

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, FEBRUARY 1, 2017
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 160244 ZRM	2	55-57 SPRING STREET TEXT AMENDMENT	Scheduled to be Heard 2/22/17
2	C 170097 HAK	7	SUNSET PARK LIBRARY	Favorable Report Adopted
3	C 170098 PPK	7	" "	" "
4	C 170099 PQK	7	" "	" "
5	N 170207 HKK	1	183-195 BROADWAY	Forward Report to City Council
6	N 170208 HKK	4	ST. BARBARA'S ROMAN CATHOLIC CHURCH	" "
7	C 170102 ZSM	2	34 HOWARD STREET	Favorable Report Adopted
8	C 170048 HAM	10	THE LEROY	" "
9	C 170049 PQM	10	" "	" "
10	C 170051 HAM	10	THE ROBESON	" "
11	C 170050 ZMM	10	" "	" "
12	N 170052 ZRM	10	" "	" "
13	C 170081 ZMM	10	THE FREDERICK	" "
14	N 170082 ZRM	10	" "	" "
15	N 170083 ZAM	10	" "	Authorization Approved
16	C 170085 HAM	10	" "	Favorable Report Adopted
17	N 170201 HKM	2	SULLIVAN THOMPSON HISTORIC DISTRICT	Forward Report to City Council

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		2	3	4	5	6	7	8	9	10	11	12	13	14	15
Carl Weisbrod, Chairman	P	Y	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	Y
Rayann Besser	A														
Irwin G. Cantor, P.E.	P	Y	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	Y
Michelle R. De La Uz	P	R	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Joseph I. Douek	P	R	R	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Cheryl Cohen Efron	P	Y	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	Y
Anna Hayes Levin	P	Y	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	Y
Larisa Ortiz, Commissioners	A														

MEETING ADJOURNED AT: 11:32 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

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WEDNESDAY, FEBRUARY 1, 2017
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007**

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(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	N 170202 HKM	1	EXCELSIOR STEAM POWER COMPANY BUILDING	Forward Report to City Council
19	N 170203 HKM	5	BERGDORF GOODMAN BUILDING	" "
20	N 170204 HKM	8	412 EAST 85 TH STREET HOUSE	" "
21	N 170205 HKM	10	YOUNG MEN'S CHRISTIAN ASSOCIATION BUILDING	" "
22	N 170206 HKM	12	LOEW'S 175 TH STREET THEATER	" "
23	C 170079 PCQ	5	DEPARTMENT OF HEALTH AND MENTAL HYGIENE WAREHOUSE	Favorable Report Adopted
24	N 170209 HKQ	7	PROTESTANT REFORMED DUTCH CHURCH	Forward Report to City Council
25	C 170119 PCR	2, 3	SOUTH SHORE COASTAL STORM RISK MANAGEMENT PHASE I	Favorable Report Adopted
26	N 170210 HKR	2	LAKEMAN-CORTELYOU-TAYLOR HOUSE	Forward Report to City Council
27	N 170211 HKR	3	BROUGHAM COTTAGE	" "
28	C 160072 PQK	8	FRIENDS OF CROWN HEIGHTS 29 CHILD CARE CENTER	Hearing Closed
29	C 170153 HAK	16	210-214 HEGEMAN AVENUE	" "
30	C 170154 ZSK	16	" "	" "
31	N 170212 PXM	6	605 THIRD AVENUE OFFICE SPACE	Withdrawn
32	C 160378 ZMR	2	901 MANOR ROAD REZONING	Hearing Closed
33	C 170156 PPR	2	TELEPORT SITE A	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		16	17	18	19	20	21	22	23	24	25	26	27		
Carl Weisbrod, Chairman	P	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		
Rayann Besser	A														
Irwin G. Cantor, P.E.	P	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		
Michelle R. De La Uz	P	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		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Cheryl Cohen Efron	P	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		
Anna Hayes Levin	P	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		
Larisa Ortiz, Commissioners	A														

MEETING ADJOURNED AT: 11:32 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, FEBRUARY 1, 2017

**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. 3]

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet, visit
the Department of City Planning (DCP) home page at:
nyc.gov/planning

CITY PLANNING COMMISSION

**GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS**

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

NOTE - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning).

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below.

