

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 5, 2003
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Rosa R. Romero, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION	CAL NO.	ULURP NO.	CD NO	C.P.C. ACTION
1	C 020247 MMK	4	Scheduled to be Heard 3/19/03	18	C 030160 HAQ	12	Favorable Report Adopted
2	C 030184 PPM	3	" "	19	C 030132 PPQ	6	" "
3	C 030243 HUM	10	" "	20	C 970422 MMQ	3	" "
4	C 030244 ZMM	10	" "	21	N 020648 ZAR	2	Authorization Approved
5	C 030245 HAM	10	" "				
6	N 030277 ZRQ	2	" "				
7	C 020572 PPK	2	Hearing Closed				
8	C 030137 PPK	5	" "				
9	C 030194 ZMK	6	" "				
10	C 030194(A) ZMK	6	" "				
11	C 030158 PSK	2	" "				
12	C 030139 ZSM	2	" "				
13	N 030323 PXM	6	Withdrawn				
14	C 010721 PPK	16	Favorable Report Adopted				
15	C 020675 ZSM	2	" "				
16	C 020213 ZMM	1	" "				
17	N 020214 ZRM	1	Fav. Report Adopted as Modified				

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:												
			In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:															
	14	15	16	17	18	19	20	21							
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y						
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y						
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y						
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	N	Y						
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y						
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y						
Alexander Garvin	P	Y	Y	R	R	Y	Y	Y	Y						
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y						
William J. Grinker	P	Y	Y	Y	Y	Y	Y	Y	Y						
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y						
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y						
Joseph B. Rose	P	Y	Y	Y	Y	Y	Y	Y	Y						
Dolly Williams, Commissioners	A														

MEETING ADJOURNED AT: 2:00 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York**
—————
CITY PLANNING COMMISSION
—————
WEDNESDAY, MARCH 5, 2003
—————
**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. 5]

Prepared by Rosa R. Romero, 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

A

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: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any Community Board, civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Commission Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 22 Reade Street, Room 2E, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list may do so by sending a 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. The fee, including tax, is \$100.00 for a one year subscription.

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

Note to Subscribers: Notify us of change of address 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.*
RICHARD W. EADDY
ALEXANDER GARVIN
JANE D. GOL
WILLIAM J. GRINKER
JOHN MEROLO
KAREN A. PHILLIPS
JOSEPH B. ROSE
DOLLY WILLIAMS, *Commissioners*
ROSA R. ROMERO, *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.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, MARCH 5, 2003

Roll Call; approval of minutes	1
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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for March 19, 2003 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 and Community Board Chairpersons 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 opposition and those speaking in support of the proposal.

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: _____

MARCH 5, 2003

APPROVAL OF MINUTES OF Regular Meeting of February 19, 2003

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, MARCH 19, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 4

C 020247 MMK

IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of Noll Street and Renaissance Court within the block bounded by Bushwick Avenue, Forrest, Stanwix and Melrose streets;
- the realignment of Stanwix Street and the southwesterly corner of the intersection of Forrest and Stanwix streets;
- the adjustment of grades necessitated thereby;
- and any acquisition or disposition of real property related thereto,

in accordance with map No. X-2653 dated October 8, 2002 and signed by the Borough President.

Resolution for adoption scheduling March 19, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 3

C 030184 PPM

IN THE MATTER OF an application submitted by the Department of Business Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of one (1) City-owned property, located at 116, 118, and 120 Delancey Street** (Block 353, p/o Lot 44), pursuant to zoning.

Resolution for adoption scheduling March 19, 2003 for a public hearing.

Nos. 3, 4, and 5

(Applications for the 2nd Amendment to the Milbank Frawley Circle West Urban Renewal Plan for the Milbank Frawley Circle West Urban Renewal Area, a zoning map change, UDAAP and disposition of property to facilitate housing and commercial development)

No. 3

CD 10

C 030243 HUM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, 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 2nd amendment to the Milbank Frawley Circle-West Urban Renewal Plan for the Milbank Frawley Circle-West Urban Renewal Area.

Resolution for adoption scheduling March 19, 2003 for a public hearing.

No. 4

CD 10

C 030244 ZMM

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

1. **eliminating from an existing R7-2 District, a C1-4 District bounded by West 115th Street, Lenox Avenue- Malcolm X. Boulevard, West 116th Street, Fifth Avenue, West 115th Street, a line 100 feet westerly of Fifth Avenue, a line midway between West 115th Street and 116th Street, and a line 100 feet easterly of Lenox Avenue-Malcolm X Boulevard; and**
2. **changing from an R7-2 District to a C4-5X District property bounded by West 115th Street, Lenox Avenue- Malcolm X. Boulevard, West 116th Street, and Fifth Avenue;**

within the Milbank Frawley Circle-West Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated December 16, 2002.

Resolution for adoption scheduling March 19, 2003 for a public hearing.

No. 5

CD 10

C 030245 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 65, 63, 61, 59, & 31/35 W. 115th Street and 24, 26, 28, 30, 32, 34, 36/40, 42, 46 & 48 W. 116th Street (Block 1599, Lots 13-15, 17, 18, 47-53, 56, 58 and 59), 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 selected by HPD;

to facilitate development of two ten-story buildings tentatively known as Anchor-West 116th Street Phase III, with 233 units of housing and retail space.

Resolution for adoption scheduling March 19, 2003 for a public hearing.

BOROUGH OF QUEENS

No. 6

**(Proposed Modification of Sign Regulations for the Court Square
Subdistrict of the Special Long Island City Mixed Use District)**

CD 2

N 030277 ZRQ

IN THE MATTER OF an application submitted by Citibank NA, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Section 117-422 (Sign regulations), within the Court Square Subdistrict of the Special Long Island City Mixed Use District, relating to non-conforming signs.

Matter in **Graytone** is new, to be added;

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

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

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

~~7/26/01~~

117-422

Sign regulations

All requirements of Section 32-60 (SIGN REGULATIONS) shall apply except for Sections 32-642 (Non-illuminated signs), 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts) and 32-655 (Height of signs in all other Commercial Districts).

Non-#illuminated#, #illuminated# or #flashing signs# are permitted with a total #surface area# (in square feet) not exceeding five times the #street# frontage of the #zoning lot#, in feet, but in no event shall the total #surface area# exceed 500 square feet for #interior# or #through lots# or 500 square feet on each frontage for #corner lots#.

