

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

CITY PLANNING COMMISSION

MONDAY, NOVEMBER 2, 2015

**SPECIAL MEETING AT 1:00 P. M.
IN SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**



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

Prepared by Yvette V. Gruel, Calendar Officer

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, 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). The availability of these documents on-line will occur earlier than the current printed documents.

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.

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

Note to Subscribers: Notify us of change of address including E-mail by writing to:

City Planning Commission
Calendar Information Office
22 Reade Street - Room 2E
New York, New York 10007-1216

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

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 10:00a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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NOVEMBER 2, 2015

APPROVAL OF MINUTES OF the Regular Meeting of October 21, 2015

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, NOVEMBER 18, 2015
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

Nos. 1 & 2

VAN SINDEREN PLAZA

No. 1

CD

C 160002 ZMK

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development and New Van Sinderen Lots LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 17d:

1. changing from an M1-1 District to an R7A District property bounded by a line 185 feet southerly of Newport Avenue, a line midway between Van Sinderen Avenue and Snediker Avenue, 430 feet northerly of Linden Avenue, and Van Sinderen Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 185 feet southerly of Newport Avenue, a line midway between Van Sinderen Avenue and Snediker Avenue, 430 feet northerly of Linden Avenue, and Van Sinderen Avenue;

as shown on a diagram (for illustrative purposes only) dated August 3, 2015.

Resolution for adoption scheduling November 18, 2015 for a public hearing.

No. 2**CD****C 160003 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 679,669 Van Sinderen Ave., and 169-182 New Lots Avenue (Block 3850, Lot 1 and Block 3865, Lots 24, 25, 26, 27, 128 and 129), 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 the construction of two new 7-story mixed-use residential buildings consisting of approximately 130 affordable rental units with ground floor commercial space and accessory below-grade parking pursuant to the Extremely Low and Low Income Affordability Program (ELLA).

Resolution for adoption scheduling November 18, 2015 for a public hearing.

