160377 ZRK	10	BROOKLYN COMMUNITY BOARD 10 TEXT AMENDMENT	Scheduled to be Heard 8/24/16
2	N 160308 ZRM	2	550 WASHINGTON STREET/SPECIAL HUDSON RIVER PARK DISTRICT	" "
3	C 160309 ZMM	2	" "	" "
4	C 160310 ZSM	2	" "	" "
5	C 160311 ZSM	2	" "	" "
6	C 160312 ZSM	2	" "	" "
7	C 160313 ZSM	2	" "	" "
8	C 160194 ZMM	11	1968 SECOND AVENUE REZONING	" "
9	C 160213 ZSM	8	1290 MADISON AVENUE	" "
10	C 160033 ZMQ	14	SEAGIRT BOULEVARD REZONINGS	" "
11	C 160351 ZMQ	14	" "	" "
12	C 160267 ZMX	1	LA CENTRAL	Laid Over
13	N 160269 ZRX	1	" "	" "
14	C 160268 HAX	1	" "	" "
15	C 160270 ZSX	1	" "	" "
16	C 160271 ZSX	1	" "	" "
17	N 160342 ZAX	7	MONTEFIORE LSCRD STAIR PROJECT	Authorization 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	20	21	22	23	24	25
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	L	L	L	L	L	Y	Y	Y	Y	L	Y	Y	Y	Y
Irwin G. Cantor, P.E.	P	A	A	A	A	A	Y	Y	Y	Y	A	Y	Y	Y	Y
Alfred C. Cerullo, III	P	I	I	I	I	I	Y	Y	Y	R	I	Y	Y	Y	Y
Michelle R. De La Uz	P	D	D	D	D	D	Y	Y	Y	Y	D	Y	Y	Y	Y
Joseph I. Douek	P						Y	Y	Y	Y		Y	Y	Y	Y
Richard W. Eaddy	A	O	O	O	O	O					O				
Cheryl Cohen Efron	P	V	V	V	V	V	Y	Y	Y	Y	V	Y	Y	Y	Y
Hope Knight	P	E	E	E	E	E	Y	Y	Y	Y	E	Y	Y	Y	Y
Anna Hayes Levin	P	R	R	R	R	R	Y	Y	Y	Y	R	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: 12:05 P.M.

NOTE: Commissioner Cerullo recused on Cal. No. 20.

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CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	M 900267(C) ZSX	7	MONTEFIORE LSCRD STAIR PROJECT	Favorable Report Adopted
19	N 160374 BDK	2	DUMBO AMENDED BUSINESS IMPROVEMENT DISTRICT	" "
20	N 160069 ZRM	4	625 WEST 57 TH STREET	" "
21	C 160082 ZSM	5	ADORAMA	Laid Over
22	N 170007 HKM	9	CHURCH OF ST. JOSEPH OF THE HOLY FAMILY	Forward Report to City Council
23	N 170008 HKM	11	SAINT PAUL ROMAN CATHOLIC CHURCH	" "
24	N 170009 HKM	1	(FORMER) FIREHOUSE, ENGINE COMPANY 29	" "
25	N 170010 HKM	1	315 BROADWAY BUILDING	" "
26	C 150135 ZMQ	1	38 TH STREET AND 31 ST AVENUE REZONING	Favorable Report Adopted
27	C 160103 ZMQ	2	BARNETT AVENUE REZONING	" "
28	N 160101 ZRQ	2	" "	" "
29	N 160102 ZRQ	2	" "	" "
30	C 160247 PQQ	7	MITCHELL-LINDEN LIBRARY SITE	" "
31	C 160248 PQQ	13	ROSEDALE LIBRARY SITE	" "
32	C 160249 PCQ	2	NYPD VEHICLE STORAGE FACILITY	" "
33	N 170001 PXQ	2	ONE COURT SQUARE OFFICE SPACE	" "
34	N 160274 ZAR	2	63 BEEBE STREET	Authorization Approved

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		26	27	28	29	30	31	32	33	34	35	36	37	38	
Carl Weisbrod, Chairman	P	Y	Y	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	Y	Y	
Rayann Besser	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Michelle R. De La Uz	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	A														
Cheryl Cohen Efron	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hope Knight	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Orlando Marin	P	Y	Y	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	Y	Y	

MEETING ADJOURNED AT: 12:05 P.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, AUGUST 10, 2016
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007**

**Yvette V. Gruel, Calendar Officer
120 Broadway, 30th Floor
New York, New York 10271
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
35	N 170011 HKR	1	GEORGE WILLIAM AND ANNA CURTIS HOUSE	Forward Report to City Council
36	N 170012 HKR	1	SAINT JOHN'S EPISCOPAL CHURCH & RECTORY	" "
37	N 170013 HKR	1	93 HARRISON STREET HOUSE	" "
38	N 170014 HKR	3	PRINCE'S BAY LIGHTHOUSE COMPLEX	" "
39	C 160285 ZMX	6	LAMBERT HOUSES REDEVELOPMENT	Hearing Closed
40	C 160286 HAX	6	" "	" "
41	N 160288 ZRX	6	" "	" "
42	N 160289 ZRX	6	" "	" "
43	C 160290 ZSX	6	" "	" "
44	C 160218 MMX	6	" "	" "
45	C 160307 ZSX	6	" "	" "
46	C 160335 PCX	10	WESTCHESTER SQUARE BRANCH LIBRARY	" "
47	N 160250 ZRX	1	EAST 147 TH STREET REZONING	" "
48	C 160251 ZMX	1	" "	" "
49	C 160199 ZSM	2	248 LAFAYETTE STREET	" "
50	N 170019 PXQ	9	QUEENS DISTRICT ATTORNEY OFFICE SPACE	" "
51	C 160246 ZSQ	3	102-05 DITMARS BOULEVARD PARKING GARAGE	Withdrawn
52	C 160283 ZSQ	3	" "	" "
53	C 160284 ZSQ	3	" "	" "

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

CITY PLANNING COMMISSION

WEDNESDAY, AUGUST 10, 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. 15]

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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WEDNESDAY AUGUST 10, 2016

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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 August 24, 2016.

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) _____

AUGUST 10, 2016

APPROVAL OF MINUTES OF the Regular Meeting of July 27, 2016

**I. PUBLIC HEARING OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, AUGUST 24, 2016
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

BROOKLYN COMMUNITY BOARD 10 TEXT AMENDMENT

CD 10

N 160377 ZRK

IN THE MATTER OF an application submitted by Community Board 10, Brooklyn, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Section 73-622 (Enlargements of single- and two-family detached and semi-detached residences), in Community District 10, Borough of Brooklyn.

Matter in underline is new, to be added;

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

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

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

* * *

**Article VII
ADMINISTRATION**

**Chapter 3
Special Permits by the Board of Standards and Appeals**

* * *

73-622

Enlargements of single- and two-family detached and semi-detached residences

The Board of Standards and Appeals may permit an #enlargement# of an existing #single-# or #two-family detached# or #semi-detached residence# within the following areas:

- (a) Community Districts ~~4~~, 11 and 15, in the Borough of Brooklyn; and
- (b) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 2-7

550 WASHINGTON STREET/ SPECIAL HUDSON RIVER PARK DISTRICT

No. 2

CD 2

N 160308 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, relating to Article VIII, Chapter 9 (Special Hudson River Park District) to establish the Special Hudson River Park District within Community District 2, Borough of Manhattan.

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 1 - Title, Establishment of Controls and Interpretation of Regulations

* * *

11-122

Districts established

* * *

Special Purpose Districts

* * *

Establishment of the Special Hillides Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillides Preservation District# is hereby established.

Establishment of the Special Hudson River Park District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 9, the #Special Hudson River Park District# is hereby established.

Establishment of the Special Hudson Square District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 8, the #Special Hudson Square District# is hereby established.

* * *

Chapter 2 – Construction of Language and Definitions

12-10

DEFINITIONS

* * *

Special Hillides Preservation District

The “Special Hillides Preservation District” is a Special Purpose District mapped in Staten Island designated by the letters “HS” in which special regulations set forth in Article XI, Chapter 9, apply.

Special Hudson River Park District

The “Special Hudson River Park District” is a Special Purpose District designated by the letters “HRP” in which special regulations set forth in Article VIII, Chapter 9, apply.