No permitted #sign# shall extend above #curb level# at a height greater than 60 feet.

A #non-conforming sign# may be replaced pursuant to Section 52-82 (Non-Conforming Signs other than Advertising Signs), except that the height, location or position of the replacement #sign# may be changed by up to 10 feet, measured from the perimeter of the original #non-conforming sign#.

Resolution for adoption scheduling March 19, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 7

CD 2

C 020572 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property located at 107 Steuben Street** (Block 1894, Lot 1) pursuant to zoning.

(On February 19, 2003, Cal. No. 1, the Commission scheduled March 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 8

CD 5

C 030137 PPK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **disposition of one (1) city-owned property located at 178 Alabama Avenue** (Block 3717, Lot 22) pursuant to zoning.

(On February 19, 2003, Cal. No. 2, the Commission scheduled March 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 9 and 10

**(Applications for an amendment of the Zoning Map,
as certified and modified, for the Park Slope Rezoning)**

No. 9

CD 6

C 030194 ZMK

PUBLIC HEARING:

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. 16c and 16d,**

1. **eliminating from an R6 District a C2-3 District bounded by:**
 - a. 3rd Avenue, 14th Street, a line 100 feet southeasterly of 3rd Avenue, and 15th Street;
 - b. 3rd Avenue, 7th Street, a line 100 feet southeasterly of 3rd Avenue, and 12th Street;
 - c. a line 100 feet northwesterly of 4th Avenue, 11th Street, 4th Avenue, 9th Street, a line 150 feet southeasterly of 4th Avenue, and 13th Street, 4th Avenue, 14th Street, a line 150 feet southeasterly of 4th Avenue, and 15th Street;
 - d. a line 100 feet northwesterly of 4th Avenue, 7th Street, a line 160 feet northwesterly of 4th Avenue, a line midway between 7th Street and 6th Street, a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, 5th Street, a line 150 feet southeasterly of 4th Avenue, 7th Street, 4th Avenue, and 9th Street;
 - e. 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, and 3rd Street; and
 - f. a line 100 feet northwesterly of 7th Avenue, 9th Street, a line 100 feet southeasterly of 7th Avenue, and 15th Street;
2. **eliminating from an R6 District a C1-3 District bounded by :**
 - a. a line 150 feet northwesterly of 5th Avenue, 5th Street, 5th Avenue, 3rd Street, a line 150 feet northwesterly of 5th Avenue, a line midway between President Street and Union Street, a line 150 feet southeasterly of 5th Avenue, and 8th Street;

- b. a line 100 feet northwesterly of 7th Avenue, 7th Street, a line 100 feet southeasterly of 7th Avenue, and 9th Street;
- c. a line midway between 5th Street and 6th Street, a line 100 feet northwesterly of 7th Avenue, Carroll Street, 7th Avenue, a line midway between President Street and Carroll Street, a line 100 feet northwesterly of 7th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 7th Avenue, 4th Street, and 7th Avenue; and
- d. a line midway between 13th Street and 14th Street, a line 100 feet northwesterly of 8th Avenue, a line midway between 10th Street and 11th Street, and 8th Avenue;

3. **changing from an R6 District to an R6B District property bounded by:**

- a. a line 100 feet southeasterly of 3rd Avenue, a line midway between 13th Street and 14th Street, a line 200 feet southeasterly of 3rd Avenue, a line midway between 12th Street and 13th Street, a line 100 feet southeasterly of 3rd Avenue, a line midway between 9th Street and 10th Street, a line 100 feet northwesterly of 4th Avenue, 15th Street, a line 125 feet northwesterly of 4th Avenue, a line midway between 14th Street and 15th Street, a line 240 feet northwesterly of 4th Avenue, 14th Street, a line 260 feet northwesterly of 4th Avenue, a line midway between 14th Street and 15th Street, a line 310 feet northwesterly of 4th Avenue, and 15th Street;
- b. a line 100 feet southeasterly of 3rd Avenue, 7th Street, a line 360 feet southeasterly of 3rd Avenue, a line midway between 6th Street and 7th Street, a line 100 feet northwesterly of 4rd Avenue, and a line midway between 8th Street and 9th Street;
- c. a line 100 feet southeasterly of 4th Avenue, a line midway between 9th Street and 10th Street, a line 200 feet northwesterly of 5th Avenue, and 15th Street;
- d. a line 100 feet southeasterly of 4th Avenue, 3rd Street, a line 150 feet southeasterly of 4th Avenue, President Street, a line 100 feet southeasterly of 4th Avenue, a line midway between President Street and Union Street, a line 100 feet northwesterly of 5th Avenue, 3rd Street, 5th Avenue, and 5th Street, a line 100 feet northwesterly of 5th Avenue, 8th Street, a line 200 feet northwesterly of 5th Avenue, and a line midway between 8th Street and 9th Street;
- e. a line 150 feet southeasterly of 5th Avenue, a line midway between 9th Street and 10th Street, 6th Avenue, a line midway between 8th Street and 9th Street, a line 150 feet southeasterly of 5th Avenue, 8th Street, a line 100 feet southeasterly of 5th Avenue, a line midway between President

Street and Union Street, a line 100 feet northwesterly of 7th Avenue, and 15th Street;

- f. a line 100 feet southeasterly of 7th Avenue, 7th Street, a line 100 feet northwesterly of 8th Avenue, 9th Street, a line 100 feet southeasterly of 8th Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of Prospect Park West, a line 100 feet northerly of Bartel Prichard Square, and 15th Street; and
 - g. a line 100 feet southeasterly of 7th Avenue, Carroll Street, Fiske Place, Garfield Place, a line 100 feet northwesterly of 8th Avenue, a line midway between 5th Street and 6th Street, a line 388 feet northwesterly of 8th Avenue, and 5th Street;
4. **changing from an R6 District to an R7B District property bounded by** a line 100 feet northwesterly of 8th Avenue, 7th Street, 8th Avenue, a line midway between 5th Street and 6th Street, a line 100 feet northwesterly of 8th Avenue, Garfield Place, Fiske Place, Carroll Street, a line 100 feet southeasterly of 7th Avenue, a line midway between President Street and Union Street, 8th Avenue, Union Street, a line 100 feet northwesterly of Prospect Park West, a line midway between 8th Street and 9th Street, a line 100 feet southeasterly of 8th Avenue, and 9th Street;
5. **changing from an R6 District to an R8A District property bounded by** a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, 3rd Street, a line 100 feet southeasterly of 4th Avenue, and 15th Street;
6. **changing from an R6 District to an R7A District property bounded by** 14th Street, a line 100 feet northwesterly of Prospect Park West, 1st Street, and Prospect Park West;
7. **changing from an R6 District to an R6A District property bounded by:**
- a. 3rd Avenue, 14th Street, a line 100 feet southeasterly of 3rd Avenue, and 15th Street;
 - b. 3rd Avenue, 7th Street, a line 100 feet southeasterly of 3rd Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet southeasterly of 3rd Avenue, and 12th Street;
 - c. a line 100 feet southeasterly of 4th Avenue, a line midway between 8th Street and 9th Street, a line 200 feet northwesterly of 5th Avenue, and a line midway between 9th Street and 10th Street;