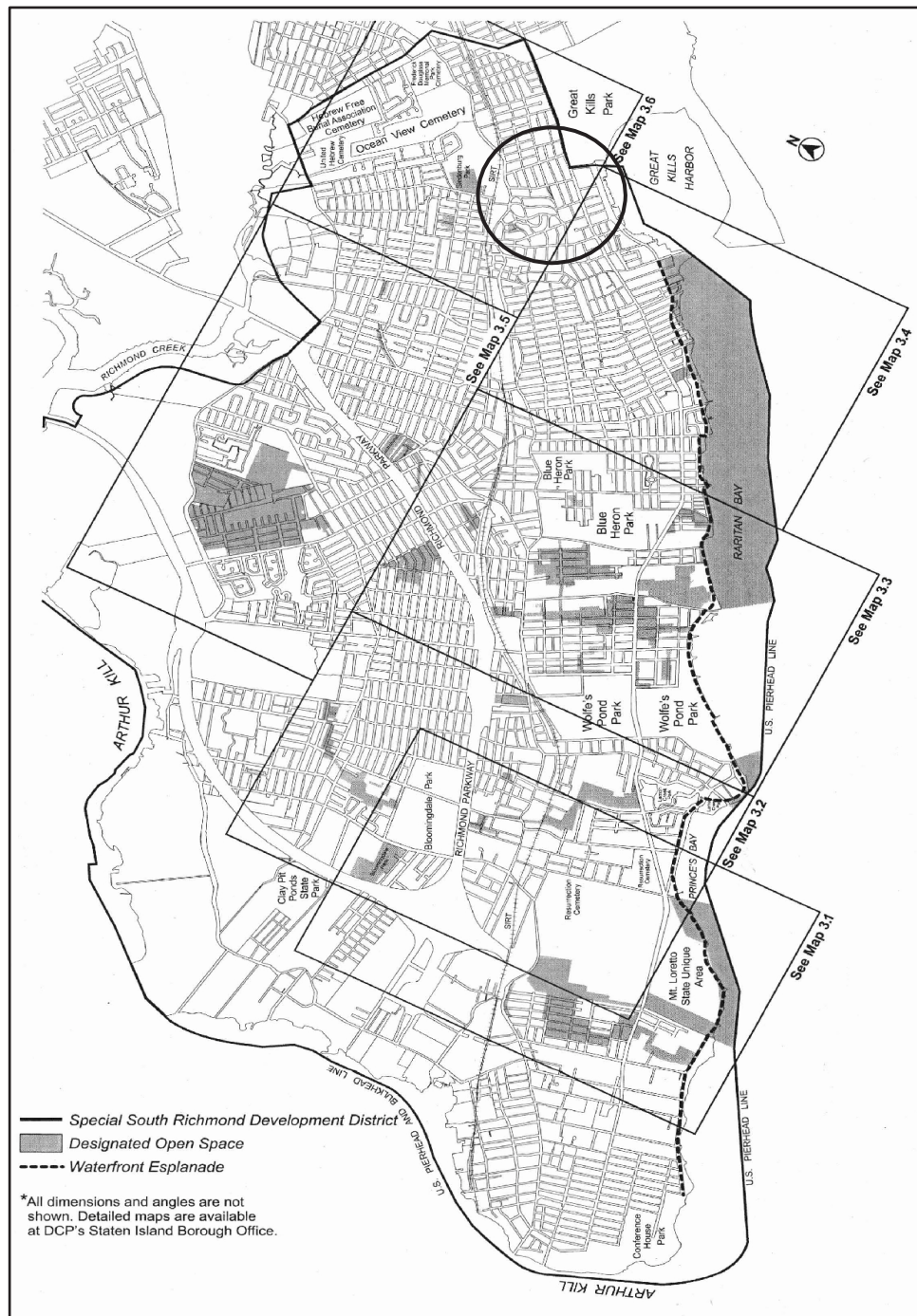
BOROUGH OF STATEN ISLAND

