

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 27, 2005
10:00 A.M. SPECTOR HALL
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer
22 Reade Street, Room 2E
New York, New York 10007-1216
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 030276 ZMK	4	SPENCER STREET/DEKALB AVENUE REZONING	Scheduled to be Heard 8/10/05
2	C 050393 ZMK	13	OCEAN DREAMS	" "
3	C 050425 HAM	10	CORNERSTONE SITE 5	" "
4	C 050482 ZMQ	7	COLLEGE POINT REZONING	" "
5	C 050511 ZMQ	14	FAR ROCKAWAY & MOTT CREEK REZONING	" "
6	C 050453 ZMR	1	STATEN ISLAND COMMERCIAL OVERLALY REZONINGS	" "
7	C 050454 ZMR	2	" "	" "
8	C 050455 ZMR	3	" "	" "
9	C 030399 ZSR	3	" "	" "
10	C 050305 HAK	16	ANCHOR BROADWAY/SITE 8	Favorable Report Adopted
11	N 050514 HKK	1	SMITH GRAY & COMPANY BUILDING	Forward Report to City Council
12	C 050027 PQK	1	BROOKLYN NORTH DISTRICT 3 SANITATION GARAGE	Laid Over
13	C 050383 HAK	5	PSCH DEWITT RESIDENCE	Favorable Report Adopted
14	C 040473 ZSM	4	155 WEST 21 ST STREET	" "
15	C 050376 ZMM	11	ALL SAINTS HOUSING	" "
16	C 050377 HAM	11	" "	" "
17	N 050417 ZRM	1	BATTERY PARK CITY TEXT	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:														
		In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Amanda M. Burden, AICP, Chair	P	Y	Y		Y	Y	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	Y	Y	Y	Y	
Angela M. Battaglia	P	Y	Y	L	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Irwin Cantor, P.E.	P	Y	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Angela R. Cavaluzzi, R.A.	P	Y	Y	I	Y	Y	Y	Y	Y	Y	R	R	R	Y	Y	
Alfred C Cerullo, III	P	Y	Y	D	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Richard W. Eaddy	P	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Jane D. Gol	P	Y	Y	O	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Lisa Gomez	P	Y	Y	V	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Christopher Kui	P	Y	Y	E	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
John Merolo	P	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Karen A. Phillips	P	Y	Y		Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Dolly Williams, Commissioners	P	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

MEETING ADJOURNED AT: 12:48 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, JULY 27, 2005

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. 17]

Prepared by Yvette V. Gruel, Calendar Officer

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

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

NOTICE--CALENDARS: City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site (www.nyc.gov/planning). The availability of these documents on-line will occur earlier than the current printed documents.

If you wish to be notified of the web site availability of calendars and disposition sheets, please send your name, organization and E-mail address to the address listed below. Any individual or organization that would like to receive paper copies of the aforementioned documents will be able to do so at a fee of \$120.00 annually. Please have the certified check made out to the **City of New York -- Department of City Planning** to the attention of the Calendar Information Office, 22 Reade Street, Room 2E, New York, New York 10007-1216.

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

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

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

**B
CITY PLANNING COMMISSION**

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

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

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

ORDER OF BUSINESS

WEDNESDAY, JULY 27, 2005

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	18
III. Public Hearings	35
IV Schedule Of Meetings: July 1, 2005 - December 31, 2005.....	42

**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 August 10, 2005 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearing" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in support of the proposal and those speaking in opposition.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit a written statement and/or other documents please submit 20 sets of each.

Anyone wishing to present facts or to inform the Commission of their view on an item in this calendar, but who cannot or does not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION
Calendar Information Office - Room 2E
22 Reade Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office at the above address.)

Subject _____

Date of Hearing _____ Calendar No. _____

Borough _____ Identification No.: _____ CB No.: _____

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JULY 27, 2005

APPROVAL OF MINUTES OF Regular Meeting of July 13, 2005

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 10, 2005
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

SPENCER STREET/DEKALB AVENUERE REZONING

CD 4

C 030276 ZMK

IN THE MATTER OF an application submitted by Middleland, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 17a changing from an M1-5 District to an R6 District property bounded by a line 50 feet easterly of Spencer Street, a line 100 feet northerly of De Kalb Avenue, Spencer Street, a line 133 feet northerly of De Kalb Avenue, a line midway between Spencer Street and Walworth Street, a line 108 feet northerly of De Kalb Avenue, Walworth Street, De Kalb Avenue**, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

No. 2

OCEAN DREAMS

CD 13

C 050393 ZMK

IN THE MATTER OF an application submitted by the Ocean Dreams LLC, pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map**, Section Nos. 28b and 28d, **changing from an R5 District to an R6A** District property bounded by Surf Avenue, West 35th Street, the northerly boundary line of Coney Island Beach, and West 37th Street, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

BOROUGH OF MANHATTAN

No. 3

CORNERSTONE SITE 5

CD 10

C 050425 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 108 West 138th Street (Block 2006, Lot 40); 103, 109 and 113 West 138th Street (Block 2007, Lots 22, 24 and 27), and 2373 Adam C. Powell Jr. Blvd. (Block 2007, Lot 62) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of 108 West 138th Street (Block 2006, Lot 40); 109 West 138th Street (Block 2007, Lot 24) and 2373 Adam C. Powell Jr. Boulevard (Block 2007, Lot 62) to a developer selected by HPD;

to facilitate development within five buildings of 40 residential units and retail use, to be developed under HPD's Cornerstone Program.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

BOROUGH OF QUEENS

No. 4

COLLEGE POINT REZONING

CD 7

C 050482 ZMQ

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. 7b and 10a:**

- 1. eliminating from an existing R4 District a C1-2 District bounded by** 14th Avenue, College Point Boulevard, 14th Avenue, a line midway between College Point Boulevard and 123rd Street, 20th Avenue, a line midway between 121st Street and College Point Boulevard, 18th Avenue, 121st Street, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly and easterly boundary line of a park and its northerly prolongation;
- 2. eliminating from an existing R4 District a C2-2 District bounded by:**
 - a.** a line 150 feet northerly of 18th Avenue, 126th Street, a line 150 feet southerly of 18th Avenue, and a line midway between College Point Boulevard and 123rd Street; and
 - b.** 20th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 23rd Avenue, and a line midway between 121st Street and College Point Boulevard;
- 3. changing from an R3A District to an R2A District property bounded by** 8th Avenue, 119th Street, a line 100 feet northerly of 9th Avenue, College Place, College Point Boulevard, a line 100 feet northerly of 14th Avenue, 121st Street, a line 100 feet southerly of 12th Avenue, 119th Street, a line 200 feet southerly of 12th Avenue, 117th

Street, a line 80 feet southerly of 10th Avenue, 115th Street, 9th Avenue, and 117th Street;

4. **changing from an R3X District to an R2A District property bounded by** a line 100 feet southerly of 23rd Avenue, 128th Street, a line 200 feet southerly of 23rd Avenue, a line 100 feet westerly of 130th Street, 25th Avenue, a line midway between 125th Street and 126th Street, a line 370 feet southerly of 23rd Avenue, a line midway between 126th Street and 127th Street, a line 205 feet southerly of 23rd Street, and 127th Street;

5. **changing from an R3-2 District to an R2A District property bounded by** a line 100 feet northerly of 5th Avenue, a line 100 feet easterly of 127th Street, a line 150 feet northerly of 6th Avenue, 128th Street and its northerly centerline prolongation, 6th Avenue and its easterly centerline prolongation, a line midway between 129th Street and 130th Street and its northerly prolongation, 9th Avenue, 126th Street, a line 100 feet northerly of 9th Avenue, a line midway between College Point Boulevard and 123rd Street, a line 100 feet southerly of 7th Avenue, 125th Street, 7th Avenue, and a line midway between 126th Street and 127th Street;