- d. a line 150 feet southeasterly of 5th Avenue, a line midway between 8th Street and 9th Street, 6th Avenue, and a line midway between 9th Street and 10th Street;
 - e. a line 100 feet northwesterly of 5th Avenue, 5th Street, 5th Avenue, 3rd Street, a line 100 feet northwesterly of 5th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 5th Avenue, and 8th Street; and
 - f. a line 100 feet northwesterly of 7th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 7th Avenue, 5th Street, 7th Avenue, 7th Street, a line 100 feet southeasterly of 7th Avenue, and 15th Street;
8. **changing from an R7A District to an R8A District property bounded by** 4th Avenue, Douglass Street, a line 100 feet northwesterly of 4th Avenue, Warren Street, a line 100 feet southeasterly of 4th Avenue, and a line midway between President Street and Union Street;
9. **changing from an M1-2 District to a C8-2 District property bounded by** 3rd Avenue, 3rd Street, 4th Avenue, 6th Street, line 100 feet northwesterly of 4th Avenue, a line midway between 6th Street and 7th Street, a line 360 feet southeasterly of 3rd Avenue, and 7th Street;
10. **changing from an M1-2 District to an R6B District property bounded by** 15th Street, a line 310 feet northwesterly of 4th Avenue, a line midway between 14th Street and 15th Street, a line 260 feet northwesterly of 4th Avenue, 14th Street, a line 240 feet northwesterly of 4th Avenue, a line midway between 14th Street and 15th Street, and a line 125 feet northwesterly of 4th Avenue;
11. **changing from a C4-3 District to a C4-3A District property bounded by** a line 100 feet northwesterly of 5th Avenue, 8th Street, a line 100 feet southeasterly of 5th Avenue, 9th Street, a line 150 feet southeasterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet southeasterly of 5th Avenue, and 15th Street;
12. **changing from a C4-3 District to an R6A District property bounded by:**
- a. a line 200 feet northwesterly of 5th Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 5th Avenue, and a line midway between 9th Street and 10th Street; and
 - b. a line 100 feet southeasterly of 5th Avenue, a line midway between 8th Street and 9th Street, a line 150 feet southeasterly of 5th Avenue, and 9th Street;

13. **changing from a C4-3 District to an R6B District property bounded by:**
- a. a line 200 feet northwesterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet northwesterly of 5th Avenue, and 15th Street;
 - b. a line 200 feet northwesterly of 5th Avenue, 8th Street, a line 100 feet northwesterly of 5th Avenue, and a line midway between 8th Street and 9th Street;
 - c. a line 100 feet southeasterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 150 feet southeasterly of 5th Avenue, and 15th Street; and
 - d. a line 100 feet southeasterly of 5th Avenue, 8th Street, a line 150 feet southeasterly of 5th Avenue, and a line midway between 8th Street and 9th Street;
14. **establishing within a proposed R6A District a C2-4 District bounded by:**
- a. 3rd Avenue, 14th Street, a line 100 feet southeasterly of 3rd Avenue, and 15th Street;
 - b. 3rd Avenue, 7th Street, a line 100 feet southeasterly of 3rd Avenue, and 12th Street;
 - c. a line 100 feet northwesterly of 7th Avenue, 9th Street, a line 100 feet southeasterly of 7th Avenue, and 15th Street;
 - d. a line 100 feet southeasterly of 4th Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 5th Avenue, and 9th Street; and
 - e. a line 100 feet southeasterly of 5th Avenue, a line midway between 8th Street and 9th Street, 6th Avenue, and 9th Street;
15. **establishing within a proposed R6A District a C1-4 District bounded by :**
- a. a line 100 feet northwesterly of 5th Avenue, 5th Street, 5th Avenue, 3rd Street, a line 100 feet northwesterly of 5th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 5th Avenue, and 8th Street;
 - b. a line 100 feet northwesterly of 7th Avenue, 7th Street, a line 100 feet southeasterly of 7th Avenue, and 9th Street; and

- c. a line midway between 5th Street and 6th Street, a line 100 feet northwesterly of 7th Avenue, 2nd Street, 7th Avenue, 1st Street, a line 100 feet northwesterly of 7th Avenue, Carroll Street, 7th Avenue, a line midway between President Street and Carroll Street, a line 100 feet northwesterly of 7th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 7th Avenue, 4th Street, and 7th Avenue;
16. **establishing within a proposed R8A District a C2-4 District bounded by :**
- a. a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, a line 210 feet northeasterly of 5th Street, a line 100 feet southeasterly of 4th Avenue, and 7th Street, 4th Avenue, 9th Street, a line 100 feet southeasterly of 4th Avenue, and 13th Street, 4th Avenue, 14th Street, a line 100 feet southeasterly of 4th Avenue, and 15th Street; and
 - b. 4th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, and 3rd Street;
17. **establishing within a proposed R6B District a C1-4 District bounded by** a line midway between 13th Street and 14th Street, a line 100 feet northwesterly of 8th Avenue, a line midway between 10th Street and 11th Street, and 8th Avenue; and
18. **establishing within an R8B District a C2-4 District bounded by** a line 100 feet northerly of Bartel Prichard Square, a line 100 feet northwesterly of Prospect Park West, 14th Street, Prospect Park West, Bartel Prichard Square, and 15th Street;

as shown on a diagram (for illustrative purposes only) dated November 18, 2002 and subject to the conditions of CEQR Declaration E-113.