Special Hudson Square District

The “Special Hudson Square District” is a Special Purpose District designated by the letters “HSQ” in which special regulations set forth in Article VIII, Chapter 8, apply.

* * *

Article VIII: SPECIAL PURPOSE DISTRICTS

Chapter 9: Special Hudson River Park District

89-00

GENERAL PURPOSES

The “Special Hudson River Park District” established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to facilitate the repair and rehabilitation of piers, bulkheads and infrastructure within Hudson River Park, and to facilitate their maintenance and development, through the transfer of development rights within the Special Hudson River Park District;
- (b) to promote an appropriate range of uses that complements Hudson River Park and, to the extent housing is included, to serve residents of varied income levels; and
- (c) to promote the most desirable use of land and development in this area and thus to conserve the value of land and buildings and thereby protect the City’s tax revenues.

89-01

General Provisions

The provisions of this Chapter shall apply within the #Special Hudson River Park District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

89-02

Definitions

For the purposes of this Section, matter in italics is defined in Section 12-10 (DEFINITIONS) or within this Section.

Granting _____ site

Within the #Special Hudson River Park District#, the “granting site” is a #zoning lot#, within the area identified as “A1” on the map in the Appendix, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which floor area may be transferred.

Receiving _____ site

Within the #Special Hudson River Park District#, the “receiving site” is a #zoning lot#, within the area identified as “A2” on the map in the Appendix, to which floor area of the #granting site# may be transferred.

89-03

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Hudson River Park District# Plan. The District Plan includes the map, “Special Hudson River Park District” in the Appendix to this Chapter which is hereby incorporated and made part of this Resolution for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

89-10

USE AND BULK REGULATIONS

The #use# and #bulk# regulations applicable to the #receiving site# shall be modified as follows:

(a) C6-4 Districts

The #use# and #bulk# regulations of the C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development# or #enlargement# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area from Hudson River Park), the #use# and #bulk# regulations of the underlying C6-3, C6-4 or M1-5 District shall only apply to such approved #development# or #enlargement#.

89-20

SPECIAL PERMITS

89-21

Transfer of Floor Area from Hudson River Park

The City Planning Commission may permit a transfer of #floor area# from a #granting site# to a #receiving site#, may permit distribution of total allowable #floor area# of a #receiving site# without regard for zoning district boundaries, may permit that such #receiving site# be treated as a single #zoning lot# for all purposes of this Resolution, and may modify #bulk# regulations for a #development#, #enlargement# or #conversion# located on such #receiving site#.

(a) Application requirements

All applications for a special permit pursuant to this Section shall include the following:

- (1) a survey of the #granting site# illustrating existing #buildings# to remain on the #granting site# and zoning calculations indicating the #floor area# on the #granting site# and within such #buildings#;
- (2) a survey of the #receiving site# and a site plan illustrating the proposed #development#, #enlargement# or #conversion# on such lot, and associated zoning calculations demonstrating compliance with the conditions and limitations set forth in this special permit;
- (3) drawings that illustrate any proposed #bulk# modifications for the proposed #development#, #enlargement# or #conversion# on the #receiving site#; and
- (5) a statement from the Hudson River Park Trust identifying improvements to be made to Hudson River Park, and indicating that the transfer of #floor area# pursuant to

this Section, in combination with any other available funding, would be sufficient, according to the Trust's estimate, to complete such identified improvements.

(b) Conditions and limitations

All applications for a special permit pursuant to this Section shall comply with the following conditions:

- (1) the maximum #floor area# that may be transferred from the #granting site# shall be the maximum #floor area# permitted for the #granting site# under the applicable district regulations if it were undeveloped, less the #floor area# of all #buildings# on such #granting site#;
- (2) the increase in #floor area# on the #receiving site# allowed by the transfer of #floor area# to such #receiving site# shall in no event exceed 20 percent of the maximum #floor area# permitted on such #receiving site# by the underlying district;
- (3) the transfer, once completed, shall irrevocably reduce the amount of #floor area# that can be utilized by the #granting site# by the amount of #floor area# transferred;
- (4) the #granting site# and location of identified improvements to be made to the Hudson River Park in connection with the proposed transfer of #floor area# are located in the same Community District as the #receiving site#, or within one-half mile of the #receiving site#;
- (5) if the proposed #development#, #enlargement# or #conversion# on the #receiving site# includes #residential floor area#, it shall provide #affordable housing# in accordance with Section 23-90 (Inclusionary Housing);
- (6) the portion of the #receiving site# located over West Houston Street shall not generate #floor area#, and no #floor area# shall be located directly above West Houston Street; and
- (7) the height and setback requirements of the applicable district shall apply to the portions of the #receiving site# located on each side of the mapped #street lines# of West Houston Street.

(c) Findings

The Commission may grant the transfer of #floor area# and any associated #bulk# modifications, provided that:

- (1) such transfer of #floor area# will facilitate the repair, rehabilitation, maintenance and development of Hudson River Park, including its piers, bulkheads and infrastructure; and
- (2) the transfer of #floor area# will support the completion of improvements to Hudson River Park as identified in the statement submitted to the Commission by the Trust as part of this application; and
- (3) for the #receiving site#:
 - (i) the proposed configuration and design of #buildings#, including any associated structures and open areas, will result in a superior site plan, and such #buildings# and open areas will relate harmoniously with one another and with adjacent #buildings# and open areas;
 - (ii) the location and quantity of the proposed mix of #uses# will complement the site plan;
 - (iii) the proposed transfer of #floor area# and any modification to #bulk# regulations will not unduly increase the #bulk# of any #building# on the #receiving site# or unduly obstruct access of adequate light and air to the detriment of the occupants or users of #buildings# on the #block# or nearby #blocks#, or of people using the public #streets# and other public spaces;
 - (iv) such transferred #floor area# and any proposed modifications to #bulk# are appropriate in relation to the identified improvements to Hudson River Park; and
 - (v) any #affordable housing#, as defined in Section 23-90 (Inclusionary Housing), that is provided as part of the project will support the objectives of the Inclusionary Housing Program.

(d) Additional requirements

The City Planning Commission shall receive a copy of a transfer instrument legally sufficient in both form and content to effect such a transfer of #floor area#. Notices of the

restriction upon further #development#, #enlargement# or #conversion# of the #granting site# and the #receiving site# shall be filed by the owners of the respective #zoning lots# in the Office of the Register of the City of New York (County of New York). Proof of recordation of the notices shall be submitted to the Chairperson of the City Planning Commission, in a form acceptable to the Chairperson.

Both the transfer instrument and the notices of restriction shall specify the total amount of #floor area# transferred and shall specify, by lot and block numbers, the #granting site# and the #receiving site# that are a party to such transfer.

On a #receiving site#, for any #development# or an #enlargement# that is the subject of a special permit granted by the Commission pursuant to Section 89-21 (Transfer of Floor Area from Hudson River Park), the Department of Buildings shall not:

- (1) issue a building permit until the Chairperson of the Commission has certified that the owner of the #receiving site# and the Hudson River Park Trust have jointly executed documents sufficient to facilitate a payment schedule associated with the transfer of #floor area#; or
- (2) issue a temporary certificate of occupancy until the Chairperson of the Commission has certified that the Hudson River Park Trust has submitted a letter to the Chairperson confirming that payment of all required funds has been made by the owner of such #receiving site# to the Hudson River Park Trust, and that all required funding tools and/or payments are in satisfactory compliance with the executed payment schedule.

The Commission may prescribe additional appropriate conditions and safeguards to improve the quality of the #development# or #enlargement# and minimize adverse effects on the character of the surrounding area.

APPENDIX

* * *

Resolution for adoption scheduling August 24, 2016 for a public hearing.