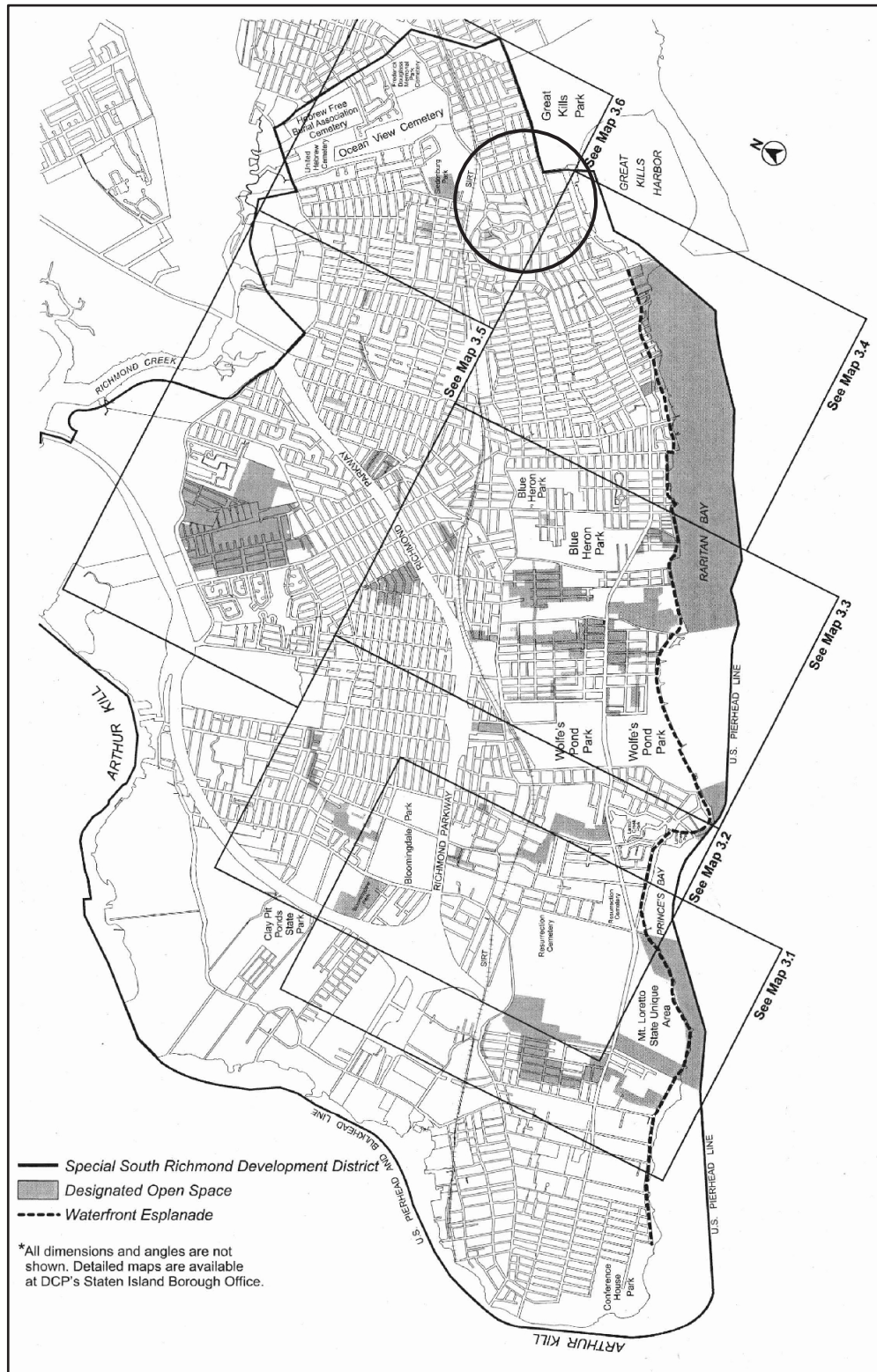
No. 3***521-529 DURANT AVENUE*****CD 3****N 150340 ZRR**

