

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:**  
**WEDNESDAY, OCTOBER 25, 2006**  
**10:00 A.M. SPECTOR HALL**  
**22 READE STREET, NEW YORK 10007**

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

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
1	C 050226 ZSM	3	61 CHRYSTIE STREET GARAGE	Scheduled to be Heard 11/15/06
2	C 060102 ZSM	2	149 WOOSTER STREET	" "
3	N 070111 HAX	3	3313 THIRD AVENUE APARTMENTS	Favorable Report Adopted
4	C 060380 PQK	13	R. BRIGHT DCC/SURF SOLOMON SENIOR CENTER	" "
5	Proposed Rule		PROPOSED RULE CHANGE	Hearing Closed
6	C 060502 HUM	11	ST. PAUL'S PLAYGROUND	" "
7	C 060503 HAM	11	" "	" "
8	C 060310 ZSM	5	35-41 WEST 23 <sup>RD</sup> STREET	" "
9	C 060526 HAK	16	ANCHOR BROADWAY SITE 3	" "
10	C 060527 HAK	4	ANCHOR BROADWAY SITE 2	" "
11	C 060138 ZMK	4	60 CENTRAL AVENUE	Withdrawn
12	C 060562 ZMQ	11	DOUGLASTON LITTLE NECK REZONING/R2 A TEXT	Hearing Closed
13	N 060563 ZRY	CW	" "	" "

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

MEETING ADJOURNED AT: 1:14 P.M.

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, OCTOBER 25, 2006**

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



**Michael R. Bloomberg, Mayor**

**City of New York**

**[No. 20]**

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

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet,  
visit the Department of City Planning (DCP) home page at:

**[nyc.gov/planning](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

1. A quorum shall consist of seven members.
2. Final action by the Commission shall be by the affirmative vote of not less than seven members.
3. Except by unanimous consent, matters upon which public hearing are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

**NOTE** - Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: in Section I, (Scheduling Dates for Future Public Hearings), in Section II, (Reports), and in Section III, (Public Hearings). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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

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

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

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

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

**B**  
**CITY PLANNING COMMISSION**

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

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

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

**ORDER OF BUSINESS**

**WEDNESDAY, OCTOBER 25, 2006**

Roll Call; Approval Of Minutes..... 1

I. Matters To Be Scheduled for Public Hearing..... 1

II. Reports..... 3

III. Public Hearings ..... 5

IV. Schedule Of Meetings: July 1, 2006 - December 31, 2006.....19

**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 November 15, 2006 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

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**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: \_\_\_\_\_

**OCTOBER 25, 2006**

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**APPROVAL OF MINUTES OF Regular Meeting of October 11, 2006**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, NOVEMBER 15, 2006**

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

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**BOROUGH OF MANHATTAN**

**No. 1**

***61 CHRYSTIE STREET GARAGE***

**CD 3**

**C 050226 ZSM**

**IN THE MATTER OF** an application submitted by LBW Enterprises, 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 27 spaces on a portion of the ground floor and cellar of a proposed 11-story hotel building on property located at 61 Chrystie Street (Block 303, Lot 25), in a C6-1G District.

Plans for the proposed public parking garage 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 November 15, 2006 for a public hearing.**

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**No. 2**

***149 WOOSTER STREET***

**CD 2**

**C 060102 ZSM**

**IN THE MATTER OF** an application submitted by First 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 use regulations of

Section 42-14D(1)(b) to allow Joint Living Working Quarters for Artists on the 3rd through 8th floors and penthouse, and Section 42-14D(2)(a) to allow a retail use (Use Group 6 uses) on the ground floor and cellar of an existing 8-story building and proposed penthouse with a lot coverage greater than 5,000 square feet and a lot area greater than 3,600 square feet, on property located at 149 Wooster Street (Block 515, Lot 27), 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.

