

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, SEPTEMBER 9, 2015  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK, NY 10007**

**Yvette V. Gruel, Calendar Officer  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 150309 ZSM	4	530 WEST 28 <sup>TH</sup> STREET PARKING GARAGE	Scheduled to be Heard 9/22/15
2	C 150399 PPK	2	ONE CLINTON STREET	" "
3	C 150400 PQK	2	" "	" "
4	C 150301 MCX	6	FORDHAM PLAZA MAJOR CONCESSION	Favorable Report Adopted
5	N 150430 BDK	2	FULTON STREET BUSINESS IMPROVEMENT DISTRICT EXPANSION	" "
6	C 150380 HAK	5	115 WILLIAMS AVENUE	" "
7	C 150330 PCQ	7	NYPD COLLEGE POINT TOW POUND	" "
8	N 150409 RCR	3	361 AND 363 RICHARD AVENUE	Certification Approved
9	N 150366 RCR	3	BILLIOU STREET, PRALL AVENUE AND ANDROVETTE AVENUE	" "
10	C 150447 ZSR	1	NEW YORK WHEEL	Hearing Closed
11	C 150333 ZSM	2	357 CANAL STREET	" "
12	C 150334 ZSM	2	359 CANAL STREET	" "
13	C 150337 ZSM	2	449 BROADWAY	" "

COMMISSION ATTENDANCE:		Present (P)	COMMISSION VOTING RECORD:															
		Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R															
		Calendar Numbers:	4	5	6	7	8	9										
Carl Weisbrod, Chairman	P		Y	Y	Y	Y	Y	Y										
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y	Y	Y	Y	Y										
Rayann Besser	P		Y	Y	Y	Y	Y	Y										
Irwin G. Cantor, P.E.	P		Y	Y	Y	Y	Y	Y										
Alfred C. Cerullo, III	P		Y	Y	Y	Y	Y	Y										
Michelle R. De La Uz	P		Y	Y	Y	Y	Y	Y										
Joseph I. Douek	P		Y	Y	Y	Y	Y	Y										
Richard W. Eaddy	P		Y	Y	Y	Y	Y	Y										
Cheryl Cohen Effron	P		Y	Y	Y	Y	Y	Y										
Anna Hayes Levin	P		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: 12:57 P.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, SEPTEMBER 9, 2015**

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**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. 17]**

**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](http://nyc.gov/planning)**

**CITY PLANNING COMMISSION**

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**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.

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**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](http://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  
22 Reade Street - Room 2E  
New York, New York 10007-1216

**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**
- ANNA HAYES LEVIN**
- ORLANDO MARIN**
- LARISA ORTIZ, *Commissioners***
- YVETTE V. GRUEL, *Calendar Officer***

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in Spector Hall, 22 Reade Street, Manhattan, unless otherwise ordered.

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**Community Board Public Hearing Notices are available in the  
Calendar Information Office, Room 2E, 22 Reade Street,  
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for September 22, 2015 at 10:00 a.m.

**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 – Room 2E  
22 Reade Street, New York, N.Y. 10007**

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No. \_\_\_\_\_

Borough \_\_\_\_\_ ULURP No.: \_\_\_\_\_ CD No.: \_\_\_\_\_

Position:      Opposed \_\_\_\_\_

                    In Favor \_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

**SEPTEMBER 9, 2015**

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**APPROVAL OF MINUTES OF the Regular Meeting of August 19, 2015**

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

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**BOROUGH OF MANHATTAN**

**No. 1**

***530 WEST 28<sup>TH</sup> STREET PARKING GARAGE***

**CD 4**

**C 150309 ZSM**

**IN THE MATTER OF** an application submitted by WC 28 Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 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 automated accessory off-street parking garage with a maximum capacity of 39 spaces on portions of the ground floor and sub-cellar of a proposed mixed-use building on property located at 530 West 28<sup>th</sup> Street (Block 699, Lot 49), in a C6-3 District, within the Special West Chelsea District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

**Resolution for adoption scheduling September 22, 2015 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**Nos. 2 & 3**

***ONE CLINTON STREET***

**No. 2**

**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.

**Resolution for adoption scheduling September 22, 2015 for a public hearing.**



**No. 3**

**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

**Resolution for adoption scheduling September 22, 2015 for a public hearing.**



**II. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 4**

***FORDHAM PLAZA MAJOR CONCESSION***

**CD 6**

**C 150301 MCX**

**IN THE MATTER OF** an application submitted by the Department of Transportation, pursuant to Section 197-c of the New York City Charter, for a major concession to Fordham Road Business Improvement District at Fordham Plaza bounded by East Fordham Road, Third Avenue, and East 189th Street.

