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**COMMISSION ATTENDANCE:**
- Present (P): Carl Weisbrod, Chairman
- Present (P): Kenneth J. Knuckles, Esq., Vice Chairman
- Absent (A): Rayann Besser
- Absent (A): Irwin G. Cantor, P.E.
- Absent (A): Alfred C. Cerullo, III
- Absent (A): Michelle R. De La Uz
- Absent (A): Joseph I. Douek
- Absent (A): Richard W. Eaddy
- Absent (A): Cheryl Cohen Effron
- Absent (A): Bomee Jung
- Absent (A): Anna Hayes Levin
- Absent (A): Orlando Marin
- Absent (A): Larisa Ortiz, Commissioners

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

**Calendar Numbers:**
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**MEETING ADJOURNED AT:** 12:03 P.M.
COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, MAY 6, 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. 9]

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, MAY 6, 2015

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III. Public Hearings ...............................................................................10
IV. Schedule of Meetings: January 1, 2015 – December 31, 2015..............................12

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 May 20, 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) ________________________________________________________
MAY 6, 2015

APPROVAL OF MINUTES OF the Regular Meeting of April 22, 2015

I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR WEDNESDAY, MAY 20, 2015 STARTING AT 10:00 A. M. AT SPECTOR HALL 22 READE STREET NEW YORK, NEW YORK

BOROUGH OF MANHATTAN

Nos. 1 & 2

PROMESA

No. 1

CD 11 C 150211 ZMM

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6b, by:

1. changing from an R7-2 District to an R7X District property bounded by First Avenue, a line 180 feet northerly of East 120th Street, a line 200 feet westerly of First Avenue, and East 120th Street; and

2. establishing within the proposed R7X District a C1-5 District bounded by a line 180 feet northerly of East 120th Street, a line 100 feet westerly of First Avenue, and East 120th Street

as shown on a diagram (for illustrative purposes only) dated February 2, 2015.

Resolution for adoption scheduling May 20, 2015 for a 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 413 East 120th Street (Block 1808, Part of 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 development of a 12-story mixed use building with approximately 179 units of affordable housing.

Resolution for adoption scheduling May 20, 2015 for a public hearing.

No. 3

HOSPITAL FOR SPECIAL SURGERY WEST WING ADDITION

IN THE MATTER OF an application submitted by Hospital for Special Surgery 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 74-682 (Developments over streets) to permit the modification of the lot coverage requirements of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) in connection with a proposed 5-story plus 6-floor mechanical penthouse enlargement for a zoning lot generally bounded by the U.S. Pierhead and Bulkhead Line of the East River, the center line of the former East 70th Street, a line approximately 417 feet east of the York Avenue, and the center line of East 71st Street (Block 1482, Lots 20, and p/o 9020), within an R9 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 May 20, 2015 for a public hearing.

BOROUGH OF QUEENS

No. 4

S & L AEROSPACE METALS

CD 7 C150173 PPQ

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 120-22 28th Avenue (Block 4317, p/o Lot 1) in the Special College Point District, pursuant to zoning.

Resolution for adoption scheduling May 20, 2015 for a public hearing.
II. REPORTS

BOROUGH OF MANHATTAN

No. 5

20-22 EAST 71ST STREET

CD 8  

C 150213 ZSM

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. On April 1, 2015, Cal. No. 13, the hearing was closed.)

For consideration.

No. 6

EARLY LIFE CENTER 13

CD 10  

C 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.
(On March 18, 2015, Cal. No. 4, the Commission scheduled April 1, 2015 for a public hearing. On April 1, 2015, Cal. No. 14, the hearing was closed.)

For consideration.

No. 7

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#

* * *

(On March 18, 2015, Cal. No. 5, the Commission scheduled April 1, 2015 for a public hearing. On April 1, 2015, Cal. No. 15, the hearing was closed.)

For consideration.

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No. 8 & 9

_EARLY LIFE CENTER II & A. PHILLIP RANDOLPH SENIOR CENTER_

No. 8

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.
(On March 4, 2015, Cal. No. 2, the Commission scheduled March 18, 2015 for a public hearing. On March 18, 2015, Cal. No. 10 the hearing was closed.)

For consideration.

__________

No. 9

CD 10 C 150122 PQM

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. On March 18, 2015, Cal. No. 11 the hearing was closed.)

For consideration.

