

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, NOVEMBER 16, 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 170130 BDR	2	NEW DORP BUSINESS IMPROVEMENT DISTRICT	Scheduled to be Heard 11/30/16
2	N 160254 ZRM	4, 5	THEATER SUBDISTRICT FUND TEXT AMENDMENT	Withdrawn
3	N 160254A ZRM	4, 5	" "	Fav. Report Adopted as Modified
4	C 170031 ZMQ	13	227 th STREET REZONING	Favorable Report Adopted
5	N 160375 RCR	3	184 ALBEE AVENUE	Certification Approved
6	N 160301 ZAR	2	120 OLD FARMERS LANE	Authorization Approved
7	C 160275 ZSM	4	532 WEST 20 TH STREET ACCESSORY GARAGE	Hearing Closed
	Supplemental Calendar			
1	C 150360 ZMK	6	14-18 CARROLL STREET	Favorable Report Adopted
2	N 160379 ZRK	6	" "	" "

COMMISSION ATTENDANCE:	Present (P)	COMMISSION VOTING RECORD:														
	Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		2	3	4	5	6	S1	S2								
Carl Weisbrod, Chairman	A															
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y	Y	Y	Y								
Rayann Besser	P	W	Y	Y	Y	Y	Y	Y								
Irwin G. Cantor, P.E.	P	I	Y	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	P	T	AB	Y	Y	Y	Y	Y								
Michelle R. De La Uz	P	H	Y	Y	Y	Y	AB	AB								
Joseph I. Douek	P	D	Y	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	R	Y	Y	Y	Y	Y	Y								
Cheryl Cohen Effron	P	A	Y	Y	Y	Y	Y	Y								
Hope Knight	P	W	Y	Y	Y	Y	Y	Y								
Anna Hayes Levin	P	N	Y	Y	Y	Y	Y	Y								
Orlando Marin	P		Y	Y	Y	Y	Y	Y								
Larisa Ortiz, Commissioners	P		Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 10:35 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, NOVEMBER 16, 2016

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



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

[No. 22]

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

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New York, New York 10271

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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 NOVEMBER 16, 2016

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V. Schedule of Meetings: January 1, 2017 – December 31, 2017.	7

**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 November 30, 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) _____

NOVEMBER 16, 2016

APPROVAL OF THE MINUTES OF the Regular Meeting of November 2, 2016

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

BOROUGH OF STATEN ISLAND

No. 1

NEW DORP BUSINESS IMPROVEMENT DISTRICT

CD 2

N 170130 BDR

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the New Dorp Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the establishment of the New Dorp Business Improvement District.

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

II. REPORTS

BOROUGH OF MANHATTAN

Nos. 2 & 3

THEATER SUBDISTRICT FUND TEXT AMENDMENT

No. 2

CD 4, 5

N 160254 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article 8, Chapter 1 (Special Midtown District), to modify the regulations governing the transfer of development rights from listed theaters.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of September 7, 2016 (Cal. No. 29) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On August 24, 2016, Cal. No. 8, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016, Cal. No. 29, the hearing was closed.)

For consideration.

No. 3

CD 4, 5

N 160254(A) ZRM

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article 8, Chapter 1 (Special Midtown District), to modify the regulations governing the transfer of development rights from listed theaters.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of September 7, 2016 (Cal. No. 30) and at the Department of City Planning web site: (www.nyc.gov/planning).

On August 24, 2016, Cal. No. 9, the Commission scheduled September 7, 2016 for a public hearing. On September 7, 2016 Cal. No. 30, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 4

227TH STREET REZONING

CD 13

C 170031 ZMQ

IN THE MATTER OF an application submitted by Idlelots LLC pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map, Section No. 19b, by establishing within an existing R3-1 District a C2-2 District bounded by 227th Street, a line 100 feet northeasterly of 145th Road, a line 120 feet southeasterly of 227th Street and 145th Road, as shown on a diagram (for illustrative purposes only) dated August 22, 2016.

(On October 5, 2016, Cal. No. 1, the Commission scheduled October 19, 2016 for a public hearing. On October 19, 2016, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 5

184 ALBEE AVENUE

CD 3

N 160375 RCR

IN THE MATTER OF an application submitted by Michael Margarella for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution, to facilitate a future subdivision of a zoning lot into two new zoning lots at 184 Albee Avenue (Block 6320, Existing Lot 1, Tentative Lots 1 and 3) within the Special South Richmond Development District.

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

For consideration.

No. 6

120 OLD FARMERS LANE

CD 2

N 160301 ZAR

IN THE MATTER OF an application submitted by Immaduddin Hashmi for the grant of an authorization pursuant to Section 105-422 of the Zoning Resolution for the development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer located at 120 Old Farmers Lane (Block 860, Lot 99) to facilitate the construction of an in-ground enclosed swimming pool addition to a single-family detached house within the Staten Island Special Natural Area District (NA-1).

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 7

532 WEST 20TH STREET ACCESSORY GARAGE

CD 4

C 160275 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by DDG 532 West 20th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-45 (Special Permits for Additional Parking Spaces) and Section 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an attended accessory off-street parking garage with a maximum capacity of 10 spaces on the ground floor of a proposed residential building, located at 532 West 20th Street (Block 691, Lot 50), in a C6-2 District, within the Special West Chelsea 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.