City Planning Commission
Calendar Information Office
120 Broadway – 31st Floor
New York, New York 10271

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

B

CITY PLANNING COMMISSION

22 Reade Street, New York, N.Y. 10007-1216

- CARL WEISBROD, *Chairman***
- KENNETH J. KNUCKLES, *Esq., Vice Chairman***
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- MICHELLE R. DE LA UZ**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- CHERYL COHEN EFFRON**
- 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, FEBRUARY 1, 2017

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

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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 February 22, 2017.

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) _____

FEBRUARY 1, 2017

APPROVAL OF THE MINUTES OF the Regular Meeting of January 18, 2017

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, FEBRUARY 22, 2017
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK

BOROUGH OF MANHATTAN

No. 1

55-57 SPRING STREET TEXT AMENDMENT

CD 2

N 160244 ZRM

IN THE MATTER OF an application submitted by JBAM TRG Spring 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 boundary of the Mulberry Street Regional Spine area as shown on the map in Appendix A of Article X, Chapter 9 (Special Little Italy District) to facilitate the enlargement of properties located at 55-57 Spring Street.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

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

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

**ARTICLE X
SPECIAL PURPOSE DISTRICTS**

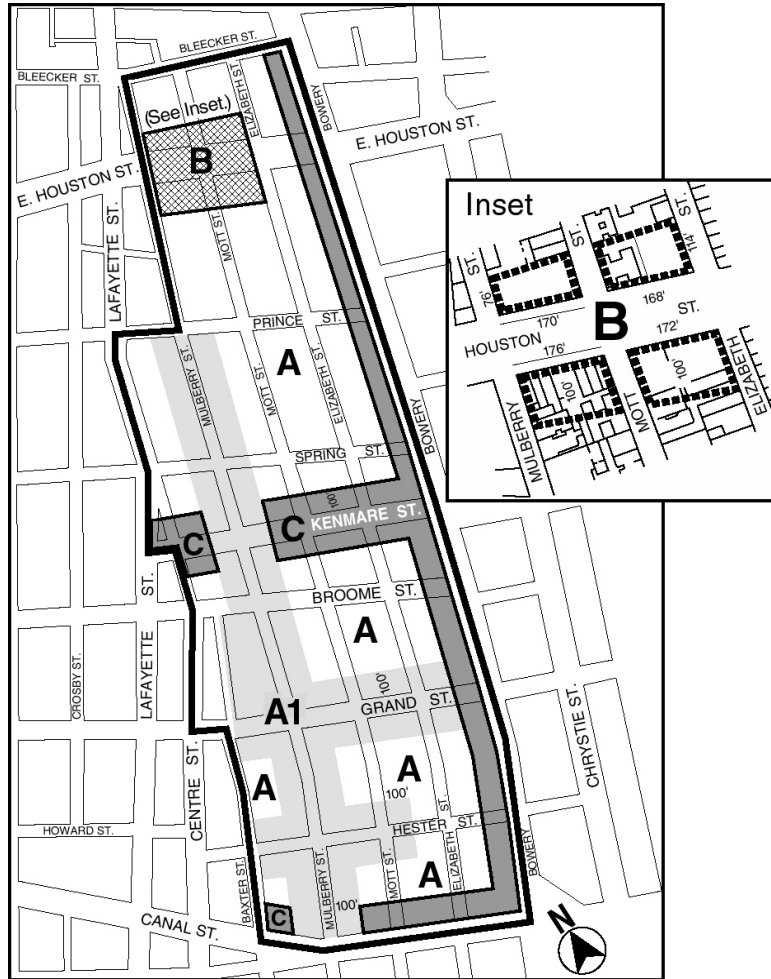
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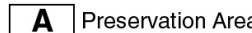

