

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JANUARY 25, 2006  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 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 060210 ZMM	5	MADISON PARK WEST	Scheduled to be Heard 2/8/06
2	C 060211 ZSM	5	" "	" "
3	C 060171 ZMK	1	GREENPOINT/WILLIAMSBURG FUCA	Favorable Report Adopted
4	N 060170 ZRK	1	" "	" "
5	M 910478(D) ZMK	13	OCEANA/BRIGHTON BY THE SEA	" "
6	C 060140 HAM	10	SALEM HOUSE	" "
*S1	C 050388ZSM	4	IAC HQ GARAGE	" "
7	C 050472 PQK	5	PINE STREET DAY CARE CENTER	Hearing Closed
8	N 060249 HAK	16	MOTHER GASTON BOULEVARD APARTMENTS	" "
9	C 050257 ZSM	5	325 5TH AVENUE GARAGE	" "
10	N 060199 ZRM	4	SPECIAL WEST CHELSEA DISTRICT TEXT AMENDMENT	" "
11	C 050422 HUQ	12	SOUTH JAMAICA 1 URBAN RENEWAL PLAN NEW/FUNDATIONS	" "
12	C 050423 HAQ	12	" "	" "
13	C 060090 MMQ	14	FLIGHT 587 MEMORIAL PARK	" "
14	C 060134 ZSR	3	GATEWAY CATHEDRAL	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:												
		In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:		3	4	5	6	S1								
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y								
Angela M. Battaglia	P	Y	Y	Y	Y	Y								
Irwin Cantor, P.E.	P	Y	Y	AB	Y	Y								
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y								
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y								
Richard W. Eaddy	A													
Jane D. Gol	P	Y	Y	Y	Y	Y								
Lisa Gomez	P	R	R	Y	Y	Y								
Christopher Kui	P	Y	Y	Y	Y	Y								
John Merolo	P	Y	Y	Y	Y	Y								
Karen A. Phillips	P	Y	Y	Y	AB	Y								
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 12:05

Note: \*S1- Supplemental Calendar

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JANUARY 25, 2006**

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**MEETING AT 10:00 A.M. AT SPECTOR HALL**

**22 READE STREET**

**NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor**

**City of New York**

**[No. 2]**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, visit the Department of City Planning (DCP) home page at:  
**[nyc.gov/planning](http://nyc.gov/planning)**

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**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)). The availability of these documents on-line will occur earlier than the current printed documents.

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. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

**For Calendar Information:** call (212) 720-3368, 3369, 3370.

**Note to Subscribers:** Notify us of change of address including E-mail by writing to:

**City Planning Commission**  
Calendar Information Office  
22 Reade Street - Room 2E  
New York, New York 10007-1216

**B  
CITY PLANNING COMMISSION**

**22 Reade Street, New York, N.Y. 10007-1216**

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- RICHARD W. EADDY**
- JANE D. GOL**
- LISA A. GOMEZ**
- CHRISTOPHER KUI**
- JOHN MEROLO**
- KAREN A. PHILLIPS**
- DOLLY WILLIAMS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

**ORDER OF BUSINESS**

**WEDNESDAY, JANUARY 25, 2006**

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	3
III. Public Hearings .....	29
IV. Schedule Of Meetings: January 1, 2006 - July 31, 2006.....	40

**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 February 8, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

**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 \_\_\_\_\_ Identification No.: \_\_\_\_\_ CB No.: \_\_\_\_\_

Position:    Opposed \_\_\_\_\_  
                  In Favor \_\_\_\_\_

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

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

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

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

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

**JANUARY 25, 2006**

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**APPROVAL OF MINUTES OF Regular Meeting of January 11, 2005.**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, FEBRUARY 8, 2006**

**STARTING AT 10:00 A.M.  
IN SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF MANNATTAN**

**Nos. 1 & 2**

***MADISON PARK WEST***

**No. 1**

**CD 5**

**C 060210 ZMM**

**IN THE MATTER OF** an application submitted by 200 Fifth, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section No. 8d, changing from an M1-6 District to a C5-2 District property bounded by West 25th Street, a line 100 feet westerly of Broadway, a line 100 feet westerly of Fifth Avenue, West 23rd Street, and a line 275 feet westerly of Fifth Avenue, as shown on a diagram (for illustrative purposes only) dated November 14, 2005 and subject to the conditions of CEQR Declaration E-160.**

**Resolution for adoption scheduling February 8, 2006 for a public hearing.**

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**No. 2**

**CD 5**

**C 060211 ZSM**

**IN THE MATTER OF** an application submitted by 200 Fifth, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning **Resolution to allow an attended public parking garage with a maximum capacity of 54 spaces on a portion of the ground floor and cellar of an existing building and proposed to be enlarged on property**

**located at 1107 Broadway** (Block 826, Lots 33 and 37), in a C5-2\* District, partially within the Ladies Mile Historic District.

\* Note: a portion of the site is proposed to be rezoned by changing an M1-6 District to a C5-2 District under a related application (C 060210 ZMM) for a change in the Zoning Map.

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 February 8, 2006 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF BROOKLYN**

**Nos. 3 & 4**

***GREENPOINT/WILLIAMSBURG FUCA***

**No. 3**

**CD 1**

**C 060171 ZMK**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 12c, 12d, 13a and 13b:**

- 1. changing from an M1-2/R6 District to an M1-2/R6A District property bounded by:**
  - a.** Metropolitan Avenue, Driggs Avenue, North 4<sup>th</sup> Street and its southeasterly centerline prolongation, Metropolitan Avenue, Brooklyn-Queens Expressway, Ainslie Street and its northwesterly centerline prolongation, Keap Street, Union Avenue, Borinquen Place and its westerly centerline prolongation, Marcy Avenue, a line midway between Hope Street and Grand Street, Havemeyer Street, Hope Street, Roebling Street, a line 100 feet southwesterly of Metropolitan Avenue, Driggs Avenue, North 1<sup>st</sup> Street, and Bedford Avenue; and
  - b.** Bayard Street, Graham Avenue-Via Vespizzi, Brooklyn-Queens Expressway, Richardson Street, and a line 100 feet westerly of Manhattan Avenue; and
  
- 2. changing from an M1-2/R6 District to an M1-2/R6B District property bounded by:**
  - a.** Kent Avenue, a line 140 feet southwesterly of North 1<sup>st</sup> Street, Wythe Avenue, a line midway between Grand Street and South 1<sup>st</sup> Street, a line 100 feet southeasterly of Kent Avenue, and Grand Street; and
  - b.** Driggs Avenue, a line 100 feet southwesterly of Metropolitan Avenue, Roebling Street, and Fillmore Place;

as shown on a diagram (for illustrative purposes only) dated October 31, 2005 and subject to the conditions of CEQR Declaration E-138.

