

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, DECEMBER 19, 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 060377 ZMK	1	WALLABOUT STREET	Scheduled to be Heard 1/9/08
2	C 050192 ZMK	4	70 WYCKOFF AVENUE REZONING	" "
3	C 070072 MMK	17, 18	AVENUE H BRIDGE	" "
4	C 070161 ZSM	2	341 CANAL STREET	" "
5	C 060525 ZSM	2	SKIDMORE HOUSE	" "
6	C 070499 ZSM	1	THE VISIONAIRE	" "
7	N 080052 ZRQ	2	SUNNYSIDE GARDENS TEXT AMENDMENT	Not scheduled
8	C 060228 ZMQ	1	31 <sup>ST</sup> STREET REZONING	Scheduled to be Heard 1/9/08
9	C 080091 HAR	1	STAPLETON COURT	" "
10	N 080166 HKQ	7	VOELKER ORTH MUSEUM LANDMARK	Forward Report to City Council
11	N 080156 PXR	1	SUPREME COURT OFFICE SPACE	Favorable Report Adopted
12	N 080164 HKR	1	STANDARD VARNISH WORKS FACTORY LANDMARK	Forward Report to City Council
13	N 080165 HKR	2	GILLETT TYLER HOUSE LANDMARK	" "
14	C 070354 PQM	12	RENA DAY CARE CENTER	Favorable Report Adopted
15	C 070247 ZSM	2	CHOCOLATE FACTORY	" "
16	C 070400 ZSM	2	200 LAFAYETTE STREET	" "
17	N 080168 HKM	3	511 GRAND STREET LANDMARK	Forward Report to City Council

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:															
		In Favor - Y Oppose - N Abstain - AB Recuse - R															
Calendar Numbers:		10	11	12	13	14	15	16	17	18	19	20	21	22	23		
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	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	Y	Y		
Irwin Cantor, P.E.	A																
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N		
Alfred C Cerullo, III	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Betty Chen	A																
Maria M. Del Toro	P	Y	Y	Y	Y	AB	AB	AB	Y	Y	Y	Y	AB	AB	AB		
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
John Merolo	P	Y	Y	N	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	Y	Y		
Dolly Williams, Commissioners	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

MEETING ADJOURNED AT: 4:11 P.M.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, DECEMBER 19, 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 080169 HKM	3	513 GRAND STREET LANDMARK	Forward Report to City Council
19	N 080170 HKM	8	MANHATTAN HOUSE LANDMARK	" "
20	N 080171 HKM	5	LORD & TAYLOR BUILDING LANDMARK	" "
21	C 060223 ZMM	9	"TUCK-IT-AWAY"	Unfavorable Report Adopted
22	C 060224 ZMM	9	" "	" "
23	C 060225 ZMM	9	" "	Fav. Report Adopted as Modified
24	C 060226 ZMM	9	" "	Unfavorable Report Adopted
25	C 080066 HUM	7	108 <sup>TH</sup> STREET GARAGES	Hearing Closed
26	C 080067 HAM	7	" "	" "
27	C 080043 HAM	10	FREDERICK DOUGLASS BOULEVARD	" "
28	C 080044 PQM	10	" "	" "
29	C 080054 ZSM	7	THE PHILLIPS CLUB	" "
30	C 070055 ZSM	2	309 CANAL STREET	" "
31	C 070338 ZSM	8	400 EAST 67 <sup>TH</sup> STREET GARAGE	" "
32	C 040054 ZSM	2	115 WOOSTER STREET	" "
33	C 070451 PCQ	12	QUEENS CENTRAL LIBRARY ANNEX	" "
34	C 080101 ZMQ	8	BRIARWOOD REZONING	" "

<b>COMMISSION ATTENDANCE:</b>	Present (P)	<b>COMMISSION VOTING RECORD:</b>														
	Absent (A)	In Favor - Y	Oppose - N	Abstain - AB	Recuse - R											
<b>Calendar Numbers:</b>		24														
Amanda M. Burden, AICP, Chair	P	Y														
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y														
Angela M. Battaglia	P	Y														
Irwin Cantor, P.E.	A															
Angela R. Cavaluzzi, R.A.	P	Y														
Alfred C Cerullo, III	P	Y														
Betty Chen	A															
Maria M. Del Toro	P	AB														
Richard W. Eaddy	P	Y														
Nathan Leventhal	P	Y														
John Merolo	P	Y														
Karen A. Phillips	P	Y														
Dolly Williams, Commissioners	P	Y														

**MEETING ADJOURNED AT:**



**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, DECEMBER 19, 2007**

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**MEETING AT 10:00 A.M. AT SPECTOR HALL**

