

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 25, 2007
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 070337 PCK	18	HRA/ACS WAREHOUSE	Scheduled to be Heard 8/8/07
2	C 070447 ZMK	3	BED-STUY REZONING	" "
3	N 070448 ZRY	CW	" "	" "
4	C 070351 MMM	1	50 WEST STREET	" "
5	N 070412 ZRM	1	" "	" "
6	C 070413 ZSM	1	" "	" "
7	C 070414 ZSM	1	" "	" "
8	C 070415 ZSM	1	" "	" "
9	N 070394 ZRY	CW	THE WATERSHED	" "
10	N 070468 ZRM	5	400 5 TH AVENUE	" "
11	C 070469 ZSM	5	" "	" "
12	C 070470 ZSM	5	" "	" "
13	C 070472 ZMQ	12	ST. ALBANS/HOLLIS REZONING	" "
14	C 070058 PCR	3	SOUTH RICHMOND BLUEBELT	" "
15	C 070008 PSX	2	HUNTS POINT PLANT/BARRETTO POINT PARK	Favorable Report Adopted
16	C 070009 MMX	2	" "	" "
17	C 070010 MMX	2	" "	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		15	16	17	18	19	20	21	22	23	24	25	26		
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Angela M. Battaglia	P	Y	Y	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	Y	Y		
Angela R. Cavaluzzi, R.A.	A														
Alfred C Cerullo, III	A														
Betty Y. Chen	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Lisa Gomez	P	Y	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	Y		
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
John Merolo	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Karen A. Phillips	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 11:13 A.M.

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JULY 25, 2007
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
18	N 070467 HAM	10	BRADHURST URA SITE 27/PS 90	Favorable Report Adopted
19	C 070349 PSM	1, 3	EAST RIVER ESPANADE	" "
20	C 070350 PPM	1, 3	" "	" "
21	N 070435 ZAM	4	HUDSON MEWS	Authorization Approved
22	N 070436 ZAM	4	" "	" "
23	C 070065 ZMQ	4	PLAZA 75	Favorable Report Adopted
24	N 070477 ZAR	2	PARK LANE AT SEAVIEW	Authorization Approved
25	N 070478 ZAR	2	" "	" "
26	N 070397 ZAR	2	WESTMINISTER COURT	" "
27	N 070464 BDX	2	SOUTHERN BOULEVARD BID	Hearing Closed
28	C 070398 PSK	1	NEWTOWN CREEK DEP SLUDGE LOADING FACILITY	" "
29	C 070399 MLK	1	" "	" "
30	C 070408 HAK	1	HERBERT STREET CONDOMINIUMS	" "
31	C 070382 ZSR	1	120 TH PRECINCT POLICE STATION	" "

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

MEETING ADJOURNED AT:

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

CITY PLANNING COMMISSION

WEDNESDAY, JULY 25, 2007

**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. 14]

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

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*
- BE TTY Y. CHEN
- RICHARD W. EADDY
- LISA A. GOMEZ
- NATHAN LEVENTHAL
- 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.

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**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 2E, 22 Reade Street,
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for August 8, 2007 at Spector Hall 22 Reade Street, New York, at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

JULY 25, 2007

APPROVAL OF MINUTES OF the Regular Meeting of July 11, 2007

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, AUGUST 8, 2007**

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

BOROUGH OF BROOKLYN

No. 1

HRA/ACS WAREHOUSE

CD 18

C 070337 PCK

IN THE MATTER OF an application submitted by the Human Resources Administration, the Administration for Children's Services, and the Department of Citywide Administrative, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 10300 Foster Avenue (Block 8149, Lot 300) for use as a warehouse.

Resolution for adoption scheduling August 8, 2007 for a public hearing.

Nos. 2 & 3

BED-STUY REZONING

No. 2

CD 3

C 070447 ZMK

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Sections 16c and 17a:

1. **eliminating from within an existing R5 District a C1-3 District** bounded by:

- a. Halsey Street, a line 150 feet easterly of Marcus Garvey Boulevard, the westerly prolongation of a line midway between Decatur Street and Bainbridge Street, Marcus Garvey Boulevard, MacDonough Street, and a line 150 feet westerly of Marcus Garvey Boulevard;
- b. a line midway between Jefferson Avenue and Hancock Street, a line 150 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Halsey Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Macon Street, and a line 150 feet westerly of Lewis Avenue-Dr. Sandy F. Ray Boulevard;
- c. Madison Street, a line 150 feet easterly of Malcolm X Boulevard, Halsey Street, and a line 150 feet westerly of Malcolm X Boulevard;
- d. Hancock Street, Ralph Avenue, Halsey Street, a line 150 feet easterly of Ralph Avenue, Macon Street, and a line 150 feet westerly of Ralph Avenue; and
- e. Bainbridge Street, Malcolm X Boulevard, Chauncey Street, and a line 150 feet westerly of Malcolm X Boulevard;

2. eliminating from within an existing R5 District a C2-3 District bounded by:

- a. Monroe Street, a line 150 feet easterly of Marcus Garvey Boulevard, Putnam Avenue, Marcus Garvey Boulevard, Jefferson Avenue, a line 150 feet easterly of Marcus Garvey Boulevard, Halsey Street, a line 150 feet westerly of Marcus Garvey Boulevard, Madison Street, and Marcus Garvey Boulevard;
- b. a line midway between Decatur Street and Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Bainbridge Street, and a line 510 feet easterly of Marcus Garvey Boulevard;
- c. Halsey Street, a line 150 feet easterly of Malcolm X Boulevard, Bainbridge Street, and a line 150 feet westerly of Malcolm X Boulevard;
- d. Madison Street, Ralph Avenue, Hancock Street, and a line 150 feet westerly of Ralph Avenue; and
- e. Decatur Street, a line 150 feet easterly of Ralph Avenue, Bainbridge Street, and Ralph Avenue;

3. eliminating from within an existing R6 District a C1-3 District bounded by:

- a. Lafayette Avenue, a line 150 feet easterly of Franklin Avenue, Lexington Avenue, and a line 150 feet westerly of Franklin Avenue;
- b. a line 150 feet northeasterly of Fulton Street, a line midway between Bedford Avenue and Spencer Place, a line 100 feet northeasterly of Fulton Street, Bedford Avenue, Brevoort Place, a line 100 feet southwesterly of Fulton Street, Franklin Avenue, Fulton Street, and Claver Place;
- c. Quincy Street, a line 150 feet easterly of Nostrand Avenue, Jefferson Avenue, a line 150 feet westerly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Gates Avenue, and a line 150 feet westerly of Nostrand Avenue;
- d. Quincy Street, a line 150 feet easterly of Tompkins Avenue, Madison Street, and a line 150 feet westerly of Tompkins Avenue;
- e. Putnam Avenue, a line 150 feet easterly of Tompkins Avenue, Halsey Street, and a line 150 feet westerly of Tompkins Avenue;
- f. Quincy Street, a line 150 feet easterly of Marcus Garvey Boulevard, Gates Avenue, and a line 150 feet westerly of Marcus Garvey Boulevard;
- g. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, New York Avenue, Herkimer Street, and a line 150 feet easterly of Nostrand Avenue;
- h. Decatur Street, Marcus Garvey Boulevard, Fulton Street, Albany Avenue, Herkimer Street, a line 150 feet westerly of Albany Avenue, a line midway between Fulton Street and Herkimer Street, a line 100 feet westerly of Albany Avenue, a line 100 feet northerly of Fulton Street, and a line 150 feet westerly of Albany Avenue;
- i. Quincy Street, a line 150 feet easterly of Malcolm X Boulevard, Gates Avenue, and a line 150 feet westerly of Malcolm X Boulevard;
- j. Monroe Street, Howard Avenue, Broadway, Saratoga Avenue, Jefferson Avenue, a line 150 feet southwesterly of Broadway, Putnam Avenue, and a line 150 feet westerly of Howard Avenue;
- k. Hancock Street, a line 150 feet easterly of Ralph Avenue, Halsey Street, and Ralph Avenue;

- l. Decatur Street, Saratoga Avenue, Bainbridge Street, and a line 150 feet westerly of Saratoga Avenue;
- m. Bainbridge Street, a line 150 feet easterly of Howard Avenue, Sumpter Street, a line 150 feet westerly of Howard Avenue, Chauncey Street, and Howard Avenue;
- n. Sumpter Street, a line 100 feet easterly of Ralph Avenue, MacDougal Street and its westerly centerline prolongation, and Ralph Avenue; and
- o. Marion Street, a line 150 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, Patchen Avenue, Fulton Street, a line 300 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue; Fulton Street, and Malcolm X Boulevard;

4. eliminating from within an existing R6 District a C1-4 District bounded by:

- a. Bainbridge Street, a line perpendicular to the southerly street line of Bainbridge Street distant 200 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Lewis Avenue-Dr. Sandy F. Ray Boulevard and the southerly street line of Bainbridge Street, a line 100 feet southerly of Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Fulton Street, and a line 480 feet easterly of Marcus Garvey Boulevard; and
- b. a line 200 feet northeasterly of Fulton Street, Malcolm X Boulevard, Fulton Street, Rochester Avenue, a line midway between Fulton Street and Herkimer Street and its westerly prolongation, Utica Avenue, Fulton Street, and a line perpendicular to the northerly street line of Fulton Street distant 300 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Malcolm X Boulevard and the northerly street line of Fulton Street;

5. eliminating from within an existing R6 District a C2-3 District bounded by:

- a. a line 150 feet northeasterly of Fulton Street, Claver Place, Fulton Street, Franklin Avenue, a line midway between Fulton Street and Lefferts Place, and Classon Avenue;

- b. Quincy Street, a line 150 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, a line midway between Bedford Avenue and Spencer Place, Hancock Street, Bedford Avenue, Jefferson Avenue, and a line 150 feet westerly of Bedford Avenue;
- c. Jefferson Avenue, Nostrand Avenue, Macon Street, and a line 150 feet westerly of Nostrand Avenue;
- d. Gates Avenue, a line 150 feet easterly of Marcus Garvey Boulevard, Monroe Street, and a line 150 feet westerly of Marcus Garvey Boulevard;
- e. Decatur Street, Throop Avenue, a line 100 feet northerly of Fulton Street, a line 100 feet westerly of Albany Avenue, a line midway between Fulton Street and Herkimer Street, Brooklyn Avenue, Fulton Street, and Tompkins Avenue and its southerly centerline prolongation;
- f. Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line 100 feet southerly of Bainbridge Street, and a line perpendicular to the southerly street line of Bainbridge Street distant 200 feet westerly (as measured along the street line) from the point of intersection of the westerly street line of Lewis Avenue-Dr. Sandy F. Ray Boulevard and the southerly street line of Bainbridge Street,
- g. Fulton Street, a line perpendicular to the southerly street line of Fulton Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the southeasterly street line of Troy Avenue and the southerly street line of Fulton Street, Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, a line midway between Fulton Street and Herkimer Street, and Albany Avenue;
- h. Madison Street, a line 150 feet easterly of Ralph Avenue, Hancock Street, and Ralph Avenue;
- i. Macon Street, Saratoga Avenue, Decatur Street, and a line 150 feet westerly of Saratoga Avenue;
- j. Bainbridge Street, a line 150 feet easterly of Ralph Avenue, Chauncey Street, and Ralph Avenue; and

- k. MacDougal Street and its westerly centerline prolongation, Howard Avenue, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Hull Street, Saratoga Avenue, Herkimer Street, a line 150 feet westerly of Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, a line 450 feet easterly of Ralph Avenue; Fulton Street, and Ralph Avenue;

6. changing from an R5 District to an R5B District property bounded by:

- a. Halsey Street, Howard Avenue, Bainbridge Street, and a line 100 feet easterly of Ralph Avenue; and
- b. Herkimer Street, Saratoga Avenue, the southerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Howard Avenue;

7. changing from an R6 District to an R5B District property bounded by:

- a. Herkimer Street, a line 350 feet westerly of Schenectady Avenue, a line midway between Fulton Street and Herkimer Street, Schenectady Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Troy Avenue; and
- b. Bainbridge Street, Howard Avenue, a line midway between Bainbridge Street and Chauncey Street, and a line 100 feet easterly of Ralph Avenue;

8. changing from an R5 District to an R6A District property bounded by:

- a. Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, Chauncey Street, and a line 100 feet westerly of Malcolm X Boulevard; and
- b. Monroe Street, Ralph Avenue, Halsey Street, and a line 100 feet westerly of Ralph Avenue;

9. changing from an R6 District to an R6A District property bounded by:

- a. Lafayette Avenue, a line 100 feet easterly of Franklin Avenue, Jefferson Avenue, Franklin Avenue, a line 100 feet northeasterly of Fulton Street, a line 200 feet westerly of Franklin Avenue, a line 100 feet southerly of Jefferson Avenue, a line 100 feet westerly of Franklin Avenue, a line midway between Lafayette Avenue and Clifton Place, and Classon Avenue;

- b. Quincy Street, a line 100 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, and a line 100 feet westerly of Bedford Avenue;
- c. Quincy Street, a line 100 feet easterly of Nostrand Avenue, a line midway between Quincy Street and Gates Avenue, a line 100 feet westerly of Tompkins Avenue, Quincy Street, a line 100 feet easterly of Tompkins Avenue, a line midway between Quincy Street and Gates Avenue, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Quincy Street, a line 325 feet easterly of Stuyvesant Avenue, a line midway between Quincy Street and Gates Avenue, a line 100 feet westerly of Malcolm X Boulevard, Quincy Street, a line 100 feet easterly of Malcolm X Boulevard, a line midway between Quincy Street and Gates Avenue, a line 170 feet westerly of Ralph Avenue, Gates Avenue, a line 100 feet easterly of Ralph Avenue, Halsey Street, Ralph Avenue, Monroe Street, a line 100 feet westerly of Ralph Avenue, a line midway between Gates Avenue and Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, Monroe Street, a line 150 feet westerly of Stuyvesant Avenue, a line midway between Gates Avenue and Monroe Street, a line 100 feet easterly of Tompkins Avenue, Decatur Street, Marcus Garvey Boulevard, a line 100 feet northeasterly of Fulton Street, Throop Avenue, Fulton Street, Tompkins Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet westerly of Tompkins Avenue, a line midway between Monroe Street and Gates Avenue, a line 100 feet easterly of Nostrand Avenue, Macon Street, a line 100 feet westerly of Nostrand Avenue, Putnam Avenue, Nostrand Avenue, Madison Street, a line 100 feet westerly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Gates Avenue, and a line 100 feet westerly of Nostrand Avenue;
- d. Herkimer Street, Brooklyn Avenue, a line midway between Fulton Street and Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Herkimer Street and the northwesterly street line of Troy Avenue, Herkimer Street, Albany Avenue, a line 185 feet southerly of Herkimer Street, Kingston Avenue, Herkimer Street, St. Andrews Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), Brooklyn Avenue, a line 150 feet northerly of Atlantic Avenue, and New York Avenue;
- e. Fulton Street, Schenectady Avenue, a line midway between Fulton Street and Herkimer Street, a line 350 feet northwesterly of Schenectady Avenue, Herkimer Street, and Troy Avenue; and
- f. MacDougal Street and its westerly centerline prolongation, Howard Avenue, Fulton Street, and Ralph Avenue;

- 10. changing from a C4-3 District to an R6A District** property bounded by Gates Avenue, a line 150 feet easterly of Ralph Avenue, Monroe Street, and a line 100 feet easterly of Ralph Avenue;
- 11. changing from an M1-1 District to an R6A District** property bounded by Gates Avenue, Nostrand Avenue, Monroe Street, and a line 225 feet westerly of Nostrand Avenue;
- 12. changing from an R5 District to an R6B District** property bounded by:
- a. Monroe Street, a line 100 feet westerly of Malcolm X Boulevard, Chauncey Street, Stuyvesant Avenue, Fulton Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Bainbridge Street, a line 510 feet easterly of Marcus Garvey Boulevard, a line midway between Decatur Street and Bainbridge Street and its westerly prolongation, Marcus Garvey Boulevard, Decatur Street, Throop Avenue, Putnam Avenue, a line 175 feet easterly of Throop Avenue, Madison Street, and Throop Avenue; and
 - b. Monroe Street, a line 100 feet westerly of Ralph Avenue, Halsey Street, a line 100 feet easterly of Ralph Avenue, Bainbridge Street, Patchen Avenue, Chauncey Street, and a line 100 feet easterly of Malcolm X Boulevard;
- 13. changing from an R6 District to an R6B District** property bounded by:
- a. a line midway between Lafayette Avenue and Clifton Place, a line 100 feet westerly of Franklin Avenue, a line 100 feet southerly of Jefferson Avenue, a line 200 feet westerly of Franklin Avenue, a line 100 feet northeasterly of Fulton Street, and Classon Avenue;
 - b. Quincy Street, a line 100 feet westerly of Bedford Avenue, a line 100 feet northeasterly of Fulton Street, Franklin Avenue, Jefferson Avenue, and a line 100 feet easterly of Franklin Avenue;
 - c. a line 100 feet southwesterly of Fulton Street, Franklin Avenue, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, a line 100 feet southwesterly of Fulton Street, Bedford Avenue, a line 100 feet southerly of Brevoort Place, Franklin Avenue, a line midway between Lefferts Place and Atlantic Avenue, and Classon Avenue;
 - d. Quincy Street, a line 100 feet westerly of Nostrand Avenue, Gates Avenue, a line 225 feet westerly of Nostrand Avenue, Monroe Street, a

line 100 feet westerly of Nostrand Avenue, Madison Street, Nostrand Avenue, Putnam Avenue, a line 100 feet westerly of Nostrand Avenue, Macon Street, Arlington Place, Halsey Street, and a line 100 feet easterly of Bedford Avenue;

- e. a line midway between Fulton Street and Herkimer Street, a line 150 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, and a line 100 feet easterly of Bedford Avenue;
- f. Quincy Street, a line 100 feet westerly of Tompkins Avenue, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Nostrand Avenue;
- g. a line midway between Gates Avenue and Monroe Street, a line 100 feet westerly of Tompkins Avenue, a line 100 feet northerly of Fulton Street, a line 150 feet easterly of Nostrand Avenue, Macon Street, and a line 100 feet easterly of Nostrand Avenue;
- h. a line midway between Fulton Street and Herkimer Street, New York Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line 100 feet easterly of Nostrand Avenue, Herkimer Street, and a line 150 feet easterly of Nostrand Avenue;
- i. Quincy Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Tompkins Avenue;
- j. a line midway between Gates Avenue and Monroe Street, a line 150 feet westerly of Stuyvesant Avenue, Monroe Street, Throop Avenue, Madison Street, a line 175 feet easterly of Throop Avenue, Putnam Avenue, Throop Avenue, Decatur Street, and a line 100 feet easterly of Tompkins Avenue;
- k. Herkimer Street, Kingston Avenue, a line 185 feet southerly of Herkimer Street, Albany Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and St. Andrews Place;
- l. Quincy Street, a line 100 feet westerly of Malcolm X Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 325 feet easterly of Stuyvesant Avenue;
- m. Quincy Street, a line 150 feet westerly of Ralph Avenue, a line midway between Quincy Street and Gates Avenue, and a line 100 feet easterly of Malcolm X Boulevard;