(On December 19, 2005, Cal. No. 26, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**No. 4**

**CD 1**

**N 060170 ZRK**

**IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article I, Chapter 4 (Sidewalk Cafe Regulations), Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), and Article XII, Chapter 3 (Special Mixed Use District).

Matter in underline is new, to be added;

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

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

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

**14-44**

**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

\* \* \*

	#Enclosed Cafe#	Sidewalk	#Unenclosed Sidewalk Cafe#
<hr/>			
Brooklyn			
Bay Ridge District	Yes		Yes
Coney Island Mixed Use District	Yes		Yes
Downtown Brooklyn District	Yes		Yes
<del>Franklin Street Mixed Use District</del>	<del>Yes</del>		<del>Yes</del>

<del>Northside Mixed Use District</del>	<del>Yes</del>	<del>Yes</del>
Ocean Parkway District*	Yes	Yes
Sheepshead Bay District	No	Yes
<u>Special Mixed Use District MX-8 (Greenpoint-Williamsburg)</u>	<u>Yes</u>	<u>Yes</u>

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 \* #Sidewalk cafes# are not allowed on Ocean Parkway

\* \* \*

**23-013**  
**Harassment**

Within the Greenpoint-Williamsburg anti-harassment area in Community District 1, Borough of Brooklyn, as shown on Map 1 in this Section, the provisions of paragraphs (a) through (d), inclusive, of Section 93-90 (Harassment) shall apply as modified in this Section.

For the purposes of this Section, the following definitions in Section 93-90(a) shall be modified:

Anti-Harassment Area

“Anti Harassment Area” shall mean the Greenpoint-Williamsburg anti-harassment area as shown on Map 1 in this section.

Referral date

“Referral date” shall mean October 4, 2004.

In addition, Section 93-90(d)(3) is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- (i) increase the #floor area ratio# pursuant to the provisions of Section 23-90 or Section 62-352 (Inclusionary Housing), or
- (ii) increase the maximum height of a #building# or the height above which the gross area per #residential story# of a #building# is limited pursuant to the provisions of Section 62-354 (Special height and setback regulations), paragraphs (b)(2) and (d), or
- (iii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any

#multiple dwelling# that does not contain such #low income housing#.



Map 1

Greenpoint-Williamsburg anti-harassment area

\* \* \*

**23-922****Community Districts 1 and 7, Borough of Brooklyn**

The Inclusionary Housing Program shall apply in the following areas:

- (a) In the following areas of Community District 1, in the Borough of Brooklyn, located ~~north of the Williamsburg Bridge, Washington Plaza, Borinquen Place and Grand Street~~ in an area bounded by South 5<sup>th</sup> Street, Grand Street Extension/Borinquen Place, Union Avenue, Metropolitan Avenue, Humboldt Street, Meeker Avenue, Russell Street, Engert Avenue, McGuinness Boulevard, the Newtown Creek, and the East River:
- (1) Waterfront Access Plan BK-1, as set forth in Section 62-352;
  - (2) all #Special Mixed Use Districts#;
  - (3) all R6A, R6B and R7A Districts; and
  - (4) R6 Districts within the following ~~R6~~ areas:
    - (i) the #block# bounded by Havemeyer Street, North Sixth Street, Metropolitan Avenue and North Fifth Street;
    - (ii) the #block# bounded by Roebling Street, North Fifth Street, Havemeyer Street, ~~and~~ Metropolitan Avenue, and North Fourth Street;
    - (iii) those #blocks# bounded by Wythe Avenue, Grand Street, Berry Street and South Third Street;
    - (iv) those #blocks# and portions of #blocks# bounded by Bedford Avenue, North 1st Street, Driggs ~~Street~~ Avenue, Fillmore Place, Roebling Street, and a line coincident with the centerline of the long dimension of the #blocks# bounded by Bedford Avenue, Grand Street, Roebling Street and South First Street; ~~and~~
    - (v) that portion of the #block# bounded by Havemeyer Street, Hope Street, Marcy Avenue, and South First Street that is within 100 feet of Grand Street; and
    - (vi) that portion of the #block# bounded by Franklin Street, Huron Street, Manhattan Avenue and India Street that is within 100 feet of Franklin Street and 100 feet of India Street.

(b) In Community District 7, in the Borough of Brooklyn, in all R8A districts.

**23-93**

**Definitions**

For the purposes of the Inclusionary Housing program, matter in italics is defined either in Section 12-10 (DEFINITIONS) or in this Section.

Administering agent

The "administering agent" is the entity or entities identified in the #lower income housing plan# as responsible for ensuring compliance with such plan.

The #administering agent# shall be a not-for-profit organization, unless the Commissioner of Housing Preservation and Development finds that a good faith effort by the developer of the #compensated development# to secure a qualified not-for-profit organization as the #administering agent# was unsuccessful, ~~or, in Community District 1, Borough of Brooklyn, if the #floor area# of the #standard units# comprising the #lower income housing# constitutes less than half of the total #residential floor area# or #community facility floor area used# as a not for profit institution with sleeping accommodations in the #building#.~~ However, in Community Districts 1 and 7, Borough of Brooklyn, the Commissioner may approve an entity that is responsible for compliance monitoring pursuant to city, state, or federal funding sources, to serve as the #administering agent# during such compliance period.

\* \* \*

**23-942**

**In Community Districts 1 and 7, Borough of Brooklyn**

The provisions of this Section 23-942 shall apply in the designated areas set forth in Section 23-922, except within Waterfront Access Plan BK-1.

(a) Maximum floor area ratio

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the table below, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table in this Section. However, ~~in Community District 7, Borough of Brooklyn,~~ the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#.

District	Base #floor area ratio#	Maximum #floor area ratio#
R6B	2.0	2.2
R6*	2.2	2.42
R6A	2.7	3.6
R6**	2.7	3.6
R7A	3.45	4.6
R8A	5.4	7.2

\* for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

\*\* for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

~~In addition, the following rules shall apply:~~

~~(a)~~(b) Height and setback

~~The compensated #building# must be #developed# or #enlarged# pursuant to the Quality Housing Program or, in #Special Mixed Use Districts#, pursuant to paragraph (b) of Section 123-662, and~~

(1) Except in #Special Mixed Use Districts#, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Section 23-633 (Street wall location and height and setback regulations in certain districts) or Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), as applicable.

