

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, SEPTEMBER 28, 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 010049 MMK	17	PAERDEGAT AVENUE CITY MAP CHANGE	Scheduled to be Heard 10/19/05
2	C 050481 PCK	16	BROOKLYN/QUEENS ATD PROGRAM	" "
3	C 050245 MMQ	6	REMSEN CEMETERY PARK	" "
4	N 060022 ZRR	1, 2, 3	LOWER DENSITY GROWTH MANAGEMENT	" "
5	C 050463 PQK	2	BROOKLYN NAVY YARD	Favorable Report Adopted
	C 050464 PPK	2	" "	" "
6	N 830234(A) HKK	1	GREENPOINT HISTORIC DISTRICT	Forward Report to City Council
7	C 050503 HAK	3	MYRTLE AVENUE APARTMENTS	Favorable Report Adopted
8	C 050220 ZSM	2	465 BROADWAY PARKING GARAGE	" "
9	N 060072 HKM	5	CHURCH OF THE TRANSFIGURATION LANDMARK	Forward Report to City Council
10	N 030197(A) HKM	5	RITZ TOWER LANDMARK	" "
11	C 050190 ZMQ	7	HORACE HARDING EXPRESSWAY REZONING	Favorable Report Adopted
12	N 060099 PXQ	7	NYPD QUEENS NARCOTICS & WARRANT SQUAD DIVISION	" "
13	N 060100 PXQ	7	NYPD AUTO CRIME & MANAGEMENT INFO. DIVISION	" "
14	N 050508 RAR	3	THE TIDES AT CHARLESTON	Authorization Approved
15	C 050145 ZMR	3	BAY TERRACE REZONING	Hearing Closed
16	C 050180 ZMR	3	OAKWOOD REZONING	" "

COMMISSION ATTENDANCE: Present (P)
Absent (A)

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

Calendar Numbers:

		5	6	7	8	9	10	11	12	13	14				
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Kenneth J. Knuckles, Esq., Vice Chairman	A														
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Jane D. Gol	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Lisa Gomez	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Christopher Kui	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y				

MEETING ADJOURNED AT: 12:35 P.M.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 28, 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. 21]

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, SEPTEMBER 28, 2005

Roll Call; Approval Of Minutes.....	1
I. Matters To Be Scheduled for Public Hearing.....	1
II. Reports.....	8
III. Public Hearings	13
IV Schedule Of Meetings: July 1, 2005 - December 31, 2005.....	29

**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 October 19, 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: _____

SEPTEMBER 28, 2005

**APPROVAL OF MINUTES OF Regular Meeting of September 14, 2005
and Special Meeting of September 26, 2005**

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, OCTOBER 19, 2005
STARTING AT 10:00 A.M.
IN SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF BROOKLYN

No. 1

PAERDEGAT AVENUE CITY MAP CHANGE

CD 17

C 010049 MMK

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

- the elimination, discontinuance and closing of a portion of Paerdegat Avenue between Troy Avenue and East 45th Street;
- the delineation of a sewer easement;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map Nos. X-2659 and X-2660 dated March 25, 2005 and signed by the Borough President.

Resolution for adoption scheduling October 19, 2005 for a public hearing.

No. 2

BROOKLYN/QUEENS ATD PROGRAM

CD 16

C 050481 PCK

IN THE MATTER OF an application submitted by the Department of Probation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection and acquisition of property located at 2440 Fulton Street (Block 1554, p/o Lot 16), Brooklyn, for use as an alternative to detention program facility.

Resolution for adoption scheduling October 19, 2005 for a public hearing.

BOROUGH OF QUEENS

No. 3

REMSEN CEMETERY PARK

CD 6

C 050245 MMQ

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

- the establishment of Remsen Cemetery Park between Trotting Course Lane and Alderton Street; and
- any acquisition or disposition of real property related thereto,

Community District 6, Borough of Queens, in accordance with Map No. 4981 dated July 25, 2005 and signed by the Borough President.

Resolution for adoption scheduling October 19, 2005 for a public hearing.

BOROUGH OF STATEN ISLAND

No. 4

LOWER DENSITY GROWTH MANAGEMENT

CD 1, 2, 3

N 060022 ZRR

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 amendments to the Zoning Resolution** of the City of New York, relating to Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), and Article X, Chapter 7 (Special South Richmond Development District), concerning amendments to the regulations for Lower Density Growth Management Areas in the Borough of Staten Island:

Matter in underline is new, to be added;
 Matter in strikeout is old, to be deleted;
 Matter within # # is defined in Section 12-10;
 indicates where unchanged text appears in the Zoning Resolution

* * *

**23-30
 LOT AREA AND LOT WIDTH REGULATIONS**

* * *

**23-32
 Minimum Lot Area or Lot Width for Residences**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except as provided in Section 23-33 (Special Provisions for Existing Small Lots), no #residence# is permitted on a #zoning lot# with a total #lot area# or #lot width# less than as set forth in the following table:

REQUIRED MINIMUM LOT AREA AND LOT WIDTH

Type of #Residence#	Minimum #Lot Area# (in sq. ft.)	Minimum #Lot Width# (in feet)	District
#Single-family detached#	9,500	100	R1-1
	5,700	60	R1-2

	3,800	40	R2 R2A
	2,850	30	R2X
#Single-# or #two-family detached# or #zero lot line# where permitted	3,800	40	R3-1 R3-2 R4-R10
	3,325	35	R3X
	2,850	30	R4A*
	2,375	25	R3A* R4B R4-1* R5B
Any other permitted	1,700	18	R3-R10*

However, in #lower density growth management areas# in the Borough of Staten Island, the following rules shall apply:

- (a) Where two or more #buildings# that are #single# or #two-family detached# or #semi-detached residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement set forth in the table above shall be multiplied by the number of such #buildings# on the #zoning lot#.
- (b) The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that the applicable lot width, in feet, set forth in the table above shall be met along at least one #street line# of the #zoning lot#, or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table above.

* In #lower density growth management areas#, for #two-family detached# and #two-family zero lot line residences#, where permitted, in R3A, R4A and R4-1 Districts, and for #two-family semi-detached residences# in R3-1, R3-2 and R4-1 Districts, the minimum #lot area# shall be 3,135 square feet and the minimum #lot width# shall be 33 feet.

* * *

**23-33
Special Provisions for Existing Small Lots**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, either one #single-family detached residence# or, where permitted, one #single-# or #two-family residence# may be built upon a #zoning lot# consisting entirely of a tract of land that:

- (a) has less than the prescribed minimum #lot area# or #lot width#, or, in #lower density growth management areas# in the Borough of Staten Island does not comply with the provisions of Section 23-32 Minimum Lot Area or Lot Width for Residences);
- (b) was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961 and on the date of application for a building permit, or in R2X, R3A, R3X or R4A Districts, both on the effective date of establishing such district on the #zoning maps# and on the date of application for a building permit, or in #lower density growth management areas#, both on (effective date of amendment) and on the date of application for building permit; and
- (c) if #developed# as a #two-family residence#, meets the applicable density requirement of the zoning district in which such #zoning lot# is located.

* * *

**23-80
COURT REGULATIONS, AND MINIMUM DISTANCE BETWEEN WINDOWS
AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS**

* * *

**23-89
Open Area Requirements for Residences in Lower Density Growth Management
Areas in the Borough of Staten Island**

The provisions of this Section shall apply in #lower density growth management areas# in the Borough of Staten Island, to all #zoning lots# in #Residence Districts# with two or more #residential buildings# or #building segments#. All such #residential buildings# or #building segments# shall provide open areas as set forth below:

- (a) An open area shall be provided adjacent to the rear wall of each such #building# or #building segment#. For the purposes of this Section, the “rear wall” shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall. No such open areas shall serve more than one #building# or #building segment#. Only those obstructions set forth in paragraph (b) of Section 23-44 shall be allowed, except that parking spaces, whether enclosed or unenclosed, and driveways shall not be permitted within such open areas.
- (b) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and the open area provisions of this Section

applied adjacent to such wall. However, for not more than one #building# or #building segment# located at the corner of intersecting #streets# or #private roads#, the depth of such required open area may be reduced to 20 feet.

* * *

107-42

Minimum Lot Area and Lot Width for Residences

~~For the purposes of this Chapter, all #residences# permitted by the underlying district regulations shall comply with the minimum #lot area# and #lot width# requirements which shall vary with the building height as set forth in Table A.~~

For all #zoning lots# containing #residences#, the minimum #lot area# and #lot width# requirements set forth in Table A shall apply, which shall vary by building height. Where two or more #buildings# that are #single# or #two-family detached# or #semi-detached residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement shall be multiplied by the number of such #buildings# on the #zoning lot#.

The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that the applicable lot width, in feet, set forth in the table above shall be met along at least one #street line# of the #zoning lot#, or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table above.

However, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum of #lot area# or #lot width# prescribed in Table A lot width required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, both on September 11, 1975 and on the date of application for a building permit, both on (effective date of amendment) and on the date of application for a building permit.

In all cases, the density regulations of the applicable district shall remain in effect, except that the factor for determining the maximum number of #dwelling units# shall be 1,000 in R3A and R4A Districts, 1,140 in R3X Districts, and 685 for #semi-detached residences# in R3-1 and R3-2 Districts.