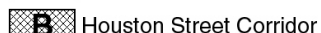

**Chapter 9
Special Little Italy District**

* * *

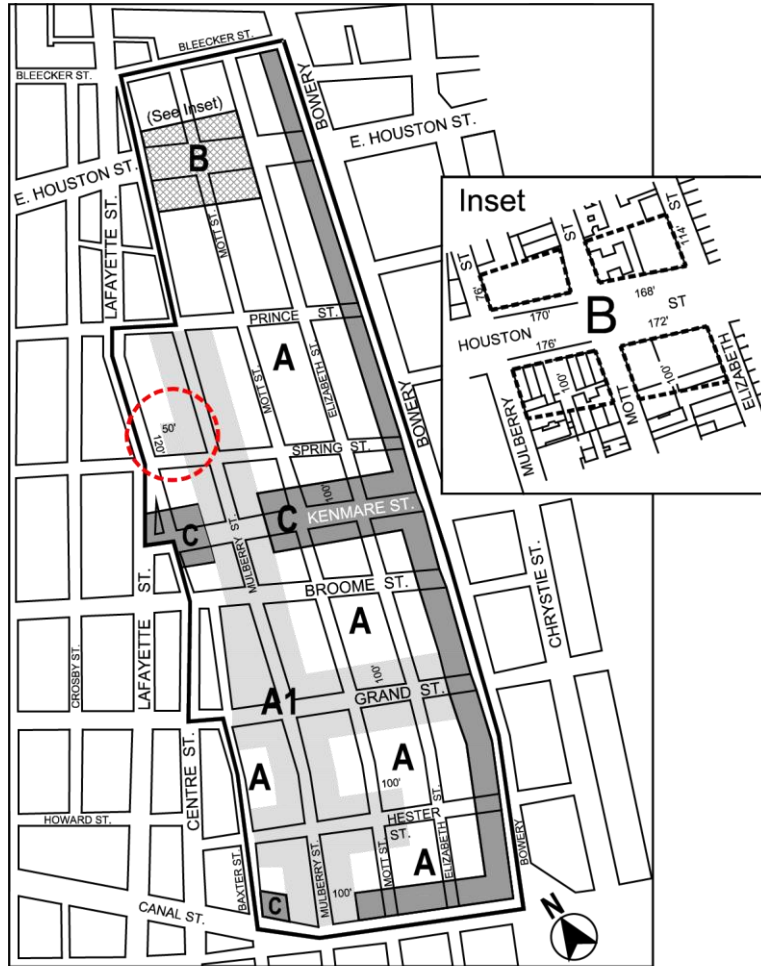
**Appendix A
Special Little Italy District Map**

[EXISTING]



-  District Boundary
-  Preservation Area
-  Mulberry Street Regional Spine
-  Houston Street Corridor
-  Bowery, Canal, Kenmare Street

[PROPOSED]



- District Boundary
- A** Preservation Area
- A1** Mulberry Street Regional Spine
- B** Houston Street Corridor
- C** Bowery, Canal, Kenmare Street

* * *

Resolution for adoption scheduling February 22, 2017 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

Nos. 2, 3 & 4

SUNSET PARK LIBRARY

No. 2

CD 7

C 170097 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 5108 4th Avenue (Block 798, Lot 34) as an Urban Development Action Area;
 - b) 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 an eight-story mixed use building containing approximately 50 units of affordable housing and an expanded public library.

(On December 12, 2016, Cal. No. 12, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 20, the hearing was closed.)

For consideration.

No. 3

CD 7

C 170098 PPK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 5108 4th Avenue (Block 798, Lot 34) pursuant to zoning.

(On December 12, 2016, Cal. No. 13, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 21, the hearing was closed.)

For consideration.



No. 4

CD 7

C 170099 PPK

IN THE MATTER OF an application submitted by the Brooklyn 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 5108 4th Avenue (Block 798, Lot 34) for use as a library.

(On December 12, 2016, Cal. No. 14, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 22, the hearing was closed.)

For consideration.



No. 5

183-195 BROADWAY

CD 1

N 170207 HKK

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of

183-195 Broadway (Block 2446, Lot 51), by the Landmarks Preservation Commission on December 13, 2016 (Designation List 492/LP-1504).

For consideration.

No. 6

ST. BARBARA'S ROMAN CATHOLIC CHURCH

CD 4

N 170208 HKK

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of St. Barbara's Roman Catholic Church, 122-140 Bleecker Street (Block 3306 Lot 6), by the Landmarks Preservation Commission on December 13, 2016 (Designation List 492/LP-1201).

For consideration.