- n. a line midway between Gates Avenue and Monroe Street, a line 100 feet westerly of Ralph Avenue, Monroe Street, and a line 100 feet easterly of Malcolm X Boulevard;
- o. Monroe Street, Howard Avenue, Putnam Avenue, a line 100 feet southwesterly of Broadway, Jefferson Avenue, Saratoga Avenue, Hull Street and its westerly centerline prolongation, Fulton Street, Howard Avenue, MacDougal Street and its westerly centerline prolongation, Ralph Avenue, Bainbridge Street, a line 100 feet easterly of Ralph Avenue, a line midway between Bainbridge Street and Chauncey Street, Howard Avenue, Halsey Street, and a line 100 feet easterly of Ralph Avenue;
- p. Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, a line 100 feet southerly of Bainbridge Street, and a line 480 feet easterly of Marcus Garvey Boulevard;
- q. Lewis Avenue-Dr. Sandy F. Ray Boulevard, Fulton Street, and Troy Avenue;
- r. Chauncey Street, a line 200 feet easterly of Stuyvesant Avenue, a line 100 feet southerly of Chauncey Street, a line 100 feet easterly of Stuyvesant Avenue, Fulton Street, and Stuyvesant Avenue;
- s. Chauncey Street, Patchen Avenue, a line 100 feet northerly of Sumpter Street, a line 100 feet northerly of Fulton Street, a line 100 feet easterly of Malcolm X Boulevard, Marion Street, and Malcolm X Boulevard; and
- t. Fulton Street, Rochester Avenue, a line midway between Fulton Street and Herkimer Street, Ralph Avenue, Herkimer Street, a line 150 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Saratoga Avenue, Herkimer Street, Howard Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line midway between Kane Place and Columbus Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), Buffalo Avenue, a line 150 feet northerly of Atlantic Avenue, Suydam Place, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and Utica Avenue and its northerly centerline prolongation (straight line portion);

14. changing from a C4-3 District to an R6B District property bounded by:

- a. Halsey Street, Arlington Place, a line 180 feet southeasterly of Halsey Street, a line 100 feet westerly of Arlington Place, a line 100 feet southerly of Halsey Street, and a line 100 feet easterly of Bedford Avenue;

- b. Macon Street, a line 150 feet easterly of Nostrand Avenue, a line 100 feet northerly of Fulton Street, and a line 100 feet easterly of Nostrand Avenue;
- c. a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Nostrand Avenue, Herkimer Street, and a line 100 feet easterly of Nostrand Avenue; and
- d. a line midway between Fulton Street and Herkimer Street, a line 100 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, and a line 150 feet westerly of Nostrand Avenue;

15. changing from an R6 District to an R7D District property bounded by:

- a. a line 100 feet northeasterly of Fulton Street, Bedford Avenue, a line 100 feet southwesterly of Fulton Street, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, Franklin Avenue, a line 100 feet southwesterly of Fulton Street, and Classon Avenue;
- b. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, Throop Avenue, a line 100 feet northerly of Fulton Street, Marcus Garvey Boulevard, Fulton Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, a line midway between Fulton Street and Herkimer Street, Brooklyn Avenue, Fulton Street, and a line 150 feet easterly of Nostrand Avenue; and
- c. Marion Street, a line 100 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Sumpter Street, Patchen Avenue, Fulton Street, Hull Street and its westerly centerline prolongation, Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue, Fulton Street, and Malcolm X Boulevard;

16. changing from a C4-3 District to an R7D District property bounded by a line 100 feet northerly of Fulton Street, a line 150 feet easterly of Nostrand Avenue, Fulton Street, and a line 100 feet easterly of Nostrand Avenue;

17. changing from an R6 District to a C4-5D District property bounded by:

- a. Fulton Street, New York Avenue, a line midway between Fulton Street and Herkimer Street, and a line 150 feet easterly of Nostrand Avenue; and
 - b. Herkimer Street, a line 100 feet easterly of Nostrand Avenue, a line midway between Herkimer Street and Atlantic Avenue, and Nostrand Avenue;
- 18. changing from a C4-3 District to a C4-5D District** property bounded by Halsey Street, a line 100 feet easterly of Bedford Avenue, a line 100 feet southerly of Halsey Street, a line 100 feet westerly of Arlington Place, a line 180 feet southerly of Halsey Street, Arlington Place, Macon Street, a line 100 feet easterly of Nostrand Avenue, Fulton Street, a line 150 feet easterly of Nostrand Avenue, a line midway between Fulton Street and Herkimer Street, a line 100 feet easterly of Nostrand Avenue, Herkimer Street, Nostrand Avenue, a line midway between Herkimer Street and Atlantic Avenue, a line 150 feet easterly of Nostrand Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), a line 150 feet westerly of Nostrand Avenue, a line 100 feet southerly of Herkimer Street, a line 100 feet westerly of Nostrand Avenue, a line midway between Fulton Street and Herkimer Street, a line 100 feet easterly of Bedford Avenue, Herkimer Street, and Bedford Avenue;
- 19. changing from an M1-1 District to a C4-5D District** property bounded by Fulton Street, Brooklyn Avenue, Herkimer Street, and New York Avenue;
- 20. changing from an M1-1 District to an M1-1/R7D District** property bounded by a line midway between Herkimer Street and Atlantic Avenue, Howard Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and a line midway between Kane Place and Columbus Place;
- 21. establishing within an existing R6 District a C2-4 District** bounded by:
- a. a line 100 feet southerly of Bainbridge Street, Lewis Avenue-Dr. Sandy F. Ray Boulevard, Troy Avenue, Herkimer Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Troy Avenue and the northerly street line of Herkimer Street, Fulton Street, and a line 480 feet easterly of Marcus Garvey Boulevard;
 - b. a line 200 feet northerly of Fulton Street, Malcolm X Boulevard, Fulton Street, and a line perpendicular to the northerly street line of Fulton Street distant 300 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Malcolm X Boulevard and the northerly street line of Fulton Street; and

c. Broadway, Saratoga Avenue, Jefferson Avenue, a line 100 feet southwesterly of Broadway, Madison Street, Howard Avenue, and Monroe Street;

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

- a. Lafayette Avenue, a line 100 feet easterly of Franklin Avenue, Lexington Avenue, and a line 100 feet westerly of Franklin Avenue;
- b. Quincy Street, a line 100 feet easterly of Bedford Avenue, Halsey Street, Bedford Avenue, a line 100 feet northeasterly of Fulton Street, a line 100 feet westerly of Bedford Avenue, Hancock Street, Bedford Avenue, Jefferson Avenue, a line 100 feet westerly of Bedford Avenue, a line midway between Gates Avenue and Monroe Street, Bedford Avenue, Gates Avenue, and a line 100 feet westerly of Bedford Avenue;
- c. Quincy Street, a line 100 feet easterly of Nostrand Avenue, Monroe Street, Nostrand Avenue, Madison Street, a line 100 feet westerly of Nostrand Avenue;
- d. Madison Street, a line 100 feet easterly of Nostrand Avenue, Putnam Avenue, and Nostrand Avenue;
- e. Putnam Avenue, Nostrand Avenue, a line midway between Jefferson Avenue and Hancock Street, and a line 100 feet westerly of Nostrand Avenue;
- f. Halsey Street, Nostrand Avenue, Macon Street, and a line 100 feet westerly of Nostrand Avenue;
- g. a line midway between Quincy Street and Gates Avenue, Marcy Avenue-Rev. Dr. Gardner C. Taylor Boulevard, Gates Avenue, and a line 100 feet westerly of Marcy Avenue-Rev. Dr. Gardner C. Taylor Boulevard;
- h. Quincy Street, a line 100 feet easterly of Tompkins Avenue, Madison Street, Tompkins Avenue, a line midway between Putnam Avenue and Jefferson Avenue, and a line 100 feet westerly of Tompkins Avenue;
- i. Jefferson Avenue, a line 100 feet easterly of Tompkins Avenue, MacDonough Street, Tompkins Avenue, Halsey Street, and a line 100 feet westerly of Tompkins Avenue;
- j. a line midway between MacDonough Street and Decatur Street, Decatur Street, a line 100 feet northerly of Fulton Street, Throop Avenue, Fulton Street, and Tompkins Avenue;

k. Decatur Street, Marcus Garvey Boulevard, a line 100 feet northerly of Fulton Street, and a line 100 feet westerly of Marcus Garvey Boulevard;

l. a line midway between Quincy Street and Gates Avenue, a line 100 feet easterly of Throop Avenue, Gates Avenue, and Throop Avenue;

m. a line midway between Quincy Street and Gates Avenue, a line 100 feet easterly of Marcus Garvey Boulevard, Gates Avenue, Marcus Garvey Boulevard, a line midway between Gates Avenue and Monroe Street, a line 150 feet westerly of Marcus Garvey Boulevard, Gates Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;

n. Fulton Street, a line perpendicular to the southerly street line of Fulton Street distant 60 feet easterly (as measured along the street line) from the point of intersection of the southeasterly street line of Troy Avenue and the southerly street line of Fulton Street, Herkimer Street, and Troy Avenue;

o. Quincy Street, Stuyvesant Avenue, Gates Avenue, and a line 100 feet westerly of Stuyvesant Avenue;

p. Quincy Street, a line 100 feet easterly of Malcolm X Boulevard, Gates Avenue, and a line 100 feet westerly of Malcolm X Boulevard;

q. Monroe Street, a line 100 feet easterly of Malcolm X Boulevard, a line midway between Decatur Street and Bainbridge Street, Malcolm X Boulevard, Bainbridge Street, a line 100 feet easterly of Malcolm X Boulevard, Chauncey Street, a line 100 feet westerly of Malcolm X Boulevard, Decatur Street, Malcolm X Boulevard, a line midway between MacDonough Street and Decatur Street, a line 100 feet westerly of Malcolm X Boulevard, MacDonough Street, Malcolm X Boulevard, Macon Street, and a line 100 feet westerly of Malcolm X Boulevard;

r. Gates Avenue, a line 150 feet easterly of Ralph Avenue, Monroe Street, and a line 100 feet westerly of Ralph Avenue;

s. Madison Street, a line 100 feet easterly of Ralph Avenue, Hancock Street, Ralph Avenue, Halsey Street, and a line 100 feet westerly of Ralph Avenue; and

t. MacDougal Street and its westerly centerline prolongation, Howard Avenue, Fulton Street, and Ralph Avenue;

- 23. establishing within a proposed R6B District a C2-4 District bounded by:**
- a. Quincy Street, a line 100 feet easterly of Marcus Garvey Boulevard, a line midway between Quincy Street and Gates Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;
 - b. a line midway between Gates Avenue and Monroe Street, Marcus Garvey Boulevard, Monroe Street, and a line 100 feet westerly of Marcus Garvey Boulevard;
 - c. Putnam Avenue, Marcus Garvey Boulevard, Jefferson Avenue, and a line 100 feet westerly of Marcus Garvey Boulevard;
 - d. Halsey Street, a line 100 feet easterly of Marcus Garvey Boulevard, Macon Street, and a line 100 feet westerly of Marcus Garvey Boulevard;
 - e. Jefferson Avenue, a line 100 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Hancock Street, and Lewis Avenue-Dr. Sandy F. Ray Boulevard;
 - f. Halsey Street, a line 100 feet easterly of Lewis Avenue-Dr. Sandy F. Ray Boulevard, Macon Street, and a line 100 feet westerly of Lewis Avenue-Dr. Sandy F. Ray Boulevard;
 - g. Monroe Street, Howard Avenue, Madison Street, and a line 100 feet westerly of Howard Avenue;
 - h. a line midway between MacDonough Street and Decatur Street, a line 100 feet easterly of Ralph Avenue, Marion Street, and Ralph Avenue;
 - i. Sumpter Street, a line 100 feet easterly of Ralph Avenue, MacDougal Street and its westerly centerline prolongation, and Ralph Avenue; and
 - j. a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Hull Street, Saratoga Avenue, Hull Street and its westerly centerline prolongation, Fulton Street, and Howard Avenue;
- 24. establishing within a proposed R7D District a C2-4 District bounded by:**
- a. a line 100 feet northeasterly of Fulton Street, Bedford Avenue, a line 100 feet southwesterly of Fulton Street, a line perpendicular to the easterly street line of Franklin Avenue distant 200 feet southerly (as measured along the street line) from the point of intersection of the southwesterly street line of Fulton Street and the easterly street line of Franklin Avenue, Franklin Avenue, a line 100 feet southwesterly of Fulton Street, and Classon Avenue;

- b. a line 100 feet northerly of Fulton Street, Tompkins Avenue, Fulton Street, Throop Avenue, a line 100 feet northerly of Fulton Street, Marcus Garvey Boulevard, Fulton Street, a line perpendicular to the northerly street line of Herkimer Street distant 50 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Herkimer Street and the northwesterly street line of Troy Avenue, a line midway between Herkimer Street and Fulton Street, Brooklyn Avenue, Fulton Street, and a line 100 feet easterly of Nostrand Avenue;
 - c. Marion Street, a line 100 feet easterly of Malcolm X Boulevard, a line 100 feet northerly of Fulton Street, a line 100 feet northerly of Sumpter Street, Patchen Avenue, Fulton Street, a line 300 feet easterly of Ralph Avenue, a line midway between Fulton Street and Herkimer Street, a line 150 feet easterly of Ralph Avenue, Herkimer Street, Ralph Avenue, a line midway between Fulton Street and Herkimer Street, Rochester Avenue, Fulton Street, and Malcolm X Boulevard; and
 - d. Fulton Street, Hull Street and its westerly centerline prolongation, Saratoga Avenue, a line midway between Fulton Street and Herkimer Street, and a line 450 feet easterly of Ralph Avenue; and
5. **establishing a Special Mixed Use District (MX-10)** bounded by a line midway between Herkimer Street and Atlantic Avenue, Howard Avenue, the northerly boundary line of the Long Island Rail Road Right-of-Way (Atlantic Division), and a line midway between Kane Place and Columbus Place;

Borough of Brooklyn, Community District 3 as shown on a diagram (for illustrative purposes only) dated May 7, 2007, and subject to the conditions of CEQR Declaration E-185.

Resolution for adoption scheduling August 8, 2007 for a public hearing.

No. 3

CITYWIDE

N 070448 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning the establishment of the R7D and C4-5D zoning districts, the establishment of Special Mixed Use District-10 on Atlantic and Howard Avenues in Brooklyn, the application of the Inclusionary Housing program to the proposed R7D districts in the Borough of Brooklyn, Community District 3, and the

clarification of language pertaining to Section 23-90 (Inclusionary Housing), inclusive, and Inclusionary Housing designated areas.

Matter in Graytone or Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
*** indicate where unchanged text appears in the Zoning Resolution

**ARTICLE I
TITLE, ESTABLISHMENT OF CONTROLS, AND INTERPRETATION OF
REGULATIONS**

* * *

**11-12
Establishment of Districts**

* * *

R7A General Residence District
R7B General Residence District
R7D General Residence District
R7X General Residence District

* * *

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

* * *

**12-10
DEFINITIONS**

* * *

Inclusionary Housing designated area

An “Inclusionary Housing designated area” is a specified area in which the Inclusionary Housing Program is applicable, pursuant to the regulations set forth in Section 23-90, inclusive. Such #Inclusionary Housing designated areas# are identified in Section 23-922 or in Special Purpose Districts, as applicable.

* * *

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

**Chapter 3
Bulk Regulations for Residential Buildings in Residence Districts**

* * *

**23-011
Quality Housing Program**

(a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, any #development# or #enlargement# shall comply with the applicable district #bulk# regulations as set forth in this Chapter and any #residential development#, #enlargement#, #extension# or conversion shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). In R5D Districts, certain requirements of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of this Chapter).

* * *

**23-10
OPEN SPACE AND FLOOR AREA REGULATIONS**

* * *

**23-142
In R6, R7, R8 or R9 Districts**

R6 R7 R8 R9

Except as otherwise provided in the following Sections:

Section 23-144 (In ~~R6, R7, and R8~~ Districts designated areas where the Inclusionary Housing Program is applicable)

* * *

**23-144
In ~~R6, R7 and R8~~ Districts designated areas where the Inclusionary Housing Program is Applicable**

In ~~R6, R7 and R8~~ Districts #Inclusionary Housing designated areas# where the Inclusionary Housing Program is applicable, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In ~~R6, R7 and R8~~ Districts Inclusionary Housing designated areas). The locations of such districts are

specified in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas).

<u>District</u>	<u>Community District</u>	<u>Zoning</u>
R7A	Community District 1, Brooklyn	R6 R6A R6B
	<u>Community District 3, Brooklyn</u>	<u>R7D</u>
	Community District 7, Brooklyn	R8A
	Community District 2, Queens	R7X

* * *

**23-145
For residential buildings developed or enlarged pursuant to the
Quality Housing Program**

R6 R7 R8 R9 R10

In the districts indicated, the maximum #lot coverage# and the maximum #floor area ratio# for any #residential building# on a #zoning lot developed# or #enlarged# pursuant to the Quality Housing Program shall be as set forth in the following table and the maximums for #developments#, or #enlargements# where permitted, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.

**MAXIMUM LOT COVERAGE AND ~~FAR~~ FLOOR AREA RATIO
FOR
QUALITY HOUSING BUILDINGS
(in percent)**

District	Maximum #Lot Coverage#		Maximum #Floor Area Ratio#
	#Corner Lot#	#Interior Lot# or #Through Lot#	
R6	80	60	2.20
R6**	80	60	2.43
R6* R6A R7B	80	65	3.00
R6B	80	60	2.00
R7	80	65	3.44
R7* R7A	80	65	4.00

<u>R7D</u>	<u>80</u>	<u>65</u>	<u>4.20</u>
R7X	80	70	5.00

* * *

23-147
For non-profit residences for the elderly

(a) In R3, R4, R5, R6 and R7 Districts

* * *

However, in R6 or R7 Districts, the minimum required #open space ratio# shall not apply to #non-profit residences for the elderly developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program. Such #developments# or #enlargements# shall be subject to the requirements of R6A or R7A Districts, respectively, as set forth in paragraph (b) of this Section.

(b) In R6A R6B R7A R7B R7D R7X Districts

In the districts indicated, the maximum #lot coverage# and the maximum #floor area ratio# for #non-profit residences for the elderly# shall be as set forth in the following table:

MAXIMUM LOT COVERAGE AND ~~FAR~~ FLOOR AREA RATIO
FOR NON-PROFIT RESIDENCES FOR THE ELDERLY
 (in percent)

District	Maximum #Lot Coverage#		Maximum #Floor Area Ratio#
	#Corner Lot#	#Interior Lot# or #Through Lot#	
R6A <u>R7B</u>	80	65	3.90
R6B	80	60	2.00
R7A <u>R7D</u> <u>R7X</u>	80	70	5.01
R7B	80	65	3.90
R7X	80	70	5.01

* * *

23-51

Special Provisions Applying along District Boundaries

R6 R7 R8 R9 R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4 or R5 Districts coincides with a #side lot line# of a #zoning lot#, a #side yard# at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, portions of #buildings developed# or #enlarged# in R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, or portions of #residential buildings developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.

* * *

23-533

Required rear yard equivalents

* * *

However, in #lower density growth management areas# and in R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A and R10X Districts, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6 through R10 Districts, on any #through lot# at least 180 feet in maximum depth from #street# to #street#, a #rear yard equivalent# shall be provided only as set forth in paragraph (a) of this Section.