**22 READE STREET**

**NEW YORK, NEW YORK**



**Michael R. Bloomberg, Mayor**

**City of New York**

**[No. 24]**

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

To view the Planning Commission Calendar and/or the Zoning Resolution on the Internet,  
visit the Department of City Planning (DCP) home page at:  
**[nyc.gov/planning](http://nyc.gov/planning)**

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**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

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

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

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

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

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

**B  
CITY PLANNING COMMISSION**

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

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- BE TTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- 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 January 9, 2008 at Spector Hall 22 Reade Street, 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: \_\_\_\_\_

DECEMBER 19, 2007

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APPROVAL OF MINUTES OF the Regular Meeting of December 5, 2007

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I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, JANUARY 9, 2008

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

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BOROUGH OF BROOKLYN

No. 1

*WALLABOUT STREET REZONING*

CD 1

C 060377 ZMK

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

1. changing from an M1-2 District to an R7-1 District property bounded by Wallabout Street, Lee Avenue, Flushing Avenue, and the northerly centerline prolongation of Walworth Street; and
2. establishing within the proposed R7-1 District a C2-4 District bounded by a line midway between Wallabout Street and Flushing Avenue, Lee Avenue, Flushing Avenue, and the northerly centerline prolongation of Walworth Street;

as shown on a diagram (for illustrative purposes) dated September 17, 2007 and subject to the conditions of CEQR Declaration E-199.

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**No. 2**

**70 WYCKOFF AVENUE REZONING**

**CD 4**

**C 050192 ZMK**

**IN THE MATTER OF** an application submitted by 70 Wyckoff Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

1. changing from an M1-1 District to an R6 District property bounded by Wyckoff Avenue, Dekalb Avenue, a line 400 feet northwesterly of Irving Avenue and Suydam Street;
2. establishing within an existing R6 District a C2-4 District bounded by Wyckoff Avenue, Dekalb Avenue, a line 400 feet northwesterly of Irving Avenue and Suydam Street

as shown on a diagram (for illustrative purposes only) dated October 1, 2007 and subject to the conditions of CEQR Declaration E-197.

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**No. 3**

**AVENUE H BRIDGE**

**CD 17 & 18**

**C 070072 MMK**

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

- the widening of Avenue H at the northwest corner of its intersection with Albany Avenue;
- the adjustment of grades on Avenue H, Albany Avenue and East 40<sup>th</sup> Street; and
- any acquisition or disposition of real property related thereto.

in accordance with Map No. X-2702 dated September 19, 2007 and signed by the Borough President.

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 4**

***341 CANAL STREET***

**CD 2**

**C 070161 ZSM**

**IN THE MATTER OF** an application submitted by Judo Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant 74-712 of the Zoning Resolution to modify:

1. the use regulations of:
  - a. Section 42-10 to allow U.G. 2 uses (residential use) on the 2<sup>nd</sup> thru 6<sup>th</sup> floor and penthouse; and
  - b. Section 42-14D(2) to allow U.G. 6 uses (retail use) on portions of the ground floor and cellar, and
2. the height and setback regulations of Section 43-43 (Minimum Height of Front Wall and Required Front Setbacks);

to facilitate the development of a mixed use building on a zoning lot where not more than twenty percent of the lot area is occupied by an existing building on property located at 341 Canal Street (Block 229, Lot 1), in an M1-5B District, within the SoHo Cast-Iron Historic District.

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

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**No. 5**

***SKIDMORE HOUSE***

**CD 2**

**C 060525 ZSM**

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

1. the use regulations of:

- a. Section 42-10 to allow Use Group 2 uses (residential uses) on the 2<sup>nd</sup> – 15<sup>th</sup> floors; and
  - b. Section 42-14D(2)(b) to allow Use Group 6 uses (retail uses) on portions of the ground floor and cellar, and
2. the height and setback regulations of Section 43-43 (Minimum Height of Front Wall and Required Front Setbacks);

to facilitate the development of a 15-story mixed use building on a zoning lot containing a landmark designated by the Landmarks Preservation Commission located at 35-39 East 4<sup>th</sup> Street (Block 544, Lots 59, 65, 66, 67 & 68) in an M1-5B District.

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

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**No. 6**

***THE VISIONAIRE***

**CD 1**

**C 070499 ZSM**

**IN THE MATTER OF** an application submitted by Battery Place Green, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 84-031 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 100 spaces on portions of the ground floor, and cellar of a proposed mixed use building on property located at 70 Little West Street (Block 16, Lot 35), within the Special Battery Park City District, Zone A, Subarea A-1.

