## CITY PLANNING COMMISSION
### DISPOSITION SHEET

**PUBLIC MEETING:**
**WEDNESDAY, MARCH 4, 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

<table>
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<tr>
<th>CAL NO.</th>
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</table>

**COMMISSION ATTENDANCE:**
Present (P) Absent (A)

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
Bomee Jung
Anna Hayes Levin
Orlando Marin
Larisa Ortiz, Commissioners

**COMMISSION VOTING RECORD:**
In Favor - Y  Oppose - N  Abstain - AB  Recuse - R

Calendar Numbers:
5 6 7 8 9 10 11 12 13 14 15 16
### CITY PLANNING COMMISSION
### DISPOSITION SHEET

**PUBLIC MEETING:**
WEDNESDAY, MARCH 4, 2015
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK, NY 10007

**Yvette V. Gruel, Calendar Officer**
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<td>12</td>
<td>CHARLES DREW &amp; THEODORE JACKSON SENIOR CENTERS</td>
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**COMMISSION ATTENDANCE:**
Present (P) Absent (A)

**COMMISSION VOTING RECORD:**
In Favor - Y Oppose - N Abstain - AB Recuse - R

**Calendar Numbers:**

- Carl Weisbrod, Chairman
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- Joseph I. Douek
- Richard W. Eaddy
- Cheryl Cohen Effron
- Bomee Jung
- Anna Hayes Levin
MEETING ADJOURNED AT:

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COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 4, 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. 5]

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.
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, MARCH 4, 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 March 18, 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: ______________________
MARCH 4, 2015

APPROVAL OF MINUTES OF the Regular Meeting of February 18, 2015

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

BOROUGH OF BROOKLYN

No. 1

AMICO SENIOR CENTER

CD 12 C 150115 PQK

IN THE MATTER OF an application submitted by 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 5901 13th Avenue (Block 5712, Lot 1) for continued use as a senior center.

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

BOROUGH OF MANHATTAN

No. 2

EARLY LIFE CENTER

CD 10 C 150121 PQM

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 110 West 146th Street (Block 2014, Lot 36) for continued use as a child care center.

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

No. 3

A. PHILLIP RANDOLPH SENIOR CENTER

IN THE MATTER OF an application submitted by 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 108 West 146th Street (Block 2014, Lot 36) for continued use as a senior center.

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

No. 4

551 WEST 21ST STREET PARKING GARAGE

IN THE MATTER OF an application submitted by 551 West 21st Street Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Zoning Resolution Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) to allow an attended public parking garage with a maximum capacity of 53 spaces on portions of the ground floor and cellar of a proposed mixed-use building on property located at 551 West 21st Street (Block 693, Lots 1, 8 and 64), in C6-3 and M1-5 Districts, 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 March 18, 2015 for a public hearing.
II. REPORTS

BOROUGH OF THE BRONX

Nos. 5, 6 & 7

RIVERDALE COUNTRY SCHOOL RIVER CAMPUS PERKING BUILDING

No. 5

CD 8

IN THE MATTER OF an application submitted by Riverdale Country School pursuant to Sections 105-421 of the Zoning Resolution, for the grant of an authorization to modify topographic features on a Tier I site to permit the construction of a 23,242 square feet classroom building on the Riverdale Country School River Campus located at 1 Spaulding Lane (Block 5937, Lots 360 and 380) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

For consideration.

No. 6

CD 8

IN THE MATTER OF an application submitted by Riverdale Country School pursuant to Sections 105-422 of the Zoning Resolution, for the grant of an authorization for a site alteration on a portion of a zoning lot having a steep slope or steep slope buffer to permit the construction of a 23,242 square feet classroom building on the Riverdale Country School River Campus located at 1 Spaulding Lane (Block 5937, Lots 360 and 380) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

For consideration.
No. 7

IN THE MATTER OF an application submitted by Riverdale Country School pursuant to Sections 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation planting requirements to permit the construction of a 23,242 square feet classroom building on the Riverdale Country School River Campus located at 1 Spaulding Lane (Block 5937, Lots 360 and 380) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

For consideration.