(2) In #Special Mixed Use Districts#, where the residence district designation has a letter suffix, the compensated #building# must be #developed# or #enlarged# pursuant to paragraph (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations). Where the #residence district# designation does not have a letter suffix, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Section 23-633 regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

~~(b)~~(c) Lower income housing requirements

The #lower income housing# must be provided in accordance with the provisions set forth in Section 23-95 (Lower Income Housing Requirements).

\* \* \*

**23-95  
Lower Income Housing Requirements**

\* \* \*

(f) Permits and certificates of occupancy

No building permit for the #compensated development# shall be issued until the Commissioner of Housing Preservation and Development certifies that an acceptable #lower income housing plan# has been filed and approved.

No temporary certificate of occupancy shall be issued for any part of the #compensated development# until a temporary certificate of occupancy for each unit of #lower income housing# has been issued or, in Community Districts 1 and 7, Borough of Brooklyn, if the #building# has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the #lower income housing#. No permanent certificate of occupancy shall be issued for any part of the #compensated development# until a permanent certificate of occupancy for each unit of the #lower income housing# has been issued or, in Community Districts 1 and 7, Borough of Brooklyn, if the #building# has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the #lower income housing#. Prior to the issuance of any temporary or permanent certificate of occupancy for the #compensated development#, the Commissioner of Housing Preservation and Development shall certify that the #lower income housing# is in compliance with the #lower income housing plan#.

\* \* \*

**23-951**

**On-site new construction option**

\* \* \*

(b) #Dwelling units# designated as #lower income housing# shall be distributed throughout the #development#. No #story# shall contain more than two such units unless at least 80 percent of all #stories# contain two such units. The size of the designated #lower income housing# units shall at least be distributed among the various size units in proportion to the total distribution of unit size within the #building# in the following categories of unit sizes:

- under 600 net square feet
- 600 - 749 net square feet
- 750 - 949 net square feet
- 950 - 1149 net square feet
- 1150 or more net square feet

~~In Community District 1, Borough of Brooklyn, the requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.~~

In Community Districts 1 and 7, Borough of Brooklyn, if the #lower income housing# is subject to the requirements of city, state or federal programs assisting the #lower income housing# that have size and distribution requirements conflicting with the size and distribution requirements of this paragraph, (b), then the size and distribution requirements of this paragraph, (b), may be waived by the Commissioner of Housing Preservation and Development to facilitate the #development# of #lower income housing#.

\* \* \*

**24-012**  
**Harassment**

Within the Greenpoint-Williamsburg anti-harassment area set forth in Section 23-013, the provisions of Section 23-013 shall apply to any #zoning lot# containing a #building used# partly for a #residential use#.

\* \* \*

**24-161**  
**Maximum floor area ratio for zoning lots containing community facility and residential uses**

**R1 R2 R3-1 R3A R3X R4-1 R4A R4B R6A R6B R7-2 R7A R7B R7X R8 R9 R10**

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

~~The following rules shall apply i~~n the designated areas set forth in Section 23-922 (Community Districts 1 and 7, Borough of Brooklyn).~~;~~

~~(a) The provisions of this Section 24-161 shall apply in the following areas:~~

~~(1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and~~

~~(2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street,~~

~~North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.~~

~~(b) In the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), except as set forth in paragraph (a) above and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.~~

~~\* \* \*~~

**35-31  
Maximum Floor Area Ratio for Mixed Buildings**

**C1 C2 C3 C4 C5 C6**

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building#.

\* \* \*

~~The following rules shall apply i~~In the designated areas set forth in Section 23-922 (Community Districts 1 and 7, Borough of Brooklyn),~~;~~

~~(a) The provisions of this Section 35-31 shall apply in the following areas:~~

~~(1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and~~

~~(2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.~~

~~(b) In the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), except as set forth in paragraph (a) above, and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.~~

\* \* \*

**62-341****Developments on land and platforms**

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the shoreline of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-342 and 62-343.

(a) For the purposes of applying the height and setback regulations of this Section, the following provisions shall apply:

(1) #Street lines#

For the purposes of paragraphs (c) and (d) of this Section and of paragraph (h) of Section 62-354, a #shore public walkway#, #visual corridor#, #upland connection# or #supplemental public access area# shall be considered a #street# and its boundary shall be treated as a #street line#. Any #visual corridor# or #upland connection# that measures at least 75 feet in width, or any #shore public walkway# or #supplemental public access area#, shall be considered a #wide street#. Any other #visual corridor# or #upland connection# shall be considered a #narrow street#.

**62-352****Inclusionary Housing**

\* \* \*

(b) Floor area increase

(1) For #zoning lots# located in R8 Districts, or located partially in R8 Districts and partially in R6 Districts, the maximum permitted #floor area ratio# on such #zoning lots# may be increased in R6 Districts from 2.43 to 2.75, and in R8 Districts from 4.88 to 6.5, provided that:

- (i) at least 20% of the total #residential floor area# on the #zoning lot# is occupied by lower income households#, or
- (ii) at least 10% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households# and

at least 15% of the total #residential floor area# on the #zoning lot# is occupied by #moderate income households#.

- (2) For #zoning lots# located entirely within R6 Districts, the maximum permitted #floor area ratio# may be increased from 2.43 to 2.75 provided that:
  - (i) at least 7.5% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households#, or
  - (ii) at least 5% of the total #residential floor area# on the #zoning lot# is occupied by #lower income households# and at least 5% of the total #residential floor area# on the #zoning lot# is occupied by #moderate income households#.

Where #lower# or #moderate income housing# is provided on a #zoning lot# other than the #zoning lot# occupied by the compensated #development#, the percentage of #residential floor area# required to be occupied by such households pursuant to this Section shall be determined as a percentage of the #residential floor area# on the #zoning lot# of such compensated #development#, inclusive of #floor area# bonused pursuant to this Section.

For the purposes of determining the amount of #lower income housing# required to increase the maximum permitted #floor area# pursuant to this paragraph (b), community facility #floor area# used as a philanthropic or not-for-profit institution with sleeping accommodations shall be considered #residential floor area#.

Any #zoning lot# located entirely within an R6 District that, in conjunction with a #zoning lot# located partially or entirely within an R8 District, utilizes a distribution of #floor area#, #lot coverage# or #residential# density without regard to #zoning lot lines# or district boundaries pursuant to Section 62-353 (Special floor area, lot coverage and residential density distribution regulations), shall comply with the provisions of paragraph (b)(1) of this Section.