(On February 19, 2003, Cal. No. 3, the Commission scheduled March 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 6

C 030194(A) ZMK

PUBLIC HEARING:

IN THE MATTER OF a modified application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for **an amendment of the Zoning Map, Section Nos. 16c and 16d,**

1. **eliminating from an R6 District a C2-3 District bounded by:**
 - a. 3rd Avenue, 14th Street, a line 100 feet southeasterly of 3rd Avenue, and 15th Street;
 - b. 3rd Avenue, 7th Street, a line 100 feet southeasterly of 3rd Avenue, and 12th Street;
 - c. a line 100 feet northwesterly of 4th Avenue, 11th Street, 4th Avenue, 9th Street, a line 150 feet southeasterly of 4th Avenue, and 13th Street, 4th Avenue, 14th Street, a line 150 feet southeasterly of 4th Avenue, and 15th Street;
 - d. a line 100 feet northwesterly of 4th Avenue, 7th Street, a line 160 feet northwesterly of 4th Avenue, a line midway between 7th Street and 6th Street, a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, 5th Street, a line 150 feet southeasterly of 4th Avenue, 7th Street, 4th Avenue, and 9th Street;
 - e. 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, and 3rd Street; and
 - f. a line 100 feet northwesterly of 7th Avenue, 9th Street, a line 100 feet southeasterly of 7th Avenue, and 15th Street;
2. **eliminating from an R6 District a C1-3 District bounded by :**
 - a. a line 150 feet northwesterly of 5th Avenue, 5th Street, 5th Avenue, 3rd Street, a line 150 feet northwesterly of 5th Avenue, a line midway between President Street and Union Street, a line 150 feet southeasterly of 5th Avenue, and 8th Street;
 - b. a line 100 feet northwesterly of 7th Avenue, 7th Street, a line 100 feet southeasterly of 7th Avenue, and 9th Street;

- c. a line midway between 5th Street and 6th Street, a line 100 feet northwesterly of 7th Avenue, Carroll Street, 7th Avenue, a line midway between President Street and Carroll Street, a line 100 feet northwesterly of 7th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 7th Avenue, 4th Street, and 7th Avenue; and
- d. a line midway between 13th Street and 14th Street, a line 100 feet northwesterly of 8th Avenue, a line midway between 10th Street and 11th Street, and 8th Avenue;

3. **changing from an R6 District to an R6B District property bounded by:**

- a. a line 100 feet southeasterly of 3rd Avenue, a line midway between 13th Street and 14th Street, a line 200 feet southeasterly of 3rd Avenue, a line midway between 12th Street and 13th Street, a line 100 feet southeasterly of 3rd Avenue, a line midway between 9th Street and 10th Street, a line 100 feet northwesterly of 4th Avenue, 15th Street, a line 125 feet northwesterly of 4th Avenue, a line midway between 14th Street and 15th Street, a line 240 feet northwesterly of 4th Avenue, 14th Street, a line 260 feet northwesterly of 4th Avenue, a line midway between 14th Street and 15th Street, a line 310 feet northwesterly of 4th Avenue, and 15th Street;
- b. a line 100 feet southeasterly of 3rd Avenue, 7th Street, a line 360 feet southeasterly of 3rd Avenue, a line midway between 6th Street and 7th Street, a line 100 feet northwesterly of 4rd Avenue, and a line midway between 8th Street and 9th Street;
- c. a line 100 feet southeasterly of 4th Avenue, a line midway between 9th Street and 10th Street, a line 200 feet northwesterly of 5th Avenue, and 15th Street;
- d. a line 100 feet southeasterly of 4th Avenue, 3rd Street, a line 150 feet southeasterly of 4th Avenue, President Street, a line 100 feet southeasterly of 4th Avenue, a line midway between President Street and Union Street, a line 100 feet northwesterly of 5th Avenue, 3rd Street, 5th Avenue, and 5th Street, a line 100 feet northwesterly of 5th Avenue, 8th Street, a line 200 feet northwesterly of 5th Avenue, and a line midway between 8th Street and 9th Street;
- e. a line 150 feet southeasterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet northwesterly of 6th Avenue, a line midway between 8th Street and 9th Street, a line 150 feet southeasterly of 5th Avenue, 8th Street, a line 100 feet southeasterly of 5th Avenue, a line midway between President Street and Union Street, a line 100 feet northwesterly of 7th Avenue, and 15th Street;

- f. a line 100 feet southeasterly of 7th Avenue, 7th Street, a line 100 feet northwesterly of 8th Avenue, 9th Street, a line 100 feet southeasterly of 8th Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of Prospect Park West, a line 100 feet northerly of Bartel Prichard Square, and 15th Street; and
 - g. a line 100 feet southeasterly of 7th Avenue, Carroll Street, Fiske Place, Garfield Place, a line 100 feet northwesterly of 8th Avenue, a line midway between 5th Street and 6th Street, a line 388 feet northwesterly of 8th Avenue, and 5th Street;
4. **changing from an R6 District to an R7B District property bounded by** a line 100 feet northwesterly of 8th Avenue, 7th Street, 8th Avenue, a line midway between 5th Street and 6th Street, a line 100 feet northwesterly of 8th Avenue, Garfield Place, Fiske Place, Carroll Street, a line 100 feet southeasterly of 7th Avenue, a line midway between President Street and Union Street, 8th Avenue, Union Street, a line 100 feet northwesterly of Prospect Park West, a line midway between 8th Street and 9th Street, a line 100 feet southeasterly of 8th Avenue, and 9th Street;
 5. **changing from an R6 District to an R8A District property bounded by** a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, 3rd Street, a line 100 feet southeasterly of 4th Avenue, and 15th Street;
 6. **changing from an R6 District to an R7A District property bounded by** 14th Street, a line 100 feet northwesterly of Prospect Park West, 1st Street, and Prospect Park West;
 7. **changing from an R6 District to an R6A District property bounded by:**
 - a. 3rd Avenue, 14th Street, a line 100 feet southeasterly of 3rd Avenue, and 15th Street;
 - b. 3rd Avenue, 7th Street, a line 100 feet southeasterly of 3rd Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet southeasterly of 3rd Avenue, and 12th Street;
 - c. a line 100 feet southeasterly of 4th Avenue, a line midway between 8th Street and 9th Street, a line 200 feet northwesterly of 5th Avenue, and a line midway between 9th Street and 10th Street;
 - d. a line 150 feet southeasterly of 5th Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 6th Avenue, and a line midway between 9th Street and 10th Street;