6. **changing from an R4 District to an R2A District property bounded by:**
 - a. a line 100 feet southeasterly of Poppenhusen Avenue, 117th Street, 9th Avenue, 115th Street, a line 220 feet northerly of 9th Avenue, and a line midway between 115th Street and 117th Street;

 - b. 12th Avenue, 117th Street, a line 100 feet northerly of 14th Avenue, a line midway between 116th Street and 117th Street, 14th Avenue, and 116th Street;

 - c. 9th Avenue and its westerly centerline prolongation, a westerly boundary line of Powell's Cove Park, a line 100 feet southerly of 9th Avenue and its westerly prolongation, and 128th Street;

 - d. a line 100 feet southerly of 23rd Avenue, a line 100 feet westerly of 130th Street, a line 200 feet southerly of 23rd Avenue, and 128th Street; and

 - e. 25th Avenue, the southerly prolongation of a line midway between 127th Street and 128th Street, a line 100 feet southerly of 25th Avenue, and 125th Street;

7. **changing from an R4-1 District to an R2A District property bounded by:**
- a. a line 100 feet southerly of 12th Avenue, 121st Street, a line 100 feet northerly of 14th Avenue, a line 125 feet easterly of 120th Street, a line 200 feet southerly of 12th Avenue, and 119th Street;
 - b. a line 100 feet southerly of 23rd Avenue, 127th Street, a line 205 feet southerly of 23rd Avenue, and a line midway between 126th Street and 127th Street; and
 - c. a line 100 feet northerly of 25th Avenue, a line midway between 125th Street and 126th Street, 25th Avenue, and 125th Street;
8. **changing from an R3-2 District to an R3A District property bounded by** Powell's Cove Boulevard, 126th Street, a line 300 feet northerly of 5th Avenue, a line midway between 126th Street and 127th Street, 7th Avenue, 125th Street, a line 100 feet southerly of 7th Avenue, a line midway between College Point Boulevard and 123rd Street, a line 100 feet northerly of 9th Avenue, College Point Boulevard, a line 125 feet northerly of 6th Avenue, a line midway between College Point Boulevard and 123rd Street and its northerly prolongation, and Lax Avenue;
9. **changing from an R4 District to an R3A District property bounded by** Poppenhusen Avenue, College Place, a line 125 feet northerly of 6th Avenue, College Point Boulevard, a line 100 feet northerly of 9th Avenue, College Place, 8th Avenue, a line 100 feet northeasterly of 119th Street, 7th Avenue, and 119th Street;
10. **changing from an R3-2 District to an R3-1 District property bounded by** the westerly centerline prolongation of 5th Avenue, the westerly boundary line of Powell's Cove Park, 9th Avenue and its easterly centerline prolongation, a line midway between 129th Street and 130th Street and its northerly prolongation, and 6th Avenue;
11. **changing from an R4-1 District to an R4 District property bounded by:**
- a. 25th Road, 124th Street, a line 100 feet southerly of 25th Road, and 123rd Street; and
 - b. a line 100 feet northerly of 26th Avenue, a line midway between 125th Street and 126th Street, 26th Avenue, and a line midway between 124th Street and 125th Street;

12. **changing from an R3-2 District to an R4A District property bounded by** a line 100 feet northerly of 9th Avenue, 126th Street, 9th Avenue, and College Point Boulevard;
13. **changing from an R4 District to an R4A District property bounded by:**
- a. a line 100 feet northerly of 9th Avenue, College Point Boulevard, 9th Avenue, 126th Street, a line 100 feet southerly of 9th Avenue, a line midway between 124th Street and 125th Street, 11th Avenue, a line midway between 130th Street and 131st Street, 14th Avenue, 132nd Street, 15th Avenue, 130th Street, 14th Avenue, 126th Street, 20th Avenue, 127th Street, 22nd Avenue, a line midway between College Point Boulevard and 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, 123rd Street, 14th Avenue, College Point Boulevard, and College Place;
 - b. 14th Avenue, 119th Street, a line 100 feet southerly of 14th Avenue, 121st Street, the southerly boundary line of a park and its westerly prolongation, a line 100 feet westerly of College Point Boulevard, 14th Road, a line midway between 121st Street and College Point Boulevard, 25th Avenue, 120th Street, 23rd Avenue, 119th Street, a line 100 feet southerly of 15th Avenue, 120th Street, 14th Road, and a line midway between 117th Street and 118th Street; and
 - c. a line 100 feet southerly of 25th Avenue, the southerly prolongation of a line midway between 127th Street and 128th Street, 25th Avenue, the center line of former 128th Street, the centerline of former 25th Road, 127th Street, a line 100 feet southerly of 25th Road, and a line midway between 125th Street and 126th Street;
14. **changing from an R4-1 District to an R4A District property bounded by:**
- a. 22nd Avenue, a line midway between 127th Street and 128th Street, 23rd Avenue, 126th Street, a line 370 feet southerly of 23rd Avenue, a line midway

between 125th Street and 126th Street, a line 100 feet northerly of 25th Avenue, 125th Street, 25th Avenue, and a line 100 feet westerly of 123rd Street; and

- b. 25th Road, 123rd Street, a line 100 feet southerly of 25th Road, 124th Street, 25th Road, a line midway between 125th Street and 126th Street, a line 100 feet northerly of 26th Avenue, a line midway between 124th Street and 125th Street, 26th Avenue, a line 130 feet easterly of 124th Street, a line 100 feet southerly of 26th Avenue, and a line 100 feet westerly of 123rd Street;
15. **changing from an M1-1 District to an R4A District property bounded by:**
- a. 11th Avenue, 131st Street, a line 200 feet southerly of 11th Avenue, and a line midway between 130th Street and 131st Street; and
 - b. 14th Road, 119th Street, a line 100 feet southerly of 14th Road, and 118th Street;
16. **changing from an R3A District to an R4-1 District property bounded by** a line 100 feet northerly of 14th Avenue, College Point Boulevard, 14th Avenue, and 121st Street;
17. **changing from an R3-2 District to an R4-1 District property bounded by** Lax Avenue, a line midway between College Point Boulevard and 123rd Street and its northerly prolongation, a line 125 feet northerly of 6th Avenue, and College Point Boulevard;
18. **changing from an R4 District to an R4-1 District property bounded by:**
- a. 5th Avenue, Lax Avenue, College Point Boulevard, a line 125 feet northerly of 6th Avenue, and College Point Boulevard;
 - b. 9th Avenue, 128th Street, a line 100 feet southerly of 9th Avenue and its easterly prolongation, a westerly and southerly boundary line of Powell's Cove Park, the northerly centerline prolongation of 131st Street, 11th Avenue, a line midway between 124th Street and 125th Street, a line 100 feet southerly of 9th Avenue, and 126th Street;