* * *

23-60

HEIGHT AND SETBACK REGULATIONS

* * *

23-621

Permitted obstructions in certain districts

* * *

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A R10X

(c) In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, the permitted obstructions set forth in Section 23-62 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction

within a required setback distance. Such dormer may exceed a maximum base height specified for such district provided that on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

* * *

23-633

Street wall location and height and setback regulations in certain districts

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A R10X

In the districts indicated, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply, except as otherwise set forth for #buildings# in R10X Districts.

R6A R7A R7D R7X

(a) #Street wall# location

- (1) In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program on #wide streets# in R6 or R7 Districts without a letter suffix, the #street wall# of any #development# or #enlargement# shall be located no closer to the #street line# than the closest #street wall# of an existing #building# to such #street line#, located on the same #block#, and within 150 feet of such #development# or #enlargement#. However, a #street wall# need not be located further from the #street line# than 15 feet. On #corner lots#, these #street wall# location provisions shall apply along only one #street line#.

* * *

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A R10X

(b) Setback regulations

In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, setbacks are required for all portions of #buildings# that exceed the maximum

base height specified in the table in this Section. Such setbacks shall be provided in accordance with the following regulations:

* * *

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A R10X

(d) Additional regulations

* * *

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT
AND MAXIMUM BUILDING HEIGHT

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
R6B	30	40	50
R6**	30	45	55
R6* inside Core***	40	55	65
R6A R6* outside Core***	40	60	70
R7B R7** R7* inside Core***	40	60	75
R7A R7* outside Core***	40	65	80
<u>R7D</u>	<u>60</u>	<u>85</u>	<u>100</u>
R7X	60	85	125
R8B	55	60	75
R8**	60	80	105
R8A R8*	60	85	120

* * *

**23-92
Applicability**

**23-921
R10 Districts**

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions relating to such designated areas, and in all other R10 Districts, subject to the provisions of Section 23-941 (In R10 Districts other than Inclusionary Housing designated areas), as applicable.

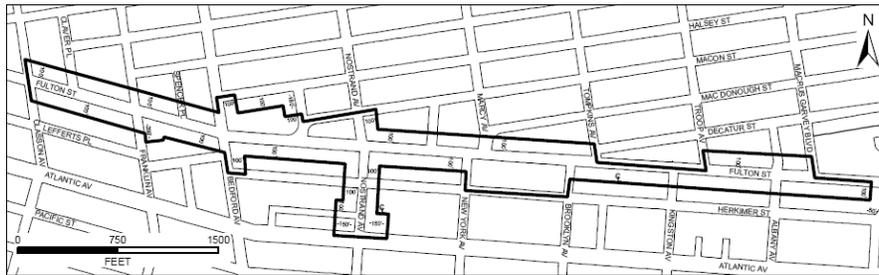
**23-922
~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas**

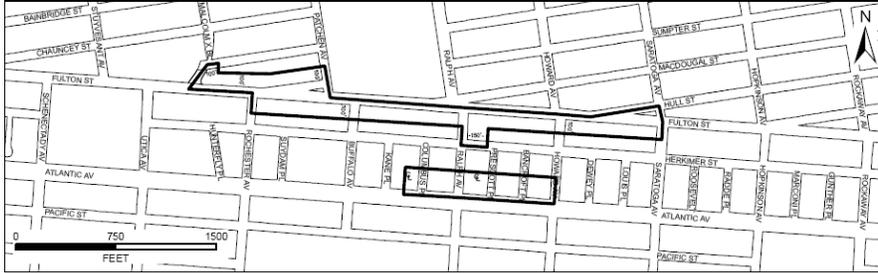
The Inclusionary Housing Program shall apply in the following areas:

* * *

(e) In Community District 3, in the Borough of Brooklyn, in the R7D Districts within the areas shown on the following Maps 7 and 8:

MAP 7
Portion of Community District 3, Brooklyn





MAP 8
Portion of Community District 3, Brooklyn

The Inclusionary Housing Program shall apply in special purpose districts when specific zoning districts or areas are defined as #Inclusionary Housing designated areas# within the special purpose district, pursuant to this Section.

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# 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. However, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas#, 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

* * *

However, in #~~R6, R7 and R8~~ Inclusionary Housing designated areas# , 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.

* * *

In ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, 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#.

Inclusionary Housing designated areas

"Inclusionary Housing designated areas" shall be those areas specified in Section 23-922 (Inclusionary Housing designated areas).

Lower income household

* * *

In ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, #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

* * *

However, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, #lower income housing# shall include #standard units# assisted under City, State or Federal programs.

* * *

~~R6, R7 and R8 designated areas~~

~~“R6, R7 and R8 designated areas” shall be those areas specified in Section 23-922 (Certain R6, R7 and R8 Districts).~~

* * *

23-941

In R10 Districts other than Inclusionary Housing designated areas

The #floor area ratio# of a #development# may be increased from 10.0 to a maximum of 12.0 at the rate set forth in this Section, if the developer of such #development# provides #lower income housing# pursuant to Section 23-95 (Lower Income Housing Requirements).

* * *

23-942

In R6, R7 and R8 Districts Inclusionary Housing designated areas

The provisions of this Section shall apply in the #Inclusionary Housing designated areas# set forth in Section 23-922, except within Waterfront Access Plan BK-1 and in R7-3 Districts within Community District 1, Borough of Brooklyn and in R7-3 Districts within Community District 1, Borough of Brooklyn.

- (a) Maximum #floor area ratio#

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the following table, 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. However, 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#. In addition, the following rules shall apply:

District	Base #floor area ratio#	Maximum #floor area ratio#
R6*	2.2	2.42
R6**	2.7	3.6

R6A	2.7	3.6
R6B	2.0	2.2
R7A	3.45	4.6
<u>R7D</u>	<u>4.2</u>	<u>5.6</u>
R7X	3.75	5.0
R8A	5.4	7.2

-
- * 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#

23-95
Lower Income Housing Requirements

To qualify for the increased #floor area#, #compensated developments# must provide #lower income housing# for the life of the increased #floor area# in the #compensated development# pursuant to one or more of the options listed in Sections 23-951, 23-952 and 23-953, and such #lower income housing# must meet each of the following requirements:

- * * *

23-951
On-site new construction option

- * * *

In #R6, R7 and R8 Inclusionary Housing designated areas#, 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:

* * *

Furthermore, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, 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#.

* * *

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:

* * *

Furthermore, in ~~#R6, R7 and R8~~ Inclusionary Housing designated areas#, 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#.

#Floor Ratio#	Area #Corner Lot#	#Interior #Through Lot#	Lot# or District
* * *			
	70	65	R6
4.80			
3.00	80	60	R6A
2.00	80	60	R5D R6B
4.80	70	65	R7-1
6.50	70	65	R7-2
4.00	80	65	R7A
<u>4.20</u>	<u>80</u>	<u>65</u>	<u>R7D</u>
3.00	80	65	R7B
5.00	80	70	R7X
6.50	75	65	R8
6.50	80	70	R8A
4.00	80	70	R8B*
6.00	80	70	R8X
* * *			

Chapter 4
Bulk Regulations for Community Facility Buildings in Residence Districts

* * *

**24-011
Quality Housing Program**

In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, any #residential# portion of a #building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8. In R5D Districts, certain provisions of Article II, Chapter 8 shall apply as set forth in Section 28-01 (Applicability of this Chapter).

* * *

**24-10
FLOOR AREA AND LOT COVERAGE REGULATIONS**

**24-11
Maximum Floor Area Ratio and Percentage of Lot Coverage**

* * *

MAXIMUM FLOOR AREA AND MAXIMUM LOT COVERAGE
#Lot coverage# (percent of #lot area#)

**24-111
Maximum floor area ratio for certain community facility uses**

* * *

R3 R4 R5 R6 R7 R8 R9

- (b) In the districts indicated, for any #zoning lot# containing nursing homes, health-related facilities or domiciliary care facilities for adults, each of which have secured certification by the appropriate governmental agency, sanitariums or philanthropic or non-profit institutions with sleeping accommodations as listed in Use Group 3, the allowable #floor area ratio# shall not exceed the maximum #floor area ratio# as set forth in the following table, except where the permissible #floor area ratio# is modified pursuant to Section 74-902 (Bulk modifications for certain community facility uses).

* * *

MAXIMUM FLOOR AREA RATIO FOR
CERTAIN COMMUNITY FACILITIES

District	Maximum #Floor Area Ratio# Permitted
* * *	
R6	2.43
R6A R7B	3.00
R7	3.44
<u>R7D</u>	<u>4.20</u>
R7X	5.00
R7A R8B	4.00
R8 R8A	6.02
* * *	

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 R5D R6A R6B R7-2 R7A R7B R7D 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#.

In the designated areas set forth in Section 23-922 (Inclusionary Housing designated areas ~~Certain R6, R7 and R8 Districts~~), 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.

* * *

24-164

Location of open space for residential portion

* * *

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A R10X

- (b) In the districts indicated, and for #buildings# in which the #residential# portion is #developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, the provisions of Section 28-30 (RECREATION SPACE AND PLANTING AREAS) shall apply.

* * *

**24-351
Special provisions applying along district boundaries**

R6 R7 R8 R9 R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4 or R5 District coincides with a #side lot line# of a #zoning lot#, a #side yard# at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts) shall apply to any portion of a #building# located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District if the #building# that contains such portion is:

- (a) within an R6A, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X District; or
- (b) within an R6, R7, R8, R9 or R10 District, without a letter suffix, and any portion of the #zoning lot# is #developed# pursuant to the Quality Housing Program.

* * *

**24-381
Excepted through lots**

* * *

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A R10X

- (b) In the districts indicated, and in other R6, R7, R8, R9 and R10 Districts where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions, and such #zoning lot# occupies the entire #block# frontage of a #street#.

* * *

**24-382
Required rear yard equivalents**

* * *

However, in R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A and R10X Districts, and in other R6 through R10 Districts where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program, on any #through lot# at least 180 feet in depth from #street to street#, a #rear yard equivalent# shall be provided only as set forth in paragraph (a) of this Section.

* * *

**24-522
Front setbacks in districts where front yards are not required**

* * *

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A R10X

(b) In the districts indicated, for any #development# or #enlargement#, the provisions of this Section, Section 24-53 (Alternate Front Setbacks) and Section 24-54 (Tower Regulations) shall not apply. In lieu thereof, the provisions of Section 23-60 (HEIGHT AND SETBACK REGULATIONS) shall apply.

* * *

**24-552
Required rear setbacks for tall buildings**

* * *

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A R10X

(b) In the districts indicated, for any #development# or #enlargement#, and for #buildings# in which the #residential# portion is #developed# or #enlarged# pursuant to the Quality Housing Program in other R6 through R10 Districts, no portion of a #building# that exceeds the maximum base height specified in ~~the~~ Table A-1 of ~~in~~ Section 23-633 shall be nearer to a #rear yard line# than 10 feet.

* * *

**24-592
Height limitations for narrow buildings or enlargements**

R7-2 R7D R7X R8 R9 R10

In the districts indicated, if the width of the #street wall# of a new #building#, or the #enlarged# portion of an existing #building#, is 45 feet or less, the provisions of Section

23-692 (Height limitations for narrow buildings or enlargements) shall apply to such new or #enlarged building#.

* * *

**Chapter 5
Accessory Off-Street Parking and Loading Regulations**

* * *

**25-20
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR
RESIDENCES**

* * *

**25-23
Requirements Where Group Parking Facilities Are Provided**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for all new #residences developed# under single ownership or control where #group parking facilities# are provided, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #dwelling units# set forth in the following table. Such spaces shall be kept available to the residents of the #building# or #development#, in accordance with the provisions of Section 25-41 (Purpose of Spaces, and Rental to Non-Residents).

**PARKING SPACES REQUIRED WHERE
GROUP PARKING FACILITIES ARE PROVIDED**

Percent of Total #Dwelling Units#	District
100*	R1 R2 R3 R4A R4-1
100	R4 R4B R5A
85	R5
70	R6
66	R5B R5D
60	R7-1
50**	R6A R6B R7-2 R7A R7B <u>R7D</u> R7X R8B***

40 R8 R9 R10

* * *

** In R6 or R7 Districts for #residences developed# or #enlarged# pursuant to the Quality Housing Program, #accessory# off-street parking spaces shall be provided for at least 50 percent of the total number of #dwelling units#.

* * *

**25-241
Reduced requirements**

R6 R7 R8 R9 R10

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is as set forth in the following table:

**REDUCED REQUIREMENTS FOR
SMALL ZONING LOTS**

#Lot Area#	Parking Spaces Required as a Percent of Total #Dwelling Units#	District
10,000 square feet or less	50	R6 R7B
	30	R7-1 R7A <u>R7D</u> R7X
10,001 to 15,000 square feet	30	R7-2
	20	R8* R9 R10

* In R8B Districts the parking requirements may not be reduced.

* * *

**25-25
Modification of Requirements for Public, Publicly-Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #accessory# off-street parking spaces shall be provided for at least that percentage of the total number of #dwelling units# in each category as set forth in the following table, for:

* * *

PARKING SPACES REQUIRED FOR PUBLIC, PUBLICLY-ASSISTED AND GOVERNMENT ASSISTED HOUSING DEVELOPMENTS OR NON-PROFIT RESIDENCES FOR THE ELDERLY

Publicly Assisted Housing	Federal Rent Subsidy Programs	Public Housing #Developments# or #Dwelling Units# for Low Income Tenants	#Non-profit Residences for the Elderly# or #Dwelling Units for the Elderly#	Gov't Assisted Housing	District
70	56	42.5	31.5	70	R5
55	45	35.0	22.5	55	R5D R6**
39	32	25.0	16.0	35	R6A R6B R7B
45	38	30.0	20.0	45	R7-1**
30	23	15.0	12.5	25	R7-2 R7A R7D R7X R8B*
30	21	12.0	10.0	25	R8 R8A R8X R9 R10

* * *

**25-261
For new developments or enlargements**

R4B R5B R5D R6 R7 R8 R9 R10

In the districts indicated, for all new #developments# or #enlargements#, the maximum number of #accessory# off-street parking spaces for which requirements are waived is as set forth in the following table:

Maximum number of spaces waived

District

1	R4B R5B R5D
5	R6 R7-1 R7B
15	R7-2 R7A <u>R7D</u> R7X R8 R9 R10

25-262

For conversions

R6 R7-1 R7A R7B R7D R7X

In the districts indicated*, for conversions in #buildings#, or portions thereof, which result in the creation of additional #dwelling units# or #rooming units#, the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces, provided that the Board of Standards and Appeals may waive requirements for a greater number of spaces in accordance with the provisions of Section 73-46 (Waiver of Requirements for Conversions).

* * *

25-30

REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR PERMITTED NON-RESIDENTIAL USES

25-31

General Provisions

* * *

REQUIRED OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES

Type of #use#

Parking Spaces Required in Relation
to Specified Unit of Measurement - District

FOR COMMUNITY FACILITY USES:

Agricultural #uses#, including greenhouses, nurseries or truck gardens

Square feet of #lot area# used for selling purposes:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 1,000 - R1 R2 R3 R4 R5

1 per 2,500 - R6 R7-1 R7B

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4

Square feet of #floor area# and #cellar# space, except #cellar# space #used# for storage:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 400 - R3

1 per 500 - R4 R5

1 per 800 - R6 R7-1 R7B

Clubs, community centers or settlement houses; philanthropic or non-profit institutions without sleeping accommodations excluding ambulatory diagnostic or treatment health care facilities listed in Use Group 4; golf course club houses; non-commercial recreation centers; or welfare centers, provided that in R5, R6 and R7-1 Districts, no #accessory# off-street parking spaces shall be required for that portion of a non-profit neighborhood settlement house or community center which is used for youth-oriented activities.

Rated Capacity:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 10 persons - R1 R2 R3 R4 R5

1 per 20 persons - R6 R7-1 R7B

College student dormitories, fraternity or sorority student houses

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 6 beds - R1 R2 R3 R4 R5

1 per 12 beds - R6 R7-1 R7B

Colleges, universities, or seminaries

(a) Classrooms, laboratories, student centers or offices

Square feet of #floor area#:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 1,000 - R1 R2 R3 R4 R5

1 per 2,000 - R6 R7-1 R7B

(b) Theaters, auditoriums, gymnasiums or stadiums

Rated capacity:

None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 8 persons - R1 R2 R3 R4 R5

1 per 16 persons - R6 R7-1 R7B

Hospitals and related facilities*

1 per 5 beds - R1 R2 R3 R4 R5

1 per 8 beds - R6 R7-1 R7B
1 per 10 beds - R7-2 R7A R7D R7X R8 R9 R10

* * *

Libraries, museums or non-commercial art galleries**

Square feet of #floor area#:
None required - R7-2 R7A R7D R7X R8 R9 R10
1 per 1,000 - R1 R2 R3 R4 R5
1 per 2,000 - R6 R7-1 R7-B

Outdoor skating rinks

Square feet of #lot area#:
None required - R7-2 R7A R7D R7X R8 R9 R10
1 per 800 - R1 R2 R3 R4 R5
1 per 2,000 - R6 R7-1 R7B

Outdoor tennis courts

Number of Courts:
None required - R7-2 R7A R7D R7X R8 R9 R10
1 per 2 courts - R1 R2 R3 R4 R5
1 per 5 courts - R6 R7-1 R7B

Philanthropic or non-profit institutions with sleeping accommodations; all types of nursing homes, health related facilities, domiciliary care facilities or sanitariums

None required - R7-2 R7A R7D R7X R8 R9 R10
1 per 10 beds - R1 R2 R3 R4 R5
1 per 20 beds - R6 R7-1 R7B

* * *

FOR ACCESSORY COMMERCIAL USES IN LARGE-SCALE RESIDENTIAL DEVELOPMENTS:

* * *

Post offices

Square feet of #floor area#:
None required - R7-2 R7A R7D R7X R8 R9 R10

1 per 800 - R1 R2 R3
1 per 1,200 - R4 R5
1 per 1,500 - R6 R7-1 R7B

FOR USES PERMITTED BY SPECIAL PERMIT:

* * *

Fire or police stations

Square feet of #floor area#:
None required - R7-2 R7A R7D R7X R8 R9 R10
1 per 500 - R1 R2 R3 R4 R5
1 per 800 - R6 R7-1 R7B

Riding academies or stables

Square feet of #floor area#:
None required - R7-2 R7A R7D R7X R8 R9 R10
1 per 500 - R1 R2 R3 R4 R5
1 per 800 - R6 R7-1 R7B

* * *

**25-33
Waiver of Requirements for Spaces below Minimum Number**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except for the #uses# listed in Section 25-331 (Exceptions to application of waiver provisions), the parking requirements set forth in Sections 25-31 (General Provisions) or 25-32 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to permitted non-#residential uses#, if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than the number of spaces set forth in the following table:

Number of Spaces	Districts
10	R1 R2 R3 R4 R5
25	R6 R7-1 R7B
40	R7-2 R7A <u>R7D</u> R7X R8 R9 R10

* * *

25-521

Maximum distance from zoning lot

R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, all such spaces shall not be further than the distance set forth in the following table from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

Maximum Distance from Zoning Lot	District
600 feet	R3 R4 R5 R6 R7-1 R7B
1,000 feet	R7-2 R7A <u>R7D</u> R7X R8 R9 R10

* * *

Chapter 8

The Quality Housing Program

28-01

Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements for #buildings# containing #residences#. In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, some of these standards and requirements are mandatory for the #development#, #enlargement#, #extension# of, or conversion to any #residential use# other than #single-# or #two-family residences#. In R5D Districts, only the requirements set forth in Sections 28-12 (Street Tree Planting), 28-23 (Refuse Storage and Disposal), 28-33 (Planting Areas) and 28-53 (Location of Accessory Parking) shall apply.