IN THE MATTER OF an application submitted by Bill Andrade of BIRB Realty Inc., 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 A of Article X, Chapter 7, concerning the boundaries of Designated Open Space, within the Special South Richmond Development District.

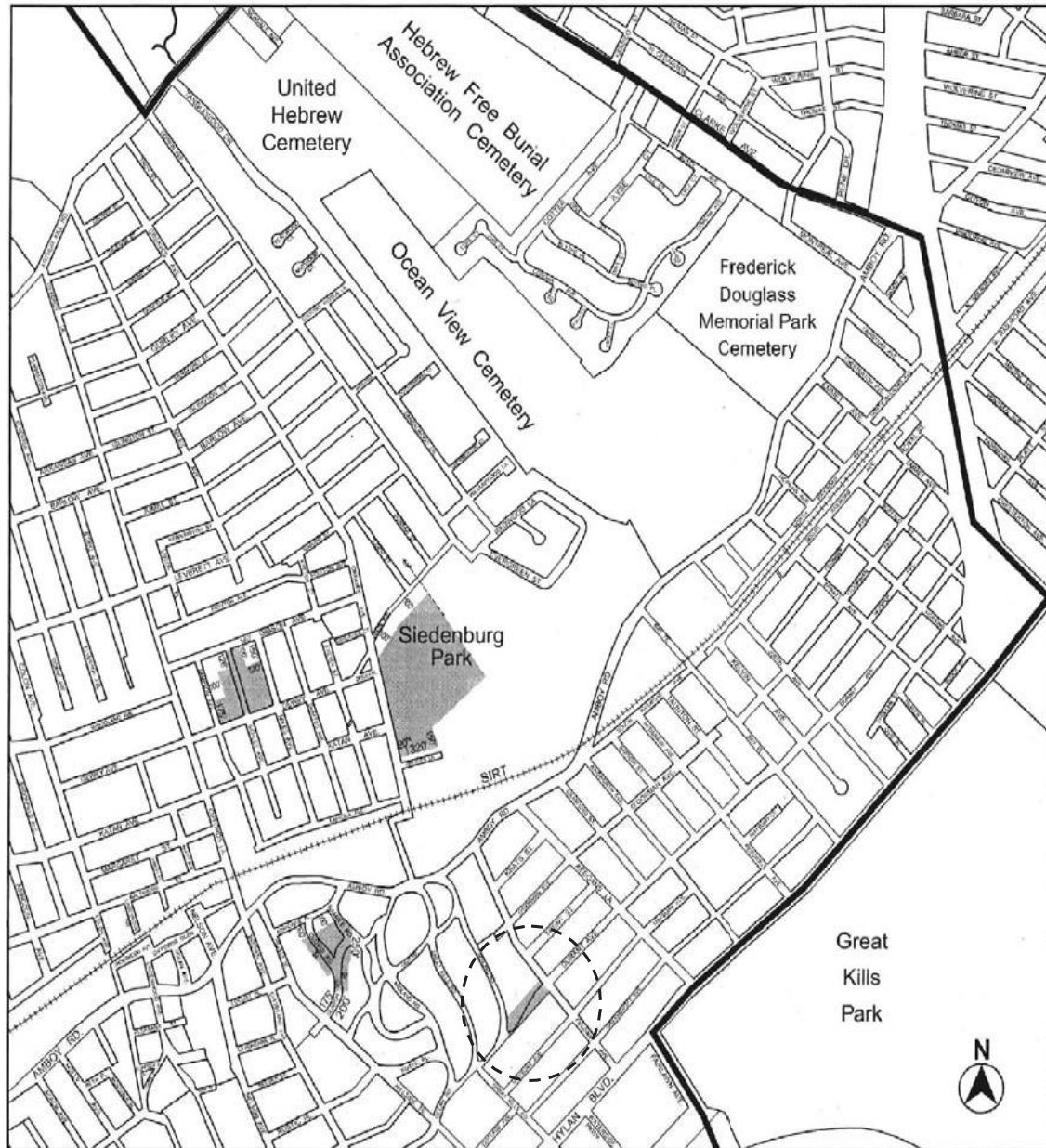
Plans for this proposal are on file with the City Planning Commission and may be seen at the Staten Island Office of the Department of City Planning, 130 Stuyvesant Place, 6th Floor, Staten Island, New York, 10301.

Map 3 Open Space Network (Existing)