\* \* \*

- (d) Permits and certificate of occupancy

The requirements of paragraph (f) of Section 23-94 shall not apply. In lieu thereof, the provisions of this paragraph (d) shall apply.

No building permit for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# that utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations) shall be issued until the Commissioner

of Housing Preservation and Development certifies that an acceptable #lower income housing plan# has been filed and approved.

No temporary certificate of occupancy shall be issued for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# that utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations), until a temporary certificate of occupancy for each unit of #lower income housing# that is the subject of the #lower income housing plan# accepted by the Commissioner of Housing Preservation and Development has been issued or, if the building has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the lower income housing. No permanent certificate of occupancy shall be issued for any portion of the #compensated development# that utilizes #floor area# bonused pursuant to paragraph (b) of this Section, or is located on any #story# which utilizes the increased height for #developments# that provide Inclusionary Housing as set forth in paragraph (b)(2) of Section 62-354 (Special Height and Setback Regulations), until a permanent certificate of occupancy for each unit of #lower income housing# that is the subject of the #lower income housing plan# accepted by the Commissioner of Housing Preservation and Development has been issued or, if the building has a valid certificate of occupancy and no new certificate of occupancy is required under the preservation option, until the Commissioner has certified to the Department of Buildings that the applicant has fulfilled its obligations with respect to the lower income housing.

\* \* \*

**62-354  
Special Height and Setback Regulations**

\* \* \*

- (e) Paragraph (c)(6) shall not apply. In lieu thereof, the outermost walls of each #story# located entirely above a height of 85 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to Kent Avenue, West Street or Commercial Street, whichever is closest, shall not exceed 110 feet. The maximum length of any other side of such rectangle shall not exceed 170 feet, except that for #buildings# where at least 20 percent of the total #floor area# is comprised of #lower income housing# pursuant to Section 62-352, such maximum length of 170 feet shall apply above a height of 100 feet.

\* \* \*

**62-831  
Waterfront Access Plan BK-1:  
Greenpoint-Williamsburg**

\* \* \*

- Parcel 11: Block 2543, Lot 1
- Parcel 12a: Block 2556, Lot 41
- Parcel 12b: Block 2556, Lots 45 and 46
- Parcel 12c: Block 2556, Lots 55, 57 and 58
- Parcel 12d: Block 2556, Lot 54
- Parcel 12e: Block 2556, Lot 53
- Parcel 12f: Block 2556, Lot 52
- Parcel 12g: Block 2556, Lot 51
- Parcel 12h: Block 2556, Lot 50
- Parcel 12i: Block 2556, Lot 49
- Parcel 12j: Block 2556, Lot 48
- Parcel 13: Block 2556 Lot 1, Block 2564 Lot 1, Block 2567 Lot 1 and Block 2570, Lot 36

\* \* \*

(e) Special public access provisions by parcel

\* \* \*

- (5) Parcel 5c

\* \* \*

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided on Parcel 5c.

A #supplemental public access area# shall be bounded by the southern boundary of the required Green Street #upland connection#, the #shore public walkway#, the southern boundary of Parcel 5c and the northern prolongation of the eastern boundary of the #shore public walkway# required in Parcel 7. The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply.

The remaining required #supplemental public access area# shall be provided either on the #pier# or distributed evenly as a widening of the pedestrian circulation zone of the #shore public walkway# located between the Eagle Street and Green Street #upland connections#. If any #supplemental public

access area# is located on the #pier#, ~~the planting requirements for Waterfront Plaza shall apply, except that one shade tree shall be required for each 1,000 square feet of #supplemental public access area#, but in no event shall more than four shade trees be required. A shading element may be substituted for the required shade trees~~ ~~may be substituted by a shading element~~ at a rate of 450 sq. ft. of shade element per tree.

\* \* \*

(13) Parcel 25

\* \* \*

(iii) #Supplemental public access area#

Two #supplemental public access areas# shall be provided.

One #supplemental public access area# shall be provided along the prolongation of the southern #street line# of North 7th Street and the #shore public walkway#. Such public access area shall be a minimum of 3,000 square feet in area and shall have a minimum depth of 90 feet ~~from the southern #street line# of North 7<sup>th</sup> Street~~ measured from the #shore public walkway#. The entire #supplemental public access area#, excluding the required buffer, shall be developed as clear circulation path.

A minimum of one linear foot of seating shall be required for every 40 square feet of pedestrian circulation zone and shall be located in the required buffer zone. Four trees shall be required, at least two of which are shade trees. Small or ornamental trees located within the buffer zone shall not be counted toward the minimum requirements.

The remaining required #supplemental public access area# shall be located either on the #pier# or abut the #shore public walkway# continuously along its longest side, and shall also abut the required #upland connection# where it meets the #shore public walkway#. At least 70 percent of the required #supplemental public access# shall have a width to depth ratio of 2:1. The requirements for a waterfront plaza described in paragraph (b)(3) of this Section shall apply. If any #supplemental public access area# is located on the #pier#, ~~the planting requirements for Waterfront Plaza shall apply, except that one shade tree shall be required for each 1,000~~

square feet of #supplemental public access area#, but in no event shall more than four shade trees be required. A shading element may be substituted for the required shade trees ~~may be substituted by a shading element~~ at a rate of 450 sq. ft. of shade element per tree.

\* \* \*

(14) Parcel 26

\* \* \*

(ii) #Upland connections#

An #upland connection# shall be provided between Kent Avenue and the #shore public walkway# located within the prolongation of the #street lines# of North 4th Street. However, if the #upland connection# is provided within a private drive pursuant to Section 62-622, then a portion of the southern pedestrian circulation zone beyond 15 feet from Kent Avenue may be located up to 15 feet outside the prolongation of the #street lines# of North 4th Street, provided that this pedestrian circulation zone is not located entirely outside the prolongation of the #street lines# of North 4th Street at any point within 80 feet of Kent Avenue.

