

CITY PLANNING COMMISSION DISPOSITION SHEET

PUBLIC MEETING:
WEDNESDAY, APRIL 2, 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1	C 030152 HAK	16	Scheduled to be Heard 4/23/03	18	C 030194 ZMK	6	Withdrawn
2	C 030221 HAM	11	“ ”	19	C 030194(A) ZMK	6	Favorable Report Adopted
3	C 030262 HAM	3	“ ”	20	N 030332 HKK	13	Forward Rep't to City Council
4	C 030239 PPM	7	“ ”	21	C 030139 ZSM	2	Favorable Report Adopted
5	C 030133 ZSM	2	“ ”	22	N 030339 PXM	1	“ ”
6	C 030134 ZSM	2	“ ”	23	N 030147 ZAR	1	Authorization Approved
7	N 030356 ZRM	1	“ ”	24	N 020683 RAR	3	“ ”
8	C 030195 PCR	2	“ ”	25	C 030186 PPY	cw	Favorable Report Adopted
9	C 030175 PPK	2	Hearing Closed				
10	C 030232 DMK	2	“ ”				
11	C 030234 ZMM	11	“ ”				
12	C 030234(A) ZMM	11	“ ”				
13	N 030233 ZRY	cw	“ ”				
14	C 030193 PPQ	14	“ ”				
15	Capital Strategy	cw	“ ”				
16	C 020572 PPK	2	Favorable Report Adopted				
17	C 030137 PPK	5	“ ”				

COMMISSION ATTENDANCE:	Present (P)	Absent (A)	COMMISSION VOTING RECORD:												
			In Favor - Y Oppose - N Abstain - AB Recuse - R												
Calendar Numbers:	16	17	18	19	20	21	22	23	24	25					
Amanda M. Burden, AICP, Chair	P		Y	Y		Y	Y	Y	Y	Y	Y	Y			
Kenneth J. Knuckles, Esq., Vice Chairman	P		Y	Y		Y	Y	Y	Y	Y	Y	Y			
Angela M. Battaglia	P		Y	Y	W	Y	Y	Y	Y	Y	Y	Y			
Irwin Cantor, P.E.	P		Y	Y	I	Y	Y	Y	Y	Y	Y	Y			
Angela R. Cavaluzzi, R.A.	P		Y	Y	T	Y	Y	Y	Y	Y	Y	Y			
Richard W. Eaddy	P		Y	Y	H	Y	Y	Y	Y	Y	Y	Y			
Alexander Garvin	P		Y	Y	D	Y	AB	Y	Y	Y	Y	Y			
Jane D. Gol	P		Y	Y	R	Y	Y	Y	Y	Y	Y	Y			
William J. Grinker	P		Y	Y	A	N	Y	Y	Y	Y	Y	Y			
John Merolo	P		Y	Y	W	Y	Y	Y	Y	Y	Y	Y			
Karen A. Phillips	P		Y	Y	N	N	Y	Y	Y	Y	Y	Y			
Joseph B. Rose	P		Y	Y		Y	Y	AB	Y	Y	Y	Y			
Dolly Williams, Commissioners	P		Y	Y		Y	Y	Y	Y	Y	Y	Y			

MEETING ADJOURNED AT: 11:40 A.M.

COMPREHENSIVE
CITY PLANNING CALENDAR
of
The City of New York
—————
CITY PLANNING COMMISSION
—————
WEDNESDAY, APRIL 2, 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. 7]

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, APRIL 2, 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 April 23, 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: _____

APRIL 2, 2003

**APPROVAL OF MINUTES OF Regular Meeting of March 19, 2003
and the Supplemental Calendar**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 23, 2003
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

CD 16

C 030152 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of 423, 421, 417, 415, 413 & 411 Chester Street, a part of Site 22 within the Marcus Garvey Urban Renewal Area (Block 3589, lots 12-17), as an Urban Development Action Area;
 - 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 construction of a four story building, tentatively known as Little Rock Manor, with 40 units of housing for formally homeless persons with disabilities, to be developed under the New York/New York II Initiative program.

Resolution for adoption scheduling April 23, 2003 for a public hearing.