- c. a line 80 feet southerly of 10th Avenue, 117th Street, 12th Avenue, 116th Street, 14th Avenue, a line midway between 116th Street and 117th Street, a line 100 feet northerly of 14th Avenue, 117th Street, a line 200 feet southerly of 12th Avenue, 119th Street, a line 100 feet northerly of 14th Avenue, 120th Street, 14th Avenue, College Point Boulevard, the southerly boundary line of a park and its easterly and westerly prolongations, 121st Street, a line 100 feet southerly of 14th Avenue, 119th Street, 14th Avenue, a line midway between 117th Street and 118th Street, 14th Road, 114th Street, 14th Avenue, and 115th Street;
 - d. 14th Road, 112th Street, 15th Avenue, and 110th Street; and
 - e. 22nd Avenue, 129th Street, a line 100 feet southerly of 22nd Avenue, a line midway between 128th Street and 129th Street, a line 50 feet northerly of 23rd Avenue, 129th Street, 23rd Avenue, 130th Street, 25th Avenue, a line 100 feet westerly of 130th Street, a line 100 feet southerly of 23rd Avenue, and a line midway between 127th Street and 128th Street;
19. **changing from an M1-1 District to an R4-1 District property bounded by** 14th Avenue, 114th Street, 15th Avenue, 112th Street, 14th Road, and 113th Street;
20. **changing from an M2-1 District to an R4-1 District property bounded by** 14th Avenue, 112th Street, a line 100 feet southerly of 14th Avenue, a line midway between 111th Street and 112th Street, 14th Road, 110th Street, a line 200 feet northerly of 14th Road, and 111th Street;
21. **changing from an R4 District to an R5B District property bounded by:**
- a. 14th Avenue, 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, a line midway between College Point Boulevard and 123rd Street, 22nd Avenue, College Point Boulevard, 25th Avenue, a line midway between 121st Street and College Point Boulevard, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and

its easterly prolongation, and College Point Boulevard; and

- b. 25th Road, College Point Boulevard, 28th Avenue, a line perpendicular to the northerly street line of 28th Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of 28th Avenue and the southwesterly street line of College Point Boulevard, a line midway between 27th Avenue and 28th Avenue, a line perpendicular to the southerly street line of 27th Avenue distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 27th Avenue and the southwesterly street line of College Point Boulevard, 27th Avenue, and a line 100 feet westerly of College Point Boulevard (between Graham Court and 26th Avenue) and its northerly and southerly prolongations;
22. **changing from an M2-1 District to an M1-2 District property bounded by** a line 100 feet southerly of 14th Avenue, 112th Street, 14th Road, and a line midway between 111th Street and 112th Street;
 23. **establishing within a proposed R4A District a C1-3 District** bounded by 14th Road, a line midway between 121st Street and College Point Boulevard, 18th Avenue, and 121st Street;
 24. **establishing within a proposed R5B District a C1-3 District** bounded by 14th Avenue, 123rd Street, a line perpendicular to the westerly street line of 123rd Street distant 100 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of 123rd Street and the southeasterly street line of 15th Avenue, a line midway between College Point Boulevard and 123rd Street, 20th Avenue, a line midway between 121st Street and College Point Boulevard, 14th Road, a line 100 feet westerly of College Point Boulevard, the southerly boundary line of a park and its easterly prolongation, and College Point Boulevard;
 25. **establishing within a proposed R4A District a C2-3 District** bounded by a line 100 feet northerly of 18th Avenue, 125th Street, a line 100 feet southerly of 18th Avenue, and a line midway between College Point Boulevard and 123rd Street; and
 26. **establishing within a proposed R5B district a C2-3 District** bounded by 20th Avenue, a line midway between College Point Boulevard and

123rd Street, 22nd Avenue, College Point Boulevard, 23rd Avenue, and a line midway between 121st Street and College Point Boulevard;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated June 20, 2005, and subject to the conditions of CEQR Declaration E-148.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

No. 5

FAR ROCKAWAY & MOTT CREEK REZONING

CD 14

C 050511 ZMQ

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. 31a:**

1. **changing from an R5 District to an R3X District property bounded by Seagirt Boulevard, the boundary line of the City of New York, the northerly boundary line of a Public Beach, and Beach 4th Street;**
2. **changing from an R5 District to an R4A District property bounded by Seagirt Boulevard, Beach 4th Street, the northerly boundary line of a Public Beach, and Beach 6th Street and its northerly centerline prolongation;**
3. **changing from an R3-1 District to an R4-1 District property bounded by Hicksville Road, Reads Lane, a line 100 feet southeasterly of Hicksville Road, the boundary line of the City of New York, Seagrit Boulevard, and Beach 9th Street; and**
4. **changing from an R5 District to an R4-1 District property bounded by Seagirt Boulevard, the northerly centerline prolongation of Beach 6th Street, Seagirt Avenue, and Beach 9th Street;**

as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

BOROUGH OF STATEN ISLAND

Nos. 6, 7 & 8

No. 6

STATEN ISLAND COMMERCIAL OVERLAY REZONINGS

CD 1

C 050453 ZMR

IN THE MATTER OF an application submitted by the New York City 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. 20c, 20d, 21a, 21b, 21c and 21d:**

- 1. eliminating from an existing R3A District a C1-3 District (diagram 1 of 13) bounded by** a line 100 feet southerly of Grove Avenue, Maple Avenue, a line 150 feet southerly of Grove Avenue, and Faber Street;
- 2. eliminating from an existing R3A District a C1-2 District (diagram 2 of 13) bounded by:**
 - a.** Post Avenue, the southwesterly centerline prolongation of Park Avenue, a line midway between Albion Place and Post Avenue, a line 120 feet northwesterly of Heberton Avenue, Post Avenue, a line 120 feet northwesterly of Heberton Avenue, a line midway between Post Avenue and Palmer Avenue, and a line 100 feet southeasterly of Port Richmond Avenue; and
 - b.** Post Avenue, the southwesterly centerline prolongation of Simonson Avenue, a line midway between Post Avenue and Palmer Avenue, and a line 50 feet southeasterly of Decker Avenue;
- 3. eliminating from an existing R3A District a C2-1 District (diagram 2 of 13) bounded by:**
 - a.** Post Avenue, a line 25 feet northwesterly of Cortlandt Street, a line midway between Post Avenue and Palmer Avenue, and the southwesterly centerline prolongation of Simonson Avenue; and
 - b.** Hurst Street, Dubois Avenue, a line 150 feet southerly of Post Avenue, a line 100 feet westerly of Dubois Avenue, a line 200 feet southwesterly of Hurst Street, and Jewett Avenue;
- 4. eliminating from an existing R2 District a C1-1 District (diagram 3 of 13) bounded by** a line 100 feet southerly of Castleton Avenue, Bard Avenue, a line 200 feet southerly of Castleton Avenue, and North Mada Avenue;

5. **eliminating from an existing R3X District a C1-1 District (diagram 3 of 13) bounded by:**
 - a. a line 200 feet northerly of Castleton Avenue, Davis Avenue, a line 100 feet northerly of Castleton Avenue, and Bement Avenue;
 - b. a line 100 feet southerly of Castleton Avenue, North Mada Avenue, a line 200 feet southerly of Castleton Avenue, and Bement Avenue; and
 - c. a line 100 feet southerly of Castleton Avenue, a line midway between Hoyt Avenue and Bard Avenue, a line 200 feet southerly of Castleton Avenue, and Bard Avenue;
6. **eliminating from an existing R2 District a C1-2 District (diagram 3 of 13) bounded by** a line 110 feet northerly of Alban Street, a line 150 feet easterly of Davis Avenue, Alban Street, and a line 125 feet easterly of Davis Avenue;
7. **eliminating from an existing R3X District a C1-2 District (diagram 3 of 13) bounded by** Henderson Avenue, a line 150 feet easterly of Davis Avenue, a line 110 feet northerly of Alban Street, a line 125 feet easterly of Davis Avenue, Alban Street, Davis Avenue, a line 125 feet northerly of Alban Street, and a line 100 feet easterly of Davis Avenue (straight line portion);
8. **eliminating from an existing R3X District a C1-2 District (diagram 4 of 13) bounded by** West Buchanan Street, a line 150 feet easterly of Lafayette Avenue, Cassidy Place, and Lafayette Avenue;
9. **eliminating from an existing R3A District a C2-2 District (diagram 5 of 13) bounded by** Richmond Terrace, a line 40 feet northwesterly of Nicholas Street, a line 100 feet southerly of Richmond Terrace, and a line 150 feet northwesterly of Nicholas Street;
10. **eliminating from an existing R3A District a C2-1 District (diagram 6 of 13) bounded by** the northwesterly centerline prolongation of Seymour Avenue, Port Richmond Avenue, a line 150 feet northerly of Port Richmond Avenue, and Van Riper Street and its northerly centerline prolongation;
11. **eliminating from an existing R3X District a C2-1 District (diagram 7 of 13) bounded by** a perpendicular to the westerly street line of Jewett Avenue distant 225 feet northerly from the point of intersection of the westerly street line of Jewett Avenue and the northeasterly street line of Veltman Avenue, Jewett Avenue, Veltman Avenue, a line 150 feet southeasterly of Ordell Avenue, and a line 100 feet westerly of Jewett Avenue;
12. **eliminating from an existing R2 District a C1-2 District (diagram 8 of 13) bounded by** a line 150 feet northerly of Forest Avenue, Walbroke Avenue, a line 100 feet northerly of Forest Avenue, and Kissel Avenue;