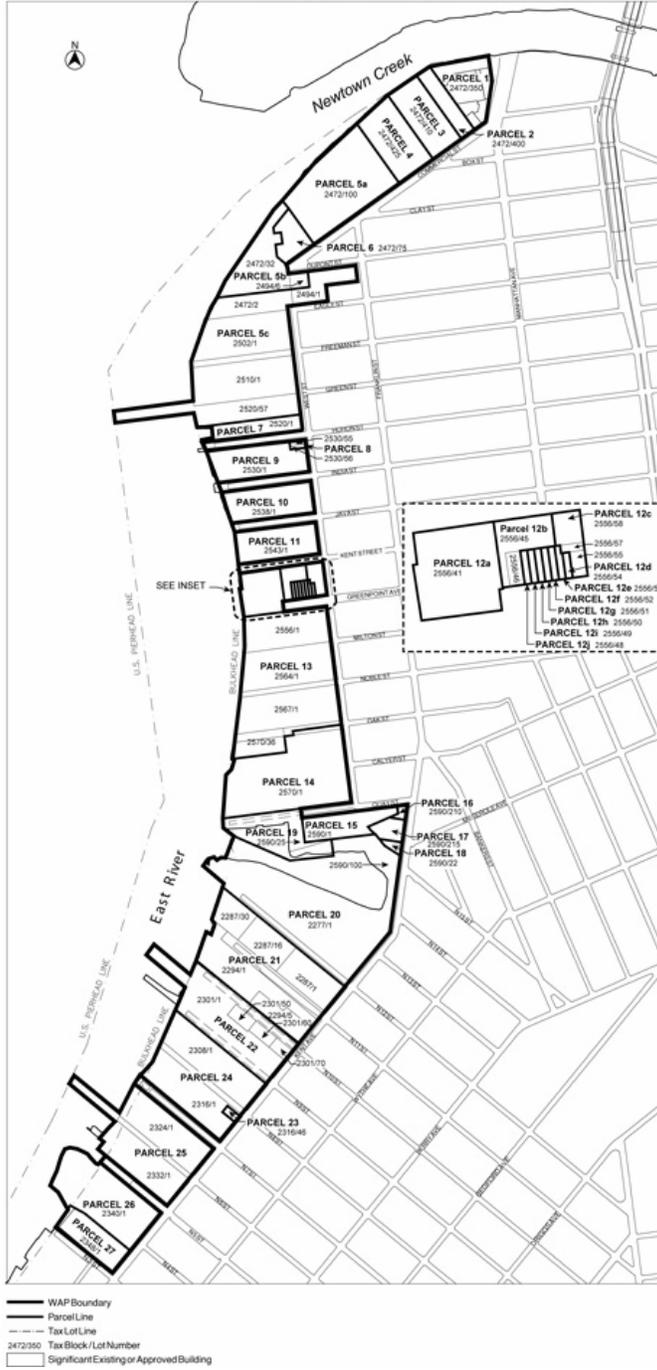
\* \* \*

(g) Greenpoint-Williamsburg Waterfront Access Plan Maps

MAP B-1a: PARCEL DESIGNATION



MAP B-1a: PARCEL DESIGNATION



[MAP B-1b: PUBLIC ACCESS ELEMENTS]



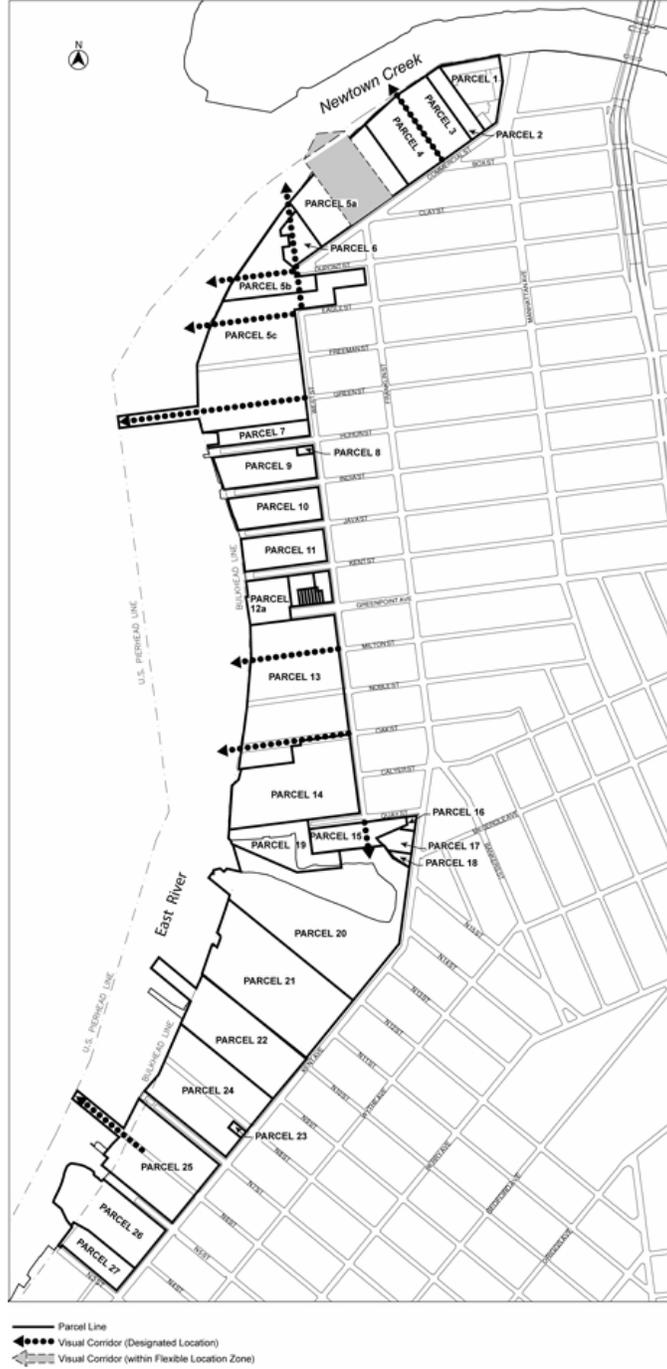
MAP B-1b: PUBLIC ACCESS ELEMENTS



MAP B-1c: DESIGNATED VISUAL CORRIDORS



MAP B-1c: DESIGNATED VISUAL CORRIDORS



\* \* \*

**123-64****Maximum Floor Area Ratio and Lot Coverage Requirements for Mixed Use Buildings**

(a) Maximum #floor area ratio#

(1) Manufacturing or commercial portions

The maximum #floor area ratio# permitted for the #manufacturing# or #commercial# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #manufacturing# or #commercial buildings# under the provisions of Section 43-12, in accordance with the designated M1 District.

(2) Community facility portion

The maximum #floor area ratio# permitted for the #community facility# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #community facility buildings# in #Residence Districts# under the provisions of Section 24-11, in accordance with the designated #Residence District#.

(3) #Residential# portion

Where the #Residence District# designation is an R3, R4 or R5 District, the maximum #floor area ratio# permitted for the #residential# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #residential buildings# under the provisions of Sections 23-14 and 23-141, in accordance with the designated #Residence District#.