BOROUGH OF MANHATTAN

No. 2

CD 11

C 030221 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 1429/39 Fifth Avenue, Site 12A within the Milbank-Frawley Circle East Urban Renewal Area (Block 1622, Lot 73), as an Urban Development Action Area;
 - 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 construction of a six story building, tentatively known as Casa La Quinta, with 42 units of housing for low income families and ground floor commercial space, to be developed under the New York State Housing Trust Fund program.

Resolution for adoption scheduling April 23, 2003 for a public hearing.

No. 3

CD 3

C 030262 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 286-290 E. 3rd Street (Block 372, Lots 16-18), 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 except 290 E. 3rd Street (Block 372, Lot 18) to a developer selected by HPD;

to facilitate development of a six-story building tentatively known as Housing on Third Street, with 53 units of housing for low-income homeless persons.

Resolution for adoption scheduling April 23, 2003 for a public hearing.

No. 4

CD 7

C 030239 PPM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for **disposition of one (1) city-owned property located at 147 West 90th Street** (Block 1220, Lot 55) pursuant to zoning.

Resolution for adoption scheduling April 23, 2003 for a public hearing.

Nos. 5 and 6

(Applications for the grant of special permits to modify use regulations to allow construction of a 7-story building with retail and commercial development)

No. 5

CD 2

C 030133 ZSM

IN THE MATTER OF an application submitted by Broadway Houston Mack 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 74-781 of the Zoning Resolution **to modify the use regulations of Section 42-14(D)(2)(b) to allow retail uses (Use Group 6 and 10) on the ground floor and cellar of a proposed 7-story building on property located at 610 Broadway** (Block 522, Lot 1), 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.

Resolution for adoption scheduling April 23, 2003 for a public hearing.

No. 6

CD 2

C 030134 ZSM

IN THE MATTER OF an application submitted by Broadway Houston Mack 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 74-922 of the Zoning Resolution **to allow the develop-**

ment of a large retail establishment (Use Group 6 and 10A uses) with no limitation on floor area on the ground floor, second floor and cellar of a proposed 7-story building on property located at 610 Broadway (Block 522, Lot 1), 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.

Resolution for adoption scheduling April 23, 2003 for a public hearing.

No. 7

CD 1

N 030356 ZRM

IN THE MATTER OF an application submitted by Borders Group, Inc 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 Section 91-01 and 91-13 (Sign Regulations) regarding sign regulations for landmark buildings fronting Broadway in C5-5 districts within the Special Lower Manhattan District.

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

Matter in **strikeout** is to be deleted;

Matter within # # is defined in the Zoning Resolution;

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

91-01

General Provisions

Except as modified by the express provisions of this **the #Special Lower Manhattan District#**, the regulations of the underlying zoning districts shall remain in effect.

Requirements that apply generally throughout the **#Special Lower Manhattan District#** are set forth in the provisions for this Chapter. The provisions of Section 91-40 (MANDATORY DISTRICT PLAN ELEMENTS) specify planning and urban design features to be provided in connection with new **#developments#** or **#enlargements#** that are primarily oriented toward the accommodation and well-being of pedestrians.

(New paragraph) For requirements that are not generally applicable but are tied to specific locations within the Special District, the locations where these requirements apply are shown on District Map 2 (Street Wall Continuity Types 1, 2 & 3), Map 3 (Street Wall Continuity Types 4 & 5), Map 4 (Designated Retail Streets) and Map 5 (Curb Cut Prohibitions) in Appendix A. **Certain #sign# regulations that apply to landmark #buildings# with #street walls# fronting Broadway are set forth in Section 91-134.**

91-13
Sign Regulations

In the #Special Lower Manhattan District#, except as modified by the provisions of this Section, inclusive, the regulations of Section 32-60, et. seq., pertaining to #signs#, shall apply.

91-131
Illuminated signs in C5 Districts

In all C5 Districts within the #Special Lower Manhattan District#, not more than one #illuminated#, non-#flashing sign#, other than an #advertising sign#, with a total #surface area# not exceeding eight square feet shall be permitted for each #street# frontage of the #zoning lot#. Such #sign# may be located only within a window of a #building#.

91-132
Banner regulations

In all C5 and C6 Districts within the #Special Lower Manhattan District#, in lieu of the provisions of Section 32-652 (Permitted projection in all other Commercial Districts), banners may project across a #street line# for a maximum distance of eight feet.

In C5-3 or C5-5 Districts within the Special District, in lieu of the provisions of Section 32-655 (Height of signs in all other Commercial Districts), banners may extend above #curb level# to a maximum height of 40 feet.