13. **eliminating from an existing R3X District a C1-1 District (diagram 8 of 13) bounded by:**
- a. a line 200 feet northerly of Forest Avenue, Pelton Avenue, a line 100 feet northerly of Forest Avenue, and Bement Avenue;
 - b. a line 200 feet northerly of Forest Avenue, Bard Avenue, a line 125 feet northerly of Forest Avenue, and North Mada Avenue;
 - c. a line 200 feet northerly of Forest Avenue, Kissel Avenue, a line 100 feet northerly of Forest Avenue, and Hoyt Avenue; and
 - d. a line 100 feet southerly of Forest Avenue, Bard Avenue, Forest Avenue, City Boulevard, a line 100 feet southerly of Forest Avenue, Metropolitan Avenue, Dana Street, City Boulevard, a line 200 feet southerly of Forest Avenue, and Bement Avenue;
14. **eliminating from an existing R3X District a C1-2 District (diagram 8 of 13) bounded by** a line 100 feet southerly of Forest Avenue, Oakwood Avenue, and a line 150 feet southerly of Forest Avenue, and Metropolitan Avenue;
15. **eliminating from an existing R3X District a C1-1 District (diagram 9 of 13) bounded by:**
- a. a line 100 feet southerly of Watchogue Road, Cheves Avenue, Ruth Street and its easterly centerline prolongation, and Livermore Avenue; and
 - b. a line midway between Leonard Avenue and Waters Avenue, Jewett Avenue, Waters Avenue, and the northerly prolongation of the easterly street line of Dakota Place;
16. **eliminating from an existing R3X District a C1-2 District (diagram 9 of 13) bounded by** Watchogue Road, a line 200 feet northwesterly of the northwesterly street line of Frederick Street, a line 150 feet southwesterly of Watchogue Road, and a line 300 feet northwesterly of the northwesterly street line of Frederick Street;
17. **eliminating from an existing R2 District a C1-2 District (diagram 10 of 13) bounded by** Drake Avenue, a line 150 feet easterly of Manor Road, Rice Avenue, a line 100 feet easterly of Manor Road, Utter Avenue, Manor Road, a line 100 feet southerly of Drake Avenue, and a line 100 feet easterly of Manor Road;
18. **eliminating from an existing R3X District a C1-2 District (diagram 10 of 13) bounded by** College Avenue, Manor Road, Maine Avenue, a line 100 feet westerly of Manor Road, Merriman Avenue, a line 150 feet westerly of Manor Road, Maine Avenue, and Delaware Place;

19. **eliminating from an existing R3-1 District a C1-1 District (diagram 11 of 13) bounded by** a line 200 feet northerly of Victory Boulevard, Hodges Place, a line 100 feet northerly of Victory Boulevard, and a line 110 feet westerly of Winthrop Place;
20. **eliminating from an existing R2 District a C2-1 District (diagram 12 of 13) bounded by** Victory Boulevard, Seneca Avenue, a line 150 feet southeasterly of Victory Boulevard, and Logan Avenue; and
21. **eliminating from an existing R3A District a C1-1 District (diagram 13 of 13) bounded by:**
 - a. St. Mary's Avenue, a line 150 feet southwesterly of Tompkins Avenue, Hylan Boulevard, Vaughan Street, Clifton Avenue, and a line 200 feet southwesterly of Tompkins Avenue; and
 - b. St. Mary's Avenue, a line 200 feet northeasterly of Tompkins Avenue, Clifton Avenue, and a line 135 feet northeasterly of Tompkins Avenue;

partially within the Special Hillside Preservation District, as shown on diagrams 1 through 13 (for illustrative purposes only) dated May 23, 2005.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

No. 7

CD 2

C 050454 ZMR

IN THE MATTER OF an application submitted by the New York City 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. 27a and 27b:**

1. **eliminating from an existing R3-1 District (diagram 1 of 4) bounded by:**
 - a. Willowbrook Road, a line 120 feet westerly of Bradley Avenue, a line 200 Feet southerly of Willowbrook Road, and Roosevelt Avenue; and
 - b. Bradley Avenue, a line 120 Feet southerly of Holden Boulevard, a line 115 Feet easterly of Bradley Avenue, a line 60 feet southerly of Holden Boulevard, Wellbrook Avenue, and a line 200 feet southerly of Holden Boulevard;

2. **eliminating from an existing R3-1 District a C1-1 District (diagram 2 of 4) bounded by** Colfax Avenue, a line 200 feet southeasterly of Richmond Road, Lincoln Avenue, and a line 150 feet southeasterly of Richmond Road;
3. **eliminating from an existing R1-2 District a C1-1 District (diagram 3 of 4) Bounded by** the northwesterly street line prolongation of Garretson Avenue, a Line 310 feet northerly of Four Corners Road, and a line 200 feet westerly of Richmond Road; and
4. **eliminating from an existing R3-1 District a C2-1 District (diagram 4 of 4) Bounded by** 4t street, a line 50 feet southwesterly of Rose Avenue, a line 75 Feet northwesterly of New Dorp Plaza, and a line 100 feet northeasterly of Ross Avenue;

Partially within a Special Natural Area District (NA-1), as shown on diagrams 1 through 4 (for illustrative purposes only) dated May 23, 2005.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

No. 8

CD 3

C 050455 ZMR

IN THE MATTER OF an application submitted by the New York City 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. 33b, 33c and 35a:**

1. **eliminating from an existing R3A District a C2-1 District (diagram 1 of bounded by:**
 - a. a centerline of the New York City Railroad Right-of-Way (SIRTOA), a line 75 feet southwesterly of Tracy Avenue, Arthur Kill Road, a line 220 feet northeasterly of Johnson Avenue, a line 180 feet northwesterly of Arthur Kill Road, Johnson Avenue, Arthur Kill Road, a line 145 feet northeasterly of Main Street, a line 180 feet northwesterly of Arthur Kill Road, Main Street, Utah Street, and Johnson Avenue and its northwesterly centerline prolongation;
 - b. Arthur Kill Road, Main Street, a line 100 feet southeasterly of Arthur Kill Road, a line midway between Main Street and Tyrrell Street and its southeasterly prolongation, the centerline of former Betty Place, the centerline of former Chelsea Street, a line 300 feet northwesterly of Craig Avenue, Main Street, a line 370 feet southeasterly of Arthur Kill Road, and a line 200 feet southwesterly of Main Street;