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

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**BOROUGH OF QUEENS**

**No. 7**

***SUNNYSIDE GARDENS SPECIAL PLANNED COMMUNITY PRESERVATION  
DISTRICT TEXT AMENDMENT***

**CD2**

**N 080052 ZRQ**

**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, modifying special permit regulations pertaining to the Sunnyside Gardens area in Community District 2, Borough of Queens, and clarifying other regulations in Article X, Chapter 3 (Special Planned Community Preservation District).

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**

**General Provisions**

**Chapter 2**

**CONSTRUCTION OF LANGUAGE AND DEFINITIONS**

**12-10**

**DEFINITIONS**

\* \* \*

**Special Planned Community Preservation District**

The "Special Planned Community Preservation District" is a Special Purpose District designated by the letters "PC" in which special regulations set forth in Article X, Chapter 3, apply to all districts ~~which~~ that are at least 1.5 acres and contain a minimum of three ~~#buildings#;~~ were substantially designed and developed as a unit with substantial clustered ~~#open space#~~ and related ~~#commercial uses#~~ available to all residents of the District under the regulations of the Zoning Resolution prior to December 15, 1961; ~~which~~ was ~~were~~ considered to be worthy of such preservation by the City Planning Commission and the Board of Estimate, or its successor ~~;~~ ; and ~~established~~ designated pursuant to Section 103-~~05-01~~. The Special ~~PC~~ Planned Community Preservation District

and its regulations supplement or modify those of the districts on which it is superimposed.

\* \* \*

**Article X  
Special Purpose Districts**

**Chapter 3  
Special Planned Community Preservation District**

**103-00  
GENERAL PURPOSES**

The "Special Planned Community Preservation District" (hereinafter referred to as the "Special District"), established in this Resolution, is designed to promote and protect the public interest, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to preserve and protect the Special Districts as superior examples of town planning or large-scale development;
- (b) to preserve and protect the character and integrity of these unique communities which, by their existing site plan, pedestrian and vehicular circulation system, balance between buildings and open space, harmonious scale of the development, related commercial uses, open space arrangement and landscaping add to the quality of urban life;
- (c) to preserve and protect the variety of neighborhoods and communities that presently exist which contribute greatly to the livability of New York City;
- (d) to maintain and protect the environmental quality that the Special District offers to its residents and the City-at-large; and
- (e) to guide ~~future~~ development within ~~the each of the~~ Special Districts that is consistent with the existing character, quality and amenity of the Special Planned Community Preservation District.

**103-01  
Definitions**

~~Special Planned Community Preservation District  
(repeated from Section 12-10)~~

~~The "Special Planned Community Preservation District" is a Special Purpose District designated by the letters "PC" in which special regulations set forth in Article X, Chapter 3, apply to all districts which are at least 1.5 acres and contain a minimum of 3 #buildings#, are substantially designed and #developed# as a unit with substantial clustered #open space# and related #commercial uses# available to all residents of the District under the regulations of the Zoning Resolution prior to December 15, 1961, which were considered to be worthy of such preservation by the City Planning Commission and the Board of Estimate, or its successor, and were designated pursuant to Section 103-05. The Special PC Planned Community Preservation District and its regulations supplement or modify those of the districts on which it is superimposed.~~

### **Establishment of Special Planned Community Preservation District**

The City Planning Commission has established the #Special Planned Community Preservation District# in areas that:

- (a) have a land area of at least 1.5 acres;
- (b) contain a minimum of three #buildings#;
- (c) were designed and substantially #developed# as a unit under the regulations of the Zoning Resolution prior to December 15, 1961; and
- (d) include considerable clustered #open space# and related #commercial uses# available to all residents of the District.

The Commission has found that the existing site plan resulted in superior functional relationships of #buildings#, #open spaces#, pedestrian and vehicular circulation systems, including parking facilities, and other amenities all together creating an outstanding planned #residential# community.

### **103-02**

#### **Special Planned Community Preservation District Areas**

The #Special Planned Community Preservation District# areas are as follows, and are each indicated by the letters "PC" on the #zoning maps#:

Fresh Meadows in the Borough of Queens

The Harlem River Houses in the Borough of Manhattan

Parkchester in the Borough of the Bronx

Sunnyside Gardens in the Borough of Queens.

**103-10**  
**General Provisions**

In harmony with the general purpose and intent of this Resolution and the general purposes of the ~~#Special Planned Community Preservation District#, and in accordance with the provisions of this Chapter,~~ no new ~~#development#, #enlargement#~~ which may include demolition of ~~#buildings#,~~ or substantial alteration of landscaping or topography, ~~is shall be~~ permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, ~~designated as a #Special Planned Community Preservation District#~~ except by special permit of the City Planning Commission, pursuant to Sections 103-11 (Special Permits for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications).