Where the #Residence District# designation is an R6, R7, R8, R9 or R10 District, the maximum #floor area ratio# permitted for the #residential# portion of a #mixed use building# in #Special Mixed Use Districts# shall be the applicable maximum #floor area ratio# permitted for #residential buildings# under the provisions of Section 123-63, in accordance with the designated #Residence District#.

(4) Maximum #floor area# in #mixed use buildings#

The maximum total #floor area# in a #mixed use building# in #Special Mixed Use Districts# shall be the maximum #floor area# permitted for either the #commercial#, #manufacturing#, #community facility# or #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

However, in the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), ~~the following rules shall apply:~~

- ~~(i) The provisions of paragraph (a)(4) of this Section 123-64 shall apply in the following areas:~~
  - ~~(1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and~~
  - ~~(2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue, Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.~~
- ~~(ii) In the designated areas set forth in Section 23-922 (Community District 1, Borough of Brooklyn), except as set forth in paragraph (i) above and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply.~~

\* \* \*

(On December 19, 2005, Cal. No. 27, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 5**

***OCEANA/BRIGHTON BY THE SEA***

**CD 13**

**M 910478(D) ZMK**

**IN THE MATTER OF** an application submitted by Brighton Development, LLC **for the modification of Restrictive Declaration D-131 and its subsequent amendments**, pursuant to Section 2b of that Restrictive Declaration (1998 Declaration) which was previously approved as part of an application for a modification of Restrictive Declaration D-131 (C 910478(A) ZMK), and originally approved as part of an application for a Zoning Map Amendment (C 910478 ZMK), for a residential development on property generally bounded by Brighton Beach Avenue, Seacoast Terrace, a park and Coney Island Avenue (Block 8720, part of Lot 14), in an R7-1 District.

Plans for this modification 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.**

---

**BOROUGH OF MANHATTAN**

**No. 6**

***SALEM HOUSE***

**CD 10**

**C 060140 HAM**

**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 2183-2193 Adam Clayton Powell Boulevard (Block 1914; Lots 2-4, 63, 64, and 163); 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 lots to a developer to be selected by HPD

to facilitate the development of a 7-story mixed-use building, tentatively known as Salem House, with approximately 48 residential units under the Department of Housing Preservation and Development's Mixed Income Rental Program.

(On December 19, 2005, Cal. No. 29, the Commission scheduled January 11, 2006 for a public hearing. On January 11, 2006, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF BROOKLYN**

**No. 7**

***PINE STREET DAY CARE CENTER***

**CD 5**

**C 050472 PQK**

**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 374 Pine Street (Block 4214, Lot 1), for continued use as a day care center.

(On January 11, 2006, Cal. No. 1, the Commission scheduled January 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 8**

***MOTHER GASTON BOULEVARD APARTMENTS***

**CD 16**

**N 060249 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 84, 86, 88, 90 and 92 Mother Gaston Boulevard (Block 1542, Lots 33-37) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area;

to facilitate the development of a 4 -story building, tentatively known as 84-92 Mother Gaston Boulevard, with approximately 50 residential units to be developed under the Department of Housing Preservation and Development Supportive Housing Program.

(On January 11, 2006, Cal. No.2, the Commission scheduled January 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**BOROUGH OF MANHATTAN**

**No. 9**

***325 5<sup>TH</sup> AVENUE GARAGE***

**CD 5**

**C 050257 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Continental Residential Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 174 spaces on portions of the first floor, cellar, and sub-cellar, of a proposed 41-story mixed use building on property located at 325 Fifth Avenue** (Block 862, Lots 1,3,4,9 (all including Lot 8),11 and 73), in a C5-2 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, NY, 10007.

(On January 11, 2006, Cal. No. 3, the Commission scheduled January 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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No. 10

*SPECIAL WEST CHELSEA DISTRICT TEXT AMENDMENT*

CD 4

N 060199 ZRM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 8 (Special West Chelsea District),.

Matter in underline is new, to be added;

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

Matter within # # is defined in Section 12-10 (DEFINITIONS)

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

\* \* \*

**Article IX - Special Purpose Districts**

**Chapter 8  
Special West Chelsea District**

\* \* \*

**98-10  
SPECIAL USE AND PARKING REGULATIONS WITHIN THE SPECIAL WEST  
CHELSEA DISTRICT**

**98-11  
Special Regulations for Developments and Enlargements Above, Beneath or  
Adjacent to the High Line**

The Commissioner of Buildings shall not issue any building permit for demolition, excavation or foundation work to be performed above or beneath the #High Line# or within 25 feet of support structures of the #High Line#, except by determination by such Commissioner that such work would not adversely affect the structural integrity of the #High Line# and by determination by the ~~City agency or official designated by the Office of the Mayor for such purpose~~ Commissioner of Parks that such work would not adversely

affect the City's ability to inspect and maintain as necessary to ensure the structural integrity of the #High Line#.

\* \* \*

**98-18  
Parking Regulations in Subarea H**

#Accessory# off-street parking spaces for existing or new governmental offices may be located on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that:

- (a) such spaces are located within Subarea H and in a facility, or portion thereof, that is entirely below #curb level#;
- (b) the portion of such facility beneath the required public plaza area shown on Diagram 3 in Appendix A is sufficiently below #curb level# so that trees may be planted at #curb level# within such public plaza but is in no case less than 4 feet below curb level; and
- (c) ~~and that~~ no more than 377 spaces are provided within such facility

For purposes of this Section, the governmental offices on Block 688, Lots 1001-1002 as of June 23, 2005, may have up to 377 #accessory# off-street parking spaces in such facility.

\* \* \*

**98-22  
Maximum Floor Area Ratio and Lot Coverage in Subareas**

\* \* \*

Maximum Floor Area Ratio by Subarea

Sub-area	Basic #floor area ratio# (max)	Increase in FAR <del>within</del> <u>from</u> #High Line Line Transfer Corridor# (98-30)	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing		Permitted #floor area ratio# (maximum)
				FAR required to be transferred <sup>1</sup> (minimum)	Increase in FAR for Inclusionary Housing Program (98-26)	

A	6.5	2.65	— <sup>2</sup>	2.65	2.85	12.0
B	5.0	2.5	— <sup>2</sup>	1.25	1.25	7.5
C	5.0	2.5	NA	1.25	1.25	7.5
D <sup>3</sup>	5.0	2.5 <sup>3</sup>	2.5 <sup>3</sup>	1.25	1.25	7.5
E	5.0	1.0 <sup>3</sup>	1.0 <sup>2,3</sup>	NA	NA	6.0
F	5.0	NA	NA	NA	NA	5.0
G	5.0	1.0 <sup>3</sup>	1.0 <sup>3</sup>	NA	NA	6.0
H	7.5	NA	2.5	NA	NA	10.0
I	5.0	2.5	NA	1.25	1.25	7.5
I <sup>4</sup>	5.0	NA	2.5	NA	NA	7.5

\* \* \*

**98-40  
SPECIAL YARD, HEIGHT AND SETBACK, AND MINIMUM DISTANCE  
BETWEEN BUILDINGS REGULATIONS**

\* \* \*

**98-423  
Street wall location, minimum and maximum base heights and maximum building heights**

The provisions set forth in paragraph (a) of this Section shall apply to all #developments# and #enlargements#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through (f) of this Section.