TABLE A

District	Type of #Residence#	<u>Minimum</u> #Lot Area# (in sq.ft.)	Minimu m Lot Width (in feet)	Minimum Height (in stories)
R1-1	#detached#	9,500	100	1-4
R1-2	#detached#	5,700	40 50 60	1-2 3 4
R-2	#detached#	3,800	40	1-4
R3-1	#detached#	3,800	40 45	1-2 3-4
R3-1 R3-2	#semi-detached#	2,375 3,800	24 40	1-2 3-4
R3-2	#detached#	3,800 4,275	40 45	1-2 3-4
	#attached#	1,700 2,280	18 24	1-2 3-4
R3A	#detached#	3,325	35	1-3
R3X	#detached#	3,800 4,750 5,700	40 50 60	1-2 3 4
R4A	#detached#	3,325	35	1-3
R4-1	#semi-detached#	2,375	24	1-3
	#detached#	3,325	35	1-3

* * *

Resolution for adoption scheduling October 19, 2005 for a public hearing.

II. REPORTS

BOROUGH OF BROOKLYN

No. 5

BROOKLYN NAVY YARD

CD 2

**C 050463 PQK
C 050464 PPK**

IN THE MATTER OF applications submitted by the Department of Citywide Administrative Services and the Department of Small Business Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of privately-owned property (Block 2023, part of Lot 150), and the disposition to the Brooklyn Navy Yard Development Corporation of City-owned properties (Block 2023, parts of Lots 50 and 150) located at the Brooklyn Navy Yard.

(On August 10, 2005, Cal. No. 3, the Commission scheduled August 24, 2005 for a public hearing. On August 24, 2005, Cal. No. 21, the hearing was closed.)

For consideration.

No. 6

GREENPOINT HISTORIC DISTRICT

CD 1

N 830234(A) HKK

IN THE MATTER OF a communication dated August 5, 2005, from the Executive Director of the Landmarks Preservation Commission regarding an amendment to the historic district designation of the Greenpoint Historic District, by the Landmarks Preservation Commission on July 26, 2005 (Designation List 367A/LP-2136).

For consideration.

No. 7

MYRTLE AVENUE APARTMENTS

CD 3

C 050503 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 852-856 Myrtle Avenue (Block 1755, Lot 20), 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 sponsor to be determined by HPD;

to facilitate development of a 6-story building, tentatively known as Myrtle Avenue Apartments, with approximately 33 residential units for low income persons, to be developed under the New York State Housing Trust Fund Program.

(On August 24, 2005, Cal. No. 3, the Commission scheduled September 14, 2005 for a public hearing. On September 14, 2005, Cal. No. 20, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 8

465 BROADWAY PARKING GARAGE

CD 2

C 050220 ZSM

IN THE MATTER OF an application submitted by WXIV/Broadway Grand Realty, 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 90 spaces on portions of the first floor, cellar and sub-cellar of a proposed 13-story mixed use building on property located at 465 Broadway a.k.a. 40 Mercer Street (Block 474, Lot 38), in 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 August 10, 2005, Cal. No. 4, the Commission scheduled August 24, 2005 for a public hearing. On August 24, 2005, Cal. No. 22, the hearing was closed.)

For consideration.

No. 9

CHURCH OF THE TRANSFIGURATION LANDMARK

CD 5

N 060072 HKM

IN THE MATTER OF a communication dated August 5, 2005, from the Executive Director of the Landmarks Preservation Commission regarding an amendment to the landmark designation of the Church of the Transfiguration, 11-13 East 29th Street (Block 859, Lots 6 and 12 in part, consisting of the land underneath the Chancel) by the Landmarks Preservation Commission on July 26, 2005 (List No. 367A/LP No. 2133).

For consideration.

No. 10

RITZ TOWER LANDMARK

CD 5

N 030197(A) HKM

IN THE MATTER OF a communication dated August 5, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Ritz Tower, 465 Park Avenue, a.k.a. 461-465 Park Avenue and 101 East 57th Street (Block 1312, Lots 70 and 1301-1302) by the Landmarks Preservation Commission on July 26, 2005 (List No. 367A/LP No. 2118), Borough of Manhattan, Community District 5.

For consideration.

BOROUGH OF QUEENS

No. 11

HORACE HARDING EXPRESSWAY REZONING

CD 7

C 050190 ZMQ

IN THE MATTER OF an application submitted by Rose Connection pursuant to Sections 197-c and 201 of the New York City Charter for **an amendment of the Zoning Map, Section No. 10b, establishing within an existing R3-2 District a C2-3 District bounded by** the southerly service road of Horace Harding Expressway, a line 100 feet westerly of the southerly prolongation of the westerly street line of Lawrence Street, and a northerly boundary line of Mt. Hebron Cemetery and its westerly prolongation, as shown on a diagram (for illustrative purposes only) dated May 23, 2005.

(On August 10, 2005, Cal. No. 5, the Commission scheduled August 24, 2005 for a public hearing. On August 24, 2005, Cal. No. 23, the hearing was closed.)

For consideration.

