

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 1, 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	NON ULURP	CW	DRAFT TEN-YEAR CAPITAL STRATEGY	Scheduled to be Heard 4/22/15
2	N 150196 HAX	3	NEW ROADS PLAZA	Favorable Report Adopted
3	C 150197 ZSX	3	" "	" "
4	C 150174 PQX	4	1561 WALTON AVENUE	" "
5	C 150175 HAX	4	" "	" "
6	C 150149 PQQ	12	CHARLES R. DREW EARLY LEARNING CENTER 3 AND	" "
"	" "	"	THEODORA JACKSON SENIOR CENTER	" "
7	N 150019 RCR	3	81, 77, 73 JEFFERSON BOULEVARD	Certification Approved
8	N 140338 ZAR	1	4 HENDERSON AVENUE	Authorization Approved
9	N 060265 RCR	3	176 ARBUTUS AVENUE	Certification Approved
10	N 060267 RAR	3	" "	Authorization Approved
11	C 150179 HAK	16	PACIFIC STREET APARTMENTS	Hearing Closed
12	C 150180 HAK	5	LINWOOD STREET APARTMENTS	" "
13	C 150213 ZSM	8	20-22 EAST 71 ST STREET	" "
14	C 140363 PQM	10	EARLY LIFE CENTER 13	Hearing Continued to 4/22/15
15	N 090311 ZRM	4	510-512 W. 23 RD STREET WEST CHELSEA TEXT AMENDMENT	Hearing Closed

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	7	8	9	10						
Carl Weisbrod, Chairman	P		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						
Rayann Besser	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Irwin G. Cantor, P.E.	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Alfred C. Cerullo, III	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Michelle R. De La Uz	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Joseph I. Douek	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Richard W. Eaddy	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Cheryl Cohen Effron	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Bomee Jung	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Anna Hayes Levin	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Orlando Marin	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						
Larisa Ortiz, Commissioners	P		Y	Y	Y	Y	Y	Y	Y	Y	Y						

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

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 1, 2015

**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. 7]

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
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**
- BOME E JUNG**
- 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, APRIL 1, 2015

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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 April 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**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address: _____ Title: _____

APRIL 1, 2015

**APPROVAL OF MINUTES OF the Regular Meeting of March 18, 2015 and
Special Meeting of March 30, 2015**

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

CITYWIDE

No. 1

DRAFT TEN-YEAR CAPITAL STRATEGY

Pursuant to Section 234 of the New York City Charter, the Draft Ten-Year Capital Strategy, Fiscal Years 2016-2025, was issued jointly by the Office of Management and Budget and the Department of City Planning in February 2015. After a public comment period, it will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing ten years, by program category and agency.

The draft strategy is available on the Office of Management and Budget's website at http://www.nyc.gov/html/omb/downloads/pdf/ptyp2_15.pdf

Resolution for adoption scheduling April 22, 2015 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 2 & 3

NEW ROADS PLAZA

No. 2

CD 3

N 150196 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 986-996 Washington Avenue and 489-493 East 164th Street (Block 2369, Lot 1, 2, 3, 4, 5, 53, 54, 90 and 153), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate development of an eight-story building for use as a non-profit institution with sleeping accommodations containing approximately 94 units of supportive and affordable housing.

(On February 18, 2015, Cal. No. 1, the Commission scheduled March 4, 2015 for a public hearing. On March 4, 2015, Cal. No. 17, the hearing was closed.)

For consideration.

No. 3

CD 3

C 150197 ZSX

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation & Development and South Bronx Overall Economic Development Organization pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 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 Ratio and Percentage of Lot Coverage) to apply to a non-profit institution with sleeping accommodations in connection with a proposed 8-story building on property located at 986-996 Washington Avenue a.k.a 489-493 East 164th Street (Block 2369, Lots 1, 2, 3, 4, 5, 53, 54, 90 & 153), in an M1-1/ R7-2 District, with a Special Mixed Use District (MX-7).

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 February 18, 2015, Cal. No. 2, the Commission scheduled March 4, 2015 for a public hearing. On March 4, 2015, Cal. No. 18, the hearing was closed.)

For consideration.

Nos. 4 & 5

1561 WALTON AVENUE

No. 4

CD 4

C 150174 PQX

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 1561 Walton Avenue (Block 2845, Lot 47).

(On February 18, 2015, Cal. No. 3, the Commission scheduled March 4, 2015 for a public hearing. On March 4, 2015, Cal. No. 19, the hearing was closed.)

For consideration.

No. 5

CD 4

C 150175 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1561 Walton Avenue (Block 2845, Lot 47), 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 development of a nine- to eleven-story residential building with approximately 59 units of affordable housing.

(On February 18, 2015, Cal. No. 4, the Commission scheduled March 4, 2015 for a public hearing. On March 4, 2015, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

No. 6

***CHARLES R. DREW EARLY LEARNING CENTER 3 & THEODORA JACKSON
SENIOR CENTER***

CD 12

C 150149 PQQ

IN THE MATTER OF an application submitted by the Administration for Children's Services, the Department for the Aging, 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 165-15 Archer Avenue (Block 10155, Lot 29) for continued use as a child care center and senior center.

(On February 18, 2015, Cal. No. 5, the Commission scheduled March 4, 2015 for a public hearing. On March 4, 2015, Cal. No. 21, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 7

81, 77, 73 JEFFERSON BOULEVARD

CD 3

N 150019 RCR

IN THE MATTER OF an application submitted by Thomas Kane 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 81, 77, 73 Jefferson Boulevard (Block 6226, Existing Lots 104 & 107, Tentative Lots 103, 104 & 107) 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. 8

4 HENDERSON AVENUE

CD 1

N 140338 ZAR

IN THE MATTER OF an application submitted by Mitchel Bonaguro for the grant of an authorization pursuant to Section 119-311 of the Zoning Resolution for development on a steep slope in order to facilitate the development of (1) single-family detached home at 4 Henderson Avenue (Block 64, Lot 122) within the Special Hillside Preservation 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.