Nos. 8, 9 & 10

RIVERDALE COUNTRY SCHOOL HILL CAMPUS NATATORIUM BUILDING

No. 8

IN THE MATTER OF an application submitted by Riverdale Country School pursuant to Sections 105-421 of the Zoning Resolution, for the grant of an authorization to modify topographic features on a Tier I site to permit the construction of a 13,097 square feet natatorium building on the Riverdale Country School Hill Campus located at 5260 Fieldston Road (Block 5836, Lots 3101, 3127, 3262, 3266, and 3268) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

For consideration.
IN THE MATTER OF an application submitted by Riverdale Country School pursuant to Sections 105-422 of the Zoning Resolution, for the grant of an authorization for a site alteration on a portion of a zoning lot having a steep slope or steep slope buffer to permit the construction of a 13,097 square feet natatorium building on the Riverdale Country School Hill Campus located at 5260 Fieldston Road (Block 5836, Lots 3101, 3127, 3262, 3266, and 3268) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

For consideration.

IN THE MATTER OF an application submitted by Riverdale Country School pursuant to Sections 105-425 of the Zoning Resolution, for the grant of an authorization for a modification of botanic environment and tree preservation planting requirements to permit the construction of a 13,097 square feet natatorium building on the Riverdale Country School Hill Campus located at 5260 Fieldston Road (Block 5836, Lots 3101, 3127, 3262, 3266, and 3268) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

For consideration.
No. 11

SAR ACADEMY

IN THE MATTER OF an application submitted by Salanter Akiba Riverdale (“SAR”) Academy pursuant to Sections 105-422 and 105-425 of the Zoning Resolution, for the grant of authorizations involving a development, enlargement, or site alteration on a portion of a zoning lot having a steep slope or steep slope buffer and modification of botanic environment and tree preservation planting requirements to expand the existing playground and to permit a 13,257 square feet enlargement for a new gymnasium and classroom space on property located at 655 West 254th Street (Block 5947, Lot 1) within the Special Natural Area District (NA-2).

Plans for the proposal are on file with the City Planning Commission and may be seen at One Fordham Plaza, Room 502, Bronx, NY 10458.

For consideration.

BOROUGH OF MANHATTAN

No. 12

180 ORCHARD STREET PUBLIC PARKING GARAGE

IN THE MATTER OF an application submitted by 180 Orchard Retail LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Zoning Resolution Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) to allow an attended public parking garage with a maximum capacity of 99 spaces on portions of the ground floor, cellar and subcellar of a proposed mixed-use building on property located at 180 Orchard Street (Block 412, Lots 8-11, 27-29, 32-36, & 1001-1003), in a C4-4A 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 January 21, 2015, Cal. No. 3, the Commission scheduled February 4, 2015 for a public hearing. On February 4, 2015, Cal. No. 19, the hearing was closed.)

For consideration.

Nos. 13, 14 & 15

505/513 WEST 43RD STREET

No. 13

CD 4 N 140407 ZRM

IN THE MATTER OF an application submitted by 1818 Nadlan LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 6 to create a special permit in Section 96-32 (Special Regulations in R9 Districts) for the purposes of waiving the applicable height and setback regulations of Sections 23-633 and 23-663, planting regulations of Section 23-892 and permitted obstruction within rear yard regulations of Section 23-44.

Matter in underline is new, to be added;
Matter in strikeout is old, to be deleted;
Matter in # # is defined in Section 12-10;
* * * indicate where unchanged text appears in the Zoning Resolution

ARTICLE IX
SPECIAL PURPOSE DISTRICTS

* * *

Chapter 6
Special Clinton District

* * *

96-30
OTHER AREAS

* * *
96-32

Special Regulations in R9 Districts

In R9 Districts in Western Subarea C2, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) for R9A Districts shall apply to all buildings or other structures#. In Commercial Districts# mapped within R9 Districts in Western Subarea C2, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) for C2-7A Districts shall apply to all buildings or other structures#. Notwithstanding the provisions of paragraph (c) of Section 23-011 (Quality Housing Program), in all such R9 Districts and Commercial Districts# mapped within such R9 Districts, the provisions of paragraph (b) of Section 23-011 shall apply.