No. 12

NYPD QUEENS NARCOTICS & WARRANT SQUAD DIVISION OFFICE SPACE

CD 7

N 060099 PXQ

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 14-04 111th Street (Block 4045, Lot 1 and Block 4044, Lot 6) (Police Department's Queens Narcotics Division and Queens Warrant Squad Division).

(On August 31, 2005, the Commission duly advertised September 14, 2005 for a public hearing. On September 14, 2005, Cal. No. 21, the hearing was closed.)

For consideration.

No. 13

NYPD AUTO CRIME & MANAGEMENT INFO. DIVISION OFFICE SPACE

CD 7

N 060100 PXQ

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 109-15 14th Avenue (Block 4031, Lot 1 and Block 4044, Lot 6) (Police Department's Auto Crime Division and Management Information Division).

(On August 31, 2005, the Commission duly advertised September 14, 2005 for a public hearing. On September 14, 2005, Cal. No. 22, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 14

THE TIDES AT CHARLESTON

CD 3

N 050508 RAR

IN THE MATTER OF an application submitted by PC Group, LLC, for the grant of an authorization pursuant to Section 105-65 of the Zoning Resolution for **Modification of Topography, in connection with a proposed residential and commercial development on zoning lots located west of Arthur Kill Road between Kriescher Street and Allentown Lane** (Block 7596, Lots 116, 200, and part of Lot 1), in M1-1 and R3-2 Districts 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.

III. PUBLIC HEARINGS

BOROUGH OF STATEN ISLAND

No. 15

BAY TERRACE REZONING

CD 3

C 050145 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. 26d, 27b, 33c and 34a, changing from an R3-1 District to an R3X District property bounded by** Amboy Road, Fairbanks Avenue, North Railroad Avenue and its northeasterly centerline prolongation, Willowbrook Parkway, the centerline of the New York City Railroad right-of-way (S.I.R.T.O.A.), Emmet Avenue and its northwesterly centerline prolongation, South Railroad Avenue, Buffalo Street, Twombly Avenue, Emmet Avenue, South Railroad Avenue and its northeasterly centerline prolongation, Willowbrook Parkway, the northeasterly centerline prolongation of Hooper Avenue, Emmet Avenue, O’Gorman Avenue, a line 100 feet southwesterly of Buffalo Street, Durant Avenue, Buffalo Street, Emmet Avenue, Thollen Street, Hopkins Avenue, Durant Avenue, Justin Avenue, a line 350 feet southeasterly of Durant Avenue, Bay Terrace, South Railroad Avenue, Kelvin Avenue, O’Gorman Avenue, Justin Avenue, South Railroad Avenue, Spratt Avenue and its southeasterly centerline prolongation, Amboy Road, Hopkins Avenue, Sheridan Court, and Buffalo Street, within the Special South Richmond Development District, as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

(On September 14, 2005, Cal. No. 4, the Commission scheduled September 28, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 16

OAKWOOD REZONING

CD 3

C 050180 ZMR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Councilman James Oddo and 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. 27b and 34a, changing from an R3-1 District to an R2 District property bounded by** Hylan Boulevard, Oak Avenue, a line 165 feet southeasterly of Hylan Boulevard, a line 100 feet southwesterly of Malden Place (between Hylan Boulevard and Primrose Place) and its southeasterly prolongation, Falcon Avenue, Penn Avenue, a line 100 feet southeasterly of Falcon Avenue, a line 120 feet southwesterly of Tysens Lane, Mill Road, Tysens Lane, Manila Avenue, Roberts Drive, Mill Road, Guyon Avenue, Riga Street, Adelaide Avenue, Lynn Street, a line 95 feet southwesterly of Guyon Avenue, Falcon Avenue, Guyon Avenue, Tarrytown Avenue, Adelaide Avenue, Medina Street, and Isabella Avenue, as shown on a diagram (for illustrative purposes only) dated June 20, 2005.

(On September 14, 2005, Cal. No. 5, the Commission scheduled September 28, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 17

GRANVILLE PAYNE HOUSING

CD 5

C 050461 HAK

PUBLIC HEARING:

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 367 Sheffield Avenue, part of Site 103A within the East New York 1 Urban Renewal Area; and 636 and 638 Sutter Avenue (Block 3771, Lots 6, 28 and 29), 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 367 Sheffield Avenue (Block 3771, Lot 6) to a developer selected by HPD;

to facilitate development of a seven-story building tentatively known as Granville Payne Housing, with retail space and approximately 103 residential units for low income persons, to be developed under the New York City Housing Development Corporation's Mixed Income Rental Program.