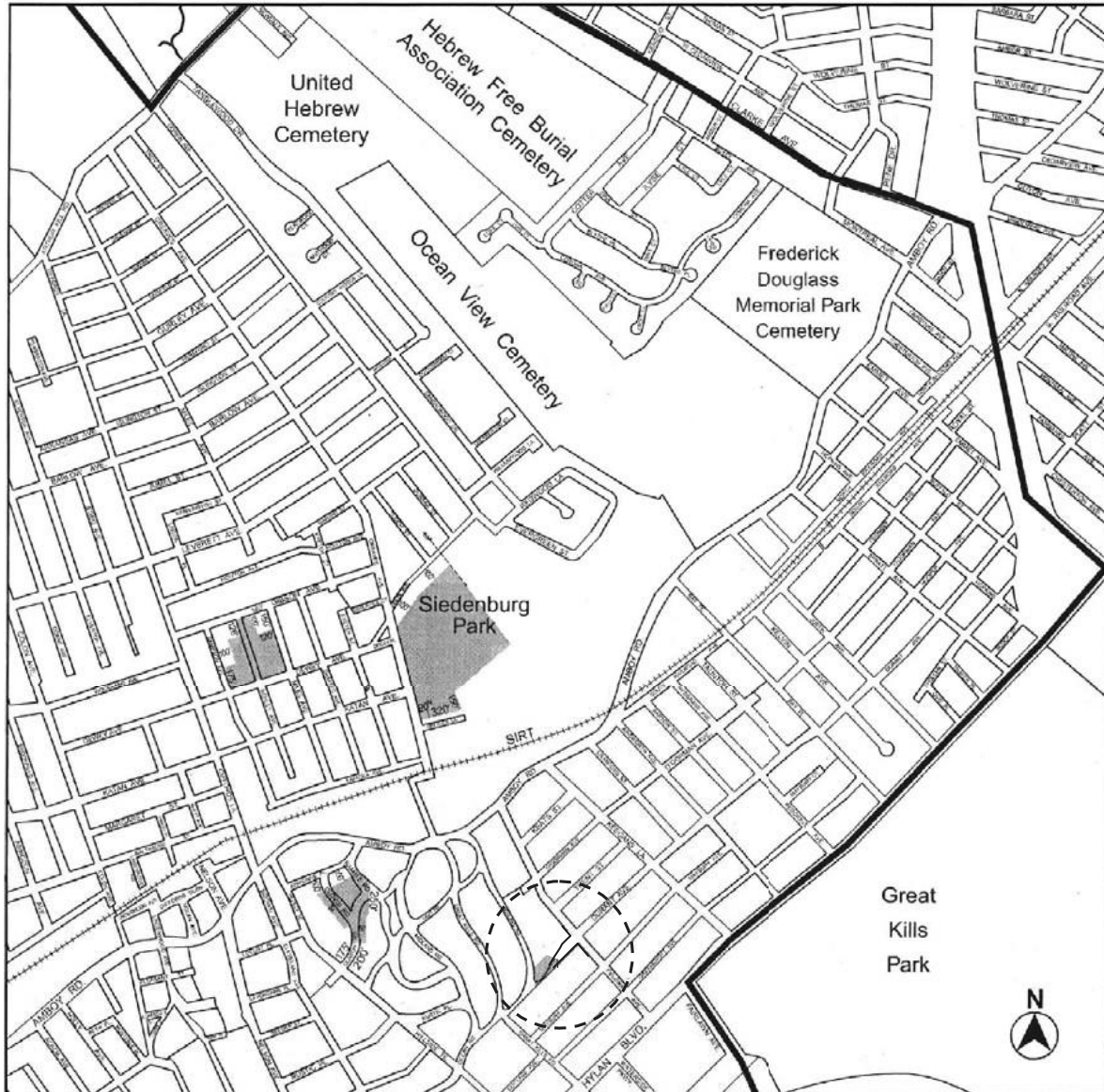




Map 3.6 Open Space Network (Existing)



Map 3.6 Open Space Network (Proposed)



Resolution for adoption scheduling November 18, 2015 for a public hearing.

Nos. 4, 5 & 6***THE LANDMARK COLONY*****No. 4****CD 2****N 150421 ZRR**

IN THE MATTER OF an application submitted by NFC Associates, LLC and New York City Economic Development Corporation 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 X Chapter 5, and related sections, concerning the bulk, parking, grading, and private roads regulations in a Tier I site within the Special Natural Area District and the New York City Farm Colony-Seaview Hospital Historic 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 X**Special Purpose Districts****Chapter 5****Special Natural Area District**

* * *

105-023**Relationship to public improvement projects**

In all cases, the City Planning Commission shall deny an application, whenever the #development#, #enlargement# or #site alteration# will interfere with a public improvement project (including highways, public #buildings# or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit or other public facilities) that has been approved by the City Council or the City Planning Commission.

105-03**District Plan**

The regulations of this Chapter are designed to implement the #Special Natural Area District# Plan. The District Plan includes the following maps in Appendix A, a glossary in Appendix B and plant lists in Appendices C, D and E:

<u>Appendix A</u>	<u>Map 1 - Special Fort Totten Natural Area District-4 Plan Map</u>
	<u>Map 2 - New York City Farm Colony-Seaview Hospital Historic District</u>
<u>Appendix B</u>	<u>Glossary</u>
<u>Appendix C</u>	<u>Selection List for Ground Covers and Shrubs</u>
<u>Appendix D</u>	<u>Tree Selection List for On-site Trees</u>
<u>Appendix E</u>	<u>Tree Selection List for Street Trees</u>

These maps and lists are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter shall apply.