BOROUGH OF MANHATTAN

No. 7

34 HOWARD STREET

CD 2

C 170102 ZSM

IN THE MATTER OF an application submitted by 34 Howard LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-781 of the Zoning Resolution to modify the requirements of Section 42-14(D)(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar of an existing five-story building on property located at 34 Howard Street (Block 232, Lot 23), in an M1-5B District.

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

(On December 12, 2016, Cal. No. 3, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 11, the hearing was closed.)

For consideration.

Nos. 8 & 9

THE LEROY

No. 8

CD 10

C 170048 HAM

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development (HPD);

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 225 West 140th Street (Block 2026, Lot 15) as an Urban Development Action Area; and
 - b) 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 7-story mixed-use building containing approximately 20 affordable dwelling units and community facility space.

(On December 12, 2016, Cal. No. 4, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 12, the hearing was closed.)

For consideration.

No. 9

CD 10

C 170049 PQM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 225 West 140th Street (Block 2026, Lot 15) to facilitate construction of a new seven story mixed-use building with approximately 20 units of affordable housing.

(On December 12, 2016, Cal. No. 5, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 13, the hearing was closed.)

For consideration.

Nos. 10, 11 & 12

THE ROBESON

No. 10

CD 10

C 170051 HAM

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 407-415 Lenox Avenue (Block 1915, Lots 32, 33, 34, 35 and 36) as an Urban Development Action Area;
 - b) 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 10-story mixed-use building containing approximately 72,000 square feet of residential floor area, approximately 7,500 square feet of ground floor retail and approximately 2,400 square feet of community facility space.

(On December 12, 2016, Cal. No. 6, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 14, the hearing was closed.)

For consideration.

No. 11

CD 10

C 170050 ZMM

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

1. eliminating from within an R7-2 District a C2-4 District bounded by a line 100 feet westerly of Lenox Avenue – Malcolm X. Boulevard, West 131st Street, a line 90 feet westerly of Lenox Avenue – Malcolm X. Boulevard, and West 130th Street, and
2. changing from an R7-2 District to an R8A District property bounded by a line 90 feet westerly of Lenox Avenue – Malcolm X. Boulevard, West 131st Street, Lenox Avenue – Malcolm X. Boulevard, and West 130th Street,

as shown on a diagram (for illustrative purposes only) dated September 6, 2016, and subject to the conditions of CEQR Declaration E-377.

(On December 12, 2016, Cal. No. 7, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 15, the hearing was closed.)

For consideration.

No. 12

CD 10

N 170052 ZRM

IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development and Lemor Realty, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ 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

* * *

Manhattan

* * *

Manhattan Community Districts 9, 10 and 11

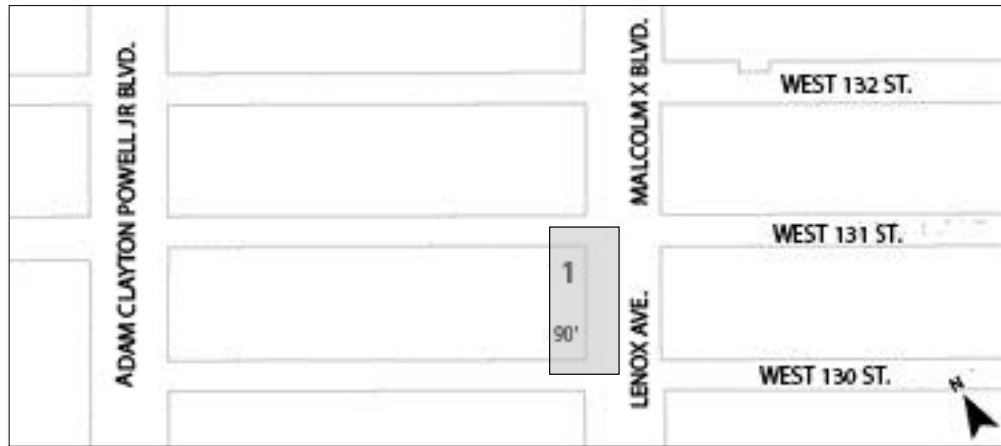
* * *

In the R8A District within the areas shown on the following Map 3:

* * *

Map 3 – [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 10, Manhattan

* * *

(On December 12, 2016, Cal. No. 8, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 16, the hearing was closed.)

For consideration.