* * *

ARTICLE III

COMMERCIAL DISTRICT REGULATIONS

Chapter 2

Use Regulations

* * *

32-17
Use Group 8

* * *

C. Automotive Service Establishments

* * *

#Public parking garages# or #public parking lots# with capacity of 150 spaces or less, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening), and provided that such #public parking lots# are not permitted as of right in C6-1A Districts and such #public parking garages# are not permitted as of right in C2-5, C2-6, C2-7, C2-8, C4-5, C4-5A, C4-5X, C6, C8-4, M1-4, M1-5, M1-6, M2-3, M2-4 or M3-2 Districts. #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#. In Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, the #uses# are subject to the provisions of Article I, Chapter 3.

* * *

32-43
Ground Floor Use in Certain Locations

* * *

32-434
Ground floor use in C4-5D Districts and in Certain C2 Districts

In all C4-5D Districts and in C2 Districts mapped within R7D Districts, uses# on the ground floor or within five feet of #curb level# shall be limited to non-#residential uses# which shall extend along the entire width of the #building#, and lobbies, entrances to subway stations and #accessory# parking spaces, provided such lobbies and entrances do not occupy, in total, more than 25 percent of the #street wall# width of the #building# or more than 20 linear feet of #street wall# frontage on a #wide street# or 30 linear feet on a #narrow street#, whichever is less. Such non-#residential uses# shall have a minimum depth of 30 feet from the #street wall# of the #building#.

Enclosed parking spaces, or parking spaces within a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#. However, loading berths serving any permitted #use# in the #building# may occupy up to 40 feet of such #street#

frontage and, if such #building# fronts on both a #wide street# and a #narrow street#, such loading berth shall be located only on a #narrow street#.

* * *

**Chapter 3
Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts**

* * *

**33-121
In districts with bulk governed by Residence District bulk regulations**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, the maximum #floor area ratio# for a #commercial# or #community facility building# is determined by the #Residence District# within which such #Commercial District# is mapped and shall not exceed the maximum #floor area ratio# set forth in the following table:

MAXIMUM FLOOR AREA RATIO

District	For #Commercial Buildings#	For #Community Buildings#	For Facility Buildings#	For #Buildings# Used for Both #Commercial# and #Community Facility Uses#
* * *				
R5D R6B	2.00	2.00		2.00
R6A R7B	2.00	3.00		3.00
R7A R8B	2.00	4.00*		4.00
<u>R7D</u>	<u>2.00</u>	<u>4.20</u>		<u>4.20</u>
R6 R7-1	2.00	4.80		4.80
R7X	2.00	5.00		5.00
R7-2 R8	2.00	6.50		6.50
* * *				

33-122

Commercial buildings in all other Commercial Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C7 C8

In the districts indicated, the maximum #floor area ratio# for a #commercial building# shall not exceed the #floor area ratio# set forth in the following table:

Districts	Maximum #Floor Area Ratio#
C3	0.50
C4-1 C8-1	1.00
C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C7 C8-2 C8-3	2.00
C4-2A C4-3A	3.00
C4-2 C4-2F C4-3 C4-4 C4-4D C4-5 C4-6	3.40
C4-4A C4-5A C4-5X C5-1	4.00
<u>C4-5D</u>	<u>4.20</u>
C8-4	5.00
C6-1 C6-2 C6-3	6.00
C4-7 C5-2 C5-4 C6-4 C6-5 C6-8	10.00
C5-3 C5-5 C6-6 C6-7 C6-9	15.00

33-123

Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C8

In the districts indicated, the maximum #floor area ratio# for a #community facility building#, or for a #building# used for both #commercial# and #community facility uses#, shall not exceed the #floor area ratio# set forth in the following table:

Districts	Maximum #Floor Area Ratio#
C3	1.00

C4-1	2.00
C8-1	2.40
C4-2A C4-3A	3.00
C1-6A C2-6A C4-4A C4-5A	4.00
<u>C4-5D</u>	<u>4.20</u>
C4-2 C4-3 C8-2	4.80
C4-5X	5.00
C6-1A	6.00
C1-6 C1-7 C2-6 C4-2F C4-4 C4-4D C4-5 C6-1 C6-2 C8-3 C8-4	6.50
C1-8A C2-7A C6-3A	7.50
C1-8X C2-7X C6-3X	9.00
C1-8 C1-9 C2-7 C2-8 C4-6 C4-7 C5-1 C5-2 C5-4 C6-3 C6-4 C6-5 C6-8	10.00
C5-3 C5-5 C6-6 C6-7 C6-9	15.00

* * *

33-283

Required rear yard equivalents

C1 C2 C3 C4-1 C7 C8-1 C8-2 C8-3

In the districts indicated, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided:

- (a) an open area with a minimum depth of 40 feet linking adjoining #rear yards#, or if no such #rear yards# exist, then midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts.

In C1-6A, C1-7A, C1-8X, C1-9A, C2-6A, C2-7X, C2-8A and in C1 and C2 Districts mapped within R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X or R10 Districts, a #rear yard equivalent# shall be provided only as set forth in this paragraph; or

* * *

33-294

Other special provisions along certain district boundaries

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

In the districts indicated, and in C1 and C2 Districts mapped within R6A, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, the #development# or #enlargement# of a #building#, or portions thereof, within 25 feet of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).

* * *

33-431

In C1 or C2 Districts with bulk governed by surrounding Residence District

* * *

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

(b) In the districts indicated, when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R10A or R10X Districts, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

33-432

In other Commercial Districts

* * *

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

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

* * *

33-492

Height limitations for narrow buildings or enlargements

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

In the districts indicated, and in C1 and C2 Districts mapped within R7-2, R7D, R7X, R8, R9 and R10 Districts, if the width of the #street wall# of a new #building# or the #enlarged# portion of an existing #building# is 45 feet or less, the provisions of Section 23-692 (Height limitations for narrow buildings or enlargements) shall apply to such new or #enlarged building#.

* * *

**Chapter 4
Bulk Regulations for Residential Buildings in Commercial Districts**

**34-011
Quality Housing Program**

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

* * *

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

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

In the districts indicated, the applicable #bulk# regulations are the #bulk# regulations for the #Residence Districts# set forth in the following table:

Districts	Applicable #Residence District#
C3	R3-2
C4-1	R5
C4-2 C4-3 C6-1A	R6
C4-2A C4-3A	R6A
C1-6 C2-6 C4-4 C4-5 C6-1	R7
C1-6A C2-6A C4-4A C4-5A	R7A

<u>C4-5D</u>	<u>R7D</u>
C4-5X	R7X
C1-7 C4-2F C6-2	R8
C1-7A C4-4D C6-2A	R8A
C1-8 C2-7 C6-3	R9
C1-8A C2-7A C6-3A	R9A
C1-8X C2-7X C6-3X	R9X
C1-9 C2-8 C4-6 C4-7 C5 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9	R10
C1-9A C2-8A C4-6A C4-7A C5-1A C5-2A C6-4A	R10A
C6-4X	R10X

* * *

**Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

* * *

**35-011
Quality Housing Program**

In C1 and C2 Districts mapped within R6 through R10 Districts with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-4D, C4-5A, C4-5D, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3X, C6-4A or C6-4X Districts, any #residential# portion of a #mixed building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8. In C1 and C2 Districts mapped within R5D Districts, #mixed buildings# shall comply with certain regulations of Article II, Chapter 8 as set forth in Section 28-01 (Applicability of this Chapter).

* * *

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

* * *

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

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

Applicable #Residence District#	District
R6A	C4-2A C4-3A
R7A	C1-6A C2-6A C4-4A C4-5A
<u>R7D</u>	<u>C4-5D</u>
R7X	C4-5X
R8A	C1-7A C4-4D C6-2A
R9A	C1-8A C2-7A C6-3A
R9X	C1-8X C2-7X C6-3X
R10A	C1-9A C2-8A C4-6A C4-7A C5-1A C5-2A C6-4A
R10X	C6-4X

* * *

35-24

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

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

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base plane#.

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

(a) Permitted obstructions

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the permitted obstructions set forth in Section 33-42 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction within a required setback area. Such dormer may exceed a maximum base height specified for such district provided that, on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

C1-6A C2-6A C4-2A C4-3A C4-4A C4-5A C4-5D C4-5X

(b) #Street wall# location

* * *

C1-7A C1-8A C1-8X C1-9A C2-7A C2-7X C2-8A C4-4D C4-5D

(2) In the districts indicated, and in C1 or C2 Districts when mapped within R7D, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other C1 or C2 Districts with a #residential# equivalent of an R8, R9 or R10 District where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the following #street wall# location provisions shall apply along #wide streets#, and along #narrow streets# within 50 feet of their intersection with a #wide street#:

- (i) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts or the height of the #building#, whichever is less. To allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line

connecting such #street lines# at points 15 feet from their intersection.

* * *

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

(c) Setback regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, all #developments# or #enlargements# shall comply with the following provisions:

* * *

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

(e) Additional regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the following additional provisions shall apply to all #developments# or #enlargements#:

TABLE A

HEIGHT AND SETBACK FOR BUILDINGS
IN CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
C1 or C2 mapped in R6B	30	40	50
C1 or C2 mapped in R6A C4-2A C4-3A	40	60	70
C1 or C2 mapped in R7B	40	60	75
C1 or C2 mapped in R7A C1-6A C2-6A C4-4A C4-5A	40	65	80
<u>C1 or C2 mapped in R7D C4-5D</u>	<u>60</u>	<u>85</u>	<u>100</u>
C1 or C2 mapped in R7X C4-5X	60	85	125
C1 or C2 mapped in R8B	55	60	75
C1 or C2 mapped in R8A C1-7A C4-4D C6-2A	60	85	120
C1 or C2 mapped in R8X	60	85	150

* * *

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#.

* * *

In the designated areas set forth in Section 23-922 (Inclusionary Housing designated areas ~~Certain R6, R7 and R8 Districts~~), 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.

* * *

**Chapter 6
Accessory Off-Street Parking and Loading Regulations**

* * *

**36-20
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR
COMMERCIAL OR COMMUNITY FACILITY USES**

**36-21
General Provisions**

C1 C2 C3 C4 C5 C6 C7 C8

* * *

**REQUIRED OFF-STREET PARKING SPACES FOR COMMERCIAL
OR COMMUNITY FACILITY USES**

Type of #Use#

Parking Spaces Required in Relation
to _____ Specified Unit of _____ Measurement _____ -
Districts _____
FOR COMMERCIAL USES

Food stores with 2,000 or more square feet of #floor area# per establishment. #Uses# in parking requirement category A in Use Group 6.

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A
C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 100 sq. ft. of #floor area# - C1-1 C2-1 C4-1

1 per 200 sq. ft. of #floor area# - C1-2 C2-2 C4-2 C8-1

1 per 300 sq. ft. of #floor area# - C1-3 C2-3 C4-2A C4-3 C7 C8-2

1 per 1,000 sq. ft. of #floor area# - C1-4 C2-4 C4-4 C4-5D C8-3

General retail or service #uses#. Food stores with less than 2,000 square feet of #floor area#; #uses# in parking requirement category B in Use Group 6, 8, 9, 10 or 12 or when permitted by special permit; or #uses# in parking requirement category B1 in Use Group 6, 7, 8, 9, 10, 11, 13, 14 or 16

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A
C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 150* sq. ft. of #floor area# - C1-1 C2-1 C3 C4-1

1 per 300* sq. ft. of #floor area# - C1-2 C2-2 C4-2 C8-1

1 per 400* sq. ft. of #floor area# - C1-3 C2-3 C4-2A C4-3 C7 C8-2

1 per 1,000 sq. ft. of #floor area# - C1-4 C2-4 C4-4 C4-5D C8-3

Low traffic generating #uses#. #Uses# in parking requirement category C in Use Group 6, 7, 9, 12, 13, 14 or 16 or when permitted by special permit

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A
C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 400 sq. ft. of #floor area# - C1-1 C2-1 C3 C4-1

1 per 600 sq. ft. of #floor area# - C1-2 C2-2 C4-2 C8-1

1 per 800 sq. ft. of #floor area# - C1-3 C2-3 C4-2A C4-3 C7 C8-2

1 per 1,000 sq. ft. of #floor area# - C1-4 C2-4 C4-4 C4-5D C8-3

Court Houses

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A
C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 500 sq. ft. of #floor area# - C1-1 C2-1 C3 C4-1

1 per 800 sq. ft. of #floor area# - C1-2 C2-2 C4-2 C8-1

1 per 1,000 sq. ft. of #floor area# - C1-3 C2-3 C4-2A C4-3 C8-2

1 per 2,000 sq. ft. of #floor area# - C1-4 C2-4 C4-4 C4-5D C8-3

Places of assembly. #Uses# in parking requirement category D in Use Group 6, 8, 9, 10, 12, 13 or 14 or when permitted by special permit

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A
C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 4 persons rated capacity - C1-1 C2-1 C3 C4-1

1 per 8 persons rated capacity - C1-2 C2-2 C4-2 C8-1

1 per 12 persons rated capacity - C1-3 C2-3 C4-2A C4-3 C7 C8-2

1 per 25 persons rated capacity - C1-4 C2-4 C4-4 C4-5D C8-3

* * *

Storage or miscellaneous #uses#. #Uses# in parking requirement category G in Use Group 10 or Use Group 16, or when permitted by special permit, and with a minimum of 10,000 square feet of #floor area# or 15 employees.

None required - C4-4A C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 2,000 square feet of #floor area#*** or 1 per 3 employees, whichever will require a lesser number of spaces - C4-1 C4-2 C4-3 C4-4 C4-5D C8-1 C8-2 C8-3

* * *

Hotels

(a) For that #floor area# used for sleeping accommodations

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 4 guest rooms or suites - C2-1 C4-1

1 per 8 guest rooms or suites - C2-2 C4-2 C8-1

1 per 12 guest rooms or suites - C2-3 C2-4 C4-2A C4-3 C4-4 C4-5D C8-2 C8-3

(b) For that #floor area# used for meeting halls, auditoriums, eating or drinking places, wedding chapels or banquet halls, or radio or television studios

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 4 persons rated capacity - C2-1 C4-1

1 per 8 persons rated capacity - C2-2 C4-2 C8-1

1 per 12 persons rated capacity - C2-3 C4-2A C4-3 C8-2

1 per 25 persons rated capacity - C2-4 C4-4 C4-5D C8-3

* * *

Post offices

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A
C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 800 sq. ft. of #floor area# - C1-1 C2-1 C3 C4-1

1 per 1,200 sq. ft. of #floor area# - C1-2 C2-2 C4-2 C8-1

1 per 1,500 sq. ft. of #floor area# - C1-3 C2-3 C4-2A C4-3 C8-2

1 per 2,000 sq. ft. of #floor area# - C1-4 C2-4 C4-4 C4-5D C8-3

* * *

Funeral establishments

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A
C4-5X C4-6 C4-7 C6 C8-4

1 per 200 sq. ft. of #floor area# - C1-1 C2-2 C4-1

1 per 400 sq. ft. of #floor area# - C1-2 C2-2 C4-2 C8-1

1 per 600 sq. ft. of #floor area# - C1-3 C1-4 C2-3 C2-4 C4-2A C4-3 C4-4 C C4-5D 8-2
C8-3

FOR COMMUNITY FACILITY USES

* * *

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A
C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 150* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage
- C1-1 C2-1 C3 C4-1

1 per 300* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage
- C1-2 C2-2 C4-2 C8-1

1 per 400* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage
 - C1-3 C2-3 C4-2A C4-3 C7 C8-2

1 per 1,000 sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage
 - C1-4 C2-4 C4-4 C4-5D C8-3

1 per 400 square feet of #floor area# when located above the first #story# ceiling - C1-1, C1-2, C2-1 and C2-2 Districts mapped within R3-2 Districts

* * *

Hospitals and related facilities****

1 per 5 beds - C1-1 C1-2 C2-1 C2-2 C3 C4-1 C4-2 C8-1

1 per 8 beds - C1-3 C1-4 C2-3 C2-4 C4-2A C4-3 C4-4 C4-5D C8-2 C8-3

1 per 10 beds - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4

* * *

**36-30
 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR
 RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS**

* * *

**36-331
 In C1 or C2 Districts governed by surrounding Residence District bulk regulations
 C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5**

In the districts indicated, the number of required #accessory# off-street parking spaces is determined by the #Residence District# within which such #Commercial District# is mapped, in accordance with the following table:

**REQUIRED PARKING SPACES AS A
 PERCENT OF TOTAL DWELLING UNITS**

#Residence District# within which C1 or C2 District is Mapped	Percent
R1 R2 R3 R4	100
R5	85
R6	70

R5D	66
R7-1	60
R6A R6B R7-2 R7A R7B <u>R7D</u> R7X R8B*	50
R8 R9 R10	40

* In the Borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts.

* * *

36-341

Reduced requirements in C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is determined by the #Residence District# within which such #Commercial District# is mapped, in accordance with the following table:

REDUCED REQUIREMENTS FOR SMALL ZONING LOTS

#Lot Area#	Parking Required as a Percent of Total #Dwelling Units#	Spaces as a District within which C1 or C2 District is Mapped
10,000 square feet or less	50	R6 R7B
	30	R7-1 R7A <u>R7D</u> R7X
10,001 to 15,000 square feet	30	R7-2
	20	R8* R9 R10

* In R8B Districts, the parking requirements may not be reduced.