(On September 14, 2005, Cal. No. 1, the Commission scheduled September 28, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 18 & 19

SOUTH PARK SLOPE REZONING

No. 18

CD 7

N 060053 ZRK

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 amendments to the Zoning Resolution of the City of New York, relating to Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), to permit an Inclusionary Housing bonus in specified areas within Community District 7, Borough of Brooklyn:

Matter in underline is new, to be added;
 Matter in ~~strikeout~~ is old, to be deleted;
 Matter in # # is defined in Section 12-10;
 * * * indicates where unchanged text appears in the Zoning Resolution

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

The Inclusionary Housing Program shall apply in the following areas:

(a) In the following areas of Community District 1, in the Borough of Brooklyn, located north of the Williamsburg Bridge, Washington Plaza, Borinquen Place and Grand Street:

~~(a1)~~ Waterfront Access Plan BK-1, as set forth in Section 62-352;

~~(b2)~~ all #Special Mixed Use Districts#;

~~(e3)~~ all R6A, R6B and R7A Districts; and

~~(d4)~~ the following R6 areas:

~~(4i)~~ the #block# bounded by Havemeyer Street, North Sixth Street, Metropolitan Avenue and North Fifth Street;

~~(2ii)~~ the #block# bounded by Roebling Street, North Fifth Street, Havemeyer Street and Metropolitan Avenue;

~~(3iii)~~ those #blocks# bounded by Wythe Avenue, Grand Street, Berry Street and South Third Street;

~~(4iv)~~ those #blocks# and portions of #blocks# bounded by Bedford Avenue, North 1st Street, Driggs Street, Fillmore Place, Roebling Street, and a line coincident with the centerline of the long dimension of the #blocks# bounded by Bedford Avenue, Grand Street, Roebling Street and South First Street; and

~~(5v)~~ that portion of the #block# bounded by Franklin Street, Huron Street, Manhattan Avenue and India Street that is within 100 feet of Franklin Street and 100 feet of India Street.

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

23-93

Definitions

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

Administering agent

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

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

* * *

Fair rent

At initial occupancy of #lower income housing#, "fair rent" (the "Section 8 Standard") is an annual rent for each such housing equal to not more than either the public assistance shelter allowance if the #family# receives public assistance, or 30 percent of the annual income of the tenant of such housing, provided that such tenant is a #lower income household# at the time of initial occupancy pursuant to the provisions of this program.

Upon renewal of a lease for an existing tenant in #lower income housing#, #fair rent# (the "Rent Stabilization Standard") is not more than the then-current #fair rent# for such housing plus a percentage increase equal to the percentage increase for a renewal lease of the same term permitted by the Rent Guidelines Board for units subject to the rent stabilization law.

After initial occupancy, upon rental of #lower income housing# to a new tenant, #fair rent# is not more than the higher of:

- (a) the then-currently applicable "Section 8 Standard"; or
- (b) the Rent Stabilization Standard.

In order for rent to be #fair rent#, the following must also apply:

There shall be no additional charge to the tenant for the provision of heat and electric service, except that the Commissioner of Housing Preservation and Development may approve a #lower income housing plan# making a #lower income household# responsible for the payment of utilities as long as the sum of:

- (1) the initial #fair rent#; and
- (2) the monthly costs of a reasonable compensation for these utilities, by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living

environment do not exceed 30 percent of said #lower income household's# income.

However, in Community Districts 1 and 7, Borough of Brooklyn, the Commissioner of Housing Preservation and Development may determine that rents satisfying the requirements of City, State or Federal programs assisting #lower income housing# will be considered #fair rent#, provided that such rents do not exceed 30 percent of #lower income household's# income, as applicable, and provided further that upon expiration or termination of the requirements of the City, State or Federal program, rent increases and re-rentals shall be subject to the higher of the then-currently applicable Section 8 Standard or the Rent Stabilization Standard.

At initial occupancy of any #lower income housing#, no portion of the #fair rents# shall be for the payment of the principal or interest on any debt, and the #lower income housing# shall not secure any debt and shall be free of all liens, except liens for real estate taxes, water charges and sewer rents and other governmental charges for which payment is not yet due. #Fair rents# may be used for the payment of principal or interest of debt only if such debt was incurred after the date of initial occupancy and is for a capital improvement to such #lower income housing# other than those capital improvements set forth in the #lower income housing plan#.

In Community Districts 1 and 7, Borough of Brooklyn, at initial occupancy of any #lower income housing#, a portion of the #fair rents# may be for the payment of the principal or interest on debt, and such housing may secure debt, provided that, as of the date of the approval of the #lower income housing plan#, the Commissioner of Housing Preservation and Development finds that the total annual rent, when such interest and principal payments are deducted, is in compliance with the requirements of Section 23-95, paragraph(c), and provided that the lender agrees to enter into a written agreement which subordinates such debt to the provisions of the #lower income housing plan#.

Lower income household

A "lower income household" is a #family# having an income equal to or less than the income limits (the "80 Percent of SMSA Limits") for New York City residents established by the U.S. Department of Housing and Urban Development pursuant to Section 3(b)(2) of the United States Housing Act of 1937, as amended, for lower income families receiving housing assistance payments.