- (a) On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along such entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in the table of this Section. On #corner lots# with both #wide# and #narrow street# frontages, a #street wall# with a minimum height of 15 feet shall be located on the #narrow street line# ~~beyond 50 feet of its intersection with a #wide street# and extend along such entire #narrow street# frontage of the #zoning lot#~~ between 50 and 100 feet from its intersection with a

#wide street#. On all other #narrow street# frontages, the #street wall# shall be located on the #street line# and extend along at least 70 percent of the #narrow street# frontage of the #zoning lot# up to at least the minimum base height specified in the table in this Section.

\* \* \*

(b) Subareas A and D

(1) #Street wall# location

In Subarea D, on #corner lots# between the north side of West 18<sup>th</sup> Street and the south side of West 22<sup>nd</sup> Street, a #street wall# with a minimum height of 15 feet shall be located on the #narrow street line# between 50 and 150 feet of its intersection with Eleventh Avenue.

In Subarea D, for #buildings# that do not include towers as set forth in paragraph (b)(3) of this Section, the #street wall# location provisions set forth in paragraph (a) shall not apply to any #zoning lot# that occupies the entire Eleventh Avenue #block# front. In lieu thereof, #street walls# with a minimum base height of 60 feet shall be located within 10 feet of all #street lines# bounding such #zoning lot# and extend along at least 70 percent of each #street# frontage of the #zoning lot#.

\* \* \*

**98-424**

**Authorization to modify ~~height and setback~~ certain bulk regulations**

For #zoning lots# located entirely within 75 feet of the west side of the #High Line#, the City Planning Commission may authorize the modification of height and setback regulations set forth in Section 98-40 and 98-50, inclusive, ~~and~~ the transparency requirements set forth in Sections 98-141 and 98-54, and the underlying #rear yard# and minimum distance between #legally required windows# and walls or #lot lines# regulations. The Commission shall find that such modification will result in a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public areas.

\* \* \*

**98-50**

**SPECIAL HEIGHT AND SETBACK, OPEN AREA AND TRANSPARENCY REGULATIONS FOR ZONING LOTS WITHIN OR ADJACENT TO THE HIGH LINE TRANSFER CORRIDOR**

**98-51  
Height and Setback Regulations on the East Side of the High Line**

\* \* \*

- (b) In C6-3A Districts and in Subareas C, F and G

For #zoning lots# extending less than ~~420~~ 115 feet along the eastern side of the #High Line#, no portion of the eastern #High Line frontage# of a #building# shall exceed a height of 3 feet, 6 inches above the level of the #High Line bed#.

For #zoning lots# that extend for at least ~~420~~ 115 feet along the eastern side of the #High Line#, no portion of the eastern #High Line frontage# of the #building# shall exceed a height of 3 feet, 6 inches above the level of the #High Line bed#, except that a maximum of 40 percent of such #High Line frontage# may rise without setback above a height of 3 feet, 6 inches above the level of the #High Line bed# provided such portion of the #building# is not located directly between the #High Line# and any #street wall# of a #building# that is subject to a maximum height of 45 feet in accordance with paragraph (c) (Subareas C, F and I) of Section 98-423 (Street wall location, minimum and maximum base heights and maximum building heights).

However, the provisions of this paragraph, (b), shall not apply to any #zoning lot# existing on June 23, 2005 where the greatest distance between the eastern side of the #High Line# and a #side lot line# east of the #High Line# is 35 feet when measured parallel to the nearest #narrow street line#.

\* \* \*

**98-60  
SPECIAL ACCESS REGULATIONS FOR CERTAIN ZONING LOTS**

**98-61  
High Line Access Easement Volume Requirement**

\* \* \*

- (e) such #development# or #enlargement# is located wholly within an M1-5 District and no portion of such #development# or #enlargement# has more than 10,000 square feet of #floor area# and is located within five feet of the #High Line#; or
- (f) such #development# or #enlargement# is located on a #zoning lot# that fronts on West 23<sup>rd</sup> Street.

**98-70**  
**SUPPLEMENTAL REGULATIONS**

In the Special West Chelsea District, the provisions of paragraphs (a) through (d), inclusive, of Section 93-90 (HARASSMENT) shall apply as modified in this Section.

For the purposes of this Section, the following definitions in Section 93-90 (HARASSMENT) shall be modified:

Anti-harassment area

“Anti-harassment area” shall mean the #Special West Chelsea District#

Referral date

“Referral date” shall mean December 20, 2004.

In addition, Section 93-90(d)(3) is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- (a) increase the #floor area ratio# pursuant to the provisions of the #Special West Chelsea District#, #Special Hudson Yards District#, #Special Garment Center District#, #Special Clinton District# or Section 23-90, or
- (b) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

(On January 11, 2006, Supplemental Cal. No. 1, the Commission scheduled January 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 11 & 12**

***SOUTH JAMAICA I URBAN RENEWAL PLAN/NEW FOUNDATIONS***

**No. 11**

**CD 12**

**C 050422 HUQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 6<sup>th</sup> amendment to the South Jamaica I Urban Renewal Plan for the South Jamaica Urban Renewal Area.

The proposed plan:

1. Revises the land use definition to permit residential, commercial and community facility uses on residential sites where permitted by zoning.
2. Deletes sites from the plan that have been developed or rehabilitated by private owners.
3. Subdivides Site 4B into sites: 4b, 4c, and 4d; and Site 13 into sites: 13a, 13b, 13c, 13d and 13e.

These changes would facilitate the development of a mixed-use building with two residential units and commercial space to be developed under the Department of Housing Preservation and Development's New Foundation Program.