91-133
Height of signs in C6-9 Districts

In C6-9 Districts within the #Special Lower Manhattan District#, the regulations of Section 32-655 (Height of signs in all other Commercial Districts) may be modified to allow a maximum height of 50 feet above #curb level#, provided the City Planning Commission certifies that the design features of the existing #building#, as they appear on May 9, 2001, would unduly obstruct the visibility of the #sign# without such modification. An application for such certification shall be filed with detailed plans showing compliance with this Section.

91-134
Signs on landmark buildings fronting Broadway in C5-5 Districts

In addition to #signs# and banners otherwise permitted pursuant to this Section, 91-13, et. seq., within 100 feet of Broadway in C5-5 Districts, on any #building# with a #street wall# fronting Broadway that is a landmark designated by the Landmarks Preservation Commission,

the applicable #sign# regulations of Section 32-60 shall be modified according to the following provisions, provided such #signs# and any alterations to the #building# connected with such #signs# have received a certificate of appropriateness or other permit from the Landmarks Preservation Commission:

(a) #Illuminated# non-#flashing signs# other than #advertising signs# are permitted with a total #surface area# (in square feet) not to exceed 50 square feet along any #street# frontage.

(b) No permitted #sign# shall extend above #curb level# at a height greater than 40 feet.

(c) No permitted #sign# shall project across a #street line# more than 60 inches.

(d) Permitted #signs# displayed on awnings may also include commercial copy related to products or services available in an establishment contained within such #building#.

Resolution for adoption scheduling April 23, 2003 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 8

CD 2

C 030195 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter **for site selection and acquisition of twenty-two properties bounded by Graham Boulevard, Grimsby Street, Seaver and Nugent avenues** (Block 3758, lots 1, 3, 12, 14, 16, 20, 23, 25, 26, 28, 29, 34, 35, 36, 37, 39, 44, 48, 50, 53, 56, and 59) **for the storage and conveyance of stormwater.**

Resolution for adoption scheduling April 23, 2003 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 9

CD 2

C 030175 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 72 Poplar Street** (Block 211, Lot 15) pursuant to zoning.

(On March 19, 2003, Cal. No. 1, the Commission scheduled April 2, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 10

CD 2

C 030232 DMK

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 80 State Street** (Block 274, Lot 32) pursuant to zoning.

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

Close the hearing.

BOROUGH OF MANHATTAN

Nos. 11, 12, and 13

**(Applications for an amendment of the Zoning Map, as certified
and modified, and amendment to the Zoning Resolution for
the East Harlem Rezoning)**

No. 11

CD 11

C 030234 ZMM

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 No. 6b:**

1. eliminating from an existing R7-2 District a C1-4 District bounded by:

- a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
- b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
- c. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet westerly of Second Avenue, a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue; and
- e. East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

2. eliminating from an existing R7-2 District a C2-4 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue; and

- b. East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

3. changing from an R7-2 District to an R7A District property bounded by:

- a. East 99th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 101st Street and East 102nd Street, and a line 100 feet westerly of Third Avenue;
- b. East 104th Street, a line 100 feet easterly of Third Avenue, East 106th Street, and a line 100 feet westerly of Second Avenue;
- c. East 99th Street, a line 100 feet easterly of Second Avenue, East 106th Street, and a line 100 feet westerly of First Avenue;
- d. East 105th Street, a line 100 feet easterly of Lexington Avenue, East 112th Street, and a line 100 feet westerly of Third Avenue;
- e. East 110th Street, a line 100 feet easterly of Third Avenue, East 112th Street, and a line 100 feet westerly of Second Avenue;
- f. East 111th Street, a line 100 feet easterly of Second Avenue, East 112th Street, and a line 100 feet westerly of First Avenue;
- g. East 108th Street, a line 100 feet easterly of Second Avenue, a line midway between East 109th Street and East 110th Street, and a line 100 feet westerly of First Avenue;
- h. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, East 119th Street, and a line 100 feet westerly of Third Avenue;
- i. East 115th Street, a line 100 feet easterly of Third Avenue, East 122nd Street, and a line 100 feet westerly of Second Avenue;
- j. East 118th Street, a line 100 feet easterly of Second Avenue, East 120th Street, and a line 100 feet westerly of First Avenue; and
- k. East 114th Street, a line 100 feet westerly of Pleasant Avenue, East 120th Street, Pleasant Avenue, East 119th Street, a line 100 feet easterly of Pleasant Avenue, East 116th Street, and Pleasant Avenue;