No. 3

CD 2

C 160309 ZMM

IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12a:

1. changing from an M1-5 District to a C6-4 District property bounded by Clarkson Street, Washington Street, West Houston Street, and West Street;
2. changing from an M2-4 District to a C6-3 District property bounded by West Houston Street, Washington Street, a line 596 feet northerly of Spring Street, and West Street;
3. changing from an M2-4 District to an M1-5 District property bounded by a line 596 feet northerly of Spring Street, Washington Street, a line 415 feet northerly of Spring Street, and West Street; and
4. establishing a Special Hudson River Park District bounded by:
 - a. Clarkson Street, Washington Street, a line 415 feet northerly of Spring Street, and West Street; and
 - b. a line 57 feet northerly of the westerly prolongation of the northerly street line of Leroy Street, the U.S. Pierhead Line, a line 1118 feet southerly of the westerly prolongation of the northerly street line of Leroy Street, and the U.S. Bulkhead Line;

as shown on a diagram (for illustrative purposes only) dated May 9, 2016.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

No. 4

CD 2

C 160310 ZSM

IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 127-21* of the Zoning Resolution to allow the distribution of 200,000 square feet of floor area from a granting site (A1*, Block 656, Lot 1)) to a receiving site (A2*, Block 596, Lot 1), and to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and Section 43-40 (Height and Setback Regulations), the height factor requirements of 23-151 (Basic regulations for R6 through R9 Districts) and the rear yard requirements of Section 43-20

(Rear Yard Regulations), in connection with a proposed mixed use development, on property located at 550 Washington Street (Block 596, Lot 1), in C6-3**, C6-4** and M1-5** Districts, within the Special Hudson River Park District**.

*Note: Note: A zoning text amendment is proposed to create a Special Hudson River Park District under a concurrent related application (N 160308 ZRM).

**Note: The development site is proposed to be rezoned by changing M1-5 and M2-4 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application C 160309 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

No. 5

CD 2

C 160311 ZSM

IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 236 spaces on portions of the ground floor and cellar of a proposed mixed use development (North Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3**, C6-4** and M1-5** Districts, within the Special Hudson River Park District**.

**Note: the development site is proposed to be rezoned by changing M1-5 and M2-4 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application C 160309 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

No. 6

CD 2

C 160312 ZSM

IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections

13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 372 spaces on portions of the ground floor and cellar of a proposed mixed use development (Center Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3**, C6-4** and M1-5** Districts, within the Special Hudson River Park District**.

**Note: the development site is proposed to be rezoned by changing M1-5 and M2-4 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application C 160309 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

No. 7

CD 2

C 160313 ZSM

IN THE MATTER OF an application submitted by SJC 33 Owner 2015 LLC pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 and 13-451 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 164 spaces on portions of the ground floor and cellar of a proposed mixed use development (South Site), on property located at 550 Washington Street (Block 596, Lot 1), in C6-3**, C6-4** and M1-5** Districts, within the Special Hudson River Park District**.

**Note: the development site is proposed to be rezoned by changing M1-5 and M2-4 Districts to C6-3, C6-4 and M1-5 Districts, and by establishing a Special Hudson River Park District (HRP), under a concurrent related application C 160309 ZMM.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, NY, 10271-0001.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

NOTICE

On Wednesday, August 24, 2016, at 10:00 a.m., at Spector Hall, 22 Reade Street, New York, New York, in Manhattan, a joint public hearing is being held by the City Planning Commission and the Hudson River Park Conservancy 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, SJC 33 Owner 2015 LLC. DCP is proposing a zoning text amendment to establish the Special Hudson River Park District, which would comprise Pier 40 and the development site. SJC 33 Owner 2015 LLC owns the development site and is proposing a zoning map amendment, zoning special permits, authorizations, and a Chairperson's certification. The proposed actions would facilitate the redevelopment of St. John's Terminal Building at 550 Washington Street and would result in a mix of residential and commercial uses, public open space and parking. Written comments on the DEIS are requested and will be received and considered by the Lead Agency until Tuesday, September 6, 2016.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 16DCP031M.

No. 8

1968 SECOND AVENUE REZONING

CD 11

C 160194 ZMM

IN THE MATTER OF an application submitted by 1968 Second Avenue Realty LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, establishing within an existing R7A District a C1-5 District bounded by a line 100 feet easterly of Second Avenue, a line midway between East 101st Street and East 102nd Street, a line 155 feet easterly of Second Avenue, and East 101st Street, as shown on a diagram (for illustrative purposes only) dated May 9, 2016.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

No. 9

1290 MADISON AVENUE

CD 8

C 160213 ZSM

IN THE MATTER OF an application submitted by Kayvan Hakim, Zimak Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height requirements of Section 23-692 (Height limitations for narrow buildings or enlargements), the inner court requirements of Section 23-85 (Inner Court Regulations), the side yard requirements of Section 35-52 (Modification of Side Yard Requirements), and the street wall recess requirements of Section 99-052 (Recesses, balconies and dormers), to facilitate the enlargement of an existing 6-story and penthouse mixed-

use building, on property located at 1290 Madison Avenue (Block 1503, Lot 56), in an R10/C1-5 District, within the Special Madison Avenue Preservation District, within the Expanded Carnegie Hall Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

BOROUGH OF QUEENS

Nos. 10 & 11

SEAGIRT BOULEVARD REZONINGS

No. 10

CD 14

C 160033 ZMQ

IN THE MATTER OF an application submitted by Gleitman Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a, establishing within an existing R5 District a C1-3 District bounded by Heyson Road, Seagirt Boulevard, and Beach 13th Street, as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

No. 11

CD 14

C 160351 ZMQ

IN THE MATTER OF an application submitted by Gleitman Realty Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 31a:

1. changing from an R4-1 District to an R5 District property bounded by a line 55 feet southeasterly of Highland Court, Watjean Court, Fernside Place, and Seagirt Boulevard; and

2. establishing within the proposed R5 District a C1-3 District bounded by a line 55 feet southeasterly of Highland Court, a line 100 feet northeasterly of Seagirt Boulevard, Fernside Place, and Seagirt Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 23, 2016.

Resolution for adoption scheduling August 24, 2016 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 12-16

LA CENTRAL

No. 12

CD 1

C 160267 ZMX

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from a M1-1 District to an C6-2 District property bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue, the centerline of a Rail Road Right Of Way, and the northwesterly prolongation of the northerly street line of former 150th Street; and
2. changing from a C4-4 District to an C6-2 District property bounded by Bergen Avenue, the northwesterly prolongation of the northerly street line of former 150th Street, the centerline of a Rail Road Right Of Way, and a line 90 feet northeasterly of East 149th Street;

as shown on a diagram (for illustrative purposes only) dated April 11, 2016.

(On June 8, 2016, Cal. No. 1, the Commission scheduled June 22, 2016 for a public hearing. On June 22, 2016, Cal. No. 18, the hearing was closed.)

For consideration.

No. 13

CD 1

N 160269 ZRX

IN THE MATTER OF an application submitted by the Department of Housing Preservation 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, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter in underline is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

The Bronx

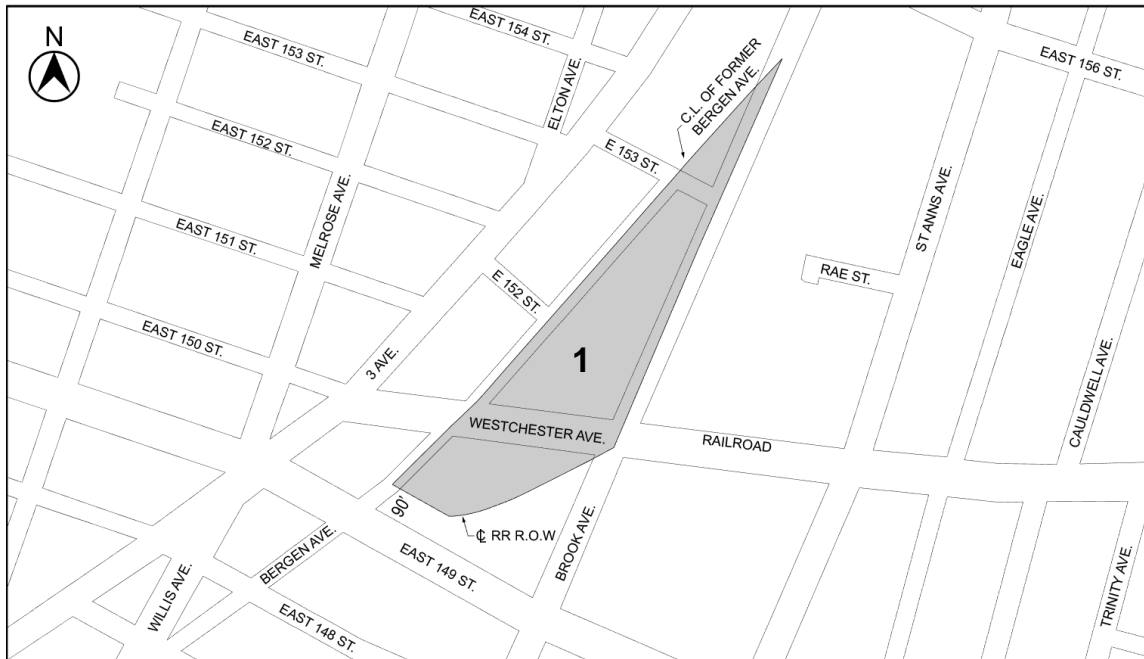
The Bronx Community District 1

In the #Special Harlem River Waterfront District# (see Section 87-20) and in the R7A, R7X, R8 and R8A Districts within the areas shown on the following Maps 1-4:

* * *

Map 2 - (date of adoption)

[PROPOSED MAP]



Mandatory Inclusionary Housing area see Section 23-154(d) (3)
Area 1 (date of adoption) — MIH Program Option 1

Portion of Community District 1, The Bronx

* * *

(On June 8, 2016, Cal. No. 3, the Commission scheduled June 22, 2016 for a public hearing. On June 22, 2016, Cal. No. 19, the hearing was closed.)

For consideration.

No. 14

CD 1

C 160268 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 properties located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26 and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1), as an Urban Development Action Area; and
 - b) as 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 five mixed-use buildings containing approximately 831 affordable dwelling units, 160 supportive housing units, commercial space and community facility space.

(On June 8, 2016, Cal. No. 2, the Commission scheduled June 22, 2016 for a public hearing. On June 22, 2016, Cal. No. 20, the hearing was closed.)

For consideration.

No. 15**CD 1****C 160270 ZSX**

IN THE MATTER OF an application submitted by Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of required open space without regard to zoning lot lines; and
2. Section 74-743(a)(2) - to allow the location of buildings without regard to applicable yard requirements of Sections 23-47 and 35-50 and height and setback regulations of Sections 23-62, 23-64 and 33-43;

in connection with a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149th Street (Block 2294, Lot 32, Block 2361, Lots 1, 25, 26, & 50, Block 2363, Lot 1), in a C6-2* District, within a Large-Scale General Development.

*Note: The site is proposed to be rezoned by changing from C4-4 and M1-1 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 160267 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On June 8, 2016, Cal. No. 4, the Commission scheduled June 22, 2016 for a public hearing. On June 22, 2016, Cal. No. 21, the hearing was closed.)

For consideration.

No. 16
CD 1**C 160271 ZSX**

IN THE MATTER OF an application submitted by Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-422 (Location of floors occupied by commercial uses) to allow Use Group 10 (television studios offices) on portions of the 2nd floor of the proposed building (Building B) on Parcel A, in connection with a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East

149th Street (Block 2294, Lot 32, Block 2361, Lots 1, 25, 26, & 50, Block 2363, Lot 1), in a C6-2* District, within a Large-Scale General Development.

*Note: The site is proposed to be rezoned by changing from C4-4 and M1-1 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 160267 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On June 8, 2016, Cal. No. 5, the Commission scheduled June 22, 2016 for a public hearing. On June 22, 2016, Cal. No. 22, the hearing was closed.

For consideration.

Nos. 17 & 18

MONTEFIORE LSCRD STAIR PROJECT

No. 17

CD 7

N 160342 ZAX

IN THE MATTER OF an application submitted by Montefiore Medical Center for the grant of an authorization pursuant to Section 79-21 of the Zoning Resolution to allow permitted floor area and lot coverage to be distributed without regard for lot lines and to permit the enlargement of an existing building for a new stair and elevator on property located at 3411 Wayne Avenue (Block 3343, Lot 300 and p/o 283), in a large-scale community facility development.

For consideration.

No. 18

CD 7

M 900267(C) ZSX

IN THE MATTER OF an application submitted by Montefiore Medical Center for a minor modification of the previously approved large-scale community facility development (CP 18694) to permit the enlargement of an existing building for a new stair and elevator on property located at 3411 Wayne Avenue (Block 3343, Lot 300 and p/o 283), in a large-scale community facility development.

For consideration.

BOROUGH OF BROOKLYN

No. 19

DUMBO AMENDED BUSINESS IMPROVEMENT DISTRICT

CD 2

N 160374 BDK

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the DUMBO 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 amending the DUMBO Business Improvement District.

(On June 22, 2016, Cal. No. 1, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 20

625 WEST 57TH STREET

CD 4

N 160069 ZRM

IN THE MATTER OF an application submitted by Durst Pyramid 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 the provisions of Article IX, Chapter 6 (Special Clinton District).

Matter in underline is new, to be added;

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

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

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

* * *

Article IX: Special Purpose District

Chapter 6: Special Clinton District

* * *

96-34**Special Regulations in Northern Subarea C1**

~~In Area C1-1, within~~ Within Northern Subarea C1, Special Use Regulations Areas C1-1 and C1-2, as shown on the map in Appendix A, ~~the following of this Chapter, are subject to the special~~ #use# regulations of this Section. In addition, the special Inclusionary Housing regulations, ~~#use# and special permit regulations set forth in this Section shall apply:~~ in Area C1-1.

(a) Inclusionary Housing Program

The boundaries of the #Inclusionary Housing designated area# within the #Special Clinton District# are shown on Map 2 in Manhattan Community District 4, in APPENDIX F of this Resolution. Such area shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

Within such #Inclusionary Housing designated area# the following special regulations shall apply. The #residential floor area# of the #zoning lot# may be increased by 1.25 square feet for each square foot of #low income floor area# provided, or by 0.625 square feet for each one square foot of #middle income floor area# provided, up to the maximum #floor area# set forth in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas). However, the amount of #low income floor area# plus half the amount of #middle income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area# on the #compensated zoning lot#, provided that no more than 8,000 square feet of #middle income floor area# may be included within this calculation.

(b) Special #use# regulations

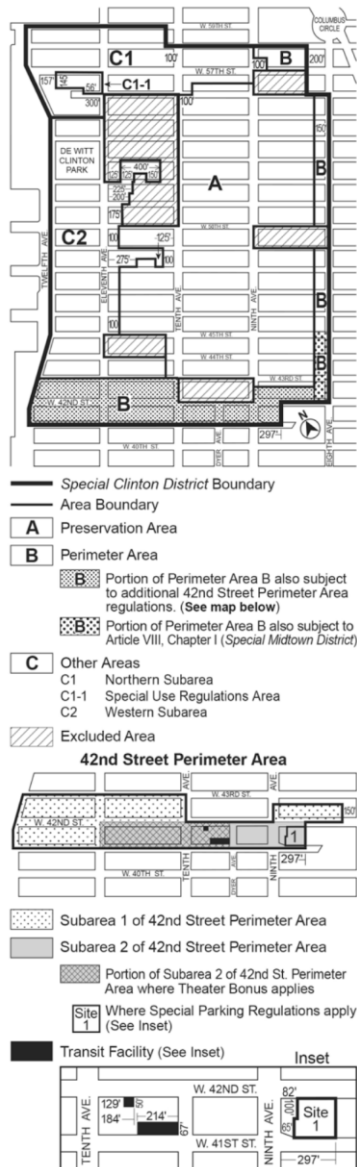
- (1) In Special Use Regulations Areas C1-1 and C1-2, tThe following #uses# shall be permitted below the level of the lowest floor occupied by #dwelling units#:
 - (i) automobile showrooms or sales with preparation of automobiles for delivery; and
 - (ii) automobile repairs.
- (2) #Transient hotels# shall not be permitted within the portion of Area C1-1 that is located between Eleventh Avenue and a line 250 feet west of Eleventh Avenue, and in the portion located between West 57th Street and a line 100 feet south of West 57th Street, except by special permit of the City Planning Commission, pursuant to the provisions of this paragraph (b)(2).