105-10 NATURAL FEATURES

* * *

105-43 Authorizations to Modify Bulk, Parking, Grading and Private Roads Regulations

For a #development#, #enlargement# or #site alteration# located within the #Special Natural Area District#, the City Planning Commission may authorize:

- (a) modification of #lot coverage# controls in accordance with the provisions of Section 105-431;
- (b) modification of underlying district regulations relating to #bulk# or #parking# in accordance with the provisions of Section 105-432 (Modification of yard, height and setback regulations, and parking location regulations);
- (c) modification of grading controls in accordance with the provisions of Section 105-433; and
- (d) modification of requirements for driveways and private roads on #Tier I sites# and #Tier II sites# in accordance with the provisions of Section 105-434.

* * *

105-434 Modification of requirements for private roads and driveways

For any #development#, #enlargement# or #site alteration#:

- (a) the City Planning Commission may authorize variations in the requirements for #private roads# and driveways on any #Tier II site# as set forth in Section 105-35 (Tier II Site Requirements for Driveways and Private Roads) as well as the requirements of Sections

25-621 (Location of parking spaces in certain districts) and 25-631 (Location and width of curb cuts in certain districts)- provided that:

~~In order to grant such authorizations, the Commission shall find that:~~

- (a~~1~~) the #development# or #enlargement# is not feasible without such modification, or that he requested modification will permit a #development#, #enlargement# or #site alteration# that satisfies the purposes of this Chapter;
- (b~~2~~) such modification is the least modification required to achieve the purpose for which it is granted;
- (c~~3~~) the modification will not disturb the drainage pattern and soil conditions of the area;
- (d~~4~~) the modification has minimal impact on the existing natural topography and vegetation and blends harmoniously with it; and
- (e~~5~~) such modification will enhance the quality of the design of the #development#, #enlargement# or #site alteration#; or

For any #development#, #enlargement# or #site alteration#:

(b) located on a #zoning lot# containing historic buildings designated by the Landmarks Preservation Commission within the New York City Farm Colony-Seaview Hospital Historic District, as shown on Map 2 in Appendix A of this Chapter, the City Planning Commission may authorize modifications or waivers of the requirements for #private roads# as set forth in Section 26-20 (SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS) through Section 26-27 (Waiver of Bulk Regulations within Unimproved Streets), inclusive, and Section 26-30 (SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS) through 26-35 (Screening), inclusive, provided that such modification or waiver:

- (1) results in greater environmental conservation or preservation of existing natural features;
- (2) results in a superior site and landscape plan that will not unduly disturb the drainage pattern and soil conditions of the area;
- (3) results in greater preservation of historic #buildings# or other architectural elements of the Historic District designated by the Landmarks Preservation Commission;
- (4) enhances vehicular and pedestrian connections between #buildings# on the site and the surrounding neighborhood;
- (5) will not impair the essential character of the Historic District and the surrounding area;
- (6) is the least required to achieve the purpose for which it is granted; and
- (7) will not reduce the required minimum width of the #private road# to a width less than 34 feet unless the Fire Department has approved such reduction and determined that emergency vehicles can adequately access and move within the site.