**Resolution for adoption scheduling November 15, 2006 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF THE BRONX**

**No. 3**

***3313 THIRD AVENUE APARTMENTS***

**CD 3**

**N 070111 HAX**

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

Pursuant to Article 16 of the General Municipal Law of New York State for:

- a) the designation of property located at 498-500, 502, 504, 506, 508 and 512 East 165<sup>th</sup> Street; 3219, 3217 and 3315 Third Avenue; 493, 495, 497, 499, 501, 503, 509, 511 and 513 Weiher Court (Block 2369, Lots 21, 23-30, 55-60, and 63-65) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area;

to facilitate the development of an 8-story mixed-use building, tentatively known as 3313 Third Avenue Apartments, with approximately 128 residential units and retail space to be developed under the New York State Division of Housing and Community Renewal's Homes for Working Families Program and the New York City Housing Development Corporation's Low Income Affordable Marketplace Program.

(On September 27, 2006, Cal. No. S1, the Commission scheduled October 11, 2006 for a public hearing. On October 11, 2006, Cal. No. 20, the hearing was closed.)

**For consideration.**

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**BOROUGH OF BROOKLYN**

**No. 4**

***R. BRIGHT DAY CARE CENTER/SURF SOLOMON SENIOR CENTER***

**CD 13**

**C 060380 PQK**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services, the Department for the Aging, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for acquisition of

property located at 3001 West 37<sup>th</sup> Street (Block 7065, Lot 1), Brooklyn, for continued use as a day care center and senior center.

(On September 13, 2006, Cal. No. 1, the Commission scheduled September 27, 2006 for a public hearing. On September 27, 2006, Cal. No. 13, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARING**

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**BOROUGH OF MANHATTAN**

**No. 5**

***PROPOSED RULE CHANGE***

**PUBLIC HEARING:**

In accordance with Sections 192 and 1043 of the New York City Charter, and pursuant to Section 81-744(a)(5) of the New York City Zoning Resolution (the "Zoning Resolution"), the City Planning Commission proposes to amend and add a new rule to Chapter 3 of Title 62 of the Rules of the City of New York.

This rule was not anticipated and therefore was not included in the regulatory agenda because, until recently, no application had been filed seeking certification or authorization for transfer of development rights under Section 81-744 of the Zoning Resolution. Given the recent and pending applications to transfer development rights in the Theater Subdistrict, the required per square foot contribution should be adjusted as provided in the Zoning Resolution Section 81-744(a)(5).

Any person in attendance at this hearing shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed changes. Each speaker shall be allotted a maximum of three (3) minutes. Persons who require that a sign language interpreter or other form of reasonable accommodation for a disability be provided at the hearing are asked to notify Ray Hodges at the address set forth below by October 13, 2006. In addition, written statements may be submitted to the Deputy Counsel of the Department of City Planning at the address stated below, provided the comments are received by 5:00 P.M. October 25, 2006:

New York City Department of City Planning  
Office of the Counsel  
22 Reade Street, Room 2N  
New York, New York 10007

Written comments received and a tape recording of oral comments received at the hearing will be available for public inspection within a reasonable time after receipt between the hours of 9:00 a.m. and 5:00 p.m. at the Freedom of Information Law Desk, 22 Reade Street, 2W, telephone number (212) 720-3208.

The purpose of the hearing is to provide the public with an opportunity to comment on the proposed rule set forth herein. Underlining indicates new material.

Section 1. The chapter heading of Chapter 3 of Title 62 of the Rules of the City of New York is amended to read as follows:

### CHAPTER 3. FEES AND CONTRIBUTIONS

§2. Chapter 3 of Title 62 of the Rules of the City of New York is amended by adding a new subchapter C, to read as follows:

#### SUBCHAPTER C. CONTRIBUTIONS

§3-08. Contributions to Theater Subdistrict Fund Pursuant to Section 81-744 of the New York City Zoning Resolution.

Contributions to the Theater Subdistrict Fund pursuant to Section 81-744 of the New York City Zoning Resolution shall be made in an amount equal to \$14.91 per square foot of floor area transferred.