Special regulations for the Sunnyside Gardens area are set forth in Section 103-20, inclusive.

**103-11**  
**Special Permits for Bulk and Parking Modifications**

- (a) ~~For any new #development#, or #enlargement# which may include demolition, within a #Special Planned Community Preservation District#, the City Planning Commission, by special permit, may allow:~~
- (1) ~~the unused total #floor area#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within the #development# to be distributed without regard for #zoning lot lines#;~~
  - (2) ~~the total #open space# or #lot coverage# required by the applicable district regulations for any #zoning lots# within the #development# to be distributed without regard for #zoning lot lines#;~~
  - (3) ~~minor variations in the #yard# regulations required by the applicable district regulations;~~
  - (4) ~~minor variations in the height and setback regulations required by the applicable district regulations;~~
  - (5) ~~modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Lot); or~~
  - (6) ~~permitted or required #accessory# off-street parking spaces, driveways or curb cuts to be located anywhere within the #development#, without regard to #zoning lot lines# or the provisions of Sections 25-621 (Location of parking spaces in certain districts) and 25-631 (Location~~

and width of curb cuts in certain districts), subject to the findings of Section 78-41 (Location of Accessory Parking Spaces).

- (b) In order to grant such special permits, the City Planning Commission shall make the following findings:
- (1) that the new #development# or #enlargement# relates to the existing #buildings or other structures# in scale and design, and that the new #development# will not seriously alter the scenic amenity and the environmental quality of the community;
  - (2) that the new #development# or #enlargement# be sited in such a manner as to preserve the greatest amount of #open space# and landscaping that presently exists, consistent with the scale and design of the existing #development#, the landscaping surrounding the new landscaping arrangement, and conditions of the community;
  - (3) that the new #development# or #enlargement# be sited in such a manner that it will not require at that time, or in the foreseeable future, new access roads or exits, off-street parking or public parking facilities that will disrupt or eliminate major portions of #open space# and landscaping or will generate large volumes of traffic that will diminish the environmental quality of the community; and
  - (4) that minimal landscaping be removed during construction and such areas will be fully restored upon completion of construction.
- (c) Notwithstanding the provisions of paragraph (a)(6) of this Section, where the requirement for #accessory# off-street parking spaces, driveways or curb cuts can only be accommodated in such a manner that the functioning of the existing planned community is substantially injured, the City Planning Commission shall authorize waiver of all or part of the required parking.
- (d) No demolition permit shall be issued by the Department of Buildings for any #building# within the Special District after July 18, 1974, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I Article 8, of the New York City Administrative Code, or its successor, except pursuant to a #development# plan for which a special permit has been granted under the provisions of this Section and Section 103-12.

The City Planning Commission may prescribe appropriate conditions and safeguards, including covenants running with the land which shall permit public or private enforcement reflecting terms, conditions and limitations of any special permit in order to minimize adverse effects on the character and quality of the community. The Commission may advise and recommend special conditions or modifications in the plans submitted by applicants in order to conform with the intentions of the #Special Planned Community Preservation District#.

**103-12**  
**Special Permit for Landscaping and Topography Modifications**

No substantial modifications of existing topography or landscaping, including plantings, shall be permitted within the Special District except where such modifications are approved by special permit of the City Planning Commission.

**103-04-103-13**  
**Requirements for Application**

An application to the City Planning Commission for the grant of a special permit respecting any #development# or #enlargement# or substantial ~~alteration~~ modification of landscaping or topography to be made within the Special District, shall include the existing and proposed site plan showing the location and the scale of the existing and proposed #buildings or other structures#, the location of all vehicular entrances and exits and off-street parking facilities, the changes that will be made in the location and size of the #open space#, and such other information as may be required by the Commission. The submission shall include a landscaping plan, building sections and elevation and an appropriate model of the planned community.

**103-14**  
**Recordation**

At the time of any transfer of development rights which has been authorized by special permit under Section 103-11, the owners of #zoning lots# to which and from which development rights are transferred shall submit to the City Planning Commission a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer.

Notice of the restrictions upon further #development# of the lots to which development rights and from which development rights are transferred shall be filed by the owners of the respective lots in the place and county designated by law for the filing of deeds and restrictions on real property, a certified copy of which shall be submitted to the Commission.

Both the instrument of transfer and the notice of restrictions shall specify the total amount of #floor area# to be transferred, and shall specify, by lot and #block# numbers, the lots from which and the lots to which such transfer is made.