Nos. 9 & 10

176 ARBUTUS AVENUE

No. 9

CD 3

N 060265 RCR

IN THE MATTER OF an application submitted by Ashland Building Corp. for the grant of a certification pursuant to Section 107-22 of the Zoning Resolution for development on a lot containing Designated Open Space to facilitate the development of (2) single-family detached homes at 176 Arbutus Avenue (Block 6552, Lot 58) 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. 10

CD 3

N 060267 RAR

IN THE MATTER OF an application submitted by Ashland Building Corp. for the grant of an authorization pursuant to Section 107-64 of the Zoning Resolution for removal of trees in order to facilitate the development of (2) single-family detached homes at 176 Arbutus Avenue (Block 6552, Lot 58) 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.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 11

PACIFIC STREET APARTMENTS

CD 16

C 150179 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 property located at 2095-97, 2103-05 and 2038A-40 Pacific Street (Block 1432, Lots 43, 44, 48, 49 and Block 1439, Lots 21.22), 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 development of three 4-story residential buildings with a total of approximately 20 units of affordable housing under HPD's Low Income Rental Program.

(On March 18, 2015, Cal. No. 1, the Commission scheduled April 1, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

LINWOOD STREET APARTMENTS

CD 5

C 150180 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 property located at 653, 655 and 659 Linwood Street (Block 4067, Lots 12, 13, and 14), 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 development of a four-story residential building with approximately 10 units of affordable housing and four parking spaces under HPD's Low Income Rental Program.

(On March 18, 2015, Cal. No. 2, the Commission scheduled April 1, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 13

20-22 EAST 71ST STREET

CD 8

C 150213 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Tower Management Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special

permit pursuant to Section 74-711 of the Zoning Resolution to modify the inner courts requirements of Section 23-851 and the minimum distance between legally required windows and walls or lot lines requirements of Section 23-861 to facilitate the conversion of an existing 5-story building to residential use, on property located at 20-22 East 71st Street (Block 1385, Lot 57), in a C5-1 District, within the Special Madison Avenue Preservation District, within the Upper East Side Historic 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 March 18, 2015, Cal. No. 3, the Commission scheduled April 1, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 14

EARLY LIFE CENTER 13

CD 10

C 140363 PQM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Administration for Children's Services 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 218 West 147th Street (Block 2032, Lot 17) for continued use as a child care center.

(On March 18, 2015, Cal. No. 4, the Commission scheduled April 1, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

No. 15

510-512 W. 23rd ST WEST CHELSEA TEXT AMENDMENT

CD 4

N 090311 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 22-23 Corp. c/o Park It Management, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the transfer of development rights from the High Line Transfer Corridor in Article IX Chapter 8, Special West Chelsea District, Section 98-33, in Community District 4 in the Borough of Manhattan.

Matter in underline is new, to be added;

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

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

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

ARTICLE IX

SPECIAL PURPOSE DISTRICTS

* * *

Chapter 8

Special West Chelsea District

* * *

98-33

Transfer of Development Rights from the High Line Transfer Corridor

In the #Special West Chelsea District#, a “granting site” shall mean a #zoning lot#, or portion thereof, in the #High Line Transfer Corridor#. A “receiving site” shall mean a #zoning lot#, or portion thereof, in any subarea other than Subareas F, H and J. #Floor area# from a granting site may be transferred to a receiving site in accordance with the provisions of this Section.

* * *

(b) #Floor area#

The maximum amount of #floor area# transferred from a granting site located outside of a subarea shall not exceed the maximum #floor area ratio# permitted for a #commercial-use# or #residential use# on such granting site, whichever is greater, less any existing #floor area# to remain on such granting site.

The maximum amount of #floor area# transferred from a granting site located in a subarea shall not exceed the basic maximum #floor area ratio# specified for the applicable subarea in the table in Section 98-22 (Maximum Floor Area Ratio and Lot Area in Subareas), less any existing #floor area# to remain on such granting site.

Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred from the granting site by the amount of #floor area# transferred.

The amount of #floor area# transferred to a receiving site from a granting site in the #High Line Transfer Corridor# shall not exceed the #floor area ratio# permitted on the receiving site through such transfer, pursuant to the table in Section 98-22.

(c) #Use#

* * *

(On March 18, 2015, Cal. No. 5, the Commission scheduled April 1, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

IV 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	19 MARTIN LUTHER KING, JR. DAY	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 ASH WEDNESDAY CPC PUBLIC MEETING	19 CHINESE NEW YEAR	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	25 MEMORIAL DAY	26	27	28	29	30
	31						
		1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6
JULY	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 REVIEW SESSION	30				
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					
					1	2	3
	6	7 LABOR DAY	8	9 CPC PUBLIC MEETING	10	11	12
	13	14 ROSH HASHANAH	15	16	17	18	19
OCTOBER	20	21 REVIEW SESSION	22 CPC PUBLIC MEETING	23 YOM KIPPUR	24	25	26
	27	28	29	30			
						1	2
							3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
NOVEMBER	11	12 COLUMBUS DAY	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26	27	28	29	30	31
	1	2 REVIEW SESSION	3 ELECTION DAY	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11 DIWALI VETERANS' DAY	12	13	14
DECEMBER	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					
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