#### **STATEMENT OF BASIS AND PURPOSE**

These rules are promulgated pursuant to the authority of the City Planning Commission, under Sections 192 and 1043 of the New York City Charter, and pursuant to Section 81-744(a)(5) of the New York City Zoning Resolution. Under Section 81-744 of the Zoning Resolution, the City Planning Commission shall allow by certification or authorization the transfer of development rights from listed theaters in the Theater Subdistrict. Certification shall be granted, provided that, among other requirements, the appropriate legal documents are executed ensuring that a contribution in an amount, which is presently established under Section 81-744(a)(5) to be \$10.00 per square foot of transferred floor area, is deposited in the Theater Subdistrict Fund. The City Planning Commission is required to periodically review the contribution amount and to adjust such amount to reflect any change in the assessed value of all properties on zoning lots wholly within the Theater Subdistrict.

In adopting Section 81-744 of the Zoning Resolution, City Planning Commission Report N980271ZRM, dated June 3, 1998 (the "Report"), established the original contribution amount at \$10 per square foot, which was described as approximately twenty (20) percent of the value of land per square foot in the Theater Subdistrict. The Report further stated that this amount should be adjusted periodically based on changes in the assessed value of land in the district. Consistent with the Section 81-744 and the 1998 Report, the proposed adjustment reflects the adjusted value of land per square foot for properties on zoning lots wholly within the Theater Subdistrict, taking into account changes in the assessed valuation since 1998.

There are three blocks west of Eighth Avenue which are bisected by the Theater Subdistrict boundary. Using zoning lot merger information for these blocks from 1998 to 2006, it was determined which of the zoning lots in these blocks are situated fully within the Theater Subdistrict. Based upon the assessed property values for the property included within these zoning lots, provided by the New York City Department of Finance ("DOF"),

it has been determined that the assessed value for all properties situated wholly within the Theater Subdistrict has increased 49.06% per square foot from 1998 to 2006.

DOF data shows that in 1998, the total built floor area of the Theater Subdistrict was 63,871,931 square feet, and the total assessed value of such properties was \$4,525,059,822. DOF data also show that in 2006, the total built floor area of the Theater Subdistrict was 81,642,687 square feet, and the total assessed value of such properties was \$8,621,852,552.

Based upon the DOF data, the total assessed value per square foot was \$70.85 in 1998 and was \$105.60 in 2006. Given that the assessed value of all properties per square foot increased \$34.76 or 49.06% from 1998 until 2006, the proposed rule would increase the required Theater Subdistrict Fund contribution from \$10.00 per square foot to \$14.91 per square foot of development rights transferred from the listed theaters.

All DOF data referenced above and used in the calculation of increase for the Theater Subdistrict Fund contribution is on file at the Department of City Planning and available for public inspection between the hours of 9:00 a.m. and 5:00 p.m. at the Freedom of Information Law Desk, 22 Reade Street, 2W, telephone number (212) 720-3208.

**Close the hearing.**

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**Nos. 6 & 7**

***ST. PAUL'S PLAYGROUND***

**No.6**

**CD 11**

**C 060502 HUM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 1st amendment to the Upper Park Avenue Urban Renewal Plan for the Upper Park Ave Urban Renewal Area.

The proposed plan:

1. Subdivides Site 3 into sites: 3 and 3C.

2. Deletes Section C.2.b(1)(a), "Setbacks", which states, " A setback of 100 feet from the Park Avenue building line will be required of all residential new construction."
3. Changes the language and format of the Urban Renewal Plan to reflect the current standard form.

These changes would facilitate the development of an accessory playground for St. Paul's Church and School, and residential development along Park Avenue.

(On October 11, 2006, Cal. No. 4, the Commission scheduled October 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 7**

**CD 11**

**C 060503 HAM**

**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 110-112 East 118<sup>th</sup> Street within the proposed Site 3C of the Upper Park Avenue Urban Renewal Area site 3C (Block 1645; p/o Lot 70 ) 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 to be selected by HPD.

to facilitate the development of an accessory playground for the St. Paul Church and School.