The City Planning Commission may permit #transient hotels#, resulting from a #development#, #enlargement#, #extension# or change of #use#, provided that the Commission shall find that such #transient hotel# is so located as to not impair the essential character of, or the future use or development of the surrounding area. The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

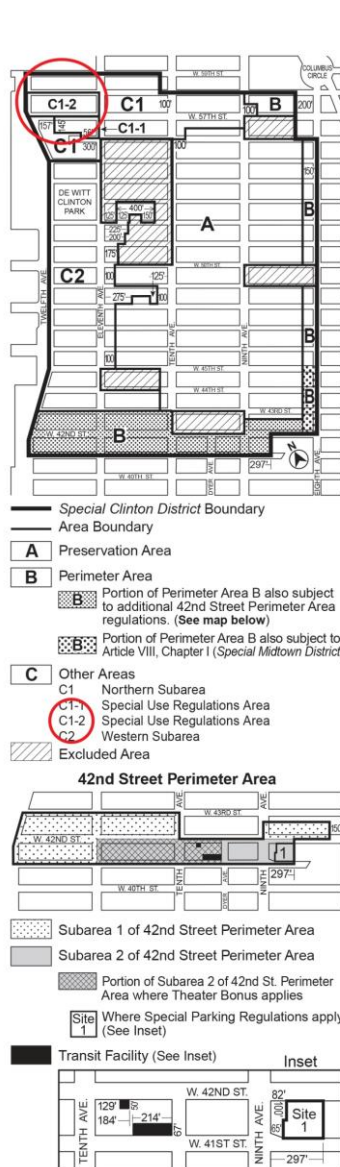
* * *

Appendix A - Special Clinton District Map

[EXISTING MAP]



[PROPOSED MAP]



* * *

(On June 22, 2016, Cal. No. 2, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 15, the hearing was closed.)

For consideration.

No. 21

ADORAMA

CD 5

C 160082 ZSM

IN THE MATTER OF an application submitted by 42 West 18th Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height and setback requirements of Sections 23-633, 35-24 & 23-692, the rear yard requirements of Section 23-532, the permitted obstructions in rear yards requirements of Section 33-23, and the minimum distance between buildings requirements of Section 23-711, to facilitate a mixed-use development on property located at 38-42 West 18th Street (Block 819, Lots 14, 15 & 66), in a C6-4A District, within the Ladies Mile Historic District.

(On June 8, 2016, Cal. No. 7, the Commission scheduled June 22, 2016 for a public hearing. On June 22, 2016, Cal. No. 23, the hearing was closed.)

For consideration.

No. 22

CHURCH OF ST. JOSEPH OF THE HOLY FAMILY

CD 9

N 170007 HKM

IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Church of St. Joseph of the Holy Family, 401 – 403 West 125th Street (Block 1966, Lot 67), by the Landmarks Preservation Commission on June 28, 2016 (Designation List No. 488 /LP-0303).

For consideration.

No. 23

SAINT PAUL ROMAN CATHOLIC CHURCH

CD 11

N 170008 HKM

IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Saint Paul Roman Catholic Church (Block 1645, Lot 7, in part), by the Landmarks Preservation Commission on June 28, 2016 (Designation List No. 488 /LP-0291).

For consideration.



No. 24

(FORMER) FIREHOUSE, ENGINE COMPANY 29

CD 1

N 170009 HKM

IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) Firehouse, Engine Company 29 at 160 Chambers Street (Block 137, Lot 25), by the Landmarks Preservation Commission on June 28, 2016 (Designation List No. 488 / LP-2564).

For consideration.



No. 25

315 BROADWAY BUILDING

CD 1

N 170010 HKM

IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 315 Broadway Building (Block 151, Lot 29), by the Landmarks Preservation Commission on June 28, 2016 (Designation List No. 488 / LP-1756).

For consideration.

BOROUGH OF QUEENS

No. 26

38TH STREET AND 31ST AVENUE REZONING

CD 1

C 150135 ZMQ

IN THE MATTER OF an application submitted by the 30-70 Astoria LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a by changing from an R5B District to an R6B District property bounded by a line 140 feet northwesterly of 38th Street, a line 420 feet northeasterly of 31st Avenue, a line midway between 37th Street and 38th Street, and a line 100 feet northeasterly of 31st Avenue, as shown on a diagram (for illustrative purposes only) dated March 28, 2016.

(On June 22, 2016, Cal. No. 3, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 19, the hearing was closed.)

For consideration.

Nos. 27, 28 & 29

BARNETT AVENUE REZONING

No. 27

CD 2

C 160103 ZMQ

IN THE MATTER OF an application submitted by Sunnyside-Barnett Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b and 9d as follows:

1. changing from an M1-1 District to an M1-1/R6 district property bounded by the southerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), the northerly centerline prolongation of 52nd Street, Barnett Avenue, and the northerly prolongation of the westerly streetline of 50th Street; and
2. establishing a Special Mixed Use District (MX-17) bounded by the southerly boundary line of the Long Island Rail Road Right-of-Way (Main Line), the northerly centerline

prolongation of 52nd Street, Barnett Avenue, and the northerly prolongation of the westerly streetline of 50th Street

as shown on a diagram (for illustrative purposes only) March 28, 2016.

(On June 22, 2016, Cal. No. 4, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 20, the hearing was closed.)

For consideration.



No. 28

CD 2

N 160101 ZRQ

IN THE MATTER OF an application submitted by Sunnyside-Barnett Associates 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 for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter in underline is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Queens

* * *

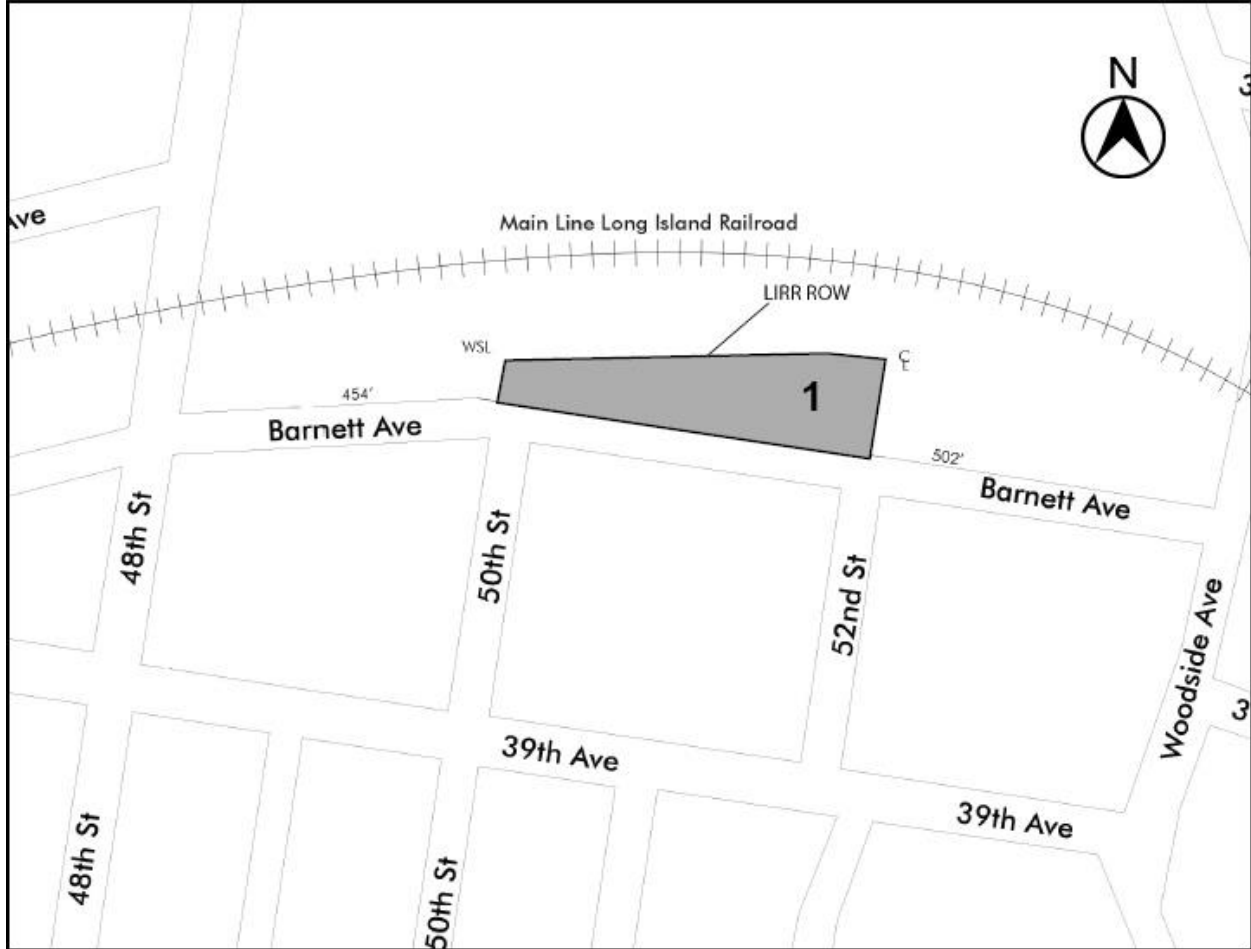
Queens Community District 2

In the R6, R7A and R7X Districts within the areas shown on the following Maps 1, ~~and 2~~ and 4:

* * *

Map 4 – (date of adoption)

[proposed map]



 Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 (date of adoption) – MIH Program Option 2

Portion of Community District 2, Queens

* * *

(On June 22, 2016, Cal. No. 5, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 21, the hearing was closed.)

For consideration.

No. 29

CD 2

N 160102 ZRQ

IN THE MATTER OF an application submitted by Sunnyside-Barnett Associates LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to establish that R6 districts in Mandatory Inclusionary Housing areas area allowed a maximum FAR of 3.6, to establish Mixed-Use District MX-17 (M1-1/R6) and to modify height and setback regulations in MX-17 (M1-1/R6).

The proposed test amendment may be seen in the Comprehensive City Planning Calendar of July 13, 2016 (Cal. No. 22) and at the Department of City Planning web: site: (<http://www1.nyc.gov/assets/planning/download/pdf/about/commission/public-meetings/2016-07-13cal.pdf>).

(On June 22, 2016, Cal. No. 6, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 22, the hearing was closed.)

For consideration.

No. 30

MITCHELL-LINDEN LIBRARY SITE

CD 7

C 160247 PQQ

IN THE MATTER OF an application submitted by the Queens Public Library 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 31-32 Union Street (Block 4414, Lots 1333-1339) for continued use as a library .

(On June 22, 2016, Cal. No. 7, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 16, the hearing was closed.)

For consideration.

No. 31

ROSEDALE LIBRARY SITE

CD 13

C 160248 PQQ

IN THE MATTER OF an application submitted by the Queens Public Library 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 144-20 243rd Street (Block 13549, Lot 7) for continued use as a library .

(On June 22, 2016, Cal. No. 8, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 17, the hearing was closed.)

For consideration.



No. 32

NYPD VEHICLE STORAGE FACILITY

CD 2

C 160249 PCQ

IN THE MATTER OF an application submitted by the NYC Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 59-64 and 59-66 54th Avenue (Block 2656, Lots 75 and 80) for use as a vehicle storage facility .

(On June 22, 2016, Cal. No. 9, the Commission scheduled July 13, 2016 for a public hearing. On July 13, 2016, Cal. No. 18, the hearing was closed.)

For consideration.



No. 33

ONE COURT SQUARE OFFICE SPACE

CD 2

N 170001 PXQ

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 1 Court Square (Block 79, Lot 30) (Department of Health and Mental Hygiene offices).

(On July 13, 2016, the Commission duly advertised July 27, 2016 for a public hearing. On July 27, 2016, Cal. No. 39, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 34

63 BEEBE STREET

CD 2

N 160274 ZAR

IN THE MATTER OF an application submitted by Marc Savino for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution to authorize development on a Tier II site to facilitate the development of an accessory in-ground pool, outdoor kitchen, patio, and a 6” to 2.5’ retaining wall at 63 Beebe Street (Block 684, Lot 256) within the Special Natural Area 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. 35

GEORGE WILLIAM AND ANNA CURTIS HOUSE

CD 1

N 170011 HKR

IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the George William and Anna Curtis House, at 234 Bard Avenue (Block 138, Lot 166) within Community District 1 of the Borough of Staten Island, by the Landmarks Preservation Commission on June 28, 2016 (Designation List 488/LP-0339).

For consideration.

No. 36

SAINT JOHN'S EPISCOPAL CHURCH & RECTORY

CD 1

N 170012 HKR

IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the St. John's Protestant Episcopal Church Rectory, located at 1331 Bay Street, aka. 1333-1337 Bay Street (Block 2832, Lot 12), by the Landmarks Preservation Commission on June 28, 2016 (Designation List 488/LP-0375).

For consideration.

No. 37

92 HARRISON STREET HOUSE

CD 1

N 170013 HKR

IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the house on 92 Harrison Street, (Block 531, Lot 1) by the Landmarks Preservation Commission on June 28, 2016 (Designation List 488/LP-1218).

For consideration.

No. 38

PRINCE'S BAY LIGHTHOUSE COMPLEX

CD 3

N 170014 HKR

IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the Princes Bay Lighthouse Complex, consisting of the 1864 Lighthouse, the 1868 Keeper's House, the 1869 Carriage House, and the land on which these buildings are situated, at 6204 Hylan Blvd (Block 7644, Lot 100 in

part) by the Landmarks Preservation Commission on June 28, 2016 (Designation List 488/LP-0392).

For consideration.

III. PUBLIC HEARING

BOROUGH OF THE BRONX

Nos. 39-45

LAMBERT HOUSES REDEVELOPMENT

No. 39

CD 6

C 160285 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development and Phipps Houses pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R7-1 District to an R8 District property bounded by:
 - a. a line 230 feet southeasterly of Vyse Avenue, East 180th Street, a line perpendicular to the northeasterly street line of East 180th Street distant 335 feet northwesterly (as measured along the streetline) from the point of intersection of the northeasterly street line of East 180th Street and the northwesterly street line of Boston Road, a line 100 feet northeasterly of East 180th Street, 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, East 180th Street, a line 280 feet southeasterly of Boston Road, 100 feet southwesterly of East 180th Street, 100 feet southeasterly of Boston Road, a line 140 feet northeasterly of East 179th Street, Boston Road, East 179th Street, 100 feet northwesterly of Boston Road, and 120 feet southwesterly of East 180th Street; and
 - b. Boston Road, East 179th Street, the easterly street line of former Bronx Street, East Tremont Avenue*, and West Farms Road; and
2. establishing within a proposed R8 District a C1-4 District bounded by a line 100 feet northwesterly of Boston Road, Bronx Park South, Boston Road, and East 179th Street;

as shown on a diagram (for illustrative purposes only) dated April 25, 2016.

* Note: a portion of East Tremont Avenue is proposed to be demapped under a concurrent related application C 160218 MMX.

(On July 27, 2016, Cal. No. 1, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 40

CD 6

C 160286 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 Boston Road (Block 3139, Lot 50), 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 a mixed use development containing approximately 1,665 affordable residential units, approximately 61,100 square feet of retail space and approximately 110 accessory parking spaces.

(On July 27, 2016, Cal. No. 2, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 41

CD 6

N 160288 ZRX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Phipps Houses, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3 relating to provisions for zoning lots directly adjoining public parks within Community District 6, Borough of the Bronx.

Matter in underline is new, to be added;

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

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

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

* * *

Article II: RESIDENCE DISTRICT REGULATIONS

Chapter 3 – Residential Bulk Regulations in Residence Districts

* * *

23-60

HEIGHT AND SETBACK REGULATIONS

* * *

Regulations Applying in Special Situations

23-67

Special Height and Setback Provisions for Certain Areas

23-671

Special provisions for zoning lots directly adjoining public parks

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Sections 23-63 (Height and Setback Requirements in R1 Through R5 Districts), 23-64 (Basic Height and Setback Requirements) and 23-66 (Height and Setback Requirements for Quality Housing Buildings) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the

provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

Within the boundaries of Community District 6 in the Borough of the Bronx, on any #zoning lot# within a #large-scale residential development#, a #public park# with an area of 0.5 acres or greater shall be considered a #street# for the purpose of permitting #side lot line# windows to be considered #legally required windows# for required light and air.