- e. a line 100 feet northwesterly of 5th Avenue, 5th Street, 5th Avenue, 3rd Street, a line 100 feet northwesterly of 5th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 5th Avenue, and 8th Street; and
 - f. a line 100 feet northwesterly of 7th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 7th Avenue, 5th Street, 7th Avenue, 7th Street, a line 100 feet southeasterly of 7th Avenue, and 15th Street;
8. **changing from an R7A District to an R8A District property bounded by** 4th Avenue, Douglass Street, a line 100 feet northwesterly of 4th Avenue, Warren Street, a line 100 feet southeasterly of 4th Avenue, and a line midway between President Street and Union Street;
9. **changing from an M1-2 District to a C8-2 District property bounded by** 3rd Avenue, 3rd Street, 4th Avenue, 6th Street, line 100 feet northwesterly of 4th Avenue, a line midway between 6th Street and 7th Street, a line 360 feet southeasterly of 3rd Avenue, and 7th Street;
10. **changing from an M1-2 District to an R6B District property bounded by** 15th Street, a line 310 feet northwesterly of 4th Avenue, a line midway between 14th Street and 15th Street, a line 260 feet northwesterly of 4th Avenue, 14th Street, a line 240 feet northwesterly of 4th Avenue, a line midway between 14th Street and 15th Street, and a line 125 feet northwesterly of 4th Avenue;
11. **changing from a C4-3 District to a C4-3A District property bounded by** a line 100 feet northwesterly of 5th Avenue, 8th Street, a line 100 feet southeasterly of 5th Avenue, 9th Street, a line 150 feet southeasterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet southeasterly of 5th Avenue, and 15th Street;
12. **changing from a C4-3 District to an R6A District property bounded by:**
- a. a line 200 feet northwesterly of 5th Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 5th Avenue, and a line midway between 9th Street and 10th Street; and
 - b. a line 100 feet southeasterly of 5th Avenue, a line midway between 8th Street and 9th Street, a line 150 feet southeasterly of 5th Avenue, and 9th Street;
13. **changing from a C4-3 District to an R6B District property bounded by:**
- a. a line 200 feet northwesterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet northwesterly of 5th Avenue, and 15th

Street;

- b. a line 200 feet northwesterly of 5th Avenue, 8th Street, a line 100 feet northwesterly of 5th Avenue, and a line midway between 8th Street and 9th Street;
- c. a line 100 feet southeasterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 150 feet southeasterly of 5th Avenue, and 15th Street; and
- d. a line 100 feet southeasterly of 5th Avenue, 8th Street, a line 150 feet southeasterly of 5th Avenue, and a line midway between 8th Street and 9th Street;

14. **establishing within a proposed R6A District a C2-4 District bounded by:**

- a. 3rd Avenue, 14th Street, a line 100 feet southeasterly of 3rd Avenue, and 15th Street;
- b. 3rd Avenue, 7th Street, a line 100 feet southeasterly of 3rd Avenue, and 12th Street;
- c. a line 100 feet northwesterly of 7th Avenue, 9th Street, a line 100 feet southeasterly of 7th Avenue, and 15th Street;
- d. a line 100 feet southeasterly of 4th Avenue, a line midway between 8th Street and 9th Street, a line 100 feet northwesterly of 5th Avenue, and 9th Street; and
- e. a line 100 feet southeasterly of 5th Avenue, a line midway between 8th Street and 9th Street, 6th Avenue, and 9th Street;

15. **establishing within a proposed R6A District a C1-4 District bounded by :**

- a. a line 100 feet northwesterly of 5th Avenue, 5th Street, 5th Avenue, 3rd Street, a line 100 feet northwesterly of 5th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 5th Avenue, and 8th Street;
- b. a line 100 feet northwesterly of 7th Avenue, 7th Street, a line 100 feet southeasterly of 7th Avenue, and 9th Street; and
- c. a line midway between 5th Street and 6th Street, a line 100 feet northwesterly of 7th Avenue, 2nd Street, 7th Avenue, 1st Street, a line 100 feet northwesterly of 7th Avenue, Carroll Street, 7th Avenue, a line midway between President Street and Carroll Street, a line 100 feet northwesterly

of 7th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 7th Avenue, 4th Street, and 7th Avenue;

16. **establishing within a proposed R8A District a C2-4 District bounded by:**
 - a. a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, a line 210 feet northeasterly of 5th Street, a line 100 feet southeasterly of 4th Avenue, and 7th Street, 4th Avenue, 9th Street, a line 100 feet southeasterly of 4th Avenue, and 13th Street, 4th Avenue, 14th Street, a line 100 feet southeasterly of 4th Avenue, and 15th Street; and
 - b. 4th Avenue, a line midway between President Street and Union Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, and 3rd Street;
17. **establishing within a proposed R6B District a C1-4 District bounded by** a line midway between 13th Street and 14th Street, a line 100 feet northwesterly of 8th Avenue, a line midway between 10th Street and 11th Street, and 8th Avenue; and
18. **establishing within an R8B District a C2-4 District bounded by** a line 100 feet northerly of Bartel Prichard Square, a line 100 feet northwesterly of Prospect Park West, 14th Street, Prospect Park West, Bartel Prichard Square, and 15th Street;

as shown on a diagram (for illustrative purposes only) dated January 28, 2003 and subject to the conditions of CEQR Declaration E-113.

(On February 19, 2003, Cal. No. 4, the Commission scheduled March 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 11

CD 2

C 030158 PSK

CONTINUED PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Office of Emergency Management and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of property located at 165 Cadman Plaza East (Block 85, Lot 6) for use as an office and emergency operations center.

(On February 5, 2003, Cal. No. 2, the Commission scheduled February 19, 2003 for a public hearing. On February 19, 2003, Cal. No. 7, the hearing was continued.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 12

CD 2

C 030139 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by 129 Lafayette Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit** pursuant to Section 74-782 of the Zoning Resolution **to modify the use regulations of Section 42-14(D)(1)(b) to allow joint living-work quarters for artists on the second through eleventh floors and penthouse of an existing 11-story building with a lot coverage greater than 5000 square feet located at 129 Lafayette Street** (Block 208, Lot 10), in an M1-5B 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 19, 2003, Cal. No. 5, the Commission scheduled March 5, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

No. 13

Item has been withdrawn

CD 6

N 030323 PXM

PUBLIC HEARING:

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 323 East 44th Street and 793 1st Avenue** (Block 1337, Lots 14 and 1102).