* * *

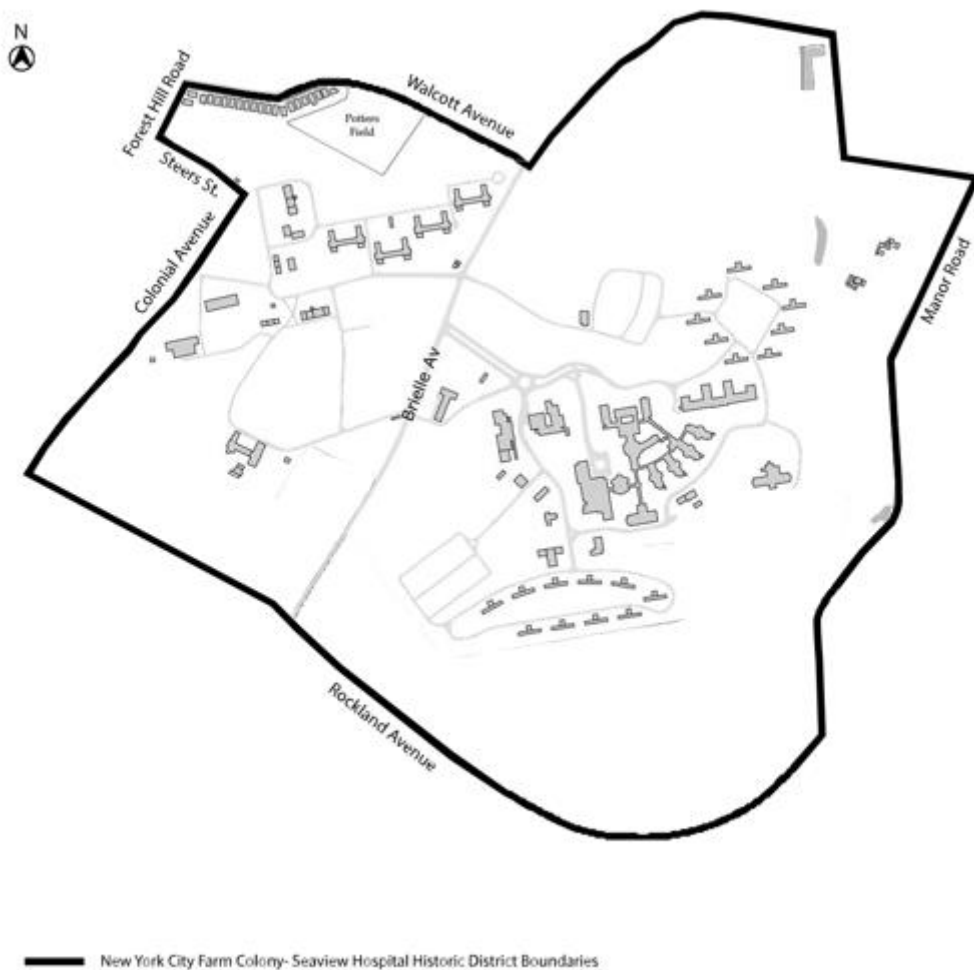
Appendix A

Map 1. - Special Fort Totten Natural Area District-4 Plan Map

* * *

[PROPOSED – NEW MAP]

Map 2. – New York City Farm Colony-Seaview Hospital Historic District



Resolution for adoption scheduling November 18, 2015 for a public hearing.

No. 5**CD 2****C 150422 ZMR**

IN THE MATTER OF an application submitted by NFC Associates, LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 26c and 27a, by establishing within an existing R3-2 District a C1-3 District bounded by Walcott Avenue, Brielle Avenue, a line 635 feet southwesterly of Walcott Avenue, a line 130 feet northwesterly of Brielle Avenue, a line 450 feet southwesterly of Walcott Avenue, a line 160 feet northwesterly of Brielle Avenue, a line 410 feet southwesterly of Walcott Avenue, a line 250 feet northwesterly of Brielle Avenue, a line 230 feet southwesterly of Walcott Avenue, and a line 160 feet northwesterly of Brielle Avenue, as shown on a diagram (for illustrative purposes only) dated October 19, 2015.

Resolution for adoption scheduling November 18, 2015 for a public hearing.

No. 6**CD 2****C 150428 PPR**

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 475 Brielle Avenue (Block 1955, p/o Lot 1), pursuant to zoning.

Resolution for adoption scheduling November 18, 2015 for a public hearing.

I. REPORTS

BOROUGH OF BROOKLYN

No. 7

DISPOSITION OF CITY-OWNED PROPERTY

CD 4

C 150339 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of two city-owned properties located at Block 3186, Lot 144 and Block 3438, Lot 63, pursuant to zoning.