(On November 2, 2016, Cal. No. 1, the Commission scheduled November 16, 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 MARTIN LUTHER KING, JR. DAY	18	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 PRESIDENT'S DAY	16	17	18	19	20
	21	22 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	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	30 PASSOVER	
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 RAWADAN	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 REVIEW SESSION	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 REVIEW SESSION	5 CPC PUBLIC MEETING	6	7	8 1
	9	10 COLUMBUS DAY OBSERVED	11	12 YOM KIPPLUR	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 CPC PUBLIC MEETING	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 KWANZATA 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

V. CITY PLANNING COMMISSION 2017 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY	1 New Year's Day	2 New Year's Observed	3 REVIEW SESSION	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 Martin Luther King, Jr. Day	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28 Chinese New Year
	29	30 REVIEW SESSION	31				
FEBRUARY				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12 Lincoln's Birthday	13	14	15	16	17	18
	19	20 Presidents' Day	21 REVIEW SESSION	22 CPC PUBLIC MEETING Washington's	23	24	25
	26	27	28				
MARCH				1 Ash Wednesday	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17 St. Patrick's Day	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30	31	
APRIL							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9 Palm Sunday	10	11 Passover	12	13	14	15
	16	17	18	19	20	21	22
	23 Easter	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
30							
MAY		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 First Day Ramadan
	28	29 Memorial Day	30	31			
JUNE					1	2	3
	4	5 REVIEW SESSION	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	
JULY		2	3	4 Independence Day	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28
	29	30	31				
AUGUST				1	2	3	4
	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25
	26	27	28	29	30	31	
SEPTEMBER						1	2
	3	4 Labor Day	5	6 REVIEW SESSION	7	8	9
	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19 CPC PUBLIC MEETING	20	21 Rosh Hashanah	22	23
	24	25	26	27	28	29	30 Yom Kippur
OCTOBER	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9 Columbus Day Observed	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION	31				
NOVEMBER				1 CPC PUBLIC MEETING	2	3	4
	5	6	7	8	9	10	11
	12	13 REVIEW SESSION	14	15 CPC PUBLIC MEETING	16	17	18
	19	20	21	22	23	24	25
	26	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30		
DECEMBER						1	2
	3	4	5	6	7	8	9
	10	11 REVIEW SESSION	12	13 CPC PUBLIC MEETING Hanukkah	14	15	16
	17	18	19	20	21	22	23
	24	25 Christmas	26 Kwanzaa Begins	27	28	29	30
31							

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**SUPPLEMENTAL
CITY PLANNING CALENDAR
of
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**MEETING AT 10:00A.M. AT SPECTOR HALL
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**Bill de Blasio, Mayor
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120 Broadway, 31st Floor, New York, N.Y. 10271

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WEDNESDAY NOVEMBER 16, 2016

I. Report.....1

NOVEMBER 16, 2016

I. REPORT

BOROUGH OF BROOKLYN

Nos. 1 & 2

14-18 CARROLL STREET REZONING

No. 1

CD 6

C 150360 ZMK

IN THE MATTER OF an application submitted by the 14-18 Carroll LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, changing from an M1-1 District to an R6B District property bounded by Carroll Street, a line 380 feet northwesterly of Columbia Street, a line midway between Carroll Street and Summit Street, a line midway between Carroll Street and Hamilton Avenue, and a line 450 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated June 20, 2016 and subject to the conditions of CEQR Declaration E-382.

(On September 21, 2016, Cal. No. 1, the Commission scheduled October 5, 2016 for a public hearing. On October 5, 2016, Cal. No. 18, the hearing was closed.)

For consideration.

No. 2

CD 6

N 160379 ZRK

IN THE MATTER OF an application submitted by the 14-18 Carroll 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 6, 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

* * *

**APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

BROOKLYN

* * *

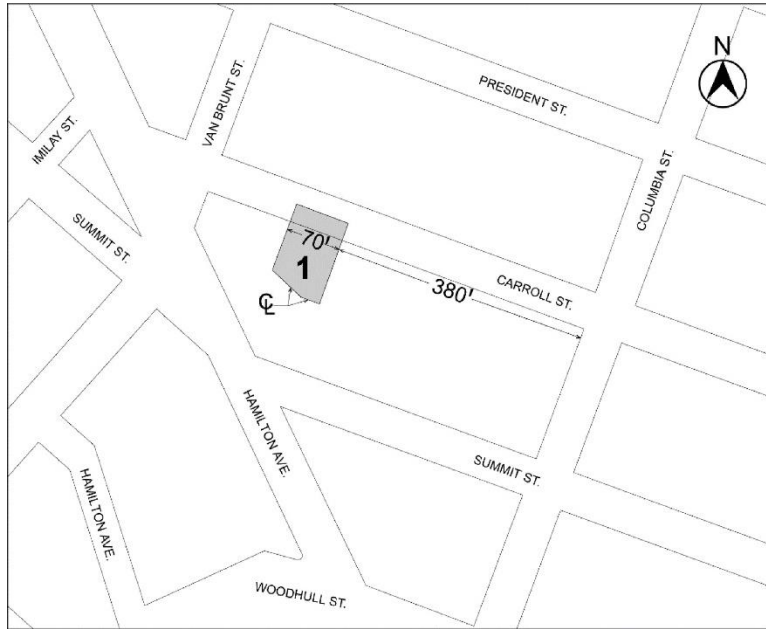
Brooklyn Community District 6

In the R6B and R7-2 Districts within the areas shown on the following Map 1 and Map 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 6, Brooklyn

* * *

(On September 21, 2016, Cal. No. 1, the Commission scheduled October 5, 2016 for a public hearing. On October 5, 2016, Cal. No. 19, the hearing was closed.)

For consideration.