(On February 19, 2003, the Commission duly advertised March 5, 2003 for a public hearing.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 14

CD 16

C 010721 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, **for the disposition of eighteen (18) City-owned properties pursuant to zoning.**

A list and description of the properties can be seen in the Brooklyn Office of the Department of City Planning, 16 Court Street, 7th floor, Brooklyn, NY 11241.

(On January 22, 2003, Cal. No. 1, the Commission scheduled February 5, 2003 for a public hearing. On February 5, 2003, Cal. No. 5, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 15

CD 2

C 020675 ZSM

IN THE MATTER OF an application submitted by Workspace, Inc. 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 allow the modification of the use regulations of Section 42-14(D)(2)(a) to permit Use Group 6 uses on the ground floor and in portions of the cellar of two existing 6-story buildings occupying more than 3,600 square feet of lot area on a zoning lot located at 106 Spring Street and 93 Mercer Street** (Block 485, Lots 21 and 22), in an M1-5A District, within the SoHo Cast Iron 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 January 22, 2003, Cal. No. 2, the Commission scheduled February 5, 2003 for a public hearing. On February 5, 2003, Cal. No. 6, the hearing was closed.)

For consideration.

Nos. 16 and 17

(Proposed amendment to the text of the Zoning Resolution to reflect the proposed rezoning of a portion of the South Street Seaport Subdistrict from a C6-4 district to a C6-2A district, and to allow for certain bulk modifications relating to minimum streetwall height within the area of proposed rezoning.)

No. 16

CD 1

C 020213 ZMM

IN THE MATTER OF an application submitted by Community Board 1 pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 12b and 12d**, changing from a C6-4 District to a C6-2A District property bounded by Dover Street, Water Street, Dover Street, South Street, a line 17 feet southeasterly of the northwesterly street line of South Street, the centerline of former Fulton Street, Water Street, Fulton Street, a line bisecting an angle formed by the northeasterly prolongation of the northwesterly and southeasterly street lines of Pearl Street, Pedestrian Street, and Pearl Street, within the Special Lower Manhattan District, as shown on a diagram (for illustrative purposes only) dated September 30, 2002.

(On January 8, 2003, Cal. No. 4, the Commission scheduled January 22, 2003 for a public hearing. On January 22, 2003, Cal. No. 9, the hearing was closed. On February 19, 2003, Cal. No. 15, the item was laid over.)

For consideration.

IN THE MATTER OF an application submitted by the Manhattan Community District 1, pursuant to Section 201 of the New York City Charter for amendment of the Zoning Resolution of the City of New York, to Article IX, Chapter 1 (Special Lower Manhattan District) relating to regulations for the South Street Seaport Subdistrict as follows:

Matter in **Graytone** is new, to be added;

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

Matter within # # is defined in Sections 12-10 of the Zoning Resolution

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

91-20

FLOOR AREA AND DENSITY REGULATIONS

91-21

Floor Area Regulations For Residential Buildings and the Residential Portion of Mixed Buildings

91-211

Maximum floor area ratio for residential uses

Within the #Special Lower Manhattan District#, the maximum #floor area ratio# for a #residential building# or the #residential# portion of a #mixed building# shall be determined in accordance with the regulations of the underlying district and may not be increased except as provided in Sections 91-212 (Floor area increase in a C6-4 District) or 91-213 (Floor area increase for provision of recreation space). The maximum #floor area ratio# for the #residential# portion of a #mixed building# is specified in the table in Section 91-23 (Floor Area Regulations for Non-Residential and Mixed Buildings) showing maximum #floor area ratios# and #floor area# bonuses, by zoning district, for non-#residential# and #mixed buildings#

In a C4-6 District, the maximum #floor area ratio# for a #residential building# or the #residential# portion of a #mixed building# shall be 3.4.

91-212

Floor area increase in a C6-4 District

In a C6-4 District, ~~except within the South Street Seaport Subdistrict,~~ the #residential floor area# of a #building# may exceed 10.0 in accordance with the provisions of Sections 23-90 (INCLUSIONARY HOUSING) or 91-241 (Floor area bonus for urban plazas), provided that the maximum #residential #floor area# ratio shall not exceed 12.0.

91-23

Floor Area Regulations for Non-Residential and Mixed Buildings

For non-#residential buildings# or #mixed buildings# within the #Special Lower Manhattan District#, the basic maximum #floor area ratio# of the underlying district may be increased by the inclusion of specific additional bonus #floor area# for a maximum #floor area ratio# as specified in the following table.

The provisions of paragraph (c) of Section 74-792 (Conditions and limitations), pertaining to the transfer of development rights from landmark sites, shall be subject to the restrictions on the transfer of development rights (FAR) of a landmark "granting lot" as set forth in ~~the following~~ **the following** table. Wherever there may be an inconsistency between any provision in Section 74-79 and the ~~following~~ table, the provisions of the table shall apply.

MAXIMUM FLOOR AREA RATIOS AND FLOOR AREA BONUSES
 BY DISTRICT FOR NON-RESIDENTIAL AND MIXED-BUILDINGS
 BASIC AND MAXIMUM FLOOR AREA RATIOS (FAR)

Means for Achieving Permitted FAR Levels on a #Zoning Lot#	#Special Lower Manhattan District# except within Core or Subdistrict			Historic & Commercial Core	South Street Seaport Subdistrict & all waterfront #zoning lots#					
	R8	C6-4	C5-3 C5-5 C6-9		C5-5	M1-4	C2-8	E4-6	E6-4	C5-3
Basic maximum FAR	6.0 $\frac{3}{4}$	10	15	15	2.0 $\frac{3}{4}$ 6.5 $\frac{3}{4}$	2.0 $\frac{3}{4}$ 3.4 $\frac{3}{4}$	3.4	10	15	15
Maximum as-of-right #floor area# bonus for #urban plazas#	N/A	2	3	NA	NA	NA	N/A	N/A	NA	NA
Maximum as-of-right #floor area# bonus for Inclusionary Housing	N/A	2	NA	NA	NA	NA	N/A	N/A	NA	NA
Maximum FAR with as-of-right #floor area# bonuses	6.0 $\frac{3}{4}$	12	18	15	2.0 $\frac{3}{4}$ 6.5 $\frac{3}{4}$	2.0 $\frac{3}{4}$ 3.4 $\frac{3}{4}$	3.4	10	15	15
Maximum special permit #floor area# bonuses: subway station improvements & #covered pedestrian spaces#	N/A	2	3	3	NA	NA	N/A	N/A	NA	NA