(On September 22, 2015, Cal. No. 1, the Commission scheduled October 7, 2015 for a public hearing. On October 7, 2015, Cal. No. 3, the hearing was closed.)

For consideration.

Nos. 8 & 9

ONE CLINTON STREET

No. 8

CD 2

C 150399 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property located at 1 Clinton Street, (aka 280 Cadman Plaza West), Block 239, Lot 16, pursuant to zoning.

(On September 9, 2015, Cal. No. 2, the Commission scheduled September 22, 2015 for a public hearing. On September 22, 2015, Cal. No. 9, the hearing was closed.)

For consideration.

No. 9

CD 2

C 150400 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 1 Clinton Street aka 280 Cadman Plaza West (Block 239, p/o Lot 16) for use as a branch library.

(On September 9, 2015, Cal. No. 3, the Commission scheduled September 22, 2015 for a public hearing. On September 22, 2015, Cal. No. 10, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 10

221, 223, 225 DOUGLAS ROAD

CD 2

N 160009 ZCR

IN THE MATTER OF an application submitted by Douglas Road Development LLC for the grant of certification that no authorization is required pursuant to Section 105-41 of the Zoning Resolution to facilitate the development of 3 single-family residences located at 221, 155, and 149 Douglas Road (Block 830, Lots 35, 39, 45) within the Special Natural Area District (NA-1).

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

For consideration.

No.11***WOLFE'S POND PARK AND CORNELIA AVENUE*****CD 3****N 160031 RCR**

IN THE MATTER OF an application submitted by the NYC Department Housing Preservation and the NYC Department of Parks and Recreation for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot (Block 6631, Existing Lot 1) into nine new zoning lots (Tentative Lots 1, 500, 501, 502, 503, 600, 601, 602, 603) 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. 12***245 PAGE AVENUE – BURGER KING*****CD 3****N 160012 RAR****N 160011 RCR**

IN THE MATTER OF an application submitted by Murray Page 74 LLC for the grant of authorization pursuant to Section 107-65 of the Zoning Resolution to authorize modification of existing topography and certification pursuant to Section 107-08 of the Zoning Resolution for future subdivision of one existing zoning lot into two separate zoning lots at 245 Page Avenue (Block 8008, Lot 74, Tentative Lots 73 and 74) to facilitate development of a fast food establishment 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. 13

100 EMERSON DRIVE

CD2

N 150150 ZAR

N 150151 ZCR

IN THE MATTER OF an application submitted by Ahmed and Randa Nemeh for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution to authorize modification of topographic features on Tier I sites and to certify a restoration plan pursuant to ZR Section 105-45 for site alteration in the yards of an existing single-family detached residence at 100 Emerson Drive (Block 828, Lot 352) within the Special Natural Area District (NA-1).

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

For consideration.

II. CITY PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY					1 NEW YEAR'S DAY	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18 MARTIN LUTHER KING, JR. DAY	19	20 REVIEW SESSION	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
FEBRUARY	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12 LINCOLN'S BIRTHDAY	13	14
	15	16 PRESIDENTS' DAY	17 REVIEW SESSION	18 CPC PUBLIC MEETING	19	20	21
	22 WASHINGTON'S BIRTHDAY	23	24	25	26	27	28
MARCH	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17 ST. PATRICK'S DAY	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
APRIL	29 PALM SUNDAY	30 REVIEW SESSION	31				
				1 CPC PUBLIC MEETING	2	3 GOOD FRIDAY	4 PASSOVER
	5 EASTER	6	7	8	9	10	11
	12	13	14	15	16	17	18
MAY	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
	26	27	28	29	30		
						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
JUNE	10	11	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24 MEMORIAL DAY	25	26	27	28	29	30
	31						
JULY		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
	7	8	9	10	11	12	13
	14	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20
	21	22	23	24	25	26	27
	28	29	30	31			
AUGUST							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
SEPTEMBER	23	24	25	26	27	28	29
	30	31					
OCTOBER							
NOVEMBER							
DECEMBER							

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