(On January 11, 2006, Cal. No. 6, the Commission scheduled January 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 12**

**CD 12**

**C 050423 HAQ**

**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 115-40 and 115-42 Sutphin Boulevard ( Block 11994, Lots 13 and 14 ) Site 4C within the South Jamaica I Urban Renewal Area, as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area;
2. pursuant to Section 197-c of the New York City Charter for the disposition of such lots to a developer to be selected by HPD;

to facilitate the development of a mixed-use building with two residential units and commercial space to be developed under the Department of Housing Preservation and Development's New Foundation Program

(On January 11, 2006, Cal. No.7, the Commission scheduled January 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 13**

***FLIGHT 587 MEMORIAL PARK***

**CD 14**

**C 060090 MMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application, submitted by the Department of Parks and Recreation and the Department of Transportation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of Beach 116th Street and Ocean Promenade;
- the modification and the realignment of the turnaround at the southerly terminus of Beach 116th Street;
- the establishment of a Memorial Park;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4982 dated October 6, 2005 and signed by the Borough President.

(On January 11, 2006, Cal. No. 8, the Commission scheduled January 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 14**

***GATEWAY CATHEDRAL***

**CD 3**

**C 060134 ZSR**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Gateway Cathedral pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-53 of the Zoning Resolution **to modify the requirements of Section 25-12 (Maximum Size of Accessory Group parking Facilities) to allow a group parking facility accessory to uses in a large-scale community facility development with a maximum capacity of 941 spaces on property located at 200 Boscombe Avenue** (Block 7577, Lot 3), in an R3X District, within the Special South Richmond Development 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 11, 2006, Cal. No. 9, the Commission scheduled January 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS  
January 1 to June 30**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
<b>JANUARY</b>	1	2 <small>NEW YEAR'S DAY OBSERVED</small>	3	4	5	6	7	
	8	9 <small>REVIEW SESSION</small>	10	11 <small>CPC PUBLIC MEETING</small>	12	13	14	
	15	16 <small>MARTIN LUTHER KING, JR. DAY</small>	17	18	19	20	21	
	22	23 <small>REVIEW SESSION</small>	24	25 <small>CPC PUBLIC MEETING</small>	26	27	28	
	29	30	31					
<b>FEBRUARY</b>				1	2	3	4	
	5	6 <small>REVIEW SESSION</small>	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12 <small>LINCOLN'S BIRTHDAY</small>	13	14	15	16	17	18	
	19	20 <small>PRESIDENTS' DAY</small>	21 <small>*REVIEW SESSION</small>	22 <small>CPC PUBLIC MEETING (MAGNUM'S BIRTHDAY)</small>	23	24	25	*Review Session will be held on <u>Tuesday, February 21st</u>
	26	27	28					
<b>MARCH</b>				1 <small>ASH WEDNESDAY</small>	2	3	4	
	5	6 <small>REVIEW SESSION</small>	7	8 <small>CPC PUBLIC MEETING</small>	9	10	11	
	12	13	14	15	16	17	18	
	19	20 <small>REVIEW SESSION</small>	21	22 <small>CPC PUBLIC MEETING</small>	23 <small>ST. PATRICK'S DAY</small>	24	25	
	26	27	28	29	30	31		
<b>APRIL</b>							1	
	2	3 <small>REVIEW SESSION</small>	4	5 <small>CPC PUBLIC MEETING</small>	6	7	8	
	9 <small>PALM SUNDAY</small>	10	11	12	13 <small>PASSOVER</small>	14 <small>GOOD FRIDAY</small>	15	
	16 <small>EASTER SUNDAY</small>	17	18	19	20	21	22	
	23 <small>REVIEW SESSION</small>	24	25	26 <small>CPC PUBLIC MEETING</small>	27	28	29	
30								
<b>MAY</b>		1	2	3	4	5	6	
	7	8 <small>REVIEW SESSION</small>	9	10 <small>CPC PUBLIC MEETING</small>	11	12	13	
	14	15	16	17	18	19	20	
	21	22 <small>REVIEW SESSION</small>	23	24 <small>CPC PUBLIC MEETING</small>	25	26	27	
	28 <small>MEMORIAL DAY OBSERVED</small>	29	30	31				
<b>JUNE</b>					1	2	3	
	4	5 <small>REVIEW SESSION</small>	6	7 <small>CPC PUBLIC MEETING</small>	8	9	10	
	11	12	13	14	15	16	17	
	18	19 <small>REVIEW SESSION</small>	20	21 <small>CPC PUBLIC MEETING</small>	22	23	24	
	25	26	27	28	29	30		

**Review Sessions** are held in Spector Hall at 22 Reade Street starting at 1:00 P.M.  
**Public Meetings** are held in Spector Hall at 22 Reade Street starting at 10:00 A.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JANUARY 25, 2006**

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**MEETING AT 10:00 A.M. AT SPECTOR HALL  
22 READE STREET  
NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor**

**City of New York**

**[No. 2A]**

**Prepared by Yvette V. Gruel, Calendar Officer**

To view the Planning Commission Calendar and/or the Zoning Resolution on the World Wide Web, 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)). The availability of these documents on-line will occur earlier than the current printed documents.

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. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

**For Calendar Information:** call (212) 720-3368, 3369, 3370.

**Note to Subscribers:** Notify us of change of address including E-mail by writing to:

**City Planning Commission**  
Calendar Information Office  
22 Reade Street - Room 2E  
New York, New York 10007-1216

**B  
CITY PLANNING COMMISSION**

**22 Reade Street, New York, N.Y. 10007-1216**

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- RICHARD W. EADDY**
- JANE D. GOL**
- LISA A. GOMEZ**
- CHRISTOPHER KUI**
- JOHN MEROLO**
- KAREN A. PHILLIPS**
- DOLLY WILLIAMS, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

**ORDER OF BUSINESS**

**WEDNESDAY, JANUARY 25, 2006**

I. Report..... iv

**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 February 8, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

**REPORT**

**BOROUGH OF MANHATTAN**

**Cal. No. 1**

***IAC HQ GARAGE***

**CD 4**

**C 050388 ZSM**

**IN THE MATTER OF** an application submitted by Georgetown 19<sup>th</sup> Street Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an attended accessory parking garage with a maximum capacity of 94 spaces on portions of the first floor and cellar of a proposed 9-story commercial building on property located at 527-537 West 18<sup>th</sup> Street (Block 690, Lots 12 and 54), in C6-2 and C6-3 Districts, within the Special West Chelsea District (Subareas D & E).

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 December 7, 2005 (Cal. No. 2), the Commission scheduled December 21, 2005 for a public hearing. On December 21, 2005, Cal. No. 32, the hearing was continued. On January 11, 2006 (Cal. No. 29) the hearing was closed.

**For consideration.**

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