* * *

(On July 27, 2016, Cal. No. 3, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.



No. 42

CD 6

N 160289 ZRX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development and Phipps Houses, 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 for the purpose of establishing a Mandatory Inclusionary Housing area in Community District 6, Borough of the Bronx.

Matter in underline is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

* * *

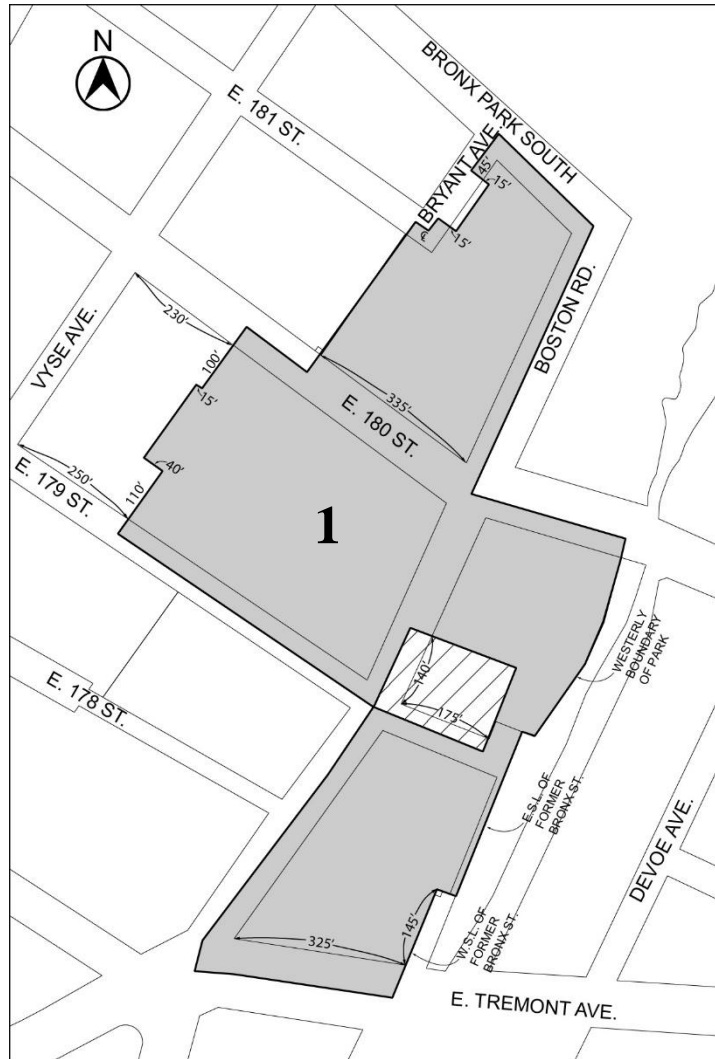
The Bronx Community District 6

In the R7-1, R7A, R7D, R7X, R8, R8A and R8X Districts within the areas shown on the following Maps 1, 2, 3, 4, and 5 and 6:

* * *

Map 6 – [date of adoption]

[PROPOSED MAP]



- Mandatory Inclusionary Housing area — see Section 23-154(d)(3)
- Area 1 [date of adoption] — MIH Program Option 1
- Excluded area

Portion of Community District 6, The Bronx

* * *

(On July 27, 2016, Cal. No. 4, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 43

CD 6

C 160290 ZSX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 on the periphery of a large-scale residential development, in connection with a proposed mixed-use development within a proposed large-scale residential development, on property generally bounded by Bronx Park South, Boston Road, East 180th Street, the Bronx River, East Tremont Avenue*, Boston Road, East 179th Street, a line approximately 170 feet southeasterly of Boston Road, a line approximately 240 feet southwesterly of East 180th Street, Boston Road, East 179th Street, a line approximately 230 feet southeasterly of Vyse Avenue, East 180th Street, the northwesterly street line of former Bryant Avenue, East 181st Street, and Bryant Avenue (Block 3132, Lot 1, Block 3138, Lot 1, Block 3139, Lots 1, 19 & 50, and Block 3140, Lot 7), in R7-1, R7-1/C1-4, R8*, and R8/C1-4** Districts.

*Note: a portion of East Tremont Avenue is proposed to be demapped under a concurrent related application C 160218 MMX.

**Note: Portions of the site is proposed to be rezoned by changing from R7-1 District to a R8 District and establishing a C1-4 District within the proposed R8 District under a concurrent related application for a Zoning Map change (C 160285 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On July 27, 2016, Cal. No. 5, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 44**CD 6****C 160218 MMX****PUBLIC HEARING:**

IN THE MATTER OF an application, submitted by The New York City Department of Housing Preservation and Development and Phipps Houses, 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 narrowing by elimination, discontinuance and closing of a portion of East Tremont Avenue from Boston Avenue to East Tremont Avenue; 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. 13137 dated April 27, 2016 and signed by the Borough President.

(On July 27, 2016, Cal. No. 6, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 45
CD 6**C 160307 ZSX****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development and Phipps Houses pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit to Section 78-312(d) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 on the periphery of a large-scale residential development, in connection with a proposed modification of an existing large-scale residential development, on property generally bounded by East 179th Street, Boston Road, Bryant Avenue, a line approximately 110 feet southwesterly of East Tremont Avenue, a line approximately 67 feet southeasterly of Bryant Avenue, a line approximately 80 feet southwesterly of East Tremont Avenue, a line approximately 140 feet southeasterly of Bryant Avenue, East Tremont Avenue, and a line approximately 260 feet southeasterly of Vyse Avenue, (Block 3005, Lot 65, Block 3130, Lots 20 & 100, Block 3131, Lot 20, and Block 3136, Lots 1, 20 & 101), in an R7-1 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On July 27, 2016, Cal. No. 7, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, August 10, 2016, at 10:00 a.m., in Spector Hall located at 22 Reade Street in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the City of New York - Department of Housing Preservation & Development (HPD) and Phipps Houses, for approval of several discretionary actions including zoning map amendments, the modification of a previously-approved Large Scale Residential District (LSRD), special permits, the disposition of City-owned property, Urban Development Action Area Project (UDAAP) designation and approval, authorizations, and zoning text amendments. These actions are intended to facilitate the phased demolition and redevelopment of Lambert Houses, an existing residential and commercial development occupying approximately 12 acres in the West Farms neighborhood of the Bronx, New York (the “Proposed Project”). The “Development Site” is defined as parcels 1, 3, 5, and 10 in the northern section of the current Bronx Park South LSRD, and is comprised of the following properties:

- **Parcel 1: Block 3138, Lot 1**
- **Parcel 3: Block 3132, Lot 1**
- **Parcel 5: Block 3140, Lot 7**
- **Parcel 10: Block 3139, Lots 1 and 19**
- **An approximately 3,720-sf City-owned lot (Block 3139, Lot 50) just south of Parcel 10 would be conveyed to Phipps Houses and become part of Parcel 10.**

The approximately 12-acre Development Site currently contains five groupings of six-story buildings containing 731 residential units, and one two-story building containing approximately 39,490 square feet (sf) of retail use and 375 parking spaces. The Proposed Actions would remove Lambert Houses (consisting of Parcels 1, 3, 5, 10) from the LSRD. The remainder of the Bronx Park South LSRD (consisting of Parcels 6, 7, 8a, 8b, and 9) would remain in the modified LSRD. There is currently a proposal (under a separate application) for a new residential development, sponsored by the Second Farms Neighborhood HDFC for Parcel 9 in the LSRD.

The Proposed Project involves the demolition of the existing Lambert Houses buildings and the redevelopment of the Development Site with approximately 1,665 new affordable residential units, approximately 61,100 sf of retail space, and a possible elementary school on Parcel 10 of up to approximately 86,608 sf. Construction of the Proposed Project has a Build Year of 2029, as construction would occur over a period of approximately 13 years. Written comments on the DEIS are requested and will be received and considered by HPD, the Lead Agency, until Monday, August 22, 2016.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 16HPD001X.

No. 46

WESTCHESTER SQUARE BRANCH LIBRARY

CD 10

C 160335 PCX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York Public Library and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 9 Westchester Square (Block 3981, p/o Lot 2) for use as a library.