* * *

36-351

In C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, the percentage of the total number of #dwelling units# in each category for which #accessory# off-street parking spaces shall be provided is determined by the #Residence District# within which such #Commercial District# is mapped, in accordance with the following table:

PARKING SPACES REQUIRED FOR PUBLIC,
PUBLICLY ASSISTED AND GOVERNMENT ASSISTED HOUSING
DEVELOPMENTS
OR NON-PROFIT RESIDENCES FOR THE ELDERLY
(percent of total #dwelling units#)

Publicly Assisted Housing	Federal Rent Subsidy Programs	Public Housing #Development #Dwelling Units# for Low Income Tenants	or #Non-profit Residences for the Elderly# or #Dwelling Units for the Elderly#	Gov't Assisted Housing	District
80	65	50.0	***	80	R1 R2
80	65	50.0	35.0	80	R3 R4
70	56	42.5	31.5	70	R5
55	45	35.0	22.5	55	R5D R6**
39	32	25.0	16.0	35	R6A R6B R7B
45	38	30.0	20.0	45	R7- 1**
30	23	15.0	12.5	25	R7-2 R7A <u>R7D</u> R7X R8B*
30	21	12.0	10.0	25	R8 R8A R8X R9

* * *

36-352**In other C1 or C2 Districts or in C3, C4, C5, or C6 Districts**

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

In the districts indicated, the percentage of the total number of #dwelling units# in each category for which #accessory# off-street parking spaces shall be provided is as set forth in the following table:

**PARKING SPACES REQUIRED FOR
PUBLIC, PUBLICLY ASSISTED AND GOVERNMENT ASSISTED HOUSING
DEVELOPMENTS OR NON-PROFIT RESIDENCES FOR THE ELDERLY
(percent of total #dwelling units#)**

Publicly Assisted Housing	Federal Rent Subsidy Programs	Public Housing #Developments # or #Dwelling Units# for Low Income Tenants	#Non-profit Residences for the Elderly# or #Dwelling Units for the Elderly#	Gov't Assisted Housing	District
80	65	50.0	35.0	80	C3
70	56	42.5	31.5	70	C4-1
55	45	35.0	22.5	55	C4-2* C4-3*
39	32	25.0	16.0	35	C4-2A C4-3A C4-4 C4-5* C6-1*
30	23	15.0	12.5	25	C1-6 C2-6 C4-4A C4-5A <u>C4-5D</u> C4-5X
30	21	12.0	10.0	25	C1-7

C1-8
 C1-9
 C2-7
 C2-8
 C4-6
 C4-7 C5
 C6-2
 C6-3
 C6-4
 C6-5
 C6-6
 C6-7
 C6-8
 C6-9

* For assisted housing projects #developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program in C4-2, C4-3, C4-4, C4-5 or C6-1 Districts the applicable district parking requirements shall be as follows:

District	Applicable District Parking Requirement
C4-2 C4-3	C4-2A
C4-4 C4-5 C6-1	C4-4A

36-361

For new development or enlargements in C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, where such districts are mapped within R6, R7, R8, R9, or R10 Districts, the requirements set forth in Section 36-31 (General Provisions) for new #development# or #enlargements# shall be waived if the required number of #accessory# off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in the following table. The maximum number is determined by the #Residence District# within which the #Commercial District# is mapped.

NUMBER OF SPACES FOR WHICH REQUIREMENTS ARE WAIVED

#Residence District# within which C1 or C2 District is Mapped	Maximum Number of Spaces Waived
---	---------------------------------

R5D	1
R6 R7-1 R7B	5
R7A <u>R7D</u> R7X R7-2 R8 R9 R10	15

However, in C1 or C2 Districts mapped within R5D Districts, the provisions of this Section shall apply only to #zoning lots# existing both on June 29, 2006, and on the date of application for a building permit.

* * *

36-363

For conversions in C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated*, where such districts are mapped within R6, R7A, R7B, R7D, R7X, or R7-1 Districts, the requirements set forth in Section 36-311 (Application of requirements to conversions in C1 or C2 Districts) shall be waived if the required number of #accessory# off-street parking spaces resulting from the application of such requirements is 20 spaces or less, provided that the Board of Standards and Appeals may waive requirements for a greater number of spaces in accordance with the provisions of Section 78-46 (Waiver of Requirements for Conversions).

* No #accessory# off-street parking is required for additional #dwelling units# created by conversions in C1 or C2 Districts mapped within R7-2, R8, R9, or R10 Districts. See Section 36-311 (Application of requirements to conversions in C1 or C2 Districts).

* * *

36-52

Size and Location of Spaces

* * *

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

(b) Location of parking spaces in certain districts

In the districts indicated, and in C1 and C2 Districts mapped within R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A and R10X Districts, #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and any #street line# that is coincident with the

boundary of a #Commercial District# mapped along an entire blockfront. Where a #zoning lot# is bounded by more than one #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront, this provision need not apply along more than one #street line#.

* * *

**ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 2
Special Regulations Applying in the Waterfront Area**

* * *

**62-322
Residential development in R1, R2, R6, R7, R8, R9 and R10 Districts**

For #residential buildings# in R1, R2, R6, R7, R8, R9 and R10 Districts, the regulations of Section 23-14 (Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio) through Section 23-15 (Maximum Floor Area Ratio in R10 Districts) shall not apply. In lieu thereof, the maximum #floor area ratio# and #lot coverage# for any #building or other structure# on a #zoning lot# within a #waterfront block# shall be as specified in the following table, except as provided for in Sections 62-323 (Non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts) and 62-35 (Special Bulk Regulations in Certain Areas Within Community District 1, Brooklyn):

**MAXIMUM FLOOR AREA RATIO AND MAXIMUM LOT COVERAGE
FOR RESIDENTIAL BUILDINGS**

District	Maximum #Floor Area Ratio#	Maximum #Lot coverage# (in percent)	#Lot
* * *			
R6B	2.00	60	
R6	2.43	65	
R6A R7B	3.00	65	
R7-1 R7-2	3.44	65	
R7A R8B	4.00	70	
<u>R7D</u>	<u>4.20</u>	<u>70</u>	
R7-3 R7X	5.00	70	

* * *

* * *

62-323

Non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts

R3 R4 R5 R6 R7

In the districts indicated, the maximum #floor area ratio# and #lot coverage# for #non-profit residences for the elderly# on a #zoning lot# within a #waterfront block# shall be as specified in the following table:

MAXIMUM FLOOR AREA RATIO AND MAXIMUM LOT COVERAGE FOR NON-PROFIT RESIDENCES FOR THE ELDERLY IN R3, R4, R5, R6 AND R7 DISTRICTS

District	Maximum #Floor Area Ratio#	Maximum Coverage# (in percent)	#Lot
R3	.95	55	
R4	1.29	55	
R5	1.95	60	
R5D R6B	2.00	60	
R6 R6A R7B	3.90	65	
R7 R7A <u>R7D</u> R7X	5.01	70	

62-324

Non-residential buildings in Residence Districts

In #Residence Districts#, for any #community facility building# or any #building# used partly for #community facility use# on a #zoning lot# within a #waterfront block#, the following regulations shall apply:

* * *

MAXIMUM LOT COVERAGE FOR COMMUNITY FACILITY BUILDINGS

District	Maximum Coverage# (in percent)	#Lot
----------	--------------------------------	------

R1 R2 R3 R4 R5	60
R6B	65
R6 R6A R7B R7-1	70
R7-2 R7-3 <u>R7A R7D R7X</u> R8 R9A (R7A was missing from chart.)	75
R9 R9-1 R9X R10	80
* * *	

**62-341
Developments on land and platforms**

* * *

(d) Medium and High Density Contextual Districts

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9X R10A

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

In the districts indicated, and in C1 and C2 Districts mapped within such #Residence Districts#, the height and setback regulations of Sections 23-60, 24-50 and 35-24 shall not apply. In lieu thereof, the following regulations shall apply:

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

District	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
R6B C1 or C2 mapped within R6B	30	40	50
R6A C1 or C2 mapped within R6A C4-2A C4-3A	40	60	70
R7B C1 or C2 mapped	40	60	75

within R7B

R7A C1 or C2 mapped within R7A C1-6A C2-6A C4-4A C4-5A	40	65	80
--	----	----	----

<u>R7D</u> <u>C1 or C2 mapped</u> <u>within R7D</u> <u>C4-5D</u>	<u>60</u>	<u>85</u>	<u>100</u>
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R7X C1 or C2 mapped within R7X C4-5X	60	85	125
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* * *

**62-352
Inclusionary Housing**

The provisions of Section 23-90 (INCLUSIONARY HOUSING) shall apply in R7-3 Districts in Community District 1, Borough of Brooklyn, and in R6, R7D and R8 Districts within Waterfront Access Plan BK-1, as modified in this Section.

**62-415
Requirements for supplemental public access areas**

* * *

WATERFRONT PUBLIC ACCESS AREA REQUIREMENTS

#Developments# Following Districts	in the	#Zoning Threshold	Lot#	Total Waterfront Public Access Requirement	Public Area
In R3, R4, R5 Districts; C1 or C2 in R1 thru R5 Districts; C3, C4-1 Districts		#Lot area# acres and #shoreline# length of 600 ft.	of 1.5	15% of #lot area#	
In R6, R7-1, R7-2, R7A, R7B, <u>R7D</u> , and R8B Districts and in #Commercial Districts# governed by the #bulk# regulations of such #Residence Districts#		#Lot area# sq. ft. and #shoreline# length of 100 ft.		15% of #lot area#	

In all other #Commercial# or #Manufacturing Districts# with a permitted commercial FAR of 4.0 or less

In other R7, R8, R9 and R10 Districts and in #Commercial Districts# governed by the #bulk# regulations of such #Residence Districts# #Lot area# of 20,000 sq. ft. and #shoreline# length of 100 ft. 20% of #lot area#

In all other #Commercial# or #Manufacturing Districts# with a permitted commercial FAR above 4.0

* * *

62-53

Parking Requirements for Commercial Docking Facilities

* * *

REQUIRED PARKING SPACES FOR DOCKING FACILITIES

Docking Serving	Facilities Districts	Number of Required Parking Spaces
Non-commercial pleasure boats	C1 thru C8 M1 M2 M3	1 per 2 berths or moorings
Rental boats		
Ferries	R3** thru R5** C1-1 C2-1 C3 C4-1	0.30 x p*
Sightseeing, excursion or sport fishing vessels	R6** R7-1** R7A** R7B** <u>7D**</u> C1-2 C2-2 C4-2 C8-1 M1-1 M1-2 M2-1 M2-2 M3-1	0.20 x p*
	R7-2** R7-3** R7X** C1-3 C2-3 C4-3 C7 C8-2 M1-3	0.15 x p*

R8** R9**
C1-4 C2-4 C4-4 C8-3

0.10 x p*

R10**
C1-5 thru C1-9
C2-5 thru C2-8
C4-4A C4-5 C4-6
C5 C6 C8-4
M1-4 M1-5 M1-6
M2-3 M2-4 M3-2

None Required

* * *

**ARTICLE VII
ADMINISTRATION**

**Chapter 3
Special Permits by the Board of Standards and Appeals**

* * *

**73-67
Additional Floor Space of Public Parking Garages**

In C2-1, C2-2, C2-3, C2-4, C4-1, C4-2, C4-3, C4-4, C4-5D, C-7, C8-1, C8-2, C8-3, M1-1, M1-2, M1-3, M2-1, M2-2 or M3-1 Districts, for #public parking garages# with a total of 150 spaces or less, the Board of Standards and Appeals may permit floor space on one or more #stories# to be exempted from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS), provided that all floor space so exempted is located not more than 23 feet above #curb level# and provided that the following findings are made:

* * *

**Chapter 4
Special Permits by the City Planning Commission**

* * *

**74-512
In other Districts**

In C2-1, C2-2, C2-3, C2-4, C4-1, C4-2, C4-3, C4-4, C4-5D, C7, C8-1, C8-2, C8-3, M1-1, M1-2, M1-3, M2-1, M2-2 or M3-1 Districts, the City Planning Commission may permit #public parking garages# or #public parking lots# with more than 150 spaces, provided that the applicable regulations set forth in Sections 36-53 or 44-43 (Location of Access to

the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) are met. The Commission may permit some of such spaces to be located on the roof of such #public parking garage#, or may permit floor space on one or more #stories# and up to a height of 23 feet above #curb level# to be exempted from the definition of #floor area# as set forth in Section 12-10 (DEFINITIONS). As a condition of permitting such #use#, the Commission shall make the following findings:

* * *

**74-52
Parking Garages or Public Parking Lots in High Density Central Areas**

In C1-5, C1-6, C1-7, C1-8 or C1-9 Districts, the City Planning Commission may permit #public parking garages# or #public parking lots# with a capacity of not more than 100 spaces, and in C2-5, C2-6, C2-7, C2-8, C4-5, ~~C4-5A, C4-5X~~, C4-6, C4-7, C6, C8-4, M1-4, M1-5, M1-6, M2-3, M2-4 or M3-2 Districts, the Commission may permit #public parking garages# with any capacity or #public parking lots# with more than 150 spaces, and in C5 and C6-1A Districts, the Commission may permit #public parking garages# or #public parking lots# with any capacity, provided that the applicable regulations set forth in Sections 36-53 or 44-43 (Location of Access to the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) are met.

* * *

**ARTICLE XII
SPECIAL PURPOSE DISTRICTS**

**Chapter 3
Special Mixed Use Districts**

* * *

**123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Residential Buildings in R6, R7, R8 and R9 Districts**

* * *

However, in ~~designated R6, R7 and R8 Districts where the Inclusionary Housing Program is applicable~~ #Inclusionary Housing designated areas#, as listed ~~below~~ in the following table, the maximum permitted #floor area ratio# shall be as set forth in Section 23-942 (In ~~R6, R7 and R8 Districts~~ Inclusionary Housing designated areas). The locations of such

districts are specified in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas).

#Special Mixed Use District#	Designated #Residence District#
MX 8 Community District 1, Brooklyn	R6 R6A R6B R7A

* * *

123-64

Maximum Floor Area Ratio and Lot Coverage Requirements for Mixed Use Buildings

(a) Maximum #floor area ratio#

* * *

(4) Maximum #floor area# in #mixed use buildings#

The maximum total #floor area# in a #mixed use building# in #Special Mixed Use Districts# shall be the maximum #floor area# permitted for either the #commercial#, #manufacturing#, #community facility# or #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.

However, in the #Inclusionary Housing designated areas# set forth in Section 23-922 (~~Certain R6, R7 and R8 Districts~~ Inclusionary Housing designated areas), except within Waterfront Access Plan Bk-1, the #floor area ratios# of Section 23-942 shall apply.

* * *

123-662

All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations

In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District, the height and setback regulations of Sections 23-60 and 43-40 shall not apply. In lieu thereof, all #buildings or other structures# shall comply with the height and setback regulations of this Section.

(a) Medium and high density non-contextual districts

In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District, except an R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X District, the height of a #building or other structure#, or portion thereof, located within ten feet of a #wide street# or 15 feet of a #narrow street#, may not exceed the maximum base height specified in Table A of this Section, except for dormers permitted in accordance

with paragraph (c) of this Section. Beyond ten feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed the maximum building height specified in Table A. However, a #building or other structure# may exceed such maximum building height by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above the maximum building height does not exceed 80 percent of the gross area of that #story# directly below it.

* * *

(b) Medium and high density contextual districts

In #Special Mixed Use Districts# where the #Residence District# designation is an R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X District, no #building or other structure# shall exceed the maximum building height specified in Table B of this Section.

* * *

TABLE B

HEIGHT AND SETBACK FOR ALL BUILDINGS
IN MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICTS
(in feet)

District	Minimum base height	Maximum height	base	Maximum building height
R6B	30	40		50
R6A	40	60		70
R7B	40	60		75
R7A	40	65		80
<u>R7D</u>	<u>60</u>	<u>85</u>		<u>100</u>
R7X	60	85		125
R8A	60	85		120
R8B	55	60		75
R8X	60	85		150

**123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED**

The #Special Mixed Use District# is mapped in the following areas:

* * *

#Special Mixed Use District# - 9:
Northern Hunters Point Waterfront, Queens

The #Special Mixed Use District# - 9 is established in the Northern Hunters Point Waterfront in Queens as indicated on the #zoning maps#.

#Special Mixed Use District# - 10:
Atlantic and Howard Avenues, Brooklyn

The #Special Mixed Use District# - 10 is established on Atlantic and Howard Avenues in Brooklyn as indicated on the #zoning maps#.

Resolution for adoption scheduling August 8, 2007 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 4, 5, 6, 7 & 8

50 WEST STREET

No. 4

CD 1

C 070351 MMM

IN THE MATTER OF an application, submitted by West Street Development LLC and the Department of Citywide Administrative Services (DCAS), 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 an 8 inch strip of Manhattan Approach to the Brooklyn Battery Tunnel between West Street and Washington Street;
- the elimination, discontinuance and closing of a portion of Manhattan Approach to the Brooklyn Battery Tunnel within an area bounded by Morris Street, West Street, Joseph P. Ward Street and the southerly extension of Washington Street;
- the elimination, discontinuance and closing of volumes of Joseph P. Ward Street

and a portion of Manhattan Approach to the Brooklyn Battery Tunnel between West Street and the southerly extension of Washington Street above a lower limiting plane;

- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 30222 dated April 25, 2007 and signed by the Borough President.

Resolution for adoption scheduling August 8, 2007 for a public hearing.

No. 5

CD 1

N 070412 ZRM

IN THE MATTER OF an application submitted by West Street Development, LLC, pursuant to Section 201 of the New York City Charter, concerning the Special Lower Manhattan District (Article IX, Chapter 1), relating to modifications of the applicability of urban plazas, height and setback regulations and a special permit for development over or adjacent to the approaches to the Brooklyn Battery Tunnel.

Matter in Graytone or Underlined is new, to be added;
Matter in ~~Strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
*** indicate where unchanged text appears in the Zoning Resolution

91-70

SPECIAL REGULATIONS FOR CERTAIN AREAS

* * *

91-73

Special Permit for Development ~~Over~~ Over or Adjacent to the Approaches to the Brooklyn Battery Tunnel

The City Planning Commission, by special permit, may allow:

- (a) the unmapped air space above the approaches to the Brooklyn Battery Tunnel to be considered a single #zoning lot# and may allow the #development# or #enlargement# of a #building# on such unmapped air space, ~~where the~~ #zoning lot# for such #development# or #enlargement# shall include only that portion of the area above the approaches to the Brooklyn Battery Tunnel and contiguous areas of land or property that are covered by a permanent platform and not designated as approaches to the Brooklyn Battery Tunnel.

(b) the unmapped air space above the approaches to the Brooklyn Battery Tunnel, the unmapped air space above Joseph P. Ward Street and at-grade parcels bounding the northern #street line# of Joseph P. Ward Street to be deemed a single #zoning lot#, and in connection therewith:

- (1) such #zoning lot# shall generate #floor area# only from such at-grade parcels and only those portions of the unmapped air space above the approaches to the Brooklyn Battery Tunnel covered by a permanent platform or #building# existing on (effective date of amendment);
- (2) no #floor area# shall be generated from the unmapped air space above Joseph P. Ward Street; and
- (3) unused #floor area# generated from those portions of the unmapped air space above the approaches to the Brooklyn Battery Tunnel covered by a permanent platform or #building# existing on (effective date of amendment) shall only be located on the at-grade parcels bounding the northern #street line# of Joseph P. Ward Street and shall only be used for #residential floor area#.

Notwithstanding any of the foregoing, the use and occupancy of the unmapped air space and the adjacent areas by the New York State Triborough Bridge and Tunnel Authority, as such use and occupancy is set forth in Board of Estimate Resolution No. 123 dated December 2, 1965, may be continued and in effect as set forth therein and as otherwise permitted by law

The at-grade parcels of the #zoning lot# bounding the northern #street line# of Joseph P. Ward Street shall be considered a #through lot# bounded by Washington Street and West Street from its lowest level to the sky, and only such at-grade parcels shall be used to determine compliance with applicable #bulk# regulations other than #floor area# and #lot area# regulations.

In order to grant such special permit, the Commission shall find that ~~(a)~~ adequate access and #street# frontage to one or more #streets# is provided; and ~~(b)~~ the streetscape, site design and the location of building entrances of the proposed #development# or #enlargement# will contribute to the overall improvement of pedestrian circulation within the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to protect and minimize any adverse effects on the character of the surrounding area.