In Community Districts 1 and 7, Borough of Brooklyn, #lower income households# shall also include all existing households in tenancy, provided such households occupy units that are within a #building# in which rents for all occupied units are regulated by City or State law, and the aggregate maximum permitted annual rent roll for such occupied units, divided by the number of occupied units, is less than 30 percent of the applicable income limit for a #lower income household# as provided in this Section. In determining the applicable income limit for such #lower income households#, the Commissioner of Housing Preservation and Development may make adjustments, consistent with U. S. Department of Housing and Urban Development regulations, for the number of persons residing in each unit.

Lower income housing

"Lower income housing" are #standard units# occupied or to be occupied by #lower income households#. #Lower income housing# shall not include #standard units# assisted under city, state or federal programs, except where such assistance is in the form of:

- (a) real estate tax abatements and exemptions which are specifically limited to the #lower income housing#; or
- (b) operating assistance that the Commissioner of the Department of Housing Preservation and Development determines will be used to enable households with incomes of not more than 62.5 percent of the "80 Percent of SMSA Limits" to afford such #lower income housing#.

However, in Community Districts 1 and 7, Borough of Brooklyn, #lower income housing# shall include #standard units# assisted under City, State or Federal programs.

* * *

**23-942
In Community Districts 1 and 7, Borough of Brooklyn**

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

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

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

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

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

In addition, the following rules shall apply:

- (a) The compensated #building# must be #developed# or #enlarged# pursuant to the Quality Housing Program or, in #Special Mixed Use Districts#, pursuant to paragraph (b) of Section 123-662; and
- (b) The #lower income housing# must be provided in accordance with the provisions set forth in Section 23-95 (Lower Income Housing Requirements).

23-95

Lower Income Housing Requirements

* * *

- (a) Permits and certificates of occupancy

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

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

- (b) Insurance

The #administering agent# of the #lower income housing# shall have said housing insured against any damage or destruction in an amount equal to no less than the replacement value of such housing.

Any insurance proceeds received as a result of damage or destruction of all or part of such housing shall be used first for restoring such damaged or destroyed housing to #lower income housing#, free of violations under the New York City Building Code, the New York State Multiple Dwelling Law, the New York City Housing Maintenance Code and this Resolution. However, in Community Districts 1 and 7, Borough of Brooklyn, the Commissioner of Housing Preservation and Development may modify this requirement to provide priority for lenders participating in the financing of #lower income housing# that is assisted under City, State or Federal programs.

* * *

23-951

On-site new construction option

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located in newly constructed #floor area# in the #compensated development#. The #lower income housing# shall be maintained and leased to #lower income households# for the life of the increased #floor area#.
- (b) #Dwelling units# designated as #lower income housing# shall be distributed throughout the #development#. No #story# shall contain more than two such units unless at least 80 percent of all #stories# contain two such units. The size of the designated #lower income housing# units shall at least be distributed among the various size units in proportion to the total distribution of unit size within the #building# in the following categories of unit sizes:

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

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

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

23-952**Substantial rehabilitation and off-site new construction options**

To qualify for one or more of these options, the designated #lower income housing# shall meet the following requirements:

- (a) The #lower income housing# shall be located either:
- (1) within the same Community District as the #compensated development#; or
 - (2) within an adjacent Community District and within a one-half mile radius of the #compensated development#, except that #lower income housing# located within a one-half mile radius of a #compensated development# in Community District 1, Borough of Brooklyn, shall be located in an adjacent Community District in the Borough of Brooklyn.

For the new construction option the #lower income housing# shall be in a new #building#. For the substantial rehabilitation options, the #lower income housing# shall be in an existing #building# in which, prior to the submission of the #lower income housing plan# pursuant to this Section, any #residential# portion not in public ownership had been entirely vacant for not less than three years.

Furthermore, in Community Districts 1 and 7, Borough of Brooklyn, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

- (b) The #lower income housing# shall be maintained and leased to #lower income households# for the life of the increased #floor area#.
- (c) On-site substantial rehabilitation units shall be those units on the same #zoning lot# as the #compensated development#.

23-953**Preservation option**

To qualify for this option, the designated #lower income housing# shall meet the following requirements.

- (a) The #lower income housing# shall be located either:
- (1) within the same Community District as the #compensated development#; or

- (2) within an adjacent Community District and within a one-half mile radius of the #compensated development#, except that #lower income housing# located within a one-half mile radius of a #compensated development# in Community District 1, Borough of Brooklyn, shall be located in an adjacent Community District in the Borough of Brooklyn.

The #lower income housing# shall be in an existing occupied #residential# or #mixed building#. Only #standard units# occupied by #lower income households# shall be #lower income housing#. For each #standard unit# designated as #lower income housing# the #administering agent# shall verify the income of the household in tenancy.