4. changing from an R7-2 District to an R7B District property bounded by:

- a. a line midway between East 101st Street and East 102nd Street, a line 100 feet easterly of Lexington Avenue, East 105th Street, and a line 100 feet westerly of Third Avenue;

- b. East 115th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), and a line 100 feet westerly of Third Avenue;
 - c. East 119th Street, a line 100 feet easterly of Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Third Avenue;
 - d. East 115th Street, a line 100 feet easterly of Second Avenue, East 118th Street, and a line 100 feet westerly of First Avenue;
 - e. East 114th Street, a line 100 feet easterly of First Avenue, East 120th Street, and a line 100 feet westerly of Pleasant Avenue; and
 - f. East 118th Street, a line 100 feet easterly of Pleasant Avenue, East 119th Street, and a line 355 feet easterly of Pleasant Avenue;
- 5. changing from an R7-2 District to an R7X District property bounded by East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;**
- 6. changing from an R7-2 District to an R8A District property bounded by:**
- a. East 99th Street, a line 100 feet westerly of Third Avenue, East 112th Street, a line 100 feet easterly of Third Avenue, East 110th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and Third Avenue;
 - b. East 99th Street, Second Avenue, East 104th Street, a line 100 feet westerly of Second Avenue, East 106th Street, and a line 100 feet easterly of Second Avenue;
 - c. East 99th Street, a line 100 feet westerly of First Avenue, East 106th Street, and First Avenue;
 - d. East 108th Street, Second Avenue, East 110th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
 - e. East 108th Street, a line 100 feet westerly of First Avenue, a line midway between East 109th Street and East 110th Street, and First Avenue;
 - f. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue; and
 - g. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;
- 7. changing from a C4-4 District to a C4-4D* District property bounded by East 115th**

Street, a line 100 feet westerly of Third Avenue, East 122nd Street, and a line 100 feet easterly of Third Avenue;

- 8. changing from an M1-4 District to an R7A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Second Avenue, East 111th Street, a line 475 feet westerly of First Avenue, East 110th Street, and a line 100 feet westerly of First Avenue;
- 9. changing from an M1-4 District to an R8A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue;
- 10. changing from an M3-2 District to an M1-4 District property bounded by** East 110th Street, a line 475 feet westerly of First Avenue, East 111th Street, and First Avenue;
- 11. establishing within the proposed R7A District a C1-5 District bounded by:**
 - a. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
 - b. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Third Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Second Avenue; and
 - c. a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, and a line 100 feet westerly of Second Avenue;
- 12. establishing within the proposed R7X District a C1-5 District bounded by** East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;
- 13. establishing within the proposed R8A District a C1-5 District bounded by:**
 - a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
 - b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue; and

- c. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;

- 14. establishing within the proposed R7A District a C2-5 District bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue;
- 15. establishing within the proposed R7X District a C2-5 District bounded by** East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue; and
- 16. establishing within the proposed R8A District a C2-5 District bounded by:**
 - a. a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue; and
 - b. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue;

partially within the Special Transit Land Use District, partially within the Bella Vista Urban Renewal Area and the Metro North 1 Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated December 16, 2002 and subject to the conditions of CEQR Declaration E-114.

* Note: Refer to related application (N 030233 ZRY) for an amendment to the Zoning Resolution for proposed changes to several sections relating to the establishment of a C4-4D District.

(On March 19, 2003, Cal. No. 3, the Commission scheduled April 2, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 12

CD 11

C 030234(A) ZMM

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 No. 6b:**

1. eliminating from an existing R7-2 District a C1-4 District bounded by:

- a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
- b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
- c. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet westerly of Second Avenue, a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue; and
- e. East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;

2. eliminating from an existing R7-2 District a C2-4 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue; and
- b. East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;

3. changing from an R7-2 District to an R7A District property bounded by:

- a. East 99th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 101st Street and East 102nd Street, and a line 100 feet westerly of Third Avenue;
- b. East 104th Street, a line 100 feet easterly of Third Avenue, East 106th Street, and a line 100 feet westerly of Second Avenue;
- c. East 99th Street, a line 100 feet easterly of Second Avenue, East 106th Street, and a line 100 feet westerly of First Avenue;