* * *

(c) Height and setback modification

For any development# or enlargement# subject to the provisions of Section 74-681 (Development within or over a railway or transit right-of-way or yard) the City Planning Commission may permit the modification of the applicable height and setback regulations, the planting requirements of Section 23-892, (Open Area Requirements for Residences – In RI through R5 Districts), and the permitted obstructions in “rear yard#” regulations of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), provided that:

(1) such modification of height and setback regulations will:

   (i) not result in a building# that exceeds a height of 165 feet;
   (ii) result in a better distribution of bulk# on the zoning lot#; and
   (iii) permit adequate access of light and air to surrounding streets# and adjacent properties;

(2) such modification of planting requirements will facilitate access to Department of Transportation bridge structures, and that the area between the street wall# and street line# of the buildings# shall be improved with moveable planters; and

(3) any obstruction permitted in a rear yard# or rear yard equivalent# pursuant to this Section is necessary to accommodate the ventilation needs of a railroad or transit facility. In addition, such obstruction shall be fully screened by a landscaped strip at least four feet wide, densely planted with evergreen shrubs at least four feet high at time of planting, and of a type that is expected to form a year-round dense screen at least six feet high within three years. Such screening shall be maintained in good condition at all times.
The Commission may prescribe appropriate conditions and safeguards to minimize any adverse effects on the character of the surrounding area.

*    *    *

(On January 7, 2015, Cal. No. 5, the Commission scheduled January 21, 2015 for a public hearing. On January 21, 2015, Cal. No. 29, the hearing was closed. On February 18, 2015, Cal. No. 12, the item was laid over.

For consideration.

________

No. 14

CD 4 C 140408 ZSM

IN THE MATTER OF an application submitted by 1818 Nadlan LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area in connection with a proposed residential building with two 16-story segments, on property located at 505-513 West 43rd Street a.k.a. 506-512 West 44th Street (Block 1072, Lot 24), in a R9 and R8/C2-5 District, within the Special Clinton District (Preservation Area).

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 January 7, 2015, Cal. No. 6, the Commission scheduled January 21, 2015 for a public hearing. On January 21, 2015, Cal. No. 30, the hearing was closed. On February 18, 2015, Cal. No. 13, the item was laid over.)

For consideration.

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No. 15

CD 4 C 140409 ZSM

IN THE MATTER OF an application submitted by 1818 Nadlan LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section
96-32(c)* of the Zoning Resolution to modify the height and setback requirements of Sections 93-32 (Special Regulations in R9 Districts) and 23-633 (Street wall location and height and setback regulations in certain districts), the permitted obstructions requirements of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), and the planting requirements of Section 23-892 (In R6 through R10 Districts), in connection with a proposed residential building with two 16-story segments, on property located at 505-513 West 43rd Street a.k.a. 506-512 West 44th Street (Block 1072, Lot 24), in a R9 and R8/C2-5 District, within the Special Clinton District (Preservation Area).

*Note: Section 96-32(c) is proposed under a related concurrent application (N 140407 ZRM) for zoning text amendment.

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 January 7, 2015, Cal. No. 7, the Commission scheduled January 21, 2015 for a public hearing. On January 21, 2015, Cal. No. 31, the hearing was closed. On February 18, 2015, Cal. No. 14, the item was laid over.)

For consideration.

BOROUGH OF QUEENS

No. 16

137-61 NORTHERN BOULEVARD

CD 7 C 120403 ZMQ

IN THE MATTER OF an application submitted by CG & J Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 10a:

1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and

2. changing from an R6 District to a C4-3 District property bounded by a line 125 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard
(southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

as shown in a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-355.

(On January 21, 2015, Cal. No. 2, the Commission scheduled February 4, 2015 for a public hearing. On February 4, 2015, Cal. No. 18, the hearing was closed.)

For consideration.
III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

Nos. 17 & 18

NEW ROADS PLAZA

No. 17

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 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 which has been duly advertised.)

Close the hearing.
PUBLIC HEARING:

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 which has been duly advertised.)

Close the hearing.

Nos. 19 & 20

1561 WALTON AVENUE

No. 19

PUBLIC HEARING:

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 which has been duly advertised.)

Close the hearing.

No. 20

CD 4          C 150175 HAX

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 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 which has been duly advertised.)

Close the hearing.
BOROUGH OF QUEENS

No. 21

CHARLES DREW SENIOR CENTER & THEODORE JACKSON SENIOR CENTER

CD 12 C 150149 PQQ

PUBLIC HEARING:

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 which has been duly advertised.)

Close the hearing.
### IV CITY PLANNING COMMISSION 2015 SCHEDULE OF MEETINGS

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**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.