**103-05** *(text incorporated into 103-01)*  
**Designation of Special Planned Community Preservation Districts**

The City Planning Commission and the Board of Estimate may designate as ~~# Special Planned Community Preservation Districts#~~ areas of at least 1.5 acres which contain a minimum of three ~~#buildings#~~ designed and substantially ~~#developed#~~ as a unit under the regulations of the Zoning Resolution prior to December 15, 1961, with substantial clustered ~~#open space#~~ and related ~~#commercial uses#~~ available to all residents of the District, where the Commission finds that the existing site plan results in superior functional relationships of ~~#buildings#, #open spaces#, pedestrian and vehicular circulation systems, including parking facilities, and other amenities all together creating an outstanding planned #residential# community.~~

~~103-06~~ (text incorporated into 103-11(a). Portion of paragraph (f) incorporated into 103-11(c).

**Special Permit Provisions**

For any new ~~#development#~~ or ~~#enlargement#~~ which may include demolition within a ~~#Special Planned Community Preservation District#, the City Planning Commission, by special permit, may allow:~~

- (a) ~~the unused total #floor area#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within the #development# to be distributed without regard for #zoning lot lines#;~~
- (b) ~~the total #open space# or #lot coverage# required by the applicable district regulations for any #zoning lots# within the #development# to be distributed without regard for #zoning lot lines#;~~
- (c) ~~minor variations in the #yard# regulations required by the applicable district regulations;~~
- (d) ~~minor variations in the height and setback regulations required by the applicable district regulations;~~
- (e) ~~modifications of the minimum spacing requirements consistent with the intent of the provisions of Section 23-71 (Minimum Distance Between Buildings on a Single Lot);~~
- (f) ~~permitted or required #accessory# off street parking spaces, driveways or curb cuts to be located anywhere within the #development#, without regard to #zoning lot lines# or the provisions of Section 25-621 (Location of parking spaces in certain districts), and Section 25-631 (Location and width of curb cuts in certain districts), subject to the findings of Section 78-41 (Location of Accessory Parking Spaces). Where such requirement substantially injures the functioning of the existing planned community, waiver of all or part of the required parking may be authorized.~~

~~103-061~~ (text incorporated into 103-11(b))

**Findings**

~~As a condition precedent to the granting of a special permit under the provisions of Section 103-06, the City Planning Commission shall make the following findings:~~

- ~~(a) that the new #development# or #enlargement# relates to the existing #buildings or other structures# in scale and design; and that the new #development# will not seriously alter the scenic amenity and the environmental quality of the community;~~
- ~~(b) that the new #development# or #enlargement# be sited in such a manner as to preserve the greatest amount of #open space# and landscaping that presently exists, consistent with the scale and design of the existing #development#, the landscaping surrounding the new landscaping arrangement, and conditions of the community;~~
- ~~(c) that the new #development# or #enlargement# be sited in such a manner that it will not require at that time, or in the foreseeable future, new access roads or exits, off street parking or public parking facilities that will disrupt or eliminate major portions of #open space# and landscaping or will generate large volumes of traffic which will diminish the environmental quality of the community; and~~
- ~~(d) that minimal landscaping be removed during construction and such areas will be fully restored upon completion of construction.~~

~~The City Planning Commission may prescribe appropriate conditions and safeguards, including covenants running with the land which shall permit public or private enforcement reflecting terms, conditions and limitations of any special permit hereunder to minimize adverse effects on the character and quality of the community. The Commission may advise and recommend special conditions or modifications in the plans submitted by applicants in order to conform with the intentions of the #Special Planned Community Preservation Districts#.~~

**103-07** *(text incorporated into 103-11(d))***Special Provisions for Demolition of Buildings**

~~No demolition permit shall be issued by the Department of Buildings for any #building# within the Special District after July 18, 1974, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I Article 8 of the New York City Administrative Code, or its successor, except pursuant to a #development# plan for which a special permit has been granted under Section 103-06 (Special Permit Provisions).~~

**103-08** *(text incorporated into 103-12)***Special Provisions for Alterations of Landscaping or Topography**

~~No substantial alterations of existing topography or landscaping, including plantings, shall be permitted within the Special District except where such alterations are approved by special permit by the City Planning Commission after public notice and hearing and subject to Board of Estimate action.~~

**~~103-09~~** *(text renumbered 103-14)*

**~~Recordation~~**

~~At the time of any transfer of development rights which have been authorized by special permit under Section 103-06, the owners of #zoning lots# to which and from which development rights are transferred shall submit to the City Planning Commission a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer.~~

~~Notice of the restrictions upon further #development# of the lots to which development rights and from which development rights are transferred shall be filed by the owners of the respective lots in the place and county designated by law for the filing of deeds and restrictions on real property, a certified copy of which shall be submitted to the Commission.~~

~~Both the instrument of transfer and the notice of restrictions shall specify the total amount of #floor area# to be transferred, and shall specify, by lot and #block# numbers, the lots from which and the lots to which such transfer is made.~~

**103-20**

**Special Regulations for Sunnyside Gardens**

In order to further protect and enhance the character of the Sunnyside Gardens area within the #Special Planned Community Preservation District#, the regulations of this Section, inclusive, shall supersede the regulations of the #Special Planned Community Preservation District# and the underlying zoning districts, as applicable

The special permit provisions of Sections 103-11 (Special Permits for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications) shall not apply within the Sunnyside Gardens area of the Special District.