- d. East 105th Street, a line 100 feet easterly of Lexington Avenue, East 112th Street, and a line 100 feet westerly of Third Avenue;
- e. East 109th Street, a line 100 feet easterly of Third Avenue, East 112th Street, and a line 100 feet westerly of Second Avenue;
- f. East 111th Street, a line 100 feet easterly of Second Avenue, East 112th Street, and a line 100 feet westerly of First Avenue;
- g. East 108th Street, a line 100 feet easterly of Second Avenue, a line midway between East 109th Street and East 110th Street, and a line 100 feet westerly of First Avenue;
- h. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, East 119th Street, and a line 100 feet westerly of Third Avenue;
- i. East 115th Street, a line 100 feet easterly of Third Avenue, East 122nd Street, and a line 100 feet westerly of Second Avenue;
- j. East 118th Street, a line 100 feet easterly of Second Avenue, East 120th Street, and a line 100 feet westerly of First Avenue; and
- k. East 114th Street, a line 100 feet westerly of Pleasant Avenue, East 120th Street, Pleasant Avenue, East 119th Street, a line 100 feet easterly of Pleasant Avenue, East 116th Street, and Pleasant Avenue;

4. changing from an R7-2 District to an R7B District property bounded by:

- a. a line midway between East 101st Street and East 102nd Street, a line 100 feet easterly of Lexington Avenue, East 105th Street, and a line 100 feet westerly of Third Avenue;
- b. East 115th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), and a line 100 feet westerly of Third Avenue;
- c. East 119th Street, a line 100 feet easterly of Lexington Avenue, East 122nd Street, and a line 100 feet westerly of Third Avenue;
- d. East 115th Street, a line 100 feet easterly of Second Avenue, East 118th Street, and a line 100 feet westerly of First Avenue;
- e. East 114th Street, a line 100 feet easterly of First Avenue, East 120th Street, and a line 100 feet westerly of Pleasant Avenue; and
- f. East 118th Street, a line 100 feet easterly of Pleasant Avenue, East 119th Street, and

a line 355 feet easterly of Pleasant Avenue;

5. **changing from an R7-2 District to an R7X District property bounded by** East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue;
6. **changing from an R7-2 District to an R8A District property bounded by:**
 - a. East 99th Street, a line 100 feet westerly of Third Avenue, East 112th Street, a line 100 feet easterly of Third Avenue, East 109th Street, Third Avenue, East 106th Street, a line 100 feet easterly of Third Avenue, East 104th Street, and Third Avenue;
 - b. East 99th Street, Second Avenue, East 104th Street, a line 100 feet westerly of Second Avenue, East 106th Street, and a line 100 feet easterly of Second Avenue;
 - c. East 99th Street, a line 100 feet westerly of First Avenue, East 106th Street, and First Avenue;
 - d. East 108th Street, Second Avenue, East 109th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue;
 - e. East 108th Street, a line 100 feet westerly of First Avenue, a line midway between East 109th Street and East 110th Street, and First Avenue;
 - f. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue; and
 - g. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;
7. **changing from a C4-4 District to a C4-4D* District property bounded by** East 115th Street, a line 100 feet westerly of Third Avenue, East 122nd Street, and a line 100 feet easterly of Third Avenue;

8. **changing from an M1-4 District to an R7A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet easterly of Second Avenue, East 111th Street, a line 475 feet westerly of First Avenue, East 110th Street, and a line 100 feet westerly of First Avenue;
9. **changing from an M1-4 District to an R8A District property bounded by** a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue;
10. **changing from an M3-2 District to an M1-4 District property bounded by** East 110th Street, a line 475 feet westerly of First Avenue, East 111th Street, and First Avenue;
11. **establishing within the proposed R7A District a C1-5 District bounded by:**
 - a. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Lexington Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Third Avenue;
 - b. a line midway between East 115th Street and East 116th Street (Luis Munoz Marin Boulevard), a line 100 feet easterly of Third Avenue, a line midway between East 116th Street (Luis Munoz Marin Boulevard) and East 117th Street, and a line 100 feet westerly of Second Avenue; and
 - c. a line midway between East 120th Street and East 121st Street, a line 100 feet easterly of Third Avenue, a line midway between East 121st Street and East 122nd Street, and a line 100 feet westerly of Second Avenue;
12. **establishing within the proposed R7X District a C1-5 District bounded by** East 114th Street, First Avenue, East 115th Street, a line 100 feet westerly of First Avenue, East 120th Street, First Avenue, East 117th Street, and a line 100 feet easterly of First Avenue;
13. **establishing within the proposed R8A District a C1-5 District bounded by:**
 - a. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Third Avenue, East 112th Street, and a line 100 feet easterly of Third Avenue;
 - b. a line midway between East 110th Street and East 111th Street, a line 100 feet westerly of Second Avenue, East 112th Street, and a line 100 feet easterly of Second Avenue; and
 - c. East 115th Street, a line 100 feet westerly of Second Avenue, East 122nd Street, Second Avenue, East 120th Street, and a line 100 feet easterly of Second Avenue;
14. **establishing within the proposed R7A District a C2-5 District bounded by** a line