(On October 11, 2006, Cal. No. 5, the Commission scheduled October 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

**No. 8**

***35-41 WEST 23<sup>RD</sup> STREET***

**CD 5**

**C 060310 ZSM**

**PUBLIC HEARING:**

**N THE MATTER OF** an application submitted by 23<sup>rd</sup> Street Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

1. the use regulations of Section 42-10 to allow residential use (Use Group 2 uses) ;  
and
2. the height and setback regulations of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks), and the rear yard regulations of Section 43-26 (Minimum Required Rear Yards) and 43-28 (Special Provisions for Through Lots);

to facilitate the construction of a 21-story and 3-story mixed use development on property located at 35-41 West 23<sup>rd</sup> Street (Block 825, Lots 20 and 1001-1005), in an M1-6 District, within the Ladies Mile 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 October 11, 2006, Cal. No. 6, the Commission scheduled October 25, 2006 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF BROOKLYN**

**No. 9**

***ANCHOR BROADWAY SITE 3***

**CD 16**

**C 060526 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 7 Saratoga Avenue, and 1510-1524 Broadway (Block 1489, Lots 6, 11-18) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such properties to a developer to be selected by HPD;

to facilitate the development of a 2-story commercial building, tentatively known as Anchor Broadway Site 3, to be developed under the Department of Housing Preservation and Development's ANCHOR program.

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

**Close the hearing.**

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**No.10**

***ANCHOR BROADWAY SITE 2***

**CD 4**

**C 060527 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 1515, 1519-1531 Broadway and 1032-1034 Jefferson Avenue (Block 3387, Lots 1-7, 9,11, and 12) 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 properties to a developer to be selected by HPD;

to facilitate the development of a 2-story commercial building, tentatively known as Anchor Broadway Site 2, to be developed under the Department of Housing Preservation and Development's ANCHOR program.

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

**Close the hearing.**

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**No. 11**

***60 CENTRAL AVENUE***

**CD 4**

**C 060138 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Downtown Real Properties, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M3-1 District to an R6A District property bounded by Central Avenue, the southwesterly centerline prolongation of Melrose Street, a line 225 feet southwesterly of Central Avenue, George Street, Evergreen Avenue, and Noll Street;
2. changing from an M3-1 District to an M1-2 District property bounded by George Street, a line 225 feet southwesterly of Central Avenue, the southwesterly centerline prolongation of Melrose Street, and Evergreen Avenue; and

3. establishing within a proposed R6A District a C2-4 District bounded by Central Avenue, the southwesterly centerline prolongation of Melrose Street, a line 100 feet southwesterly of Central Avenue, and George Street;

as shown on a diagram (for illustrative purposes) dated July 10, 2006, and subject to the conditions of CEQR Declaration E-170.

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

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 12 & 13**

***DOUGLASTON LITTLE NECK REZONING/R2 A TEXT***

**No. 12**

**CD 11**

**C 060562 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 11a, 11b, 11c, and 11d:

1. eliminating from an existing R1-2 District a C1-2 District bounded by Douglaston Parkway, 235th Street, and a line 200 feet southerly of 42nd Avenue;
2. eliminating from an existing R3-1 District a C1-2 District bounded by:
  - a. a boundary line of the City of New York, a line 100 feet northwesterly of Northern Boulevard, a line 200 feet northeasterly of Marathon Parkway, and a line 150 feet northwesterly of Northern Boulevard; and
  - b. a boundary line of the City of New York, Pembroke Avenue, 254th Street, and a line 100 feet southeasterly of Northern Boulevard;
3. eliminating from an existing R4 District a C1-2 District bounded by a boundary line of the City of New York, a line 100 feet northwesterly of Nassau Boulevard, Little Neck Parkway and a line 235 feet northwesterly of Nassau Boulevard;