(On July 15, 2015, Cal. No. 1, the Commission scheduled August 5, 2015 for a public hearing. On August 5, 2015, Cal. No. 17, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 5**

***FULTON STREET BUSINESS IMPROVEMENT DISTRICT EXPANSION***

**CD 2**

**N 150430 BDK**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the Fulton Street 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 and modifying the district plan of the Fulton Street Business Improvement District.

(On July 15, 2015, Cal. No. 2, the Commission scheduled August 5, 2015 for a public hearing. On August 5, 2015, Cal. No. 19, the hearing was closed.)

**For consideration.**

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**No. 6**

***115 WILLIAMS AVENUE***

**CD 5**

**C 150380 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 115 Williams Avenue (Block 3700, Lot 8), 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 enlargement of an accessory open parking lot for an existing poultry distribution facility.

(On July 15, 2015, Cal. No. 3, the Commission scheduled August 5, 2015 for a public hearing. On August 5, 2015, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 7**

***NYPD COLLEGE POINT TOW POUND***

**CD 7**

**C 150330 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 31-22 College Point Boulevard (Block 4382, Lot 1) for use as a tow pound and storage facility.

(On July 15, 2015, Cal. No. 4, the Commission scheduled August 5, 2015 for a public hearing. On August 5, 2015, Cal. No. 22, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 8**

***361 AND 363 RICHARD AVENUE***

**CD 3**

**N 150409 RCR**

**IN THE MATTER OF** an application submitted by Anthony Fontana for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into two new zoning lots at 361 and 363 Richard Avenue (Block 7741, Existing Lot 11, Tentative Lots 11 and 12) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**No. 9**

***BILLIOU STREET, PRALL AVENUE AND ANDROVETTE AVENUE***

**CD 3**

**N 150366 RCR**

**IN THE MATTER OF** an application submitted by Ronald Deluzio for the grant of a certification pursuant to Section 107-08 of the Zoning Resolution to facilitate a future subdivision of the current one zoning lot into three new zoning lots at the intersections of Billiou Street, Prall Avenue, and Androvette Avenue (Block 6584, Existing Lot 20, Tentative Lots 20, 25 and 28) 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, 6<sup>th</sup> Floor, Staten Island, New York, 10301.

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF STATEN ISLAND****No. 10*****NEW YORK WHEEL*****CD 1****C 150447 ZSR****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the NYC Economic Development Corporation and New York Wheel LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 128-61 of the Zoning Resolution to allow a development plan for an Observation Wheel and accessory terminal building, and a public parking garage with a maximum of 950 spaces, and an improvement plan for a Waterfront Esplanade, on property located on Parcel 1 in the North Waterfront Subdistrict (Block 2, Lots 22, 9018, 18 and p/o Lot 20) and on the Waterfront Esplanade, in an M1-1 District, within the Special St. George District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On August 19, 2015, Cal. No. 4, the Commission scheduled September 9, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF MANHATTAN****No. 11*****357 CANAL STREET*****CD 2****C 150333 ZSM****PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Canal Associates, LP 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 357 Canal Street (Block 228, Lot 1), in an M1-5B District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On August 19, 2015, Cal. No. 1, the Commission scheduled September 9, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 12**

***359 CANAL STREET***

**CD 2**

**C 150334 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Canal Associates, LP 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 359 Canal Street (Block 228, Lot 2), in an M1-5B District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On August 19, 2015, Cal. No. 2, the Commission scheduled September 9, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 13**

***449 BROADWAY***

**CD 2**

**C 150337 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Canal Associates, LP 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) (Use Group 17) 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 449 Broadway (Block 231, Lot 36), in an M1-5B District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On August 19, 2015, Cal. No. 3, the Commission scheduled September 9, 2015 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV CITY PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS**

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

**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