* * *

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

* * *

91-31**Street Wall Regulations**

Within the #Special Lower Manhattan District#, all portions of #buildings or other structures# located above the maximum base heights specified in paragraph (a) of this Section shall provide a setback in accordance with the regulations of Section 91-32 (Setback Regulations).

- (a) Within the Special District, the maximum base height shall be 85 feet or 1.5 times the width of the #street# upon which the #building# fronts, whichever is greater, except as provided for the following types of #street wall# regulations:
- * * *
- (2) #Street wall# regulations: Type 2A
 For #developments# or #enlargements# that front upon a #street# indicated as "Type 2A" on Map 2 (Street Wall Continuity Types 1, 2A, 2B & 3) in Appendix A, #street walls# shall extend along ~~the~~ such entire #street# frontage of the #zoning lot# to a minimum base height of 85 feet or the height of the #building#, whichever is less. The maximum base height shall be 150 feet.
- (3) #Street wall# regulations: Type 2B
 For #developments# or #enlargements# that front upon a #street# indicated as "Type 2B" on Map 2 (Street Wall Continuity Types 1, 2A, 2B & 3) in Appendix A, #street walls# shall extend along at least 60 percent of such #street# frontage of the #zoning lot# to a minimum base height of 85 feet or the height of the #building#, whichever is less. The maximum base height shall be 150 feet.
- ~~(3)~~(4) #Street wall# regulations: Type 3
 For #developments# or #enlargements# that front upon a #street# indicated as "Type 3" on Map 2 (Street Wall Continuity Types 1, 2A, 2B & 3) in Appendix A, #street walls# shall extend along the entire #street# frontage of the #zoning lot# to a minimum base height of 60 feet, five stories, or the height of the #building#, whichever is less. The maximum base height shall be 85 feet or 1.5 times the width of the #street# upon which the #building# fronts, whichever is greater.
- ~~(4)~~(5) #Street wall# regulations: Type 4
 * * *
- ~~(5)~~(6) #Street wall# regulations: Type 5
 * * *
- (b) For #developments# or #enlargements# that front upon a #street# indicated as "Type 1" or "Type 2A," at least 70 percent of the #aggregate width of street walls# shall be located on such #street line#. For #developments# or #enlargements# that front upon a #street# indicated as "Type 2B", at least 60 percent of the #aggregate width of street walls# shall be located within 10 feet of such #street line#. For #developments# or #enlargements# that front upon a #street# indicated as "Type 3," at least 70 percent of the #aggregate width of street walls# shall be located within 10 feet of ~~the~~ such #street line#. The remaining 30 percent of the #aggregate width of street walls# may be located beyond such #street lines# in compliance with:

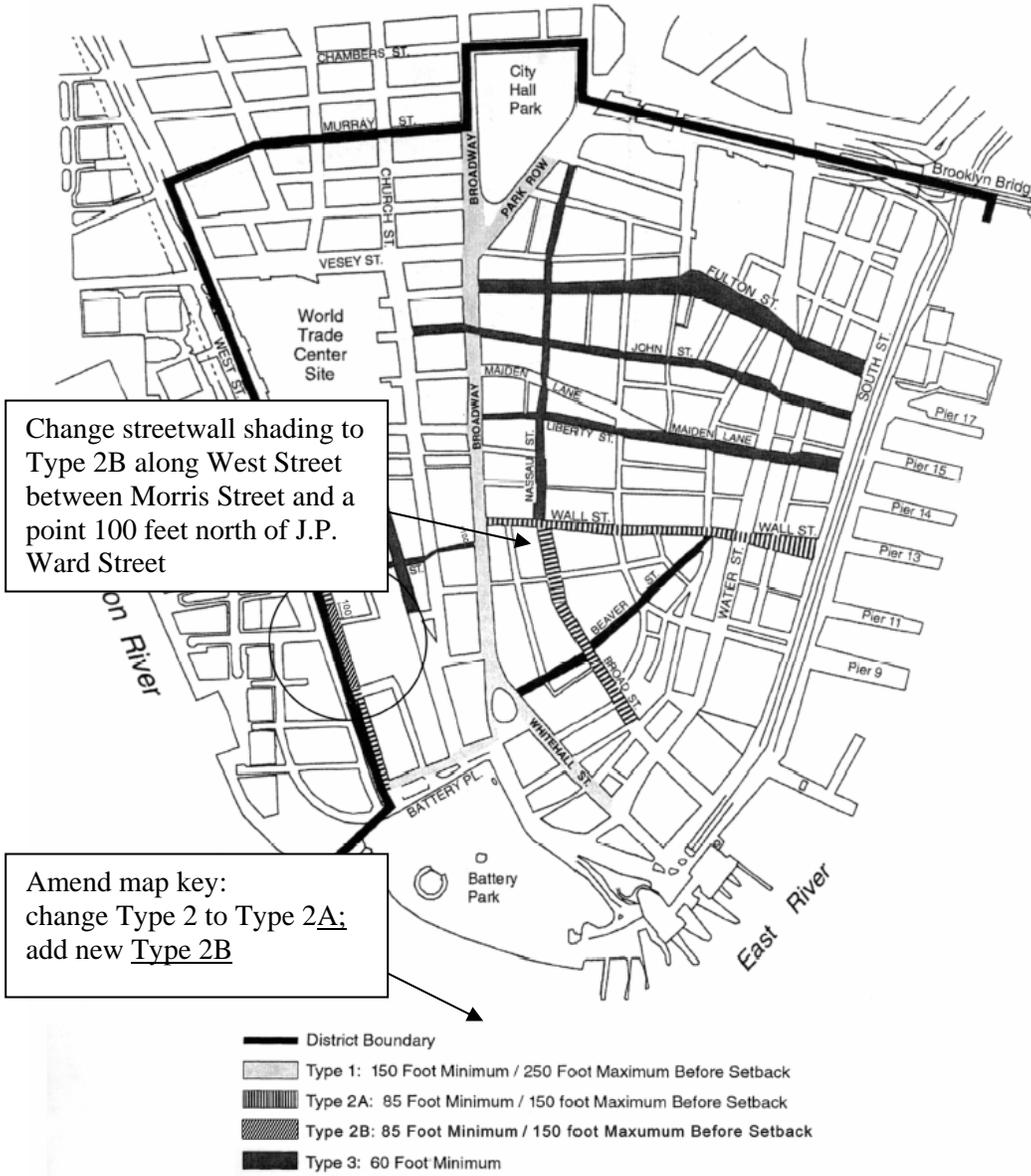
- (1) the #outer court# regulations of Article II, Chapter 3, for #residential# portions of #buildings#;
- (2) the #outer court# regulations of Article II, Chapter 4, for all other portions of #buildings#; or
- (3) the requirements of Section 37-07 (Requirements for pedestrian circulation space) where such areas are pedestrian circulation spaces.

* * *

- (d) Arcades and sidewalk widenings shall be permitted along any #street# indicated as "Type 1," "Type 2~~A~~" or "Type 3," pursuant to paragraphs (a), (b) or (c) of this Section, provided such arcade or sidewalk widening extends along the entire #block# frontage or abuts another arcade, existing on August 27, 1998, of equal width and height or another sidewalk widening of equal width. In such case, the #street wall# requirements for paragraph (b) of this Section shall be measured from the permitted arcade or sidewalk widening.

* * *

3. Article IX, Chapter 1, Appendix A, Map 2: Street Wall Continuity Types 1, 2, & 3



ARTICLE IX: SPECIAL PURPOSE DISTRICTS

Chapter 1: Special Lower Manhattan District

* * *

91-23

As-of-Right Bonuses for Increased Floor Area

* * *

91-231

Floor area bonus for urban plazas

The maximum permitted #floor area# on a #zoning lot# may be increased in accordance with the following regulations, provided that an #urban plaza#, which shall meet the requirements of Section 37-04 (Requirements for Urban Plazas), is included in the #development# or #enlargement#.

(a) A #floor area# bonus for an #urban plaza# shall not be permitted for any #development# or #enlargement# located within:

* * *

(3) 50 feet of a #street line# of a designated #street# on which:

- (i) retail continuity is required pursuant to Section 91-41 (Regulations for Designated Retail Streets); or
- (ii) #street wall# continuity is required pursuant to the regulations for Type 1 or Type 2A #street walls# pursuant to Section 91-31 (Street Wall Regulations).

* * *

Resolution for adoption scheduling August 8, 2007 for a public hearing.



No. 6

CD 1

C 070413 ZSM

IN THE MATTER OF an application submitted by West 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 91-73* of the Zoning Resolution to allow the unmapped air space above the approaches to the Brooklyn Battery Tunnel to be considered a single zoning lot and to allow such zoning lot to include contiguous area of land to facilitate the development of a mixed use development on property located at 50 West Street (Block 17, Lots 1001-1005 and Block 18, p/o Lot 100), in a C6-9 District, within the Special Lower Manhattan District.

* Note: Section 91-73 is proposed to be changed under a related application (N 070412 ZRM) for a zoning text change.

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

Resolution for adoption scheduling August 8, 2007 for a public hearing.

No. 7

CD 1

C 070414 ZSM

IN THE MATTER OF an application submitted by West 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 91-35 of the Zoning Resolution to modify the setback requirements of Section 91-32 (Setback Regulations) in connection with the construction of a mixed use development on property located at 50 West Street (Block 17, Lots 1001-1005 and Block 18, p/o Lot 100), in a C6-9 District, within the Special Lower Manhattan District.

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

Resolution for adoption scheduling August 8, 2007 for a public hearing.

No. 8

CD 1

C 070415 ZSM

IN THE MATTER OF an application submitted by West 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 74-91 of the Zoning Resolution to modify the provisions of Section 37-04 (Requirements for Urban Plazas) in connection with the construction of a mixed use development on property located at 50 West Street (Block 17, Lots 1001-1005 and Block 18, p/o Lot 100), in a C6-9 District, within the Special Lower Manhattan District.

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

Resolution for adoption scheduling August 8, 2007 for a public hearing.

No. 9

THE WATERSHED

CD 2

N 070394 ZRY

IN THE MATTER OF an application submitted by 150 Charles Street Holdings, LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings), creating Section 15-41 (Enlargements of Converted Buildings).

Matter in underline is new, to be added;

Matter in ~~strike-out~~ is old, to be deleted;

Matter within # # is defined in Section 12-10 (DEFINITIONS)

*** indicates where unchanged text appears in the Resolution

Chapter 5

Residential Conversion of Existing Non-Residential Buildings

15-00

GENERAL PURPOSES

* * *

15-01

Applicability

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, the conversion to #dwelling units# of non-#residential buildings# or portions thereof, erected prior to December 15, 1961, shall be subject to the provisions of this Chapter. In addition, in Manhattan Community District 1, in the area south of Murray Street and its easterly prolongation and the Brooklyn Bridge, the conversion to #dwelling units# of non-#residential buildings#, or portion thereof, erected prior to January 1, 1977 shall be subject to the provisions of this Chapter. Existing floor space used for mechanical equipment and not counted as #floor area# in non-#residential buildings# built prior to January 1, 1977 may be converted to #dwelling units# under the provisions of this Chapter.

However, the conversion to #dwelling units# of non-#residential buildings# that meet all the requirements for new #residential development# of Article II (Residence District Regulations) and are located in R4, R5, R6, R7, R8, R9, R10, C1, C2, C3, C4, C5 or C6 Districts is exempt from the provisions of this Chapter. Except as modified by the express provisions of this Chapter, the regulations of the applicable zoning districts remain in effect.

New #developments# or #enlargements# shall be in accordance with the applicable requirements of Article II and ArticleII, except as provided by authorization pursuant to Section 15-41 (Enlargements of Converted Buildings).

* * *

15-02
General Provisions

15-021
Special use regulations

* * *

(c) In M1-5 and M1-6 Districts...

* * *

Where the Chairperson of the City Planning Commission has determined that #floor area# was occupied as #dwelling units# on September 1, 1980, and where such #dwelling units# are located in a #building# which, on the date of application to the Department of City Planning under the provisions of this Section, also has #floor area# which is occupied by a #use# listed in Section ~~15-50~~ 15-60(REFERENCED COMMERCIAL AND MANUFACTURING USES), the Chairperson may permit that any #floor area# in the #building# be used for #dwelling units# provided that:

* * *

(2) any #use# listed in Section ~~15-50~~ 15-60 which is located on #floor area# to be used for #dwelling units# has been offered a new or amended lease within the #building#, with a minimum term of 2 years from the date of application, at a fair market rental for the same amount of #floor area# previously occupied, and such lease is not subject to cancellation by the landlord;

* * *

15-025
Double glazed windows

All #dwelling units# in #buildings# which contain one or more #uses# listed in Section ~~15-50~~ 15-60(REFERENCED COMMERCIAL AND MANUFACTURING USES) and

converted under the provisions of this Chapter shall be required to have double glazing on all windows. However, #dwelling units# occupied by #residential# tenants on September 1, 1980, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, or in Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, shall not be required to have double glazed windows.

* * *

15-10
REGULATIONS GOVERNING CONVERSIONS TO DWELLING UNITS OF NON-RESIDENTIAL BUILDINGS IN RESIDENTIAL AND COMMERCIAL DISTRICTS, EXCEPT C6-2M AND C6-4M DISTRICTS

* * *

15-12
Open Space Equivalent

At least 30 percent of the gross roof area of a #building# containing 15 #dwelling units# shall be developed for recreational use. For each additional #dwelling unit#, 100 square feet of additional roof area shall be developed for recreational use, up to a maximum of 50 percent of the gross roof area. This recreational area shall be accessible to all the occupants of said #building# and their guests. No fees shall be charged to the occupants or their guests. The provisions of this Section may be modified pursuant to Section 15-30.

* * *

15-20
REGULATIONS GOVERNING CONVERSIONS TO DWELLING UNITS OF NON-RESIDENTIAL BUILDINGS IN C6-2M, C6-4M, M1-5M AND M1-6M DISTRICTS

* * *

15-21
Use Regulations - Transfer of Preservation Obligations and Conversion Rights

* * *

15-211
Floor area preservation

The amount or configuration of #floor area# to be preserved may be modified in accordance with the provisions of Section 15-215 (Modification for existing dwelling units).

The amount of #floor area# to be preserved for permitted #commercial# or permitted #manufacturing uses# shall be in accordance with Table I of this Section, if the #floor area# to be converted is located in a C6-2M or C6-4M District, and in accordance with Table II of this Section, if the #floor area# to be converted is located in a M1-5M or M1-6M District, unless modified by the City Planning Commission pursuant to Section ~~15-44~~ 15-51. Such #floor area# shall be comparable to the #floor area# to be converted, as required by Section 15-213.

* * *

15-212

Reduced floor area preservation

Notwithstanding the provisions of Section 15-211, Table I as set forth in this Section may be substituted for Table I in Section 15-211, and Table II in this Section may be substituted for Table II in Section 15-211 governing the amount of #floor area# to be preserved, provided that such preserved #floor area# will be occupied by a #commercial# or #manufacturing use# that has been in occupancy for two years prior to the application for a certification under the provisions of Section 15-21 or by a #use# listed in Section ~~15-50~~ 15-60(REFERENCED COMMERCIAL AND MANUFACTURING USES), and subject to the following conditions:

- (a) Where the preserved #floor area# is occupied by an existing #commercial# or #manufacturing use# for two years immediately preceding the date of application for a certification under Section 15-21, or where the preserved #floor area# is occupied by a #use# listed in Section ~~15-50~~ 15-60, the landlord shall present a lease, signed by both the landlord and such tenant, and certified as recorded by the Office of the City Register of New York County.

* * *

- (b) Where the preserved #floor area# is occupied by any such #use# for two years immediately preceding the date of application under Section 15-21, and such occupant is the owner of said #floor area#, the Chairperson of the City Planning Commission shall require that the certificate of occupancy designate the preserved #floor area# for a #use# listed in Section ~~15-50~~ 15-60 for a period of 5 years from the date of such certification.

- (c) Where the preserved #floor area# will be occupied by a #use# listed in Section ~~15-50~~ 15-60 but no such tenant is yet occupying the #floor area#, the owner shall covenant to preserve such #floor area# for a #use# listed in Section ~~15-50~~ 15-60, in the legal commitment required pursuant to Section 15-214.

* * *

15-30

MINOR MODIFICATIONS

* * *

15-40
AUTHORIZATION

15-41
Enlargements of Converted Buildings

In all #commercial# and #residence districts#, for #enlargements# of non-#residential buildings# converted to #dwelling units#, the City Planning Commission may authorize the following:

- (a) A waiver of the requirements of Section 15-12 (Open Space Equivalent) for the existing portion of the #building# converted to #dwelling units#; and
- (b) The maximum #floor area ratio# permitted pursuant to Section 23-142 for the applicable district without regard for #height factor# or #open space ratio# requirements.

In order to grant such authorization, the Commission shall find that:

- (1) The #enlarged building# is compatible with the scale of the surrounding area;
- (2) Open areas are provided on the #zoning lot# that are of sufficient size to serve the residents of the #building#. Such open areas, which may be located on rooftops, courtyards, or other areas on the #zoning lot# shall be accessible to and usable by all residents of the #building#, and have appropriate access, circulation, seating, lighting and paving;
- (3) The site plan includes superior landscaping for all open areas on the #zoning lot#, including the planting of #street trees#, and
- (3) The #enlarged building# will not adversely effect structures or #open space# in the vicinity in terms of scale, location and access to light and air.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

~~15-40~~ 15-50
SPECIAL PERMIT

~~15-41~~ 15-51
Residential Conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts

In C6-1G, C6-2G, C6-2M, C6-4M, M1-5M and M1-6M Districts, the City Planning Commission may permit modification of the requirements of Sections 15-021 paragraph (e), or 15-21 in accordance with the provisions of Sections 74-711 (Landmark preservation in all districts) or 74-782 (Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts).

~~15-50~~ 15-60

REFERENCED COMMERCIAL AND MANUFACTURING USES

Resolution for adoption scheduling August 8, 2007 for a public hearing.

Nos. 10, 11 & 12

400 5TH AVENUE

No. 10

CD 5

N 070468 ZRM

IN THE MATTER OF an application submitted by 400 Fifth Realty LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York relating to Article VIII, Chapter 1, Special Midtown District, concerning Sections 81-212 (Provisions for the Transfer of Development Rights from a Landmark) and 81-81 (General Provisions), and the addition of Section 81-85 (Transfer of Development Rights from a Landmark in the 5th Avenue Subdistrict).

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

81-212

Special provisions for transfer of development rights from landmark sites

The provisions of Section 74-79 (Transfer of Development Rights for Landmark Sites) shall apply in the #Special Midtown District#₂ subject to the modification set forth in this Section and Sections 81-254, 81-266 and 81-277 pertaining to special permits for height and setback modifications, ~~and~~ Section 81-747 (Transfer of development rights from landmark theaters), and Section 81-85 (Transfer of development rights from landmark sites within the Special Fifth Avenue Subdistrict).

The provisions of Section 74-79 pertaining to the meaning of the term “adjacent lot” in the case of lots located in C5-3, C5-5, C6-6, C6-7 or C6-9 Districts are modified to apply in the

#Special Midtown District# where the “adjacent lot” is in a C5-3, C6-6, C6-7, C6-5.5, C6-6.5 or C6-7T District.