Nos. 13, 14, 15 & 16

THE FREDERICK

No. 13

CD 10

C 170081 ZMM

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

1. eliminating from within an existing R7-2 District a C1-4 District bounded by West 129th Street, Frederick Douglass Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglass Boulevard;
2. changing an R7-2 District to an R8A District property bounded by West 129th Street, Frederick Douglass Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglass Boulevard; and
3. establishing within the proposed R8A District a C2-4 District bounded by West 129th Street, Frederick Douglass Boulevard, West 128th Street, and a line 100 feet westerly of Frederick Douglass Boulevard;

as shown on a diagram (for illustrative purposes only) dated September 19, 2016.

(On December 12, 2016, Cal. No. 9, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 17, the hearing was closed.)

For consideration.



No. 14

CD 10

N 170082 ZRM

IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development and 2395 FDB JV, 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 underlined is new, to be added;

Matter ~~struck-out~~ 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

* * *

Manhattan

* * *

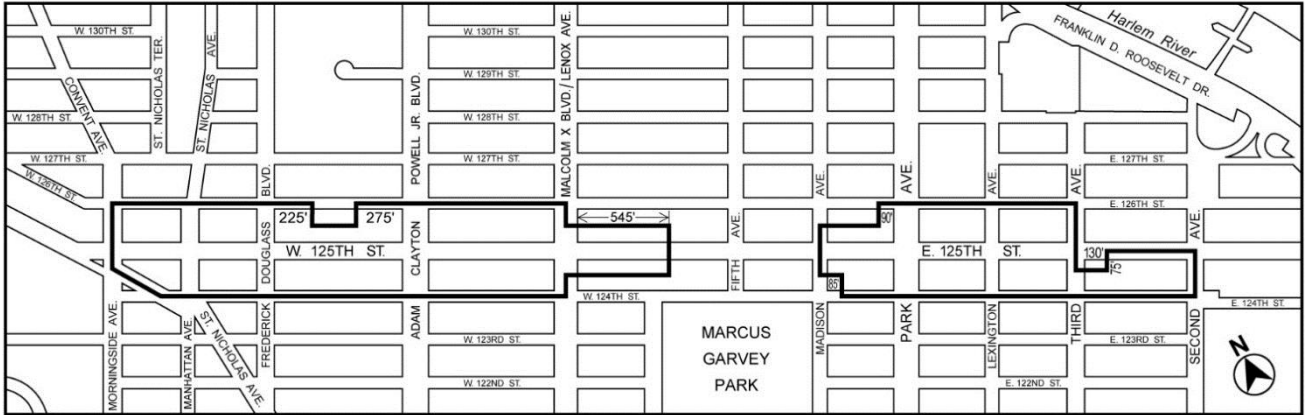
Manhattan Community Districts 9, 10 and 11

* * *

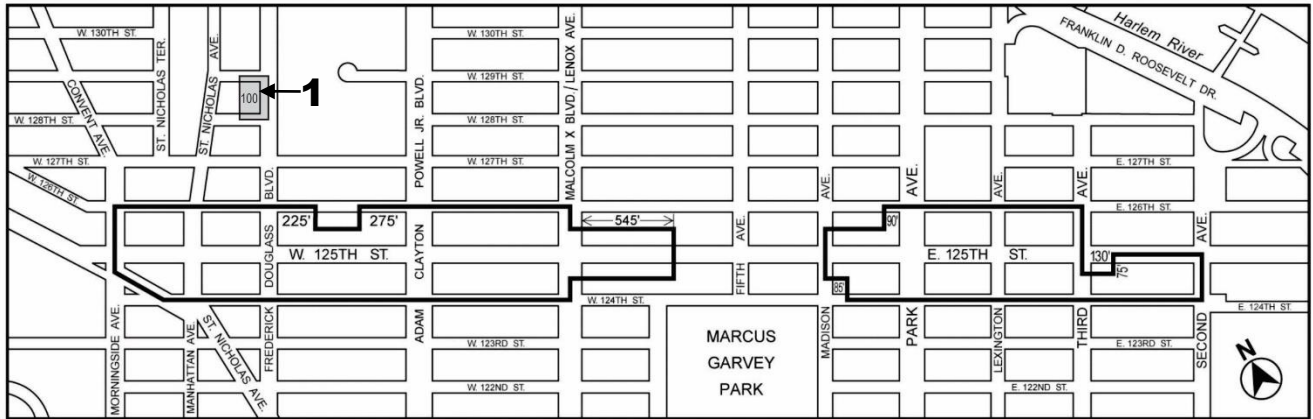
In the R8A District within the area shown on the following Map 1, and in portions of the #Special 125th Street District# - see Section 97-421.