midway between East 109th Street and East 110th Street, a line 100 feet easterly of Lexington Avenue, a line midway between East 110th Street and East 111th Street, and a line 100 feet westerly of Third Avenue;

15. establishing within the proposed R7X District a C2-5 District bounded by East 117th Street, First Avenue, East 120th Street, and a line 100 feet easterly of First Avenue; and

16. establishing within the proposed R8A District a C2-5 District bounded by:

- a. a line midway between East 109th Street and East 110th Street, a line 100 feet westerly of First Avenue, East 110th Street, and First Avenue; and
- b. East 111th Street, a line 100 feet westerly of First Avenue, East 112th Street, and First Avenue;

partially within the Special Transit Land Use District, partially within the Bella Vista Urban Renewal Area and the Metro North 1 Urban Renewal Area, as shown on a diagram (for illustrative purposes only) dated February 13, 2003 and subject to the conditions of CEQR Declaration E-114.

* Note: Refer to related application (N 030233 ZRY) for an amendment to the Zoning Resolution for proposed changes to several sections relating to the establishment of a C4-4D District.

(On March 19, 2003, Cal. No. 4, the Commission scheduled April 2, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

No. 13

Citywide

N 030233 ZRY

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 the establishment of a C4-4D General Commercial District.

Matter in **greystone** is new, to be added;
Matter in *italics* or within # # is defined in Section 12-10;
*** indicates where unchanged text appears in the Zoning Resolution

11-12
Establishment of Districts

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

C4-4A General Commercial District
C4-4D General Commercial District
C4-5 General Commercial District

33-294
Other special provisions along certain district boundaries

C1-6A C1-7A C1-8A C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A **C4-4D** C4-5A C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

In the districts indicated, and in C1 and C2 Districts mapped within R6A, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, the #development# or #enlargement# of a #building#, or portions thereof, within 25 feet of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).

33-432
In other Commercial Districts

SKY EXPOSURE PLANE
IN OTHER COMMERCIAL DISTRICTS

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A **C4-4D** C4-5A C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

- (b) In the districts indicated, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

33-492
Height limitations for narrow buildings or enlargements

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 **C4-4D** C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

In the districts indicated, and in C1 and C2 Districts mapped within R7-2, R7X, R8, R9 and R10 Districts, if the width of the #street wall# of a new #building# or the #enlarged# portion of an existing #building# is 45 feet or less, the provisions of Section 23-692 (Height limitations for narrow buildings or enlargements) shall apply to such new or #enlarged building#.

34-011
Quality Housing Program

In C1 and C2 Districts mapped within #Residence Districts# with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, **C4-4D**, C4-5A, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3X, C6-4A or C6-4X Districts, #residential buildings# shall comply with all of the requirements of Article II, Chapter 8 (Quality Housing Program).

34-112
Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6

In the districts indicated, the applicable #bulk# regulations are the #bulk# regulations for the

#Residence Districts# set forth in the following table:

Districts	Applicable #Residence District#
***	***
C1-7 C4-2F C6-2	R8
C1-7A C4-4D C6-2A	R8A
C1-8 C2-7 C6-3	R9
***	***

35-011
Quality Housing Program

In C1 and C2 Districts mapped within #Residence Districts# with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-4D, C4-5A, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3X, C6-4A or C6-4X Districts, any #residential# portion of a #mixed building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8.