The provisions of paragraph (c) of Section 74-792 as applied in the #Special Midtown District# shall be subject to the restrictions set forth in the table in Section 81-211 on the development rights (FAR) of a landmark “granting lot” for transfer purposes.

Wherever there is an inconsistency between any provision in Section 74-79 and the table in Section 81-211, the table in Section 81-211 shall apply.

Within the Grand Central Subdistrict, any transfer of development rights from a landmark site may be made pursuant to either Section 74-79 or Section 81-63, but not both.

* * * *

81-81

General Provisions

The regulations of Sections 81-82 to 81-84~~85~~, inclusive, relating to Special Regulations for the Fifth Avenue Subdistrict, are applicable only in the Fifth Avenue Subdistrict, whose boundaries are shown on Map 2 in Appendix A. They supplement or modify the regulations of this Chapter applying generally to the #Special Midtown District#, of which this Subdistrict is a part.

* * * *

81-85

Transfer of development rights from landmark sites

For new #developments# or #enlargements#, in addition to the provisions of Section 74-79 (Transfer of Development Rights from Landmark Sites) and Section 81-212 (Special provisions for transfer of development rights from landmark sites), the Commission may modify or waive the requirements of Section 81-40 (MANDATORY DISTRICT PLAN ELEMENTS), inclusive, and the requirements of Section 81-84 (Mandatory Regulations and Prohibitions).

In granting such special permit, the Commission shall find that the permitted transfer of #floor area# and modification or waiver of mandatory plan elements will result in a distribution of #bulk# and arrangement of #uses# on the #zoning lot# that relate more harmoniously with surrounding landmark #buildings or other structures#.

Resolution for adoption scheduling August 8, 2007 for a public hearing.



No. 11

CD 5

C 070469 ZSM

IN THE MATTER OF an application submitted by 400 Fifth Realty LLC and 401 Fifth LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Sections 81-212* and 74-79 - to allow the transfer of 173,692 square feet of floor area from property located at 393-401 Fifth Avenue (Block 866, Lots 3 and 76) that is occupied by a landmark building to property located at 400-404 Fifth Avenue (Block 838, Lots 42, 45, 46, 47 and 48); and
2. Section 81-85* - to modify the requirements of Section 81-84 (Mandatory Regulations and Prohibitions) to allow a hotel lobby within 50 feet of the Fifth Avenue street line and Section 81-45 (Pedestrian Circulation Space) and 37-07 (Requirements for Pedestrian Circulation Space) to allow a reduction of the amount and dimensional requirements of the required pedestrian circulation space;

to facilitate the development of a 57-story mixed use building on property located at 400-404 Fifth Avenue (Block 838, Lots 42, 45, 46, 47 and 48), in a C5-3 District, within the Special Midtown District (Fifth Avenue Subdistrict), Borough of Manhattan, Community District 5.

* Note: A zoning text change is proposed under a concurrent related application (N 070468 ZRM) for amendment to Sections 81-212 (Special provisions for transfer of development rights from landmark sites) and Section 81-81 (General Provisions) and the creation of a new Section 81-85 (Transfer of development rights from landmark sites).

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

Resolution for adoption scheduling August 8, 2007 for a public hearing.

No. 12

CD 5

C 070470 ZSM

IN THE MATTER OF an application submitted by 400 Fifth Realty LLC and 401 Fifth LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-277 of the Zoning Resolution to modify the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations –

Daylight Evaluation) to facilitate the development of a 57-story mixed use building on property located at 400-404 Fifth Avenue (Block 838, Lots 42, 45, 46, 47 and 48), in a C5-3 District, within the Special Midtown District (Fifth Avenue Subdistrict).

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

Resolution for adoption scheduling August 8, 2007 for a public hearing.

BOROUGH OF QUEENS

No. 13

ST. ALBANS/HOLLIS REZONING

CD 12

C 070472 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 14d, 15b, 18c and 19a:

1. eliminating from within an existing R2 District a C2-2 District bounded by the southerly boundary of St. Albans Memorial Park, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrick Boulevard and the northwesterly street line of Linden Boulevard, Linden Boulevard, and a line 100 feet northeasterly of Merrick Boulevard;
2. eliminating from within an existing R3-2 District a C1-2 District bounded by:
 - a. a line 150 feet northerly and northwesterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 150 feet southeasterly of Hollis Avenue, 200th Street, Hollis Avenue, 198th Street, 109th Avenue, and 199th Street;
 - b. Hollis Avenue, 205th Street, a line 150 feet southeasterly of Hollis Avenue, and 204th Street;
 - c. 109th Avenue, a line 150 feet northeasterly of Farmers Boulevard, 109th Road, and Farmers Boulevard;
 - d. Hilburn Avenue, Liberty Avenue, Farmers Boulevard, 111th Avenue, a line 150 feet northeasterly of Farmers Boulevard, 113th Road, Farmers

Boulevard, 113th Avenue, Hannibal Street, Lewiston Avenue, a line 150 feet southwesterly of Farmers Boulevard, and a line 150 feet southwesterly of Liberty Avenue;

- e. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard;
 - f. a line 100 feet northwesterly of Linden Boulevard, 197th Street, a line 150 feet northwesterly of Linden Boulevard, 202nd Street, Linden Boulevard, 201st Street, a line 150 feet southeasterly of Linden Boulevard, 197th Street, Linden Boulevard, and 196th Street;
 - g. a line 150 feet northwesterly of Linden Boulevard, 205th Street, a line 100 feet northwesterly of Linden Boulevard, Frances Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, and 204th Street; and
 - h. 117th Road, a line 150 feet northeasterly of Farmers Boulevard, 118th Avenue, Farmers Boulevard, a line 100 feet southeasterly of Baisley Boulevard, Riverton Street, and Baisley Boulevard;
3. eliminating from within an existing R3-2 District a C2-2 District bounded by:
- a. 99th Avenue, 195th Street, a line 150 feet southeasterly of 99th Avenue, and Hollis Avenue;
 - b. a line 150 feet northwesterly of Hollis Avenue, Francis Lewis Boulevard, Hollis Avenue, and 204th Street;
 - c. Hollis Avenue, 200th Street, a line 150 feet southerly of Hollis Avenue, and 199th Street;
 - d. 113th Road, a line 150 feet northeasterly and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, Mexico Street, 114th Road, and Farmers Boulevard;
 - e. Murdock Avenue, Mexico Street, 114th Road, and Newburg Street; and
 - f. 113th Avenue, Merrick Boulevard, the southerly boundary of St. Albans Memorial Park and its southwesterly prolongation, a line 100 feet northeasterly of Merrick Boulevard, Linden Boulevard, 173rd Street, a line 150 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, a line 200 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, the northwesterly boundary line of The Roy Wilkins-Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet

southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 115th Avenue, a line midway between Merrick Boulevard and 170th Street, a line 300 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 150 feet southwesterly of Merrick Boulevard;

4. eliminating from within an existing R4 District a C1-2 District bounded by:
 - a. 114th Road, Francis Lewis Boulevard, 114th Drive, and a line 150 feet southwesterly of Francis Lewis Boulevard;
 - b. a line 150 feet northwesterly of Murdock Avenue, 202nd Street, Murdock Avenue, and 198th Street;
 - c. Linden Boulevard, 201st Place, a line 150 feet southeasterly of Linden Boulevard, and 201st Street; and
 - d. Linden Boulevard, 197th Street, a line 100 feet southeasterly of Linden Boulevard, and 196th Street;
5. eliminating from within an existing R4 District a C1-3 District bounded by a line 100 feet northwesterly of 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, 110th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard;
6. eliminating from within an existing R5B District a C1-2 District bounded by:
 - a. a line 100 feet northwesterly of Linden Boulevard, 196th Street, a line 100 feet southeasterly of Linden Boulevard, and 195th Street; and
 - b. a line 100 feet northwesterly of Linden Boulevard, 191st Street, Linden Boulevard, and 190th Street;
7. eliminating from within the existing R5B District a C2-2 District bounded by a line 100 feet northwesterly of Linden Boulevard, 195th Street, a line 100 feet southeasterly of Linden Boulevard, 190th Street, Linden Boulevard, and 191st Street;
8. eliminating from within an existing R6B District a C1-2 District bounded by Dunkirk Drive, a line 100 feet northeasterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 150 feet northeasterly of Farmers Boulevard, 117th Road, Farmers Boulevard, Linden Boulevard, Everitt Place, a line 100 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, Newburg Street, a line 100 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;

9. eliminating from within an existing R6B District a C2-2 District bounded by a line 100 feet northerly of Linden Boulevard, Newburg Street, Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division);
10. changing from an R3-2 District to an R2 District property bounded by:
 - a. Brinkerhoff Avenue, the southwesterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division), 112th Avenue and its northeasterly centerline prolongation, a line midway between 178th Street and 178th Place, Sayres Avenue, and a line midway between 178th Street and 179th Street;
 - b. Hilburn Avenue, a line 100 feet southwesterly of Farmers Boulevard, Lewiston Avenue, Farmers Boulevard, 113th Avenue, Hannibal Street, Lewiston Avenue, and a line 150 feet southwesterly of Farmers Boulevard;
 - c. Murdock Avenue, Mexico Street, 114th Road, and Newburg Street;
 - d. 114th Road, a line 60 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 130 feet southeasterly of Mexico Street, 114th Drive, and Mexico Street;
 - e. Sullivan Road, Quencer Road, a line midway between Sullivan Road and Tioga Drive and its northeasterly prolongation, and Dunkirk Street;
 - f. a line 100 feet southerly and southeasterly of Hollis Avenue, 202nd Street, a line 150 feet southerly and southeasterly of Hollis Avenue, and 199th Street; and
 - g. a line 100 feet southeasterly of Hollis Avenue, 205th Street, a line 150 feet southeasterly of Hollis Avenue, and 204th Street;
11. changing from an R4 District to an R2 District property bounded by:
 - a. a line 150 feet northwesterly of Murdock Avenue, 202nd Street, Murdock Avenue, a line midway between 201st Street and 202nd Street, a line 100 feet northwesterly of Murdock Avenue, and 198th Street; and
 - b. a line 100 feet northwesterly of 112th Avenue, a line midway between 204th Street and 205th Street, 112th Avenue, and 204th Street;
12. changing from an R2 District to an R3A District property bounded by:
 - a. 112th Avenue, 196th Street, 113th Avenue, and 194th Street; and

- b. 121st Avenue, 192nd Street, a line 200 feet northwesterly of 122nd Avenue, and Lucas Street;
13. changing from an R3-2 District to an R3A District property bounded by:
- a. 99th Avenue, a line 80 feet southwesterly of Francis Lewis Boulevard, a line 100 feet northwesterly and northerly of Hollis Avenue, a line midway between 197th Street and 198th Street, 100th Avenue, 198th Street, a line 100 feet southeasterly of 99th Avenue, and 199th Street;
 - b. 110th Avenue/Brinkerhoff Avenue, a line midway between 178th Street and 179th Street, Sayres Avenue, a line midway between 178th Street and 178th Place, 112th Avenue, 176th Street, Sayres Avenue, 174th Street, a line 140 feet southeasterly of 111th Avenue, a line midway between 173rd Street and 174th Street, a line 90 feet northwesterly of Sayres Avenue, 172nd Street, 111th Avenue, 172nd Street, the northeasterly prolongation of the southeasterly street line of 110th Road, 173rd Street, a line 375 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, a line midway between 173rd Street and 174th Street, a line 135 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, and 173rd Street;
 - c. 111th Road, 194th Street, 113th Avenue, 196th Street, 115th Avenue, 199th Street, a line 100 feet southeasterly of 115th Avenue, a line midway between 201st Street and 202nd Street, 115th Avenue, a line midway between 202nd Street and 203rd Street, a line 300 feet northwesterly of 116th Avenue, 203rd Street, 116th Avenue, a line 100 feet northeasterly of 205th Street, a line 100 feet southeasterly of 116th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet northwesterly of Linden Boulevard, 196th Street, 116th Road, 196th Street, 115th Road, and a line 100 feet easterly and northeasterly of Farmers Boulevard;
 - d. a line midway between Sullivan Road and Tioga Drive and its northeasterly prolongation, Quencer Road, Newburg Street, Suffolk Drive, Farmers Boulevard, Dunkirk Drive, a line 100 feet westerly of Farmers Boulevard, a line 100 feet northerly of Linden Boulevard, Newburg Street, and Dunkirk Drive; and
 - e. Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, Farmers Boulevard, 118th Avenue, a line 100 feet easterly of Farmers Boulevard, 117th Road, a line 150 feet easterly of Farmers Boulevard, a line 100 feet southeasterly of Linden Boulevard, 196th Street, 119th Avenue, Nashville Boulevard, Francis Lewis Boulevard, Springfield Boulevard, 122nd Avenue, 199th Street, a line 200 feet northwesterly of 122nd

Avenue, 192nd Street, 121st Avenue, Farmers Boulevard, 120th Avenue, a line 100 feet southwesterly of Farmers Boulevard, 119th Drive, Montauk Street, the southwesterly prolongation of the northwesterly street line of 119th Road, 180th Street, 120th Avenue, 179th Street, a line 100 feet southeasterly of 120th Avenue, 178th Street, Troutville Road, a line 300 feet northeasterly of Irwin Place, Sunbury Road, Merrick Boulevard, a line 300 feet northwesterly of Sunbury Road, and Irwin Place;

14. changing from an R4 District to an R3A District property bounded by:
 - a. a line 100 feet northwesterly of 119th Avenue, 205th Street, a line 100 feet northwesterly of Nashville Boulevard, a line perpendicular to a point on the southwesterly street line of Francis Lewis Boulevard distant 70 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Francis Lewis Boulevard and the northwesterly street line of Nashville Boulevard, Francis Lewis Boulevard, Nashville Boulevard, 119th Avenue, and 196th Street; and
 - b. Murdock Avenue, a line midway between 196th Street and 197th Street, 115th Avenue, and 196th Street;
 - c. a line 100 feet southeasterly of Hollis Avenue, a line 100 feet northeasterly of 205th Street, a line midway between 110th Avenue and 111th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 111th Avenue and 111th Road, a line 100 feet northeasterly of 205th Street, 111th Road, and 205th Street;

15. changing from an R6B District to an R3A District property bounded by:
 - a. a line 100 feet northeasterly of Linden Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 85 feet northeasterly of Linden Boulevard, and Newburg Street; and
 - b. a line 100 feet southeasterly of Linden Boulevard, a line 150 feet easterly of Farmers Boulevard, 117th Road, and a line 100 feet easterly of Farmers Boulevard;

16. changing from an R3-2 District to an R3X District property bounded by:
 - a. a line 100 feet southeasterly of 99th Avenue, 197th Street, 99th Avenue, 198th Street, 100th Avenue, a line midway between 197th Street and 198th Street, a line 100 feet northerly of Hollis Avenue, 197th Street, and Hollis Avenue;

- b. 109th Avenue, 191st Street, 109th Road, 194th Street, 110th Road, 194th Street, 111th Road, a line 100 feet northeasterly of Farmers Boulevard, 111th Avenue, Farmers Boulevard, 110th Road, and a line 100 feet easterly of Farmers Boulevard;
 - c. Linden Boulevard, 178th Street and its southeasterly centerline prolongation, a northwesterly and northeasterly boundary line of St. Albans Veterans Care Facility and its northwesterly prolongation, 115th Avenue, 175th Street and its southeasterly centerline prolongation, the northerly, westerly and northerly boundary of The Roy Wilkins – Southern Queens Park, a line 100 feet northeasterly of Merrick Boulevard, 116th Avenue, 172nd Street, a line 240 feet southeasterly of 115th Avenue, a line 75 feet southwesterly of 172nd Street, 115th Avenue, a line midway between 172nd Street and Merrick Boulevard, a line 100 feet southeasterly of Linden Boulevard, and 173rd Street; and
 - d. 115th Road, 196th Street, 116th Road, 196th Street, a line 100 feet northwesterly of Linden Boulevard, a line 100 feet northeasterly of Farmers Boulevard, Dunkirk Drive, Farmers Boulevard, 115th Drive, and a line 100 feet easterly of Farmers Boulevard;
17. changing from an R4 District to an R3X District property bounded by a line midway between 114th Road and 114th Drive and its southwesterly prolongation, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 115th Road and 115th Drive, a line 100 feet northeasterly of 205th Street, 115th Road, 205th Street, a line 260 feet southeasterly of 115th Avenue, 203rd Street, 115th Avenue, 204th Street, a line 100 feet northwesterly of 115th Avenue, and a line midway between 204th Street and 205th Street;
18. changing from an R6B District to an R3-2 District property bounded by:
- a. a line 100 feet northerly of Linden Boulevard, Newburg Street, a line 85 feet northerly of Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division); and
 - b. a line 85 feet southerly of Linden Boulevard, Everitt Place, a line 100 feet southerly of Linden Boulevard, and Montauk Street;
19. c hanging from an R3-2 District to an R4A District property bounded by:
- a. a line 100 feet southeasterly of Linden Boulevard, 201st Street, a line 150 feet southeasterly of Linden Boulevard, and 197th Street; and
 - b. a line 100 feet southeasterly of Linden Boulevard, Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, and a line 100 feet southwesterly of Francis Lewis Boulevard;

20. changing from an R4 District to an R4A District property bounded by a line 100 feet southeasterly of Linden Boulevard, 197th Street, a line 150 feet southeasterly of Linden Boulevard, 201st Street, a line 100 feet southeasterly of Linden Boulevard, a line 75 feet southwesterly of 201st Place, 118th Avenue, a line 100 feet southwesterly of 201st Place, a line 260 feet southeasterly of 118th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, Francis Lewis Boulevard, a line perpendicular to the southwesterly street line of Francis Lewis Boulevard distant 70 feet northwesterly (as measured along the street line) from the intersection of the southwesterly street line of Francis Lewis Boulevard and the northwesterly street line of Nashville Boulevard, a line 100 feet northwesterly of Nashville Boulevard, a line 100 feet northwesterly of 119th Avenue, and 196th Street;
21. changing from an R2 District to an R4B District property bounded by:
- a. a line 160 feet northwesterly of 112th Avenue, 205th Street, a line 100 feet northwesterly of 112th Avenue, and a line midway between 204th Street and 205th Street; and
 - b. a line 85 feet northwesterly of Murdock Avenue, a line midway between 203rd Street and 204th Street, Murdock Avenue, and 203rd Street;
22. changing from an R3-2 District to an R4B District property bounded by:
- a. 110th Avenue/Brinkerhoff Avenue, 173rd Street, a line 135 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, a line midway between 173rd Street and 174th Street, a line 375 feet southeasterly of 110th Avenue/Brinkerhoff Avenue, 173rd Street, the southeasterly street line of 110th Road and its northeasterly prolongation, and 171st Place and its southeasterly centerline prolongation;
 - b. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 150 feet southwesterly of Francis Lewis Boulevard;
 - c. 115th Avenue, a line midway between 201st Street and 202nd Street, a line 100 feet southeasterly of 115th Avenue, and 199th Street;
 - d. 115th Avenue, 203rd Street, a line 300 feet northwesterly of 116th Avenue, and a line midway between 202nd Street and 203rd Street;
 - e. 116th Avenue, Francis Lewis Boulevard, a line 100 feet northwesterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet southeasterly of 116th Avenue, and a line 100 feet northeasterly of 205th Street;