Map 1 - [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Inclusionary Housing Designated Area



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

1

Area 1 [date of adoption] — MIH Program Option 1

Portions of Community District 10, Manhattan

* * *

(On December 12, 2016, Cal. No. 10, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 18, the hearing was closed.)

For consideration.

No. 15

CD 10

N 170083 ZAM

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation & Development for the grant of an authorization pursuant to Section 63-22 of the Zoning Resolution to modify the height requirements of Section 35-65 to allow the applicable maximum building height to be increased by up to 15 feet in connection with a proposed 15-story mixed-use building containing a FRESH food store on the first story, on property located at 2395 Frederick Douglass Boulevard (Block 1955, Lots 12, 14, and 16), in an R8A/C2-4 District.

*Note: The site is proposed to be rezoned by changing an existing R7-2/C1-4 to R8A/C2-4 Districts under a concurrent related application (C 170081 ZMM).

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.

For consideration.

No. 16

CD 10

C 170085 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 2405 Frederick Douglass Boulevard (Block 1955, Lot 16) as an Urban Development Action Area; and
 - b) 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 be selected by HPD;

to facilitate a 15-story mixed use building containing residential, retail and community facility space.

(On December 12, 2016, Cal. No. 11, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 19, the hearing was closed.)

For consideration.

No. 17

SULLIVAN THOMPSON HISTORIC DISTRICT

CD 2

N 170201 HKM

IN THE MATTER OF a communication dated December 23, 2016 from the Executive Director of the Landmarks Preservation Commission regarding the Sullivan-Thompson Historic District, designated by the Landmarks Preservation Commission on December 13, 2016 (Designation List 492/LP-2590), which consists of the properties bounded by a line beginning on the southern curbline of West Houston Street at a point on a line extending northerly from a portion of the eastern property line of 152-154 Thompson Street, then extending southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street, southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 132-136 Thompson Street, easterly along the northern property line of 132-136 Thompson Street, southerly along the eastern property lines of 128-136 Thompson Street and 159 Prince Street to the northern curbline of Prince Street, easterly along the northern curbline of Prince Street to a point formed by its intersection with a line extending northerly from the eastern property line of 156-158 Prince Street, southerly across Prince Street and along the eastern property line of 156-158 Prince Street, westerly along the southern property line of 156-158 Prince Street and a portion of the southern property line of 114-116 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street, westerly along a portion of the southern property line of 110-112 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street and the eastern property line of 106-108 Thompson Street, westerly along the southern property line of 106 Thompson Street to the eastern curbline

of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 98-100 Thompson Street, easterly along the northern property line of 98-100 Thompson Street, southerly along the eastern property line of 98-100 Thompson Street, westerly along the southern property line of 98-100 Thompson Street to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from a part of the northern property line of 90-92 Thompson Street, easterly along the northern property line of 90-92 Thompson Street, southerly along the eastern property line of 90-92 Thompson Street and 171 Spring Street to the northern curbline of Spring Street, easterly along the northern curbline of Spring Street to a point formed by its intersection with a line extending northerly from the eastern property line of 170-176 Spring Street, southerly across Spring Street and along the eastern property line of 170-176 Spring Street, westerly along a portion of the southern property line of 170-176 Spring Street, southerly along the eastern property line of 72-80 Thompson Street and a portion of the eastern property line of 68-70 Thompson Street, easterly along a portion of the northern property line of 68-70 Thompson Street, southerly along a portion of the eastern property line of 68-70 Thompson Street, westerly along the southern portion of the property line of 68-70 Thompson Street to the western curbline of Thompson Street, southerly along the western curbline of Thompson Street to a point formed by its intersection with the northern curbline of Broome Street, westerly along the northern curbline of Broome Street to a point formed by its intersection with a line extending northerly from the eastern property line of 519 Broome Street, southerly across Broome Street and along the eastern property line of 519 Broome Street to the northern curbline of Watts Street, westerly along the northern curbline of Watts Street to a point formed by its intersection with the eastern curbline of Sullivan Street, northerly along the eastern curbline of Sullivan Street to a point formed by its intersection with a line extending easterly from the southern property line of 202 Spring Street (aka 84-90 Sullivan Street), westerly along the southern property lines of 202 Spring Street (aka 84-90 Sullivan Street), 204-210 Spring Street, and 158-160 Avenue of the Americas to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with the southern curbline of Spring Street, easterly along the southern curbline of Spring Street to a point formed by its intersection with a line extending southerly from the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), northerly across Spring Street and along the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), westerly along a portion of the southern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street, easterly along a portion of the northern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street and the western property line of 104-108 Sullivan Street and a portion of the western property line of 112 Sullivan Street to a point formed by its intersection with the southern property line of 188-192 Avenue of the Americas, westerly along the southern property line of 188-192 Avenue of the Americas to a point formed by its intersection with a line running southerly from the curbline of the northeastern corner of the intersection of MacDougal Street and Prince Street, northerly along said line and across Prince Street and along the eastern curbline of MacDougal Street to a point formed by its intersection with a line extending easterly along the northern curbline of Prince Street, westerly across MacDougal Street and along the