- c. a line 150 feet northwesterly of Amboy Road, a line 70 feet southwesterly of Johnson Avenue, Amboy Road, Brighton Street, a line 150 feet southeasterly of Amboy Road, Chelsea Street, and the centerline of former Chelsea Street;
 - d. Amboy Road, Main Street, a line 150 feet southeasterly of Amboy Road, and Swinnerton Street; and
 - e. Amboy Road, Sleigh Avenue, a line 150 feet southeasterly of Amboy Road, and Yetman Avenue;
2. **eliminating from an existing R3A District a C1-1 District (diagram 1 of 3) bounded by:**
- a. a line 200 feet northwesterly of Amboy Road, Wood Avenue, Amboy Road and Lee Avenue;and
 - b. a line 200 feet northwesterly of Amboy Road, Brehaut Avenue, a line 125 feet northwesterly of Amboy Road, Barnard Avenue, Amboy Road, a line 200 feet southwesterly of Brehaut Avenue, the northerly street line of former DeWitt Street and its southwesterly prolongation, Sprague Avenue, a line 200 feet southeasterly of Amboy Road, a line 470 feet northeasterly of Sleigh Avenue, Amboy Road, and Fisher Avenue;
3. **eliminating from an R3X District a C1-1 District (diagram 2 of 3) bounded by** a line 150 feet southerly of Amboy Road, Sharrott Avenue, Penton Street, a line 100 feet westerly of Sharrott Avenue, a line 200 feet southerly of Penton Street, Sharrott Avenue, Bedell Street, Gilbert Place, Penton Street, and a line 175 feet southeasterly of Amboy Road;
4. **eliminating from an existing R3A District a C1-1 District (diagram 3 of 3) bounded by** Driggs Street, a line 100 feet southwesterly of Nelson Avenue, a line 100 feet northwesterly of Hylan Boulevard, and a line 200 feet southwesterly of Nelson Avenue; and
5. **eliminating from an existing R3-1 District a C1-1 District (diagram 3 of 3) bounded by:**
- a. a line 125 feet southeasterly of Florence Street, a line midway between Tarlee Place and Nelson Avenue, a line 175 feet northwesterly of Hylan Boulevard, and a line 15 feet northeasterly of Nelson Avenue; and
 - b. a line 120 feet southeasterly of Hylan Boulevard, Nelson Avenue, Sweetwater Avenue, and Wiman Avenue;

within the Special South Richmond Development District, as shown on diagrams 1 through 4 (for illustrative purposes only) dated May 23, 2005.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

No. 9

VETERANS ROAD SHOPPING CENTER

CD 3

C 030399ZSR

IN THE MATTER OF an application submitted by Guido Passarelli 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 development of certain large retail establishments (Use Group 6 and 10A) with no limitation on floor area on property bounded by Veterans Road West, Tyrellan Avenue, Richmond Parkway and West Shore Parkway** (Block 7511, Lots 1, 19, 21, 23 & 30 {Tentative Lot 1}), in an M1-1 District, within the Special South Richmond Development District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Resolution for adoption scheduling August 10, 2005 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 10

ANCHOR BROADWAY/SITE 8

CD 16

C 050305 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 768 and 770 Decatur Street (Block 1507, Lots 32 and 33) and 1696, 1698, 1700, 1708 and 1712 Broadway (Block 1507, Lots 35-37, 39 and 41) 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 new retail development, tentatively known as Anchor - Broadway Site 8, under the Department of Housing, Preservation and Development's ANCHOR (Alliance for Neighborhood Commerce, Homeownership and Revitalization) Program.

(On June 8, 2005, Cal. No. 1, the Commission scheduled June 22, 2005 for a public hearing. On June 22, 2005, Cal. No. 19, the hearing was closed.)

For consideration.

No. 11

SMITH GRAY & COMPANY BUILDING

CD 1

N 050514 HKK

IN THE MATTER OF a communication dated June 14, 2005, from the Executive Director of the Landmarks Preservation Commission **regarding the landmark designation of the Smith, Gray & Company Building**, 103 Broadway (Block 2471, Lot 8), by the Landmarks Preservation Commission on June 7, 2005 (Designation List 364/LP-2161), Borough of Brooklyn, Community District 1.

For consideration.

No. 12

BROOKLYN NORTH DISTRICT 3 SANITATION GARAGE

CD 1

C 050027 PQK

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 306 Rutledge Street (Block 2228, Lot 11), for continued use as a sanitation garage.

(On June 8, 2005, Cal. No. 2, the Commission scheduled June 22, 2005 for a public hearing. On June 22, 2005, Cal. No. 20, the hearing was closed.)

For consideration.

No. 13

PSCH DEWITT RESIDENCE

CD 5

C 050383 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of property located at 433-441 De Witt Avenue (Block 4318, Lots 31-34), 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 433, 437 and 441 DeWitt Avenue (Block 4318, Lots 31-32 and 34) to a developer selected by HPD;

to facilitate development of a four-story building tentatively known as the PSCH De Witt Residence, with approximately 19 studio apartments for low income persons with mental illness, to be developed under the HUD Section 811 Supportive Housing for Persons with Disabilities Program.

(On June 22, 2005, Cal. No. 3, the Commission scheduled July 13, 2005 for a public hearing. On July 13, 2005, Cal. No. 23, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 14

155 WEST 21ST STREET

CD 4

C 040473 ZSM

IN THE MATTER OF an application submitted by 155 West 21st St LLC pursuant to Sections 197-c and 201 of the New York City Charter **for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 83 spaces on portions of the ground floor, cellar and sub-cellar of a proposed 15-story mixed use building located at 155 West 21st Street** (Block 797, Lots 6, 7, 9 and 73), in a C6-3A 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 June 8, 2005, Cal. No. 4, the Commission scheduled June 22, 2005 for a public hearing. On June 22, 2005, Cal. No. 22, the hearing was closed.)

For consideration.

Nos. 15 & 16

ALL SAINTS HOUSING

No. 15

CD 11

C 050376 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. 6a:**

1. changing from a C8-3 district to an R7-2 District property bounded by a line 100 feet westerly of Park Avenue, East 132nd Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131st Street; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 100 feet westerly of Park Avenue, East 132nd Street, the westerly boundary line of the Metro North Rail Road right-of-way, and East 131st Street, as shown on a diagram (for illustrative purposes only) dated April 25, 2005.

(On June 8, 2005, Cal. No. 5, the Commission scheduled June 22, 2005 for a public hearing. On June 22, 2005, Cal. No. 23, the hearing was closed.)

For consideration.

No. 16

CD 1

C 050377 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 53, 55 and 57 East 131st Street (Block 1756, Lots 30-32); 1948-52 Park Avenue (Block 1756, Lot 37); and 50, 52-54, 56 and 58 East 132nd Street (Block 1756, Lots 39-41 and 43) 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 three buildings, tentatively known as All Saint's Housing, with approximately 99 residential units for low income families, to be developed under HPD's Cornerstone Program.

(On June 8, 2005, Cal. No. 6, the Commission scheduled June 22, 2005 for a public hearing. On June 22, 2005, Cal. No. 24, the hearing was closed.)

For consideration.

No. 17

BATTERY PARK CITY TEXT

CD 1

N 050417 ZRM

IN THE MATTER OF an application submitted by the Battery Park City Authority pursuant to Section 201 of the New York City Charter, **for an amendment of the Zoning Resolution** of the City of New York relating to Article VIII, Chapter 4 (Special Battery Park City District) concerning **Sections 84-03 (Use Regulations for Zone A and Zone C), 84-031 (Special Permit Uses), 84-12 (Use Regulations), and 84-135 (Limited Height of Buildings) to allow for a new class of permitted rooftop obstructions and to clarify restrictions on the location of uses.**

Matter in Underline is new, to be added;

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

Matter within # # is defined in Sections 12-10 or 84-01 of the Zoning Resolution

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

11/13/81

Article VIII - Special Purpose Districts

Chapter 4

Special Battery Park City District

* * *

1/8/97

84-03

Use Regulations (For Zone A and Zone C)

The #uses# permitted shall be constructed and located so that no exhaust vents or chimneys open onto any #street# or park or onto the #Esplanade#.

In the case of a #building#, or portion of a #building# occupied by #residential uses#, non #residential uses# may be located only on a #story# below the lowest #story# containing #dwelling units#, except in subzone A-4 pursuant to Section 84-12 (Use Regulations), and except that in any #development# containing hotel #uses# as provided in Sections 84-12 or 84-32 (Use Regulations), an eating and drinking establishment as permitted in Use Group 6 and a #physical culture and health establishment#, either permitted as #accessory# to the hotel or as a non #accessory# #use# pursuant to this Chapter, may be located above a #story# containing #residential uses#.

In the case of a mixed #building# containing #residential# and commercial #uses#, non #residential uses# must be located in a portion of the #mixed building# that has separate access from the street.