35-23
Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

- (b) In the districts indicated, the #bulk# regulations for #residential# portions of #mixed buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, the height and setback regulations of Sections 23-60 through 23-65, inclusive, shall not apply. In lieu thereof, Section 35-24 shall apply to such #mixed building#.

Applicable #Residence
District#

Applicable #Residence District#	District
***	***

R7X	C4-5X
R8A	C1-7A C4-4D C6-2A
R9A	C1-8A C2-7A C6-3A
***	***

35-24

Special Street Wall Location and Height and Setback Regulations in Certain Districts

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base plane#.

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

(a) Permitted obstructions

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the permitted obstructions set forth in Section 33-42 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction within a required setback area. Such dormer may exceed a maximum base height specified for such district provided that, on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

(b) #Street wall# location

C1-7A C1-8A C1-8X C1-9A C2-7A C2-7X C2-8A C4-4D

(2) In the districts indicated, and in C1 or C2 Districts when mapped within R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other C1 or C2 Districts with a residential equivalent of an R8, R9 or R10 District where the residential portion of a mixed building is developed or enlarged pursuant to the Quality Housing Program, the following street wall location provisions shall apply along wide streets, and along narrow streets within 50 feet of their intersection with a wide street:

- (i) The street wall shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least the minimum base height specified in Table A of this Section for buildings in contextual districts, or Table B for buildings in non-contextual districts or the height of the building, whichever is less. To allow articulation of street walls at the intersection of two street lines, the street wall may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 feet from their intersection.
- (ii) Recesses, not to exceed three feet in depth from the street line, shall be permitted on the ground floor where required to provide access to the building.

Above a height of 12 feet above the base plane, up to 30 percent of the aggregate width of street walls may be recessed beyond the street line, provided any such recesses deeper than 10 feet along a wide street, or 15 feet along a narrow street, are located within an outer court. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two street lines except to articulate the street walls as set forth in paragraph (b)(2)(i) of this Section.

- (iii) For developments that occupy the entire block frontage of a street and provide a continuous sidewalk widening along such street line, the boundary of the sidewalk widening shall be considered to be the street line for the purposes of this Section.

The preceding street wall provisions shall not apply along narrow streets beyond 50 feet of their intersection with a wide street, nor along any street frontage of a zoning lot occupied by existing buildings.

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3X C6-4A C6-4X

(c) Setback regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, all #developments# or #enlargements# shall comply with the following provisions:

- (1) At a height not lower than the minimum base height or higher than the maximum base height specified in Table A of this Section for #buildings# in contextual districts, and Table B for #buildings# in non-contextual districts, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.
- (2) These setback provisions are optional for any building wall that is either located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it in plan would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#. Furthermore, dormers provided in accordance with the provisions of paragraph (a) of this Section may penetrate a required setback area.

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A ~~C4-4D~~ C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-3X C6-4A C6-4X

(e) Additional regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the following additional provisions shall apply to all #developments# or #enlargements#:

TABLE A
HEIGHT AND SETBACK FOR BUILDINGS
IN CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
***	***	***	***
C1 or C2 mapped in R8B	55	60	75
C1 or C2 mapped in R8A C1-7A C4-4D C6-2A	60	85	120
C1 or C2 mapped in R8X	60	85	150
***	***	***	***

36-52
Size and Location of Spaces

C1 C2 C3 C4 C5 C6 C7 C8

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5X C4-6A C4-7A C5-1A C6-2A C6-3A C6-4A C6-4X

(b) Location of parking spaces in certain districts

In the districts indicated, and in C1 and C2 Districts mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A and R10X Districts, #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and any #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront. Where a #zoning lot# is bounded by more than one #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront, this provision need not apply along more than one #street line#.

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.

TABLE C
 HEIGHT AND SETBACK FOR ALL BUILDINGS
 IN MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
***	***	***	***
R8B C1 or C2 mapped within R8B	55	60	75
R8A C1 or C2 mapped within R8A C1-7A C4-4D C6-2A	60	85	120
R8X C1 or C2 mapped within R8X	60	85	150
***	***	***	***

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

Close the hearing.

BOROUGH OF QUEENS

No. 14

CD 14

C 030193 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, **for the disposition of four (4) city-owned properties** pursuant to zoning.