Maximum total FAR with as-of-right and special permit #floor area# bonuses	6.0 ² ₇	12	18	18	2.0 ² 6.5 ²	2.0 ² 3.4 ²	3.4	10	15	15
Development rights (FAR) of a landmark lot for transfer purposes (74-79)	N/A	10	15 ² 18 ²	15	NA	NA	N/A	N/A	NA	NA
Maximum total FAR with transferred development rights from landmark #zoning lot# and as-of-right and special permit #floor area# bonuses	6.0 ² ₇	14	21.6	21.6	2.4 ² 7.8 ²	2.0 ² 3.4 ²	3.4	12	21.6 ²	21.6 ²
Maximum total FAR of designated receiving sites in South St. Seaport Subdistrict (91-60)	N/A	NA	NA	NA	NA	2.0 ² 3.4 ²	3.4	12	21.6 ²	21.6 ²

1. _____ maximum #floor area ratio# and minimum #open space ratio# shall be determined in accordance with the provisions of Article II, Chapter 3
2. _____ for a #commercial# or, where permitted, #manufacturing use#
3. _____ for a #community facility use#
4. _____ if receiving lot is located in a zoning district with a basic maximum FAR of less than 15
5. _____ if receiving lot is located in a zoning district with a basic maximum FAR of 15
6. _____ for lots greater than 30,000 square feet, may be exceeded by special permit pursuant to Section 91-661.

**MAXIMUM FLOOR AREA RATIOS AND FLOOR AREA BONUSES
BY ZONING DISTRICT FOR NON-RESIDENTIAL AND MIXED BUILDINGS**

Basic and Maximum Floor Area Ratios (FAR)

Means for Achieving Permitted FAR Levels on a #Zoning Lot#	#Special Lower Manhattan District# except within Core or Subdistrict				Historic & Commercial Core	South Street Seaboard Subdistrict & all waterfront #zoning lots#				
	R8	C6-4	C5-3 C5-5 C6-9	M1-4	C5-5	C2-8	C4-6	C6-2A	C5-3	C6-9
Basic max FAR	6.00 ¹ 6.5 ²	10.0 ^{2,3}	10.0 ¹ 15.0 ^{2,3}	2.0 ¹ 6.5 ²	10.0 ¹ 15.0 ^{2,3}	2.0 ¹ 3.4 ² 10.0 ³	3.4 ^{2,3}	6.00 ¹ 6.0 ² 6.50 ³	10.0 ¹ 15.0 ^{2,3}	15.0
Maximum as-of-right #floor area# bonus for #urban plazas#	NA	2.0	3.0	NA	NA	NA	NA	NA	NA	NA
Maximum as-of-right #floor area# bonus for Inclusionary Housing	NA	2.0	NA	NA	NA	NA	NA	NA	NA	NA
Maximum FAR with as-of-right #floor area# bonuses	6.00 ¹ 6.5 ²	12.0	18.0	2.0 ¹ 6.5 ²	15.0	2.0 ¹ 3.4 ² 10.0 ³	3.4	6.00 ¹ 6.0 ² 6.50 ³	15.0	15.0
Maximum special permit #floor area# bonuses subway station improvements & #covered pedestrian spaces#	NA	2.0	3.0	NA	3.0	NA	NA	NA	NA	NA
Maximum FAR with as-of-right and special permit #floor area# bonuses	6.00 ¹ 6.5 ²	12.0	18.0	2.0 ¹ 6.5 ²	18.0	2.0 ¹ 3.4 ² 10.0 ³	3.4	6.00 ¹ 6.0 ² 6.50 ³	15.0	15
Development rights (FAR) of a landmark lot for transfer purposes (74-79)	NA	10.0	15.0 ¹⁻³ 18.0 ¹⁻³	NA	15.0	NA	NA	NA	NA	NA

Maximum total FAR of designated receiving sites in South Street Seaport Subdistrict (91-60)	NA	NA	NA	NA	NA	NA	3.4	8.0%	21.6'	21.6'
Maximum FAR with transferred development rights from landmark #zoning lot# and as-of-right and special permit #floor area# bonuses	6.0% 6.50%	14.0	21.6	2.4' 7.8'	21.6	NA	3.4	8.0%	21.6'	21.6'

1. maximum #floor area ratio# and minimum #open space ratio# shall be determined in accordance with the provisions of Article II, Chapter 3
2. for a #commercial# or, where permitted, #manufacturing use#
3. for a #community facility use#
4. for the #residential# portion of a #mixed building#
5. if receiving lot is located in a zoning district with a basic maximum FAR of less than 15
6. if receiving lot is located in a zoning district with a basic maximum FAR of 15
7. for lots greater 30,000 s f, may be exceeded by special permit (91-661)

**91-30
HEIGHT AND SETBACK AND LOT COVERAGE REGULATIONS**

For all #buildings or other structures# in the #Special Lower Manhattan District#, the height and setback regulations of the underlying districts are superseded by the regulations of this Section; except that in the C6-4 District within the South Street Seaport Subdistrict, the provisions of Section 33-432 (In other Commercial Districts) may be applied as an alternative to the height and setback and #lot coverage# regulations of this Section. However, in C6-2A Districts, the underlying height and setback regulations shall apply, except that the depth of a required setback above the maximum base height along a #narrow street# shall be at least 10 feet

The height of all #buildings or other structures# shall be measured from #curb level#.

**91-32
Setback Regulations**

Within the #Special Lower Manhattan District#, setbacks are required for any portion of a #building# that exceeds the maximum base heights specified for the applicable #street# in Section 91-31 (Street Wall Regulations).

