### CITY PLANNING COMMISSION
#### DISPOSITION SHEET

**PUBLIC MEETING:**
**WEDNESDAY, MARCH 18, 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

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<thead>
<tr>
<th>CAL NO.</th>
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**COMMISSION ATTENDANCE:**

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<td>Carl Weisbrod, Chairman</td>
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<td>Kenneth J. Knuckles, Esq., Vice Chairman</td>
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<td>Rayann Besser</td>
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<td>Irwin G. Cantor, P.E.</td>
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<td>Alfred C. Cerullo, III</td>
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<td>Michelle R. De La Uz</td>
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<td>Joseph I. Douek</td>
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<td>Richard W. Eaddy</td>
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<td>Cheryl Cohen Effron</td>
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<td>Bomee Jung</td>
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<td>Anna Hayes Levin</td>
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<td>Orlando Marin</td>
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<td>Larisa Ortiz, Commissioners</td>
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**COMMISSION VOTING RECORD:**

Calendar Numbers: 6 7 8

- **In Favor - Y**
- **Oppose - N**
- **Abstain - AB**
- **Recuse - R**
COMPREHENSIVE CITY PLANNING CALENDAR of The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 18, 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. 6]

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
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](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 BESER
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
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, MARCH 18, 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 1, 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 18, 2015

APPROVAL OF MINUTES OF the Regular Meeting of March 4, 2015

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, APRIL 1, 2015
STARTING AT 10:00 A. M. AT SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK

BOROUGH OF BROOKLYN

No. 1

PACIFIC STREET APARTMENTS

CD 16                                     C 150179 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 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.

Resolution for adoption scheduling April 1, 2015 for a public hearing.
No. 2

LINWOOD STREET APARTMENTS

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.

Resolution for adoption scheduling April 1, 2015 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

20-22 EAST 71ST STREET

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.

Resolution for adoption scheduling April 1, 2015 for a public hearing.

No. 4

EARLY LIFE CENTER 13

CD 10                                   140363 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 218 West 147th Street (Block 2032, Lot 17) for continued use as a child care center.

Resolution for adoption scheduling April 1, 2015 for a public hearing.

No. 5

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

CD 4                                   N 090311 ZRM

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#

Resolution for adoption scheduling April 1, 2015 for a public hearing.
II. REPORTS

BOROUGH OF BROOKLYN

No. 6

2702 WEST 15TH STREET

IN THE MATTER OF an application submitted by SO Development Enterprises, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Section 106-32(a) – to allow a commercial use (U.G. 16D) not otherwise permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use); and

2. Section 106-32I – to modify the yard regulations of Section 106-34 (Special Yard Regulations);

to facilitate the development of a 3-story commercial warehouse building on property located at 2702 West 15th Street (Block 6996, Lots 53 & 59), in an M1-2 District, within the Special Coney Island Mixed Use 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 February 4, 2015, Cal. No. 1, the Commission scheduled February 18, 2015 for a public hearing. On February 18, 2015, Cal. No. 22, the hearing was closed.)

For consideration.
IN THE MATTER OF an application by the Department of City Planning pursuant to Section 200 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, pertaining to exempting floor space occupied by additional safety measures that are required by the 2014 New York City Building Code from counting towards zoning floor area.

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

ARTICLE I
GENERAL PROVISIONS

* * *

Chapter 2
Construction of Language and Definitions

* * *

12-10
DEFINITIONS

Words in the text or tables of this Resolution which are italicized shall be interpreted in accordance with the provisions set forth in this Section.

* * *

Floor area

“Floor area” is the sum of the gross areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the center lines of walls separating two buildings. In particular, #floor area# includes:

(a) #basement# space, except as specifically excluded in this definition;
(b) elevator shafts or stairwells at each floor; except as specifically excluded in this definition;

* * *

However, the #floor area# of a #building# shall not include:

* * *

(11) floor space within stairwells

(i) at each floor of #buildings# containing #residences# #developed# or #enlarged# after April 16, 2008, that are greater than 125 feet in height, provided that:

(1) such stairwells are located on a #story# containing #residences#;

(ii) such stairwells are used as a required means of egress from such #residences#;

(iii) such stairwells have a minimum width of 44 inches;

(iv) such floor space excluded from #floor area# shall be limited to a maximum of eight inches of stair and landing width measured along the length of the stairwell enclosure at each floor; and

(v) where such stairwells serve non-#residential uses# on any floor, or are located within multi-level #dwelling units#, the entire floor space within such stairwells on such floors shall count as #floor area#;

(ii) at each floor of #buildings# #developed# or #enlarged# after (date of amendment), that are 420 feet or greater in height, provided that:

(1) such stairwells serve a space that is any occupancy group other than Group R-2, as classified in the New York City Building Code, that is located at or above a height of 420 feet; and

(2) such floor space excluded from #floor area# shall be limited to:
(aa) the 25 percent of stair and landing width required by the New York City Building Code which is provided in addition to the stair and landing widths required by such Code for means of egress; or

(bb) the one stairwell required by the New York City Building Code which is provided in addition to the stairwells required by such Code for means of egress. For the purposes of this paragraph (11)(ii)(2)(bb), such additional stairwell shall include the stair and landings as well as any walls enclosing such stair and landings;

(12) exterior wall thickness, up to eight inches:

* * *

(On February 4, 2015, Cal. No. 2, the Commission scheduled February 18, 2015 for a public hearing. On February 18, 2015, Cal. No. 24, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 8

211 McBAINE AVENUE

CD 3 N 150137 RCR

IN THE MATTER OF an application submitted by Christopher Larkin 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 211 McBaine Avenue (Block 7045, Existing Lots 168, Tentative Lots 167 & 168) 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. 9

AMICO SENIOR CENTER

CD 12  

PUBLIC HEARING:

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.

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

Close the hearing.

BOROUGH OF MANHATTAN

No. 10 & 11

EARLY LIFE CENTER 11 & A. PHILLIP RANDOLPH SENIOR CENTER

No. 10

CD 10  

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 110 West 146th Street (Block 2014, Lot 36) for continued use as a child care center.
(On March 4, 2015, Cal. No. 2, the Commission scheduled March 18, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

——

No. 11

CD 10                                    C 150122 PQM

PUBLIC HEARING:

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.

(On March 4, 2015, Cal. No. 3, the Commission scheduled March 18, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

——

No. 12

551 WEST 21ST STREET PARKING GARAGE

CD 4                                    C 150110 ZSM

PUBLIC HEARING:

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.
(On March 4, 2015, Cal. No. 4, the Commission scheduled March 18, 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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<td>14</td>
<td>15</td>
<td>16</td>
<td>CPC PUBLIC MEETING</td>
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<td><strong>JULY</strong></td>
<td><strong>AUGUST</strong></td>
<td><strong>SEPTEMBER</strong></td>
<td><strong>OCTOBER</strong></td>
<td><strong>NOVEMBER</strong></td>
<td><strong>DECEMBER</strong></td>
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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