4. eliminating from an existing R3-1 District a C2-2 District bounded by 249th Street, a line 100 feet northwesterly of Northern Boulevard, 248th Street, and a line 150 feet northwesterly of Northern Boulevard;
5. changing from an R1-2 District to an R1-1 District property bounded by West Drive and its northerly centerline prolongation, Bayview Avenue, a line 170 feet northwesterly of West Drive, Kenmore Road, a line 200 feet northwesterly of West Drive, Knollwood Avenue, a line 250 feet northwesterly of West Drive, a line midway between Knollwood Avenue and Richmond Road, West Drive, a line midway between Grosvenor Street and Beverly Road, a line 260 feet northwesterly of West Drive, Beverly Road, a line 300 feet westerly of West Drive, Manor Road, West Drive, Hollywood Avenue, a line 200 feet westerly of West Drive, Arleigh Road, West Drive, Bay Street, 233rd Place, a line 125 feet southeasterly of 37th Avenue, a line 120 feet southwestly of 233rd Place and its northwesterly prolongation, Little Neck Bay, and a boundary line of the City of New York;
6. changing from an R3-1 District to an R1-2 District property bounded by:
  - a. 246th Street and its northwesterly centerline prolongation, the southwestly centerline prolongation of 41st Avenue, and 243rd Street; and
  - b. the southwestly centerline prolongation of 41st Avenue, a line 100 feet southwestly of 247th Street, the southwestly centerline prolongation of Depew Avenue, a line 115 feet southwestly of 247th Street, 43rd Avenue, the northwesterly prolongation of the northeasterly boundary line of a park, the northwesterly boundary line of a park, and 246th Street and its southeasterly centerline prolongation;
7. changing from an R4 District to an R1-2 District property bounded by a boundary line of the City of New York, a line 100 feet northwesterly of Nassau Boulevard, Little Neck Parkway, and a line 235 feet northwesterly of Nassau Boulevard;
8. changing from a C3 District to an R1-2 District property bounded by a boundary line of the City of New York, the centerline of former Little Neck Parkway, Little Neck Parkway, the southeasterly boundary line of a park and its northeasterly prolongation, the northeasterly boundary line of a park, the centerline of former 35th Avenue, the centerline of former 248th Street, and a proposed Pierhead & Bulkhead Line;
9. changing from an R4 District to an R2 District property bounded by 73rd Avenue, the northwesterly service road of Grand Central Parkway, a line 100 feet southwestly of 244th Street, a line 150 feet southerly of 73rd Avenue, and a line perpendicular to the southerly street line of 73rd Avenue distant 195 feet

westerly (as measured along the street line) from the point of intersection of the southerly street line of 73rd Avenue and the westerly street line of 244th Street;

10. changing from an R1-2 District to an R2A district property bounded by:
  - a. 38th Drive, a line 95 feet southwesterly of 234th Street, 39th Avenue, a line 85 feet southwesterly of 234th Street, 40th Avenue, a line 90 feet southwesterly of 234th Street, 41st Avenue, and 233rd Street;
  - b. a line 150 feet southeasterly of Northern Boulevard, 251st Street, Gaskell Road, the southeasterly prolongation of a line 450 feet northeasterly of 251st Street, a line 140 feet northwesterly of Deepdale Place and its southwesterly prolongation, Morenci Lane, and a line 100 feet northeasterly of Marathon Parkway; and
  - c. Thornhill Avenue, Browvale Lane, a line perpendicular to the northeasterly street line of Browvale Lane distant 300 feet (as measured along the street line) from the point of intersection of the northeasterly street line of Browvale Lane and the northwesterly street line of Horace Harding Expressway, a line 100 feet westerly of 252nd Street, the northwesterly service road of Horace Harding Expressway, and Morenci Lane;
  
11. changing from an R2 District to an R2A District property bounded by:
  - a. Little Neck Parkway, the centerline of former Little Neck Parkway, a boundary line of the City of New York, a line 150 feet northwesterly of Northern Boulevard, Little Neck Parkway, 41st Drive, a line 210 feet northeasterly of Little Neck Parkway (straight line portion) and its northwesterly prolongation, Westmoreland Street, 39th Road, Little Neck Parkway, the southeasterly boundary line of the Long Island Rail Road right-of-way (Northside Division), 248th Street, and 38th Avenue;
  - b. Northern Boulevard, Zion Street, the southwesterly centerline prolongation of Gaskell Road, Marathon Parkway, a line 150 feet southeasterly of Northern Boulevard, a line 100 feet northeasterly of Marathon Parkway, Morenci Lane, a northwesterly service road of Horace Harding Expressway, 244th Street, Thornhill Avenue, a line 100 feet southwesterly of 248th Street, Van Zandt Avenue, Overbrook Street, Deepdale Avenue, a line 100 feet southwesterly of 248th Street, a line 150 feet southeasterly of Northern Boulevard, Alameda Avenue, and 245th Street;
  - c. Nassau Boulevard, a boundary line of the City of New York, the southerly service road of Grand Central Parkway, the northwesterly centerline prolongation of 267th Street, Grand Central Parkway, a

former service road of Grand Central Parkway, Commonwealth Boulevard, Marathon Parkway, 64th Avenue and its northeasterly centerline prolongation, 255th Street, Little Neck Parkway, 61st Avenue, 262nd Street, 60th Avenue, 260th Street, 59th Avenue, Little Neck Parkway, the northerly service road of Horace Harding Expressway, and 260th Street; and