Block	Lot	Address/Location
15728	101	Bay 32 nd Place
16066	50	Thursby Avenue
16103	84	322 Beach 84 Street
16166	486	Beach 116 Street

(On March 19, 2003, Cal. No. 6, the Commission scheduled April 2, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

CITYWIDE

No. 15

Draft Ten-Year Capital Strategy

PUBLIC HEARING:

Pursuant to Section 234 of the New York City Charter, the Draft Ten-Year Capital Strategy, Fiscal Years 2004-2013, was issued jointly by the Office of Management and Budget and the Department of City Planning on January 28, 2003. After a public comment period, it will be issued in final form by the Mayor. Issued every two years, the strategy proposes capital commitments to be made during the ensuing ten years, by program category and agency.

Copies of the draft strategy may be obtained at the Department of City Planning Bookstore, 22 Reade Street, New York, NY 10007-1216, telephone 212-720-3667.

(On March 19, 2003, Supplemental Calendar No. 1, the Commission scheduled April 2, 2003 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF BROOKLYN

No. 16

CD 2

C 020572 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 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. On March 5, 2003, Cal. No. 7, the hearing was closed.)

For consideration.

No. 17

CD 5

C 030137 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 **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. On March 5, 2003, Cal. No. 8, the hearing was closed.)

For consideration.

Nos. 18 and 19

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

No. 18

CD 6

C 030194 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. 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 4th 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. On March 5, 2003, Cal. No. 9, the hearing was closed.)

For consideration.

No. 19

CD 6

C 030194(A) ZMK

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 4th 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. On March 5, 2003, Cal. No. 10, the hearing was closed.)

For consideration.

*(Report pursuant to Section 3020.8(b)
of the City Charter concerning the landmark designation
of the (Former) Childs Restaurant)*

No. 20

CD 13

N 030332 HHK

IN THE MATTER OF a communication dated February 10, 2003 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the (Former) Childs Restaurant, 2101 Boardwalk (aka 3052-3078 West 21st Street), by the Landmarks Preservation Commission on February 4, 2003 (List No. 344/LP-2106).

For consideration.

BOROUGH OF MANHATTAN

No. 21

CD 2

C 030139 ZSM

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. On March 5, 2003, Cal. No. 12, the hearing was closed.)

For consideration.

No. 22

CD 1

N 030339 PXM

IN THE MATTER OF a Notice of Intent to Acquire Office Space submitted by the Teachers' Retirement System, pursuant to Section 195 of the New York City Charter for **use of property located at 55 Water Street** (Block 32, Lot 1).

(On March 5, 2003, the Commission duly advertised March 19, 2003 for a public hearing. On March 19, 2003, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 23

CD 1

N 030147 ZAR

IN THE MATTER OF an application submitted by Lynda Ricciardone **for the grant of an authorization** pursuant to Section 119-311 of the Zoning Resolution involving development and site alteration on a zoning lot having a slope of 25% or more, **to allow the construction of a two level wood deck on one zoning lot on a property located at 43 Penbroke Avenue (Block 101, Lot 706) in an R1-2 district within the Special Hillside Preservation District.**

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.

No. 24

CD 3

N 020683 RAR

IN THE MATTER of an application submitted by Nicholas Ciarcia **for grant of authorization** pursuant to Section 107-65 for the modification of existing topography and **for grant of certifications** pursuant to Sections 107-08, 107-22, and 107-123 for future subdivision, lots with Designated Open Space/DOS, and public school seats **to allow construction of 2 two-family detached homes and 1 one-family home on 4 zoning lots at Ciarcia Court and Hanover Avenue (Block 6708, Lots 41, 43, 45, 47) within the Special South Richmond Development District.**

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

For consideration.

BOROUGHES OF MANHATTAN AND STATEN ISLAND

No. 25

CD 1 - Manhattan

C 030186 PPY

CD 1 - Staten Island

IN THE MATTER OF an application submitted by the Department of Transportation, pursuant to Section 197-c of the New York City Charter, **for the disposition of 2 City-owned properties located at the St. George Ferry Terminal (Block 2, Lot 1), Staten Island, and the Whitehall Ferry Terminal (Block 2, Lot 1), Manhattan.**

(On February 5, 2003, Cal. No. 4, the Commission scheduled February 19, 2003 for a public hearing. On February 19, 2003, Cal. No. 9, the hearing was closed. On March 19, 2003, Cal. No. 17, the item was laid over.)

For consideration.