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No. 10

179 LUDLOW STREET OFFICE SPACE

CD 3 N 150299 PXM

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 179 Ludlow Street (Block 412, Lot 26) (Community Board 3 offices).

(On April 9, 2015, the Commission duly advertised April 22, 2015 for a public hearing. On April 22, 2015, Cal. No. 12, the hearing was closed.)

For consideration.
No. 11

3291 BROADWAY OFFICE SPACE

CD 9     N 150300 PXM

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 3291-95 Broadway (Block 1999, Lot 36) (Community Board 9 offices).

(On April 9, 2015, the Commission duly advertised April 22, 2015 for a public hearing. On April 22, 2015, Cal. No. 13, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 12

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.

(On March 4, 2015, Cal. No. 1, the Commission scheduled March 18, 2015 for a public hearing. On March 18, 2015, Cal. No. 9 the hearing was closed.)

For consideration.
BOROUGH OF STATEN ISLAND

No. 13

114 WILLOWBROOK ROAD

IN THE MATTER OF an application submitted by Jake Rock, LLC for the grant of an authorization pursuant to Section 22-43 of the Zoning Resolution to waive the requirements of Section 22-43, to allow the construction of a detached two-family residence with less than 75 percent of the floor area of one dwelling unit located above or below the other, on property located at 114 Willowbrook Road, (Block 1478, p/o Lot 152 {Tentative Lot 153}), in an R3X 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.

For consideration.

No. 14

110 WILLOWBROOK ROAD

IN THE MATTER OF an application submitted by Jake Rock, LLC for the grant of an authorization pursuant to Section 22-43 of the Zoning Resolution to waive the requirements of Section 22-43, to allow the construction of a detached two-family residence with less than 75 percent of the floor area of one dwelling unit located above or below the other, on property located at 110 Willowbrook Road, (Block 1478, p/o Lot 152 {Tentative Lot 152}), in an R3X 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.

For consideration.
III. PUBLIC HEARINGS

BOROUGH OF MANHATTAN

No. 15

41 GREAT JONES STREET

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 41 Great Jones 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 use regulations of Section 42-10 to allow residential use (U.G. 2 use) on portions of the cellar, ground floor, 2nd – 5th floors, and proposed 6th floor of an existing 5-story building, on property located at 41 Great Jones Street (Block 530, Lot 27), in an M1-5B District, within the NoHo Historic District Extension.

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 April 22, 2015, Cal. No. 1, the Commission scheduled May 6, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 16

NEWTOWN CREEK EAST BRANCH

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 58-26 47th Avenue (Block 2601, Lot 25) for use as an aeration facility.
(On April 22, 2015, Cal. No. 2, the Commission scheduled May 6, 2015 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 17

STATEN ISLAND MALL ENLARGEMENT DEIS

CD 2

PUBLIC HEARING:

A public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by GGP Staten Island Mall, LLC, Macy’s Retail Holdings, Inc. (Macy’s) and JC Penney Corporation, Inc. (collectively, the Applicants). The Applicants are proposing to enlarge an existing commercial center known as the Staten Island Mall (the “Mall” or the “Development Site”), located at 2655 Richmond Avenue (Block 2400, Lots 7, 118, 180, 210, 220, and 500) in the Heartland Village neighborhood of Staten Island Community District 2. The Development Site does not include the zoning lot containing Sears or its adjacent 1,018-space parking area. The Applicants are seeking zoning authorizations pursuant to the ZR Section 36-023 for a reduction by up to 47.5 percent of the ZR Section 36-21 parking requirement; approval of the layout of a group parking facility accessory to a commercial development; and approval to modify the parking maneuverability and landscaping provisions of ZR Sections 36-58 and/or 37-90 (N 150271 ZAR, N 150272 ZAR, N 150273 ZAR. In addition, the Applicants are seeking cross-access easement certifications by the Chairman of the City Planning Commission pursuant to: ZR Section 36-592 and ZR Section 36-596(a). (N150274 ZCR and N 150 275 ZCR) These certifications are ministerial actions and are not subject to environmental review. The proposed actions would facilitate the development of an approximately 426,576 gross square feet (gsf) enlargement of the Mall on areas currently used for accessory parking. In conjunction with the retail enlargement, the proposed project includes the development of a new parking structure, as well as exterior landscape improvements. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Monday, May 18, 2015.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 14DCP136R.

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.