(On July 27, 2016, Cal. No. 8, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 47 & 48

EAST 147TH STREET REZONING

No.47

CD 1

N 160250 ZRX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by MLK Plaza, 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 for the purpose of establishing a Mandatory Inclusionary Housing area in Community District 1, Borough of the Bronx.

Matter in underline is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

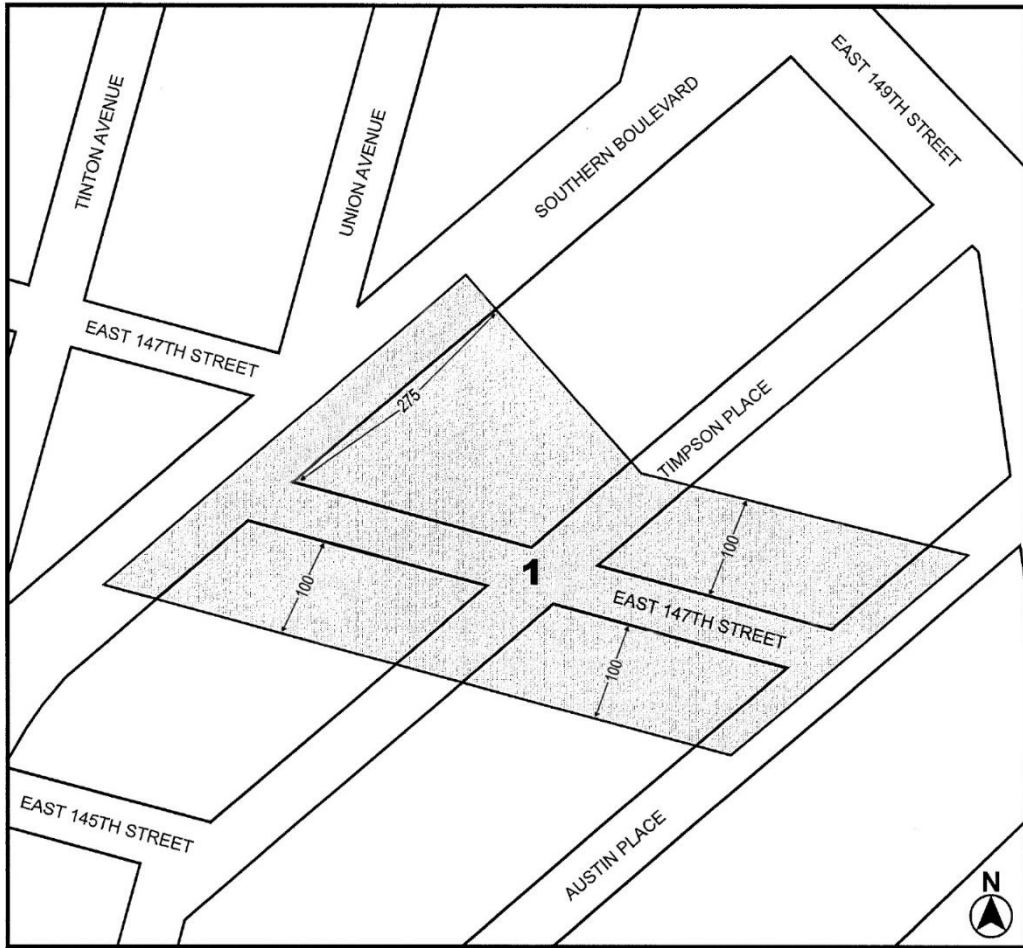
The Bronx Community District 1

In the #Special Harlem River Waterfront District# (see Section 87-20) and in the R7A, R7X and R8A Districts within the areas shown on the following Maps 1 and 2:

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



 Mandatory Inclusionary Housing area see Section 23-154(d)(3)
Area 1 [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 1, The Bronx

* * *

(On July 27, 2016, Cal. No. 9, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 48**CD 1****C 160251 ZMX****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by MLK Plaza LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

3. changing from an M1-2 District to an R7X District property bounded by Southern Boulevard, a line perpendicular to the southeasterly street line of Southern Boulevard distant 275 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Southern Boulevard and the northeasterly street line of East 147th Street, a line 100 feet northeasterly of East 147th Street, Austin Place, East 147th Street, Timpson Place, and a line 100 feet southwesterly of East 147th Street;
4. changing from an M1-3 District to an R7X District property bounded by Timpson Place, East 147th Street, Austin Place, and a line 100 feet southwesterly of East 147th Street; and
5. establishing within a proposed R7X District a C1-4 District bounded by Southern Boulevard, a line perpendicular to the southeasterly street line of Southern Boulevard distant 275 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Southern Boulevard and the northeasterly street line of East 147th Street, a line midway between Southern Boulevard and Timpson Place, and a line 100 feet southwesterly of East 147th Street.

as shown on a diagram (for illustrative purposes only) dated May 9, 2016, and subject to the conditions of CEQR Declaration E-385.

(On July 27, 2016, Cal. No. 10, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 49

248 LAFAYETTE STREET

CD 2

C 160199 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Jarv 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 use regulations of Section 42-14D(2)(b) to allow retail uses (Use Group 6) on portions of the ground floor and cellar of an existing 6-story building, located at 248 Lafayette Street (Block 496, Lot 5), in an M1-5B 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 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On July 27, 2016, Cal. No. 11, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 50

QUEENS DISTRICT ATTORNEY OFFICE SPACE

CD 9

N 170019 PXQ

PUBLIC HEARING:

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 126-06 Queens Boulevard (Block 9631, Lot 241) (Queens District Attorney offices).

(On July 27, 2016, the Commission duly advertised August 10, 2016 for a public.)

Close the hearing.

Nos. 51, 52 & 53***102-05 DITMARS BOULEVARD PARKING GARAGE*****No. 51****CD 3****C 160246 ZSQ****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by LGA Parking, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 1,775 spaces and to allow some of such spaces to be located on the roofs of a proposed garage building, located at 102-05 Ditmars Boulevard (Block 1641, Lot 1), in a C4-2 District.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On July 27, 2016, Cal. No. 12, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 52**CD 3****C 160283 ZSQ****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by LGA Parking, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743 (a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 33-432 (In Other Commercial District), the side yard requirements of Section 33-25 (Minimum Required Side Yards), and the rear yard requirements of Section 33-26 (Minimum Required Rear Yards), in connection with a proposed garage building on property generally bounded by Grand Central Parkway, a line approximately 125 feet northwesterly of 25th Avenue, Ditmars Boulevard and 23rd Avenue (Block 1641, Lot 1), in C4-2 and R3X Districts, within a large-scale general development.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On July 27, 2016, Cal. No. 13, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

No. 53

CD 3

C 160284 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by LGA Parking, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744 (c) of the Zoning Resolution to modify the sign regulations of Section 32-643 (Illuminated non-flashing signs), Section 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts), Section 32-655 (Height of signs in all other Commercial Districts) and Section 32-67 (Special Provisions Applying along District Boundaries), in connection with a proposed garage building on property generally bounded by Grand Central Parkway, a line approximately 125 feet northwesterly of 25th Avenue, Ditmars Boulevard and 23rd Avenue (Block 1641, Lot 1), in C4-2 and R3X Districts, within a large-scale general development.

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

(On July 27, 2016, Cal. No. 14, the Commission scheduled August 10, 2016 for a public hearing which has been duly advertised.)

Close the hearing.

NOTICE

On Wednesday, August 10, 2016, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, 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 an application by LGA Parking LLC, for approval of several discretionary actions including three special

permits and a modification to an existing Declaration (D-43) on the project site, located in East Elmhurst neighborhood of Queens, Community District 3. The project site is located on Queens Block 1641, Lot 1 and is bounded by the Grand Central Parkway to the north and east, Ditmars Boulevard to the south, and 23rd Avenue to the west. The proposed actions would facilitate a proposal to construct a new approximately 2,195 space parking garage structure which would contain three components: 420 parking spaces accessory to the Marriott hotel (also located on the project site), 1,775 parking spaces available to the public, intended for air travelers from LaGuardia Airport in need of long-term parking, and approximately 600 square feet (sf) of ground-level retail space along Ditmars Boulevard. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through Monday, August 22, 2016.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 15DCP160Q.

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	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