- d. Douglaston Parkway, the northwesterly street line of 242nd Street and its southwesterly and northeasterly prolongations, a southerly boundary line of a park, a westerly boundary line of a park and its southerly prolongation, and a line perpendicular to the northeasterly street line of Douglaston Parkway distant 100 feet southerly (as measured along the street line) from the point of intersection of the northeasterly street line of Douglaston Parkway and the southeasterly street line of 244th Street;
12. changing from an R3-1 District to an R2A District property bounded by:
- a. 40th Avenue, Little Neck Parkway, a line 275 feet southeasterly of 41st Avenue, a line 170 feet southwesterly of Little Neck Parkway, a line perpendicular to the northeasterly street line of 249th Street distant 50 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Depew Avenue and the northeasterly street line of 249th Street, 249th Street, Depew Avenue, 248th Street, a line 115 feet northwesterly of 43rd Avenue, a line 120 feet northeasterly of 247th Street, Depew Avenue, 247th Street, 41st Avenue, and 248th Street; and
  - b. Little Neck Parkway, a line 150 feet northwesterly of Northern Boulevard, a boundary line of the City of New York, a line 100 feet northwesterly of Northern Boulevard, a line 200 feet northeasterly of Marathon Parkway, a line 150 feet northwesterly of Northern Boulevard, Marathon Parkway, and the southwesterly centerline prolongation of 43rd Avenue;
13. changing from an R3-2 District to an R2A District property bounded 61st Avenue, Marathon Parkway, a northerly boundary line of a park and its easterly prolongation, a line 100 feet westerly and northerly of 63rd Avenue, and a line 100 feet southwesterly of Marathon Parkway;
14. changing an R3-2 District to an R3X District property bounded by:
- a. the northwesterly service road of Horace Harding Expressway, 255th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of 57th Avenue, 256th Street, a line 130 feet southerly of Horace Harding Expressway, a line midway between 256th Street and Little Neck Parkway, a line 120 feet northerly of 58th Avenue, Little Neck Parkway, 60th Avenue, a line 100 feet westerly of Little Neck

Parkway, a line 100 feet southerly of 60th Avenue, a line 100 feet northeasterly of 255th Street, 61st Avenue, a line 100 feet southwesterly of 255th Street, 60th Avenue, a line 100 feet southwesterly of 254th Street, 58th Avenue, 251st Street, a line 150 feet southeasterly of 57th Avenue, the southeasterly centerline prolongation of Morenci Lane, 57th Avenue, and a line perpendicular to the southeasterly street line of Horace Harding Expressway distant 185 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Horace Harding Expressway and the westerly street line of 251st Street;