Furthermore, in Community Districts 1 and 7, Borough of Brooklyn, the #administering agent# shall not be required to verify the income of households in tenancy, as of the date upon which the Commissioner of Housing Preservation and Development approves the #lower income housing plan#.

* * *

24-161

Maximum floor area ratio for zoning lots containing community facility and residential uses

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

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

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

- (a) The provisions of this Section 24-161 shall apply in the following areas of Community District 1, Borough of Brooklyn:
 - (1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and
 - (2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue,

Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.

- (b) In the designated areas set forth in Section 23-922 (Community Districts 1 and 7, Borough of Brooklyn), except as set forth in paragraph (a) above and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

35-31
Maximum Floor Area Ratio for Mixed Buildings

C1 C2 C3 C4 C5 C6

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

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

In Community District 7, Borough of Manhattan, the maximum #floor area ratio# permitted for a #residential use# set forth in Article II, Chapter 3 may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

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

- (a) The provisions of this Section 35-31 shall apply in the following areas of Community District 1, Borough of Brooklyn:

- (1) those portions of #blocks# bounded by a line 82 feet west of Franklin Street, a line 100 feet north of Freeman Street, a line 100 feet west of Franklin Street, Freeman Street, Franklin Street, and Eagle Street, and
- (2) those #blocks# and portions of #blocks# bounded by Berry Street, North 5th Street, a line 100 feet southeasterly of Havemeyer Street, North 6th Street, Havemeyer Street, North 7th Street, Roebling Street, North 8th Street, Driggs Avenue, North 9th Street, a line 100 feet southeasterly of Bedford Avenue, North 11th Street, Union Avenue, Richardson Street, Leonard Street, Bayard Street, Graham Avenue,

Driggs Avenue, North 12th Street, a line midway between Bedford Avenue and Berry Street, and North 10th Street.

- (b) In the designated areas set forth in Section 23-922 (Community Districts 1 and 7, Borough of Brooklyn), except as set forth in paragraph (a) above, and except within Waterfront Access Plan BK-1, the #floor area ratios# of Section 23-942 shall apply where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

(On September 14, 2005, Cal. No. 2, the Commission scheduled September 28, 2005 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19

CD 7

C 060054 ZMK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. eliminating from an existing R5 District a C2-3 District bounded by:
 - a. 16th Street, a line 100 feet southeasterly of 7th Avenue, Prospect Avenue, and 7th Avenue; and

16th Street, Prospect Park West, 18th Street, and a line 150 feet northwesterly of Prospect Park West;
2. **eliminating from an existing R5B District a C2-3 District bounded by:**
 - a. 16th Street, a line 150 feet southeasterly of Prospect Park West, Windsor Place, and Prospect Park West; and
 - b. Prospect Avenue, a line 150 feet southeasterly of Prospect Park West, 18th Street, and Prospect Park West;
3. **eliminating from an existing R6 District a C1-3 District bounded by:**

- a. 21st Street, a line 150 feet southeasterly of 4th Avenue, 24th Street, and 4th Avenue;
 - b. 15th Street, a line 150 feet southeasterly of 5th Avenue, Prospect Avenue, and a line 150 feet northwesterly of 5th Avenue; and
 - c. Prospect Expressway, a line 100 feet southeasterly of 5th Avenue, 17th Street, a line 150 feet southeasterly of 5th Avenue, 23rd Street, a line 150 feet northwesterly of 5th Avenue, 17th Street, and 5th Avenue;
4. **eliminating from an existing R6 District a C2-3 District bounded by:**
- a. 15th Street, a line 100 feet southeasterly of 3rd Avenue, a line 80 feet northeasterly of Prospect Avenue, a line 180 feet southeasterly of 3rd Avenue, Prospect Avenue, and 3rd Avenue;
 - b. 15th Street, a line 150 feet southeasterly of 4th Avenue, Prospect Avenue, and a line 100 feet northwesterly of 4th Avenue;
 - c. Prospect Expressway, a line 150 feet southeasterly of 4th Avenue, 20th Street, and 4th Avenue;
 - d. 23rd Street, 5th Avenue, 24th Street, and a line 150 feet northwesterly of 5th Avenue;
 - e. 15th Street, a line 100 feet southeasterly of 7th Avenue, 16th Street, and 7th Avenue; and
 - f. Prospect Avenue, 7th Avenue, 17th Street, and a line 100 feet northwesterly of 7th Avenue;
5. **changing from an R5 District an R5B District property bounded by** 16th Street, 8th Avenue, Windsor Place, a line 400 feet southeasterly of 8th Avenue, 16th Street, Prospect Park West, 20th Street, a line 110 feet northwesterly of Prospect Park West, a line midway between 19th Street and 20th Street, a line 175 feet northwesterly of Prospect Park West, 19th Street, 7th Avenue, Prospect Avenue, and a line 100 feet southeasterly of 7th Avenue;
6. **changing from an R5 District to an R6A District property bounded by** 16th Street, a line 100 feet southeasterly of 7th Avenue, Prospect Avenue, and 7th Avenue;
7. **changing from an R6 District to an R5B District property bounded by** 15th Street, a line 100 feet northwesterly of 7th Avenue, 16th Street, 7th Avenue, Prospect Avenue, and a line 100 feet southeasterly of 6th Avenue;
8. **changing from an R6 District to an R6A District property bounded by:**