* * * * *

1/8/97

**84-031
Special permit uses**

The following #uses# are permitted only by special permit of the City Planning Commission:

Electrical or gas utility substations, open or enclosed, pursuant to Section 74-61

In Zone A, #public parking garages# as provided for in C5 Districts, pursuant to Section 74-52

As a condition precedent to the granting of such special permit, the Commission shall make a finding that such #use# is located so as to minimize adverse effects on existing or future #development# in nearby areas or on the use or enjoyment of the #Esplanade# or other public facilities.

The following #uses# are permitted only by special permit of the Board of Standards and Appeals:

Electrical or gas utility substations, open or enclosed,

pursuant to Section 73-14

Public utility stations for oil or gas metering or regulating, pursuant to Section 73-15

Telephone exchanges or other communications equipment structures pursuant to Section 73-14

In Zone A, physical culture or health establishments in subzone A-4 only, pursuant to Section 73-36. However, physical culture or health establishments located below the level of the first story ceiling shall not be permitted to front on the Esplanade.

* * * * *

2/27/01

**84-12
Use Regulations**

In the areas indicated as permitted commercial locations in Appendices 2.3 and 3.3, the use regulations applying in a C2 District shall apply, except as provided in Sections 84-031 (Special permit uses), 84-032 (Uses not permitted), 84-121 (Uses along Esplanade) and this Section.

In the case of a mixed building containing residential and non-residential uses, residential uses are permitted on the same story as a non-residential use provided no access exists between such uses at any level containing residences and provided any non-residential uses are not located over any residences. However, such non-residential uses may be located over residences by authorization of the City Planning Commission upon finding that sufficient separation of residences from non-residential uses exists within the building.

Notwithstanding any other provisions of this Resolution, the permitted uses listed in Use Groups 6, 7, 8, 9 or 14 and the additional uses permitted hereunder shall be limited, per establishment, to 10,000 square feet of floor area of any story and shall not be located above the first story ceiling, except that:

(a) in any #development# containing an #arcade# required in Section 84-134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; and

(b) supermarkets are permitted with no limitation on #floor area#.

Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may be #developed# either with #residential uses#, #transient hotel uses#, or as a #building# containing both #residential# and hotel #uses#. In the case of a #development# containing hotel #uses# on this #zoning lot#, (a) a #physical culture or health establishment# may be permitted and (b) an eating and drinking establishment as permitted in Use Group 6 and a #physical culture and health establishment# or a non-residential accessory use may be located above a #story# containing #residential uses#.

~~For #developments# and #enlargements# located in subzone A-4, the City Planning Commission may, upon application, authorize modification of the supplementary #use# regulations of Section 32-422 (Location of floors occupied by non-residential uses), provided the following findings are made:~~

- ~~(1) that the non #residential uses# are located in a portion of the #mixed building# which has separate access to the outside with no opening of any kind to the #residential# portion of the #building# at any #story#;~~
- ~~(2) that the non #residential uses# are not located directly over any #story# containing #dwelling units#; and~~
- ~~(3) that the modifications shall not adversely affect the #residential# character of the area.~~

* * * * *

2/27/01

84-135**Limited height of buildings**

No portion of any #building or other structure# may be built to a height greater than 85 feet above #curb level#, except that:

- (a) any portion of a #building# required to have an exterior wall coincident with a 110-135 foot #mandatory front building wall line#, as provided in Section 84-132 (Mandatory front building walls), may be built to a height of up to 135 feet above #curb level#;
- (b) any portion of a #building# required to have an exterior wall coincident with a 110-230 foot #mandatory front building wall line#, as provided in Section 84-132 and subject to the requirements contained in paragraph (f) therein, may be built to a height of up to 230 feet above #curb level#;
- (c) portions of a #building# required to have an exterior wall coincident with a 150-250 foot #mandatory front building wall line#, as provided in Section 84-132, may be built to a height of up to 250 feet above #curb level#;
- (d) on the portion of any #zoning lot# designated as a #special height location# in Appendices 2.2 or 3.2, a #building# may be built to the height above #curb level# indicated in Appendices 2.2 or 3.2, subject to the following:
 - (1) on any #development# south of First Place and east of Battery Place, with a mandatory front building wall, the area of which, below the level of the second story ceiling, occupies 100 percent of the frontage along its #mandatory front building wall line#, a height of not more than 450 feet, provided, however, that a setback of not more than 10 feet may be provided at a height of 85 feet or more above #curb level#;
 - (2) on #zoning lots# located north of First Place, south of Third Place, and east of Battery Place, #special height locations# not to exceed heights of 135 feet

or 360 feet above #curb level# are permitted as indicated in Appendix 2.2, provided that a setback of 10 feet is provided at a height of 85 feet above #curb level# along any #narrow street# frontage;

- (3) on the #zoning lot# at the southeast corner of Chambers Street and North End Avenue, the #special height location# indicated in Appendix 3.2 shall apply only if such #zoning lot# is occupied by #school# and #residential uses# and the portion of the #building# above a height of 135 feet above #curb level# does not exceed a #lot coverage# of 40 percent; and
- (4) on the #zoning lot# at the northeast corner of Murray Street and North End Avenue, a #special height location# of 320 feet above #curb level# is permitted as indicated in Appendix 3.2, subject to the requirements contained in Section 84-132, paragraph (f);
- (e) Sections 23-62 (Permitted Obstructions) and 33-42 (Permitted Obstructions) are hereby made inapplicable. Any portion of a #building or other structure# that exceeds an established height limit shall be subject to the following provisions:
- (1) The following shall not be considered obstructions and may thus penetrate a maximum height limit:
- Chimneys or flues, with a total width not exceeding 10 percent of the #aggregate width of street walls# of a #building# at any level
Elevator or stair bulkheads, roof water tanks, cooling towers or other #accessory# mechanical equipment (including enclosure walls), provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage at #curb level#, or the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building# and the height of all such obstructions does not exceed 40 feet

Flagpoles and aerals

Parapet walls, not more than four feet high

Wire, chain link or other transparent fences

Heliostats and wind turbines

(2) The maximum permitted size of enclosure walls surrounding elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment may be increased by authorization of the City Planning Commission, provided the Commission finds that:

- (i) the width of such additional enclosure wall at each building face does not exceed 80 percent of the width of the enclosure wall as allowed in paragraph (e)(1) of this Section;
- (ii) the additional area of the enclosure wall at each building face is not more than 50 percent of the area permitted as-of-right; and
- (iii) the enclosure wall is compatible with the #building# and the urban design goals of the Special District and complements the design by providing a decorative top; and

(f) in #special height locations# in Appendices 2.2 and 3.2, no portion of a #building#, including permitted obstructions, shall exceed a height of 450 feet above #curb level#.

(On June 8, 2005, Cal. No. 3, the Commission scheduled June 22, 2005 for a public hearing. On June 22, 2005, Cal. No. 21, the hearing was closed.)

For consideration.

No. 18

105 WOOSTER STREET/ROOM AND BOARD

CD 2

C 050218 ZSM

IN THE MATTER OF an application submitted by Wooster LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Section 74-711 of the Zoning Resolution **to modify the requirements of:**

- 1. Section 42-12 to allow a furniture store (Use Group 10A) on the 1st through 3rd floors and cellar; and**
- 2. Section 42-14(D)(2)(a) to allow Use Group 6 and Use Group 10A (furniture store) uses below the floor level of the second story;**

of an existing 6-story building located at 105-113 Wooster Street (Block 501, Lots 1001-1016), 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 June 22, 2005, Cal. No. 7, the Commission scheduled July 13, 2005 for a public hearing. On July 13, 2005, Cal. No. 27, the hearing was closed.)

For consideration.