**103-21**

**Special Bulk Regulations**

Notwithstanding any other provisions of this Resolution, #bulk# regulations applicable to the underlying #Residential# and #Commercial Districts# or modified within the Special District are hereby further modified to the extent set forth in this Section, inclusive.

**103-211**  
**Special Floor Area Regulations**

In the Sunnyside Gardens area of the Special District, the #floor area# regulations of the underlying #Residential# and #Commercial Districts# shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #residential#, #commercial# and #community facility uses#, separately or in combination, shall be 0.9.

**103-212**  
**Special Density Regulations**

In the Sunnyside Gardens area of the Special District, the density regulations of the underlying #Residential# and #Commercial Districts# shall not apply. In lieu thereof, for all #residential developments# or #enlargements#, the density factor for #dwelling units# shall be 900.

**103-213**  
**Special Height Regulations**

In the Sunnyside Gardens area of the Special District, the height and setback regulations for R4 Districts as set forth in Article II, Chapter 3, shall apply to all #developments# or #enlargements# in #Residential# and #Commercial Districts#.

**103-214**  
**Special Yard Regulations**

In the Sunnyside Gardens area of the Special District, the #yard# regulations for R4 Districts as set forth in Article II, Chapter 3, shall apply to all #developments# or #enlargements# in #Residential# and #Commercial Districts#.

**103-22**  
**Special Parking Regulations**

In the Sunnyside Gardens area of the Special District, the off-street parking regulations of Article II, Chapter 5, pertaining to R4 Districts, shall be applicable for all #residential# and #community facility uses#, subject to the provisions of Section 103-23 pertaining to curb cuts.

**103-23**  
**Curb Cuts**

Curb cuts shall not be permitted within the Sunnyside Gardens area of the Special District, except on the east side of 50<sup>th</sup> Street, within 100 feet of its intersection with 39<sup>th</sup> Avenue.

\* \* \*

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**No. 8**

***31<sup>ST</sup> STREET REZONING***

**CD 1**

**C 060228 ZMQ**

**IN THE MATTER OF** an application submitted by Scaldafiore Realty Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c changing from an R5 District to an R6A District property bounded by 21<sup>st</sup> Avenue, a line 175 feet northwesterly of 31<sup>st</sup> Street, a line 100 feet southwesterly of 20<sup>th</sup> Avenue, and 31<sup>st</sup> Street, as shown on a diagram (for illustrative purposes only), dated October 1, 2007, and subject to the conditions of CEQR Declaration E-200.

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 9**

***STAPLETON COURT***

**CD 1**

**C 080091 HAR**

**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 551 and 571 Bay Street (Block 491, Lots 11 and 1) 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 property located at 551 Bay Street (Block 491, Lot 11) to a developer selected by HPD;

to facilitate development of two, five-story mixed-use buildings, tentatively known as Stapleton Court, with approximately 160 residential units and commercial space, to be developed under the New York City Housing Development Corporation's Affordable Cooperative Housing Program.

**Resolution for adoption scheduling January 9, 2008 for a public hearing.**

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**II. REPORTS**

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**BOROUGH OF QUEENS**

**No. 10**

***VOELKER ORTH MUSEUM LANDMARK***

**CD 7**

**N 080166 HKQ**

**IN THE MATTER OF** a communication dated November 8, 2007 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Voelker Orth Museum, Bird Sanctuary and Victorian Garden, 149-19 38th Avenue, Flushing (Block 5017 Lot 31 in part) consisting of that portion of the lot bounded by a line beginning at the southeasterly corner, extending northerly along the eastern property line, westerly along part of the northern property line to a point 75 feet from the eastern property line, southerly along a line at an angle of 90 degrees to a point 44 feet from the northern property line, westerly along a line at an angle of 90 degrees to the western property line, southerly along part of the western property line, and easterly along the southern property line, to the point of beginning by the Landmarks Preservation Commission on October 30, 2007 (Designation List 397/LP-2272).