- a. 15th Street, a line 100 feet southeasterly of 3rd Avenue, Prospect Avenue, and 3rd Avenue;
 - b. Prospect Expressway, a line 100 feet southeasterly of 5th Avenue, 24th Street, and a line 100 feet northwesterly of 5th Avenue; and
 - c. 15th Street, a line 100 feet southeasterly of 7th Avenue, 16th Street, and a line 100 feet northwesterly of 7th Avenue;
- 9. changing from an R6 District to an R6B District property bounded by:**
- a. 15th Street, a line 100 feet northwesterly of 4th Avenue, Prospect Avenue, and a line 100 feet southeasterly of 3rd Avenue;
 - b. 15th Street, a line 100 feet northwesterly of 5th Avenue, 24th Street, and a line 100 feet southeasterly of 4th Avenue;
 - c. 15th Street, a line 100 feet southeasterly of 6th Avenue, Prospect Avenue, 7th Avenue, 23rd Street, 6th Avenue, 24th Street, and a line 100 feet southeasterly of 5th Avenue; and
 - d. 15th Street, a line 100 feet westerly of Bartel Pritchard Square, a line 100 feet northwesterly of Prospect Park West, 16th Street, a line 400 feet southeasterly of 8th Avenue, Windsor Place, 8th Avenue, 16th Street, and a line 100 feet southeasterly of 7th Avenue;
- 10. changing from an R6 District to an R8A District property bounded by 15th Street, a line 100 feet southeasterly of 4th Avenue, 24th Street, 4th Avenue, Prospect Avenue, and a line 100 feet northwesterly of 4th Avenue;**
- 11. changing from an R6 District to a C4-3A District property bounded by 15th Street, a line 100 feet southeasterly of 5th Avenue, Prospect Expressway, and a line 100 feet northwesterly of 5th Avenue;**
- 12. establishing within an existing R5B District a C2-4 District bounded by:**
- a. 16th Street, a line 100 feet southeasterly of Prospect Park West, Windsor Place, and Prospect Park West; and
 - b. Prospect Avenue, a line 100 feet southeasterly of Prospect Park West, 18th Street, and Prospect Park West;
- 13. establishing within an existing R8B District a C2-4 District bounded by 15th Street, Bartel Pritchard Square, Prospect Park Southwest, a line 100 feet southeasterly of Bartel Pritchard Square, a line 100 feet southeasterly of Prospect Park West, 16th Street, a line 100 feet northwesterly of Prospect Park West, and a line 100 feet easterly of Bartel Pritchard Square;**

14. **establishing within a proposed R5B District a C2-4 District bounded by 16th Street, Prospect Park West, 18th Street, and a line 100 feet northwesterly of Prospect Park West;**
15. **establishing within a proposed R6A District a C2-4 District bounded by:**
 - a. 15th Street, a line 100 feet southeasterly of 3rd Avenue, Prospect Avenue, and 3rd Avenue;
 - b. Prospect Expressway, a line 100 feet southeasterly of 5th Avenue, 23rd Street, 5th Avenue, 24th Street, and a line 100 feet northwesterly of 5th Avenue; and
 - c. 15th Street, a line 100 feet southeasterly of 7th Avenue, Prospect Avenue, and 7th Avenue;
16. **establishing within a proposed R6B District a C2-4 District bounded by:**
 - a. a line 60 feet northeasterly of Prospect Avenue, a line 180 feet southeasterly of 3rd Avenue, Prospect Avenue, and a line 100 feet southeasterly of 3rd Avenue; and
 - b. Prospect Avenue, 7th Avenue, 17th Street, and a line 100 feet northwesterly of 7th Avenue; and
17. **establishing within a proposed R8A District a C2-4 District bounded by:**
 - a. 15th Street, a line 100 feet southeasterly of 4th Avenue, 20th Street, 4th Avenue, Prospect Avenue, and a line 100 feet northwesterly of 4th Avenue; and
 - b. 21st Street, a line 100 feet southeasterly of 4th Avenue, 24th Street, and 4th Avenue;

as shown on a diagram (for illustrative purposes only) dated August 22, 2005, and subject to the conditions of CEQR Declaration E-152.

(On September 14, 2005, Cal. No. 3, the Commission scheduled September 28, 2005 for a public hearing which has been duly advertised.)

Close 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.*