Required setbacks shall be provided at a height not lower than any minimum base height or 60 feet where none is specified and not higher than any maximum base height specified for the applicable #street# in Section 91-31. The depth of the setback shall be determined by the #lot area# of the #zoning lot# on which the #building# is located, as shown in the following table:

REQUIRED DEPTH OF SETBACKS

#Lot area# of #zoning lot#	Minimum setback depth
Less than 15,000 square feet	10 feet
15,001 to 30,000 square feet	15 feet
Greater than 30,000 square feet	20 feet

However, for predominantly #residential buildings# within a ~~C6-4~~ District within the South Street Seaport Subdistrict, the minimum setback depth may be ten feet.

For "Type 1" and "Type 2" #street walls#, the required setbacks shall be measured from the #street line#.

For "Type 3" #street walls#, the required setbacks shall be measured from a line drawn at or parallel to the #street line# so that at least 70 percent of the #aggregate width of street walls# of the #building# at the minimum base height are within such line and the #street line#.

For all other #street walls#, the required setbacks shall be measured from a line drawn at or parallel to the #street line# so that at least 50 percent of the #aggregate width of street walls# of the #building# at the minimum base height are within such drawn line and the #street line#. However, setbacks are not required for #street walls# fronting upon the major portion of a bonused #urban plaza#.

For #buildings# within the Historic and Commercial Core as shown on Map 1 in Appendix A, any #building# or portion of a #building# may be located within the required setback area beneath a #sky exposure plane# that rises from a height of 100 feet above the #street line# over the #zoning lot# at a vertical distance of six to a horizontal distance of one.

**91-42
Pedestrian Circulation Space**

Within the boundaries of the #Special Lower Manhattan District#, all new #developments# or #enlargements# on #zoning lots# of at least 5,000 square feet that contain more than 70,000 square feet of new #floor area# shall provide pedestrian circulation space in accordance with the provisions of Section 37-07 (Requirements for Pedestrian Circulation Space).

Pedestrian circulation space shall not be required if any of the following conditions exist:

- (e) the #zoning lot# is located in a ~~C6-4~~ **C6-2A** or C6-9 District within the South Street Seaport Subdistrict.

**91-60
REGULATIONS FOR THE SOUTH STREET SEAPORT SUBDISTRICT**

91-61

General Provisions

The provisions of Article VI, Chapter 2 (Special Regulations in the Waterfront Area), shall apply to #waterfront zoning lots# within the South Street Seaport Subdistrict. The provisions of paragraph (c) of Section 74-792 (Conditions and limitations) concerning the transfer of development rights from landmark sites in C5-3, C5-5, **C6-2A**, C6-6, C6-7 or C6-9 Districts shall not apply in the South Street Seaport Subdistrict.

91-65

Addition of Development Rights to Receiving Lots

Within the South Street Seaport Subdistrict, all or any portion of the #development rights# transferred from a #granting lot# may be added to the #floor area# of all or any one of the #receiving lots# in an amount not to exceed the ratio of 10 square feet of #development rights# to each square foot of #lot area# of such #receiving lot#, except that with respect to a #receiving lot# having a #lot area# of less than 30,000 square feet, the total #floor area ratio# on such #receiving lot# shall not exceed a #floor area ratio# of 21.6. However, if a #receiving lot# is located in a C4-6 District, the total #floor area ratio# shall not exceed 3.4 and if a #receiving lot# is located in a C6-2A District, the total #floor area ratio# shall not exceed 8.02.

#Development rights# transferred to a #receiving lot# may be applied to the #development# of a #mixed building# to increase the #floor area# of the #residential#, #commercial# and/or #community facility# portions of such #building# so that the maximum #floor area# for such #building# may be increased by the aggregate of #development rights# so transferred. In no event shall the #floor area ratio# of a #residential building#, or portion thereof, exceed 12.0.

91-663

Modification of building Height in C6-2A Districts

Within the South Street Seaport Subdistrict, for any #zoning lot# occupying a full #block# that is located in a C6-2A District and is also located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may be lower than 60 feet.

(On January 8, 2003, Cal. No. 5, the Commission scheduled January 22, 2003 for a public hearing. On January 22, 2003, Cal. No. 10, the hearing was closed. On February 19, 2003, Cal. No. 16, the item was laid over.)

For consideration.

BOROUGH OF QUEENS

No. 18

CD 12

C 030160 HAQ

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:
 1. the designation of 111-27 Farmers Boulevard (Block 10950, Lot 161) as an Urban Development Action Area;
 2. 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 continued use as a community facility.

(On January 22, 2003, Cal. No. 3, the Commission scheduled February 5, 2003 for a public hearing. On February 5, 2003, Cal. No. 7, the hearing was closed.)

For consideration.

No. 19

CD 6

C 030132 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the **disposition of one (1) city-owned property located at 92-09 Metropolitan Avenue** (Block 3179 p/o Lot 6), pursuant to zoning.

(On January 22, 2003, Cal. No. 4, the Commission scheduled February 5, 2003 for a public hearing. On February 5, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

IN THE MATTER OF an application submitted by LHE II, LLC 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:

1. the elimination, discontinuance and closing of 22nd Avenue from Ditmars Boulevard to Berrian Street;
2. the elimination, discontinuance and closing of Berrian Street from 22nd Avenue to 23rd Avenue;
3. the elimination, discontinuance and closing of a portion of the westerly side of 23rd Avenue from Ditmars Boulevard to Berrian Street;
4. the delineation of a sewer easement, and:
5. any modification of grades necessitated thereby and any acquisition or disposition of property related thereto,

in accordance with Map No. 4937, dated April 3, 1998, revised June 24, 2002 and signed by the Borough President.

(On January 8, 2003, Cal. No. 7, the Commission scheduled January 22, 2003 for a public hearing. On January 22, 2003, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 21

(Request for the grant of authorizations of compliance with special review provisions to allow the development of a three-story detached one family residence, with a garage, driveway and swimming pool within the Special Natural Area District)

CD 2

N 020648 ZAR

IN THE MATTER OF an application submitted by Ely Reiss **for the grant of authorizations** pursuant to Sections 105-421, 105-423 and 105-424 of the Zoning Resolution involving the modification of existing topography, the alteration of botanic environment including removal of trees and alteration of other natural features (steep slopes) **to allow the construction of a three-story detached one family residence, with a garage, driveway and swimming pool located at 323 Douglas Road (Block 831, Lots 90 and 95) within the Special Natural Area District (NA-1).**

Plans for the proposal are on file with the City Planning Commission and may be seen at 130 Stuyvesant Place, 6th Floor, Staten Island, New York 10301.

For consideration.