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 11**

***SUPREME COURT OFFICE SPACE***

**CD 1**

**N 080156 PXR**

**IN THE MATTER OF** a Notice of Intent to acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 25 Hyatt Street (Block 8, Lot 99) (Richmond County Supreme Court Offices)

(On November 21, 2007, the Commission duly advertised December 5, 2007 for a public hearing. On December 5, 2007, Cal. No. 27, the hearing was closed.)

**For consideration.**

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**No. 12**

***STANDARD VARNISH WORKS FACTORY LANDMARK***

**CD 1**

**N 080164 HKR**

**IN THE MATTER OF** a communication dated November 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the designation of Standard Varnish Works Factory Office Building, 2589 Richmond Terrace (Block 1107, Lot 55), by the Landmarks Preservation Commission on April 10, 2007 (Designation List No. 397/LP-2250).

**For consideration.**

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**No. 13**

***GILLETT TYLER HOUSE LANDMARK***

**CD 2**

**N 080165 HKR**

**IN THE MATTER OF** a communication dated November 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the designation of Gillett-Tyler House, 103 Circle Road (Block 866, Lot 377), by the Landmarks Preservation Commission on April 10, 2007 (Designation List No. 397/LP-2231).

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 14**

***RENA DAY CARE CENTER***

**CD 12**

**C 070354 PQM**

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 639 Edgecombe Avenue (Block 2111, lot 58) for continued use as a day care center.

(On October 31, 2007, Cal. No. 5, the Commission scheduled November 14, 2007 for a public hearing. On November 14, 2007, Cal. No. 24, the hearing was closed.)

**For consideration.**

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**No. 15**

***CHOCOLATE FACTORY***

**CD 2**

**C 070247 ZSM**

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

1. the use regulations of:
  - a. Section 42-10 to allow residential use (U.G. 2 uses); and
  - b. Section 42-14D(2) to allow retail use (U.G. 6 uses) on portions of the ground floor and cellar of the proposed 9-story building at 325-329 West Broadway where the lot coverage is greater than 3,600 square feet, and
2. the height and setback regulations of Section 43-43 (Minimum Height of Front Wall and Required Front Setbacks) and the rear yard regulations of Section 43-313 (For portions of through lots);

to facilitate the conversion to residential use of two existing 4-story buildings at 23-25 Wooster Street and the development of a 9-story mixed use building at 325-329 West Broadway (Block 228, Lot 20), in M1-5A and M1-5B Districts, within the SoHo Cast Iron Historic District.

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

(On October 31, 2007, Cal. No. 6, the Commission scheduled November 14, 2007 for a public hearing. On November 14, 2007, Cal. No. 25, the hearing was closed.)

**For consideration.**

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**No. 16**

***200 LAFAYETTE STREET***

**CD 2**

**C 070400 ZSM**

**IN THE MATTER OF** an application submitted by AS Realty Partners pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-782 of the Zoning Resolution to modify the use regulations of Section 42-14(D)(1)(b) to allow Joint Living Work Quarters for Artists (JLWQA) on the 2<sup>nd</sup> through 10<sup>th</sup> floors of an existing 7-story building with a lot coverage greater than 5000 square feet, and proposed to be re-configured to 10-stories, on property located at 200 Lafayette Street a.k.a. 420 Broome Street (Block 482, Lot 37), in an M1-5B District.

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

(On October 31, 2007, Cal. No. 7, the Commission scheduled November 14, 2007 for a public hearing. On November 14, 2007, Cal. No. 26, the hearing was closed.)

**For consideration.**

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**No. 17**

***511 GRAND STREET LANDMARK***

**CD 3**

**N 080168 HKM**

**IN THE MATTER OF** a communication dated November 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation

of the 511 Grand Street House building, 511 Grand Street (Block 288, Lot 43), by the Landmarks Preservation Commission on October 30, 2007 (List No. 397/LP-2269).

**For consideration.**

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**No. 18**

***513 GRAND STREET LANDMARK***

**CD 3**

**N 080169 HKM**

**IN THE MATTER OF** a communication dated November 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 513 Grand Street House building, 513 Grand Street (Block 288, Lot 42), by the Landmarks Preservation Commission on October 30, 2007 (List No. 397/LP-2270).

**For consideration.**

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**No. 19**

***MANHATTAN HOUSE LANDMARK***

**CD 8**

**N 080170 HKM**

**IN THE MATTER OF** a communication dated November 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Manhattan House, 200 East 66<sup>th</sup> Street, aka 200-260 East 66<sup>th</sup> Street, 201-257 East 65<sup>th</sup> Street, 1241-1259 Second Avenue, (Block 1420, Lot 1), by the Landmarks Preservation Commission on October 30, 2007 (List No. 397/LP-2246).