- f. Sunbury Road, a line 300 feet northeasterly of Irwin Place, Troutville Road, and a line 260 feet northeasterly of Irwin Place; and
23. changing from an R4 District to an R4B District property bounded by a line 100 feet northwesterly of 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, 110th Avenue, Francis Lewis Boulevard, 112th Road, a line 150 feet southwesterly of Francis Lewis Boulevard, 113th Avenue, Francis Lewis Boulevard, 116th Avenue, 203rd Street, a line 260 feet southeasterly of 115th Avenue, 205th Street, 115th Road, a line 100 feet northeasterly of 205th Street, a line midway between 115th Road and 115th Drive, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 114th Road and 114th Drive and its southwesterly prolongation, a line midway between 204th Street and 205th Street, a line 100 feet northwesterly of 115th Avenue, 204th Street, 115th Avenue, a line midway between 196th Street and 197th Street, a line 180 feet northwesterly of 115th Avenue, 197th Street, a line 100 feet southeasterly of Murdock Avenue, 203rd Street, Murdock Avenue, a line midway between 203rd Street and 204th Street, 113th Avenue, 204th Street, 112th Avenue, a line midway between 204th Street and 205th Street, a line 100 feet northwesterly of 112th Avenue, 205th Street, 111th Road, a line 100 feet northeasterly of 205th Street, a line midway between 111th Avenue and 111th Road, a line 100 feet southwesterly of Francis Lewis Boulevard, a line midway between 110th Avenue and 111th Avenue, and a line 100 feet northeasterly of 205th Street;
24. changing from an R3-2 District to an R4-1 District property bounded by a line 100 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 150 feet southeasterly of Linden Boulevard, and 205th Street;
25. changing from an R4 District to an R4-1 District property bounded by:
- a. a line 100 feet northwesterly of Murdock Avenue, a line midway between 201st Street and 202nd Street, Murdock Avenue, 203rd Street, a line 100 feet southeasterly of Murdock Avenue, 197th Street, a line 180 feet northwesterly of 115th Avenue, a line midway between 196th Street and 197th Street, Murdock Avenue, and 198th Street; and
- b. Linden Boulevard, 205th Street, a line 150 feet southeasterly of Linden Boulevard, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 260 feet southeasterly of 118th Avenue, a line 100 feet southwesterly of 201st Place, 118th Avenue, and a line 75 feet southwesterly of 201st Place;
26. changing from an R2 District to an R5B District property bounded by:
- a. Hollis Avenue, 204th Street, a line 100 feet southeasterly of Hollis Avenue, and 202nd Street; and

- b. 114th Drive, Farmers Boulevard, Quencer Road, and a line 100 feet westerly of Farmers Boulevard;
27. changing from an R3-2 District to an R5B District property bounded by:
- a. a line 100 feet northwesterly of Hollis Avenue, a line 80 feet southwesterly of Francis Lewis Boulevard, 109th Avenue, Francis Lewis Boulevard, 110th Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet southeasterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 100 feet southeasterly of Hollis Avenue, 199th Street, a line 150 feet southerly of Hollis Avenue, 198th Street, Hollis Avenue, and 197th Street;
 - b. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a northwesterly boundary line of The Roy Wilkins – Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 115th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
 - c. 109th Avenue, a line 100 feet easterly of Farmers Boulevard, 110th Road, Farmers Boulevard, 111th Avenue, a line 100 feet northeasterly, and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, a line 130 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 60 feet southeasterly of Mexico Street, 114th Road, Mexico Street, Murdock Avenue, 113th Road, Hannibal Street, 113th Avenue, Farmers Boulevard, Lewiston Avenue, a line 100 feet southwesterly of Farmers Boulevard, Hilburn Avenue, Liberty Avenue, and 110th Avenue/Brinkerhoff Avenue; and
 - d. a line 100 feet northwesterly of Linden Boulevard, Francis Lewis Boulevard, a line 100 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, 201st Street, a line 100 feet southeasterly of Linden Boulevard, 197th Street, Linden Boulevard, and 196th Street;
28. changing from an R4 District to an R5B District property bounded by:
- a. a line 100 feet southeasterly of Hollis Avenue, a line 100 feet southwesterly of Francis Lewis Boulevard, a line 100 feet

- northwesterly of 110th Avenue, and a line 100 feet northeasterly of 205th Street;
- b. Linden Boulevard, 197th Street, a line 100 feet southeasterly of Linden Boulevard, and 196th Street; and
 - c. Linden Boulevard, a line 75 feet southwesterly of 201st Place, a line 100 Feet southeasterly of Linden Boulevard, and 201st Street;
29. changing from an R3-2 District to an R5D District property bounded by Baisley Boulevard, Farmers Boulevard, 117th Road, a line 100 feet easterly of Farmers Boulevard, 118th Avenue, Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, and a line 100 feet westerly of Farmers Boulevard;
30. changing from an R6B District to an R5D District property bounded by Dunkirk Drive, a line 100 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet easterly of Farmers Boulevard, 117th Road, Farmers Boulevard, Baisley Boulevard, Everitt Place, a line 85 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division), a line 85 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;
31. changing from an R2 District to an R6A District property bounded by the southerly boundary line of St. Albans Memorial Park and its northeasterly prolongation, Marne Place, Linden Boulevard, and a line 100 feet northeasterly of Merrick Boulevard;
32. changing from an R3-2 District to an R6A District property bounded by 113th Avenue, Merrick Boulevard, the southerly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line 100 feet northeasterly of Merrick Boulevard, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
33. establishing within the existing R5B District a C1-3 District bounded by:
- a. a line 100 feet northwesterly of Linden Boulevard, 196th Street, a line 100 feet southeasterly of Linden Boulevard, and 195th Street; and
 - b. a line 100 feet northwesterly of Linden Boulevard, 191st Street, Linden Boulevard, and 190th Street;
34. establishing within the existing R3-2 District a C2-3 District bounded by 99th Avenue, 195th Street, a line 100 feet southeasterly of 99th Avenue, and Hollis Avenue;

35. establishing within the existing R5B District a C2-3 District bounded by a line 100 feet northwesterly of Linden Boulevard, 195th Street, a line 100 feet southeasterly of Linden Boulevard, 190th Street, Linden Boulevard, and 191st Street;
36. establishing within the proposed R3A District a C1-3 District bounded by Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, and Riverton Street;
37. establishing within the proposed R4B District a C1-3 District bounded by:
 - a. 112th Road, Francis Lewis Boulevard, 113th Avenue, and a line 100 feet southwesterly of Francis Lewis Boulevard; and
 - b. 114th Road, Francis Lewis Boulevard, a line midway between 114th Road and 114th Drive, and a line 100 feet southwesterly of Francis Lewis Boulevard;
38. establishing within the proposed R4-1 District a C1-3 District bounded by:
 - a. Linden Boulevard, 201st Place, a line 100 feet southeasterly of Linden Boulevard, and a line 75 feet southwesterly of 201st Place; and
 - b. a line 100 feet northwesterly of Murdock Avenue, a line midway between 201st Street and 202nd Street, Murdock Avenue, and 198th Street;
39. establishing within the proposed R5B District a C1-3 District bounded by:
 - a. a line 100 feet northerly and northwesterly of Hollis Avenue, 204th Street, Hollis Avenue, 202nd Street, a line 100 feet southeasterly of Hollis Avenue, 200th Street, Hollis Avenue, and 198th Street;
 - b. Hollis Avenue, 205th Street, a line 100 feet southeasterly of Hollis Avenue, and 204th Street;
 - c. a line 100 feet northwesterly of Linden Boulevard, 202nd Street, Linden Boulevard, a line 75 feet southwesterly of 201st Place, a line 100 feet southeasterly of Linden Boulevard, and 196th Street;
 - d. a line 100 feet northwesterly of Linden Boulevard, Frances Lewis Boulevard, a line 100 feet southeasterly of Linden Boulevard, 205th Street, Linden Boulevard, and 204th Street;
 - e. 109th Avenue, a line 100 feet easterly of Farmers Boulevard, 109th Road, and Farmers Boulevard; and

f. Hilburn Avenue, Liberty Avenue, Farmers Boulevard, 111th Avenue, a line 100 feet northeasterly of Farmers Boulevard, 113th Avenue, Farmers Boulevard, Hannibal Street, 113th Avenue, Farmers Boulevard, Lewiston Avenue, and a line 100 feet southwesterly of Farmers Boulevard;

40. establishing within the proposed R5B District a C2-3 District bounded by:
- a. a line 100 feet northwesterly of Hollis Avenue, Francis Lewis Boulevard, Hollis Avenue, and 204th Street;
 - b. Hollis Avenue, 200th Street, a line 100 feet southeasterly of Hollis Avenue, and 199th Street;
 - c. 113th Road, a line 100 feet northeasterly and easterly of Farmers Boulevard, 115th Drive, Farmers Boulevard, 114th Drive, a line 130 feet southeasterly of Mexico Street, a line midway between 114th Road and 114th Drive, a line 60 feet southeasterly of Mexico Street, 114th Road, and Farmers Boulevard; and
 - d. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, , a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a northwesterly boundary line of The Roy Wilkins-Southern Queens Park and its southwesterly prolongation, Merrick Boulevard, Foch Boulevard, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of 116th Avenue, 171st Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
41. establishing within the proposed R5D District a C1-3 District bounded by Dunkirk Drive, a line 100 feet easterly of Farmers Boulevard, a line 100 feet northwesterly of Linden Boulevard, 190th Street, a line 100 feet southeasterly of Linden Boulevard, a line 100 feet easterly of Farmers Boulevard, 118th Avenue, Farmers Boulevard, a line 125 feet southeasterly of Baisley Boulevard, a line 100 feet westerly of Farmers Boulevard, Baisley Boulevard, Farmers Boulevard, Linden Boulevard, Everitt Place, a line 85 feet southerly of Linden Boulevard, Montauk Street, Linden Boulevard, Newburg Street, a line 85 feet northerly of Linden Boulevard, and a line 100 feet westerly of Farmers Boulevard;
42. establishing within the proposed R5D District a C2-3 District bounded by a line 85 feet northerly of Linden Boulevard, Newburg Street, Linden Boulevard, and the northeasterly boundary line of the Long Island Rail Road Right-of-Way (Montauk Division); and

43. establishing within the proposed R6A District a C2-3 District bounded by the southerly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Merrick Boulevard and the northwesterly street line of Linden Boulevard, Linden Boulevard, a line 130 feet southwesterly of Merrick Boulevard, 113th Avenue, and Merrick Boulevard;

Borough of Queens, Community District 12, as shown in a diagram (for illustrative purposes only) dated May 21, 2007, and subject to the conditions of CEQR Declaration E-186.

Resolution for adoption scheduling August 8, 2007 for a public hearing.

No. 14

SOUTH RICHMOND BLUEBELT

CD 3

C 070058 PCR

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to section 197-c of the New York City Charter for site selection and acquisition of property located at Clovis Road between Clinton Road and Adrienne Road (Block 5133, Lot 36) and at Huguenot Avenue between Jansen Street and Short Place (Block 6550, Lot 71) for the storage and conveyance of storm water.

Resolution for adoption scheduling August 8, 2007 for a public hearing.

II. REPORTS

BOROUGH OF THE BRONX

Nos. 15, 16 & 17

HUNTS PT. WATER POLLUTION CONTROL PLANT/BARRETTO PT. PARK

No. 15

CD 2

C 070008 PSX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection pursuant to section 197-c of the New York City Charter for the site selection of property located at Ryawa Avenue (Block 2777, lots 100, 105, and 600), to facilitate the upgrade and expansion of an existing water pollution control plant.

(On May 23, 2007, Cal. No. 2, the Commission scheduled June 6, 2007 for a public hearing. On June 6, 2007, Cal. No. 16, the hearing was closed.)

For consideration.

No. 16

CD 2

C 070009 MMX

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

- the establishment of Barretto Point Park within an area generally bounded by Viele Avenue, Tiffany Street pier, the U.S. Pierhead Line and Manida Street; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13117 dated December 28, 2006 and signed by the Borough President.

(On May 23, 2007, Cal. No. 3, the Commission scheduled June 6, 2007 for a public hearing. On June 6, 2007, Cal. No. 17, the hearing was closed.)

For consideration.

No. 17

CD 2

C 070010 MMX

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

- the establishment of Barretto Point Park Addition within an area generally bounded by Viele Avenue, Tiffany Street pier, the U.S. Bulkhead Line and Manida Street; and
- any acquisition or disposition of real property related thereto,

in accordance with Map No. 13118 dated December 28, 2006 and signed by the Borough President.

(On May 23, 2007, Cal. No. 4, the Commission scheduled June 6, 2007 for a public hearing. On June 6, 2007, Cal. No. 18, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 18

BRADHURST URA SITE 27/PS 90

CD 10

N 070467 HAM

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 217 West 147th Street (Block 2033, Lot 12) Site 27 within the Bradhurst Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area;

to facilitate the development of a 6-story mixed-use building, tentatively known as P. S. 90, with approximately 75 residential units and community facility space.

(On June 20, 2007, Cal. No. 13, the Commission scheduled July 11, 2007 for a public hearing. On July 11, 2007, Cal. No. 43, the hearing was closed.)

For consideration.

Nos. 19 & 20

EAST RIVER ESPANADE

No. 19

CD 1 & 3

C 070349 PSM

IN THE MATTER OF an application 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 site selection of property located under the FDR Drive and Piers 35, 36, and 42 for use as enhancements to the East River waterfront.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th floor, New York, New York, 10007.

(On May 23, 2007, Cal. No. 14, the Commission scheduled June 6, 2007 for a public hearing. On June 6, 2007, Cal. No. 26, the hearing was closed.)

For consideration.

No. 20

CD 1 & 3

C 070350 PPM

IN THE MATTER OF an application 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 disposition of city-owned property located under the FDR Drive and Piers 15 and 35.

A list and description of the properties can be seen in the Manhattan Office of the Department of City Planning, 22 Reade Street, 6th Floor, New York, New York 10007.

(On May 23, 2007, Cal. No. 15, the Commission scheduled June 6, 2007 for a public hearing. On June 6, 2007, Cal. No. 27, the hearing was closed.)

For consideration.

Nos. 21 & 22

HUDSON MEWS

No. 21

CD 4

N 070435 ZAM

IN THE MATTER OF an application submitted by HM 9th Avenue, LLC for the grant of an authorization pursuant to Section 93-543 of the Zoning Resolution to modify the requirements of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) to facilitate the development of a mixed use building on property located at 424 West 37th Street (Block 734, Lots 18, 30 & 37), in R8A/C2-5 and C1-7A Districts, within the Special Hudson Yards 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.

For consideration.

No. 22

CD 4

N 070436 ZAM

IN THE MATTER OF an application submitted by HM 9th Avenue, LLC for the grant of an authorization pursuant to Section 93-543 of the Zoning Resolution to modify the requirements of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) to facilitate the development of a mixed use building on property located at 439 West 37th Street (Block 735, Lots 18, 22 & 30), in R8A/C2-5 and C1-7A Districts, within the Special Hudson Yards 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.

For consideration.

BOROUGH OF QUEENS

No. 23

PLAZA 75

CD 4

C 070065 ZMQ

IN THE MATTER OF an application submitted by Plaza 75, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d, changing from an R6B District to an R7X District property bounded by Broadway, 75th Street, 41st Avenue, and a line midway between 74th Street and 75th Street, as shown on a diagram (for illustrative purposes only) dated March 12, 2007 and subject to the conditions of CEQR Declaration E-179.

(On June 6, 2007, Cal. No. 5, the Commission scheduled June 20, 2007 for public hearing. On June 20, 2007, Cal. No. 24, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 24 & 25

PARK LANE AT SEAVIEW

No. 24

CD 2

N 070477 ZAR

IN THE MATTER OF an application submitted by Park Lane at Seaview LP and the Department of Housing Preservation and Development for the grant of an authorization pursuant to Section 23-631(i) of the Zoning Resolution to modify the requirements of Section 23-631 (Height and setback in R1, R2, R3, R4 and R5 Districts) in connection with the conversion and enlargement of an existing building at 460 Brielle Avenue (Block 955, Lots 1, 170 and 200), in an R3-2 District, within the Special Natural Area District (NA-1).

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

For consideration.

No. 25

CD 2

N070478 ZAR

IN THE MATTER OF an application submitted by Park Lane at Seaview LP and the Department of Housing Preservation and Development for the grant of an authorization pursuant to Section 105-421 of the Zoning Resolution for modification of topographic features on Tier I sites in connection with the conversion and enlargement of existing buildings at 460 Brielle Avenue (Block 955, Lots 1, 170 and 200) within the Special Natural Area District (NA-1).

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

For consideration.

BOROUGH OF STATEN ISLAND

No. 26

WESTMINISTER COURT

CD 2

N 070397 ZAR

IN THE MATTER OF an application submitted by AnneMarie Cortes for the grant of authorizations pursuant to Sections 105-421 and 105-425 of the Zoning Resolution involving the modification of topographic features on Tier I sites and modification of botanic environment and tree preservation and planting requirements to facilitate the construction of an in-ground swimming pool and patio located at 76 Westminster Court (Block 878, Lot 90) within the Special Natural Area District (NA-1).

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 27

SOUTHERN BOULEVARD BID

CD 2

N 070464 BDX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Southern Boulevard Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Southern Boulevard Business Improvement District.

(On July 11, 2007, Cal. No. 1, the Commission scheduled July 25, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

Nos. 28 & 29

NEWTOWN CREEK DEP SLUDGE LOADING FACILITY

No. 28

CD 1

C 070398 PSK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the Department of Environmental Protection, pursuant to Section 197-c of the New York City Charter, for site selection of property located at Block 2508, part of lot 1 and lands underwater generally bounded by Whale Creek Canal, Newtown Creek, Kingsland Avenue and North Henry Street to the US Pierhead and Bulkhead Lines, for use as a dock and loading facility.

(On July 11, 2007, Cal. No. 2, the Commission scheduled July 25, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 29

CD 1

C 070399 MLK

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Department of Environmental Protection, pursuant to Section 197-c of the New York City Charter for landfill of approximately 2513 square feet located at Whale Creek Canal and Newtown Creek to facilitate the construction of a dock and loading facility.

(On July 11, 2007, Cal. No. 3, the Commission scheduled July 25, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

No. 30

HERBERT STREET CONDOMINIUMS

CD 1

C 070408 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 37-43 Herbert Street (Block 2827, Lot 36) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the rehabilitation of a three-story building, tentatively known as Herbert Street Condominiums, with approximately 14 residential units.

(On July 11, 2007, Cal. No. 4, the Commission scheduled July 25, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 31

120TH PRECINCT

CD 1

C 070382 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application submitted by the Police Department pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-67 of the Zoning Resolution to allow a police station to be located in a residence district and to allow the applicable district bulk regulations for community facility buildings as set forth in Article II, Chapter 4 to apply to a proposed 3-story police station on property located at 60 Hill Street (Block 556, Lot 100), in an R3-2 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, NY, 10007.

(On July 11, 2007, Cal. No. 5, the Commission scheduled July 25, 2007 for a public hearing which has been duly advertised.)

Close the hearing.

**IV. CITY PLANNING COMMISSION 2007 SCHEDULE OF MEETINGS
July 1 to December 31**

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

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.