BOROUGH OF QUEENS

Nos. 19, 20 & 21

REGO PARK MALL

No. 19

CD 6

C 040542 ZSQ

IN THE MATTER OF an application submitted by Alexander's of Rego Park II, Inc. and Alexander's Rego Shopping Center Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to:

- a) Section 74-93(a)*, to permit the reduction of the parking requirement of Section 36-21 (General Provisions) by an amount not to exceed 50 percent;

- b) Section 74-93(b)*, to permit a demapped air space above a street to be considered as part of the enlargement and to be used for automobile and pedestrian ways;
- c) Section 74-93(d)*, to permit the location of buildings without regard for the applicable height and setback regulations; and
- d) Section 74-93(e)*, to permit the modification of signage regulations of Section 32-64 (Surface Area and Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs);

to facilitate the enlargement of a mixed use development bounded by Horace Harding Expressway Service Road, 97th Street, 63rd Drive, Queens Boulevard and Junction Boulevard (Block 2080, Lot 101 and Block 2084, Lot 101), in a C4-2F District and a C4-2 District.

*Note: An amendment to Section 74-93 (Special Commercial or Mixed Use Developments in Commercial Districts) is proposed under related application N 040541 ZRQ.

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 May 25, 2005, Cal. No. 12, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 24, the hearing was closed.)

For consideration.



No. 20

CD 6

N 040541 ZRQ

IN THE MATTER OF an application submitted by Alexander's of Rego Park II, 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 Article VII, Chapter 4 (Special Permits by City Planning Commission), concerning Section 74-93 special commercial developments in commercial districts.

Underlined matter is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10

74-93
Special Commercial or Mixed Use Developments in Commercial Districts

Within the boundaries of Community District 6, Borough of Queens, for commercial or mixed use #developments# or #enlargements# on two or more #zoning lots# in more than one #block#, which #zoning lots#, as defined in Section 12-10, each have single fee ownership or equivalent ownership arrangements for all lots comprising the #development# or #enlargement#, which are contiguous or would be contiguous but for their separation by a #street#, and located partially in a C4-2 District, partially in a C4-2F District, the City Planning Commission may permit upon application:

(a) reduction of the parking requirement of Section 36-21 (General Provisions) by an amount not to exceed 50 percent, provided that the Commission finds that the applicant has demonstrated that the proposed parking is sufficient for the uses proposed modification of applicable district regulations pertaining to the #accessory# off street parking requirements, where the number of required off street parking spaces is generated by the #floor area# of any interior pedestrian circulation system;

(b) accessory# off-street parking spaces to be provided in a #public parking garage#, to be located anywhere within the #development# or #enlargement#, without regard for #zoning lot# lines, for #uses# not located on the same #zoning lot#;

(c) a special permit pursuant to the provisions of Section 74-512 permitting a #public parking garage# with a capacity not exceeding 2,700 parking spaces;

~~(d)~~(b) any closed and demapped air space above a #street# to be considered as a part of the #development# or #enlargement# and to be used for automobile ways, or for enclosed pedestrian ways ~~or retail #uses#~~; provided the Commission finds that:

each bridge over the #street# bed utilizes only unused #floor area# from an adjoining #zoning lot# within the #development# or #enlargement# and that no #floor area# credit is generated from the demapped air space;

each bridge adjoins #zoning lots# which are wholly within the #development# or #enlargement#;

the #curb levels# of the adjoining #zoning lots# are not affected by the closing and demapping of such air space;

all #street# frontages of the #zoning lots# under each bridge are provided with satisfactory lighting; and

a landscaped open, covered or enclosed space for public use at #street# level, linked with the pedestrian circulation system, ~~which is at least equivalent to the #street# area covered by the bridges, with said enclosed space a minimum area of 5,000 square feet, a minimum width of 40 feet, a minimum depth of 60 feet, a minimum ceiling height of 30 feet and a maximum ceiling height of 75 feet, is provided in one location within the #development# or #enlargement#, which~~ open, covered or enclosed space is at least equivalent to the #street# area covered by the bridges, has a minimum area of 20,000 square feet, and is maintained with planting and seating facilities by the owner of the #development# or #enlargement# and such open or enclosed space is maintained with planting and seating facilities, by the owner of the #development# or #enlargement# or his designee ~~and~~, said open, covered or enclosed space to be subject to such other requirements as the Commission may deem appropriate;

~~(e)~~(c) automobile service establishments, including: automobile, tire, battery, muffler and accessories establishments, including installation services; automobile glass and mirror shops, including installation services where such #use# is an integral part of the permitted principal #use#; automotive seat cover or convertible top establishments, including installation service, but not including automobile laundries; automobile painting establishments; automobile body repair establishments; or automobile fuel service stations; ~~and~~

~~(f)~~(d) modification of applicable #bulk# regulations by permitting the total permitted #floor area# for all #zoning lots# within such #development# or #enlargement# to be distributed without regard to #zoning lot lines# ; and permitting the location of buildings without regard for the applicable height and setback regulations, provided the Commission finds that:

such distribution of #floor area# and location of buildings will result in better site planning and will thus benefit both the neighborhood and the City as a whole; and

such distribution of #floor area# and location of buildings will permit adequate access of light and air to surrounding #streets# and properties; and

(e) modification of the applicable provisions of Section 32-64 (Surface Area and Illumination Provisions) and Section 32-65 (Permitted Projection or Height of Signs), provided that the Commission finds that such modification will result in a better site plan.

The Commission may impose additional conditions and safeguards to improve the quality of the #development# and minimize adverse effects on the character of the surrounding area, including restrictions on permitted #commercial uses#, #signs# and location of curb cuts to ease vehicular and pedestrian circulation in the area.

Section 74-99 (Lapse of Permit) shall not apply to a special #use# permit granted for a #development# or #enlargement# undertaken pursuant to a special permit under this Section.

(On May 25, 2005, Cal. No. 13, the Commission scheduled June 8, 2005 for a public hearing. On June 8, 2005, Cal. No. 25, the hearing was closed.)

For consideration.

No. 21

CD 6

M 860562(A) ZSQ

IN THE MATTER OF an application submitted by Alexander's of Rego Park II, Inc. and Alexander's Rego Shopping Center Inc. **for the modification the Declaration**, which was previously approved as part of an application for a special permit (C 860562 ZSQ), to facilitate the enlargement of a mixed use development bounded by Horace Harding Expressway Service Road, 97th Street, 63rd Drive, Queens Boulevard and Junction Boulevard (Block 2080, Lot 101 and Block 2084, Lot 101), in a C4-2F District and a C4-2 District.

Plans for this modification are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

For consideration.

No. 22

132ND STREET CITY MAP CHANGE

CD 7

C 050241 MMQ

IN THE MATTER OF an application, submitted by Whiterock Ventures 14th Avenue LLC, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the elimination of a portion of 132nd Street between 11th Avenue and 14th Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 4980 dated March 21, 2005 and signed by the Borough President.

(On June 8, 2005, Cal. No. 7, the Commission scheduled June 22, 2005 for a public hearing. On June 22, 2005, Cal. No. 25, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 23

97 NUGENT STREET

CD 2

N 040376 ZAR

IN THE MATTER OF an application submitted by Christine DiCostanzo **for the grant of an authorization** pursuant to Section 105-421 of the Zoning Resolution involving the modification of topographic features on Tier I sites **to allow the construction of a detached two car garage located at 97 Nugent Street (Block 2249, Tentative Lot 15) 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.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 24

EAST 176TH STREET REZONING

CD 6

C 030370 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by VIP Community Services pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an M1-2 District to an R7-1 District property bounded by Prospect Avenue, East 176th Street, a line 90 feet southeasterly of Prospect Avenue and East 175th Street, as shown on a diagram (for illustrative purposes only) dated April 11, 2005, and subject to the conditions of CEQR Declaration No. E-147.