northern curbline of Prince Street to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with a line extending westerly from a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), southerly along a portion of the eastern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street) to the centerline of MacDougal Street, northerly along the centerline of MacDougal Street to a point formed by its intersection with a line running westerly from the southern curbline of West Houston Street, easterly along the southern curbline of West Houston Street to the point of the beginning.

Pursuant to Section 3020.8(a) and (b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

(On January 3, 2017, the Commission duly advertised January 18, 2017 for a public hearing. On January 18, 2017, Cal. No. 31, the hearing was closed.)

For consideration.

No. 18

EXCELSIOR STEAM POWER COMPANY BUILDING

CD 1

N 170202 HKM

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Excelsior Steam and Power Company Building (Block 77, Lot 24), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-0962).

For consideration.

No. 19

BERGDORF GOODMAN BUILDING

CD 5

N 170203 HKM

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Bergdorf Goodman Building (Block 1273, Lot 33), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-0735).

For consideration.



No. 20

412 EAST 85TH STREET HOUSE

CD 8

N 170204 HKM

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 412 East 85th Street House, located at 412 East 85th Street (Block 1564, Lot 7503), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-0592).

For consideration.



No. 21

YOUNG MEN'S CHRISTIAN ASSOCIATION BUILDING

CD 10

N 170205 HKM

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Young Men's Christian Association (YMCA) Building, West 135th Street Branch, located at 181

West 135th Street (Block 1920, Lot 7), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-1848).

For consideration.

No. 22

LOEW'S 175TH STREET THEATER

CD 12

N 170206 HKM

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Loew's 175th Street Theater, located at 4140 – 4156 Broadway (Block 2145, Lot 1), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-0656).

For consideration.

BOROUGH OF QUEENS

No. 23

DEPARTMENT OF HEALTH AND MENTAL HYGIENE WAREHOUSE

CD 5

C 170079 PCQ

IN THE MATTER OF an application submitted by the New York City Department of Health and Mental Hygiene 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 72-42 60th Lane (Block 3590, Lot 42) for use as storage and related program spaces.

(On December 12, 2016, Cal. No. 2, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017 Cal. No. 10, the hearing was closed.)

For consideration.

No. 24

PROTESTANT REFORMED DUTCH CHURCH

CD 7

N 170209 HKQ

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the Protestant Reformed Dutch Church of Flushing (Bowne Street Community Church), (Block 5022, Lot 1) within Community District 7 of the Borough of Queens, by the Landmarks Preservation Commission on December 13, 2016 (Designation List 492/LP-2137).

For consideration.