- b. Marathon Parkway, 61st Avenue, a line 100 feet southwesterly of Marathon Parkway, a line 100 feet southerly of 61st Avenue, 245th Lane, 61st Avenue, 60th Avenue, a line forming an angle of 73 degrees with the northwesterly street line of 60th Avenue distant 200 feet southwesterly (as measured along the street line) of the intersection of the northwesterly street line of 60th Avenue and the southwesterly street line of 246th Place, a line 350 feet northwesterly of 60th Avenue, a line 100 feet northeasterly of 246th Place (straight line portion), and 60th Avenue; and
  - c. 57th Drive, 61st Avenue, a line perpendicular to the northwesterly street line of 61st Avenue distant 540 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 61st Avenue and the southwesterly street line of 57th Drive, a line 90 feet northwesterly of 61st Avenue, and the southwesterly prolongation of a line 350 feet northwesterly of 60th Avenue;
15. changing from an R2 district to an R3-1 District property bounded by Little Neck Parkway, 38th Avenue, the centerline of former 248th Street, and the centerline of former 35<sup>th</sup> Avenue and its southwesterly prolongation;
  16. changing from a C3 District to an R3-1 District property bounded by Little Neck Parkway, the centerline of former 35th Avenue and its southwesterly prolongation, a northeasterly and southeasterly boundary line of a park and its northeasterly prolongation; and
  17. changing from an R4 District to an R4-1 District property bounded by the southerly boundary line of a park and its easterly prolongation, the northwesterly service road of Grand Central Parkway, 73rd Avenue, a line perpendicular to the southerly street line of 73rd Avenue (straight line portion) distant 195 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of 73rd Avenue and the westerly street line of 244th Street, the westerly prolongation of a line 150 feet southerly of 73rd Avenue (straight line portion), and a line 100 feet westerly of 243rd Road (straight line portion) and its northerly and southerly prolongations;

as shown on a diagram (for illustrative purposes only) dated July 10, 2006.

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

**Close the hearing.**

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**No. 13**

**CITYWIDE**

**N 060563 ZRY**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, to Article 1, Chapter 1 (Title, Establishment of Controls, and Interpretation of Regulations) concerning building permits within R2A districts after the effective date of any applicable Zoning Map amendment.

Matter in underline is new, to be added;

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

Matter within # # is defined in Section12-10;

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

\* \* \*

**ARTICLE 1  
GENERAL PROVISIONS**

**Chapter 1  
Title, Establishment of Controls, and Interpretation of Regulations**

\* \* \*

**11-30  
BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT**

\* \* \*

**11-33**

**Building Permits for Minor or Major Development or Other Construction  
Issued Before Effective Date of Amendment**

\* \* \*

**11-335**

**Building permits for other construction in R2A Districts**

In R2A Districts established on or after (the effective date of this amendment), if a building permit for other construction has been lawfully issued prior to the date establishing such R2A District, such construction may be continued, notwithstanding the provisions of Section 11-332(a) (Extension of period to complete construction), provided that the Department of Buildings determines that all of the requisite structural framing to perform the work authorized under the permit was completed on or before the date establishing such R2A District. If the Commissioner of Buildings determines that such framing was not complete on such date, the provisions of paragraph (a) of Section 11-332 shall apply.

\* \* \*

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

**Close the hearing.**

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IV. CITY PLANNING COMMISSION 2006 SCHEDULE OF MEETINGS  
July 1 to December 31

	SUN	MON	TUE	WED	THU	FRI	SAT	Notes
JULY	2	3	4 INDEPENDENCE DAY	5	6	7	8 1	
	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14	15	
	16	17	18	19	20	21	22	
	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28	29	
	30	31						
AUGUST			1	2	3	4	5	
	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11	12	
	13	14	15	16	17	18	19	
	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25	26	
27	28	29	30	31				
SEPTEMBER						1	2	
	3 LABOR DAY	4	5	6	7	8	9	
	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15	16	
	17	18	19	20	21	22 ROSH HASHANAH	23	
24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29	30		
OCTOBER	1	2	3	4	5	6	7	
	8 YOM KIPPUR	9 * COLUMBUS DAY OBSERVED	10 * REVIEW SESSION	11 CPC PUBLIC MEETING	12	13	14	*Review Session will be held on <u>Tuesday, October 10<sup>th</sup></u>
	15	16	17	18	19	20	21	
	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27	28	
	29	30	31					
NOVEMBER				1	2	3	4	
	5	6	7	8	9	10 VETERANS DAY OBSERVED	11	
	12 REVIEW SESSION	13	14 ELECTION DAY	15 CPC PUBLIC MEETING	16	17	18	
	19	20	21	22	23	24	25	
	26	27	28	29	30 THANKSGIVING			
DECEMBER						1	2	
	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8	9	
	10	11	12	13	14	15	16 1 <sup>ST</sup> DAY HANUKKAH	
	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22	23	
	24 31	25 CHRISTMAS	26 1 <sup>ST</sup> DAY KWANZAA	27	28	29	30	

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