(On July 13, 2005, Cal. No. 1, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

EAST TREMONT/HONEYWELL COMMERCIAL OVERLAY

CD 6

C 040326 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Myung Sook Jun pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, establishing within an existing R7-1 District a C1-4 District, property bounded by a line 100 feet northeasterly of East Tremont Avenue, Honeywell Avenue, a line 150 feet northeasterly of East Tremont Avenue and Daly Avenue, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

(On July 13, 2005, Cal. No. 2, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

LOUIS NINE BOULEVARD/INTERVALE AVENUE APARTMENTS

CD 3

C 050459 HAX

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1324, 1330 and 1334 Intervale Avenue; and 1337, 1321, 1317, 1305 and 1301 Louis Nine Boulevard, Site 8B within the Intervale-Boston Urban Renewal Area (Block 2976, Lots 5, 7, 10, 15, 20, 25, 32 and 33) 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 buildings, tentatively known as Louis Nine Boulevard and Intervale Avenue, with approximately 174 residential units and retail space, for families and young adults aging out of foster care, to be developed under HPD's Mixed Income Rental Program, the Housing Development Corporation's Low-Income Affordable Marketplace Program and HPD's Supportive Housing Loan Program.

(On July 13, 2005, Cal. No. 3, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

OFFICE SPACE

CD 11

N 060013 PXX

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 1200 Waters Place (Block 4226, lot 70), Bronx.

(On July 15, 2005, the Commission duly advertised July 27, 2005 for a public hearing.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 28

WEST 17TH STREET PARKING GARAGE

CD 4

C 040223 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by El-Ad Skyview, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 32 spaces on portions of the first floor and the cellar of an existing 12-story residential building on property located at 151 West 17th Street (Block 793, Lots 5 and 70), in C6-2A and C6-3A Districts.

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 July 13, 2005, Cal. No. 4, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 29 & 30

1129-33 YORK AVENUE REZONING AND PARKING GARAGE

No. 29

CD 8

C 040488 ZMM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Witkoff York LLC pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section Nos. 8c and 8d**, changing from a C8-4 District to a C1-9 District property bounded by East 62nd Street, York Avenue, East 61st Street, and a line 100 feet westerly of York Avenue, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

(On July 13, 2005, Cal. No. 5, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

CB 8

C 040489 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Witkoff York LLC pursuant to Sections 197-c and 201 of the New York City Charter for **the grant of a special permit** pursuant to Sections 13-562 and 74-52 of the Zoning Resolution **to allow an attended public parking garage with a maximum capacity of 100 spaces on portions of the first floor and the cellar and subcellar of a proposed 26-story mixed building on property located at 1129 - 1133 York Avenue** (Block 1456, Lots 21 and 26) in a C1-9 District*.

*Note The zoning lot is proposed to be rezoned by changing a C8-4 District to a C1-9 District, under a related application (C 040488 ZMM) for a change in the zoning map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

(On July 13, 2005, Cal. No. 6, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 31

FRANCIS LEWIS BOULEVARD COMMERCIAL OVERLAY

CD 11

C 050171 ZMQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Lawrence Avroch pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 11b, establishing within an existing R2 District a C1-2 District bounded by** Francis Lewis Boulevard, a line 220 feet northerly of the Horace Harding Expressway, a line 100 feet westerly of 201st Street, and a line 150 feet northerly of the Horace Harding Expressway, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

(On July 13, 2005, Cal. No. 7, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32

SANITATION DISTRICT IIA GARAGE

CD 7

C 040451 PQQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Sanitation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of property located at 127-45 34th Avenue (Block 1829, Lot 40), Queens, for continued use as a garage.

(On July 13, 2005, Cal. No. 8, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 33

PRINCE'S BAY REZONING

CD 3

C 050186 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Councilman Andrew J. Lanza pursuant to Sections 197-c and 201 of the New York City charter **for an amendment of the Zoning Map, Section Nos. 32d, 33b, 35a and 35c:**

1. **changing from an R3-2 District to an R3X District property bounded by the southwesterly centerline prolongation of Sherwood Avenue, Sharrott Avenue, Hylan Boulevard, and a line 100 feet northeasterly of Richard Avenue;**
2. **changing from an R3X District to an R1-2 District property bounded by Amboy Road, Bedell Street, Sharrott Avenue, Everett Place, South Goff Avenue and its northerly centerline prolongation, the centerline of the Staten Island Railway right -of-way, Bayview Avenue, Florence Place, Percival Place, a westerly boundary line of Lemon Creek State Wetlands Preserve and its westerly prolongation, Bayview Avenue, Finlay Avenue, Woodvale Avenue, Kenneth Place, South Goff Avenue, the easterly centerline prolongation of Stevenson Place, Woodvale Avenue, a line 650 feet southeasterly of Finlay Avenue, a line 100 feet southwesterly of Burton Avenue and its southeasterly prolongation, Hylan Bouylevard, Sharrott Avenue, Sherwood Avenue, South Goff Avenue, Vail Avenue, Sharrott Avenue, the southwesterly centerline prolongation of Sherwood Avenue, and the northeasterly boundary line of a park; and**
3. **changing from an R3X District to an R1-1 District property bounded by Hylan Boulevard, Indale Avenue, and Johnston Terrace;**

within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated April 11, 2005.

(On July 13, 2005, Cal. No. 9, the Commission scheduled July 27, 2005 for a public hearing which has been duly advertised.)

Continue the hearing.

**IV. CITY PLANNING COMMISSION 2005 SCHEDULE OF MEETINGS
July 1 to December 31**

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JULY						1	2	
	3	4 <small>INDEPENDENCE DAY</small>	5	6	7	8	9	
	10	11 <small>REVIEW SESSION</small>	12	13 <small>CPC PUBLIC MEETING</small>	14	15	16	
	17	18	19	20	21	22	23	
	24 31	25 <small>REVIEW SESSION</small>	26	27 <small>CPC PUBLIC MEETING</small>	28	29	30	
AUGUST		1	2	3	4	5	6	
	7	8 <small>REVIEW SESSION</small>	9	10 <small>CPC PUBLIC MEETING</small>	11	12	13	
	14	15	16	17	18	19	20	
	21	22 <small>REVIEW SESSION</small>	23	24 <small>CPC PUBLIC MEETING</small>	25	26	27	
28	29	30	31					
SEPTEMBER					1	2	3	
	4	5 <small>LABOR DAY</small>	6	7	8	9	10	
	11	12 <small>REVIEW SESSION</small>	13	14 <small>CPC PUBLIC MEETING</small>	15	16	17	
	18	19	20	21	22	23	24	
25	26 <small>REVIEW SESSION</small>	27	28 <small>CPC PUBLIC MEETING</small>	29	30			
OCTOBER	2	3	4 <small>ROSH HASHANAH</small>	5	6	7	8 1	
	9	10 <small>COLUMBUS DAY OBSERVED</small>	11	12	13	14	15	
	16	17 <small>REVIEW SESSION</small>	18	19 <small>CPC PUBLIC MEETING</small>	20	21	22	
	23	24	25	26	27	28	29	
	30	31 <small>REVIEW SESSION</small>						
NOVEMBER			1 <small>CPC PUBLIC MEETING</small>	2	3	4	5	
	6	7	8	9	10	11	12	
	13	14 <small>REVIEW SESSION</small>	15 <small>ELECTION DAY</small>	16 <small>CPC PUBLIC MEETING</small>	17	18	19	
	20	21	22	23	24	25	26	
	27	28	29	30 <small>THANKSGIVING</small>				
DECEMBER					1	2	3	
	4	5 <small>REVIEW SESSION</small>	6	7 <small>CPC PUBLIC MEETING</small>	8	9	10	
	11	12	13	14	15	16	17	
	18	19 <small>REVIEW SESSION</small>	20	21 <small>CPC PUBLIC MEETING</small>	22	23	24	
	25 <small>CHRISTMAS</small>	26 <small>KWANZAA HANUKKAH</small>	27	28	29	30	31	

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