BOROUGH OF STATEN ISLAND

No. 25

SOUTH SHORE COASTAL STORM RISK MANAGEMENT PHASE I

CD 2, 3

C 170119 PCR

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Parks and Recreation, pursuant to Section 197-c of New York City Charter, for the site selection and acquisition of approximately 10.4 acres of privately owned property (Block 3125, p/o Lot 116; Block 4108, Lots 1, 3, 9, and 12; Block 4130, Lots 1 and 70; Block 4160) Lots 48, 359 and 360; Block 4754, Lots 50, 51, and 53; Block 4768, Lot 89; Block 4782, Lots 25, 38, 39, and 41; Block 4785, Lot 1; Block 4787, Lot 2; Block 4791, Lots 66, 89, and 91; Block 4793 Lot 78; and Block 4802, Lot 24), as well as thirteen sections of streetbed, located in the area generally bounded Fort Wadsworth National Park to the north, Great Kills National Park and Willowbrook Parkway to the South, and the Raritan Bay to the east, to facilitate the construction of storm surge protection measures, including levees, seawalls and internal drainage areas, in South Beach, New Dorp Beach and Oakwood Beach.

(On December 12, 2016, Cal. No. 1, the Commission scheduled January 4, 2017 for a public hearing. On January 4, 2017, Cal. No. 9, the hearing was closed.)

For consideration.

No. 26

LAKEMAN-CORTELYOU-TAYLOR HOUSE

CD 2

N 170210 HKR

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the house on 2286 Richmond Road, (Block 3618, Lot 7) within Community District 2 of the Borough of Staten Island, by the Landmarks Preservation Commission on December 13, 2016 (Designation List 492/LP-2444).

For consideration.

No. 27

BROUGHAM COTTAGE

CD 3

N 170211 HKR

IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the house on 4746 Amboy Road, (Block 5391, Lot 2) within Community District 3 of the Borough of Staten Island, by the Landmarks Preservation Commission on December 13, 2016 (Designation List 492/LP-2068).

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 28

FRIENDS OF CROWN HEIGHTS 29 CHILD CARE CENTER

CD 8

C 160072 PQK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter for acquisition of property located at 1435 Prospect Place (Block 1361, Lot 66), for continued use as a day care center.

(On January 18, 2017, Cal. No. 1, the Commission scheduled February 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



Nos 29 & 30

210-214 HEGEMAN AVENUE

No. 29

CD 16

C 170153 HAK

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 properties located at 210-214 Hegeman Avenue (Block 3639, Lots 35 and 37) 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 be selected by HPD;

to facilitate the construction of approximately 70 units of affordable and supportive housing.

(On January 18, 2017, Cal. No. 2, the Commission scheduled February 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CD 16

C 170154 ZSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the 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 74-903 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed eight-story building on property located at 210-214 Hegeman Avenue (Block 3639, Lots 35 and 37), in an R6 District.

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

(On January 18, 2017, Cal. No. 3, the Commission scheduled February 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 31

605 THIRD AVENUE OFFICE SPACE

CD 6

N 170212 PXM

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 605 Third Avenue (Block 920, Lot 12) (Community Board 6 offices).

(On January 18, 2017, the Commission duly advertised February 1, 2017 for a public hearing.)

Close the hearing.



BOROUGH OF STATEN ISLAND

No. 32

901 MANOR ROAD REZONING

CD 2

C 160378 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Clara Fazzino pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 21b and 27a by establishing within an existing R3-1 District a C1-1 District bounded by a line 100 feet easterly of Manor Road, a line midway between Norwalk Avenue and Tillman Street, a line 190 feet easterly of Manor Road, and Tillman Street, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

(On January 18, 2017, Cal. No. 5, the Commission scheduled February 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.



No. 33

TELEPORT SITE A

CD 2

C 170156 PPR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one city-owned property, located in the Staten Island Industrial Park, generally bounded by Teleport Drive on the east and South Avenue on the west (Block 2165, Lot 120) which includes the disposition of an easement on Block 2165 over portions of Lots 140, 160, 170, 190 and 200, pursuant to zoning.

(On January 18, 2017, Cal. No. 6, the Commission scheduled February 1, 2017 for a public hearing which has been duly advertised.)

Close the hearing.

IV 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 Martin Luther King, Jr. Day	16	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 Presidents' Day	20	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 Good Friday	15
	16 Easter	17	18	19	20	21	22
	23	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 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14
	15	16	17	18	19	20	21
	22	23	24	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 CPC PUBLIC MEETING	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 Diwali	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 Election Day	8	9	10 Veterans' Day Observed	11 Veterans' Day
	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 Thanksgiving		
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							

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