**For consideration.**

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**No. 20**

***LORD & TAYLOR BUILDING LANDMARK***

**CD 5**

**N 080171 HKM**

**IN THE MATTER OF** a communication dated November 9, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Lord & Taylor Building, 424-434 Fifth Avenue aka 1-11 West 38<sup>th</sup> Street, 2-14 West 39<sup>th</sup> Street (Block 840, Lot 2), by the Landmarks Preservation Commission on October 30, 2007 (List No. 397/LP-2271).

**For consideration.**

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**Nos. 21, 22, 23 and 24**

***“TUCK-IT-AWAY”***

**No. 21**

**CD 9**

**C 060223 ZMM**

**IN THE MATTER OF** an application submitted by Tuck-It-Away Associates, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5c, changing from an M1-2 District to a C6-2 District property bounded by West 130<sup>th</sup> Street, a line 225 feet easterly of 12<sup>th</sup> Avenue, West 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, and a line 125 feet easterly of 12<sup>th</sup> Avenue, as shown on a diagram (for illustrative purposes only) dated July 23<sup>rd</sup> 2007, and subject to the conditions of CEQR Declaration E-191.

(On October 31, 2007, Cal. No. 1, the Commission scheduled November 14, 2007 for a public hearing. On November 14, 2007, Cal. No. 28, the hearing was closed.)

**For consideration.**

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**No. 22**

**CD 9**

**C 060224 ZMM**

**IN THE MATTER OF** an application submitted by Tuck-It-Away Associates, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the

Zoning Map, Section No. 5c, changing from an M1-2 District to a C6-2 District property bounded by West 131<sup>st</sup> Street, a line 250 feet westerly of Broadway, a line midway between West 131<sup>st</sup> Street and West 130<sup>th</sup> Street, and a line 325 feet westerly of Broadway, as shown on a diagram (for illustrative purposes only) dated July 23<sup>rd</sup> 2007, and subject to the conditions of CEQR Declaration E-192.

(On October 31, 2007, Cal. No. 2, the Commission scheduled November 14, 2007 for a public hearing. On November 14, 2007, Cal. No. 29, the hearing was closed.)

**For consideration.**

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**No. 23**

**CD 9**

**C 060225 ZMM**

**IN THE MATTER OF** an application submitted by Tuck-It-Away Associates, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from an M1-2 District to a C6-2 District property bounded by West 135<sup>th</sup> Street, a line 90 feet easterly of Broadway, West 133<sup>rd</sup> Street, and Broadway, as shown on a diagram (for illustrative purposes only) dated July 23<sup>rd</sup> 2007, and subject to the conditions of CEQR Declaration E-193.

(On October 31, 2007, Cal. No. 3, the Commission scheduled November 14, 2007 for a public hearing. On November 14, 2007, Cal. No. 30, the hearing was closed.)

**For consideration.**

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**No. 24**

**CD 9**

**C 060226 ZMM**

**IN THE MATTER OF** an application submitted by Tuck-It-Away Associates, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 5c, changing from an M1-2 District to a C6-2 District property bounded by West 132<sup>nd</sup> Street, Broadway, West 131<sup>st</sup> Street, and a line 100 feet westerly of Broadway, as shown on a diagram (for illustrative purposes only) dated July 23<sup>rd</sup> 2007, and subject to the conditions of CEQR Declaration E-194.

(On October 31, 2007, Cal. No. 4, the Commission scheduled November 14, 2007 for a public hearing. On November 14, 2007, Cal. No. 31, the hearing was closed.)

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF MANHATTAN**

**Nos. 25 & 26**

**108<sup>TH</sup> STREET GARAGES**

**No. 25**

**CD 7**

**C 080066 HUM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the 5<sup>th</sup> amendment to the Cathedral Parkway Urban Renewal Plan for the Cathedral Parkway Urban Renewal Area.

The proposed plan amends the designation of Site 3 (residential and related uses and/or public open space). Site 3 will be subdivided into five sites creating a new Site 3 (commercial), Site 3A (residential), Site 3B (commercial), Site 3C (public open space), and Site 3D (commercial).

This change would facilitate the continued use of proposed sites 3, 3B, and 3D as public parking garages.

(On December 5, 2007, Cal. No. 5, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 26**

**CD 7**

**C 080067 HAM**

**PUBLIC HEARING:**

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

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

- a) the designation of property located at 103-07, 137-43, and 151-59 West 108<sup>th</sup> Street (Block 1863, Lots 26, 13, and 5) Sites 3, 3B and 3D within the Cathedral Parkway Urban Renewal Plan 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 continued use of these properties as public parking garages.

(On December 5, 2007, Cal. No. 6, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**Nos. 27 & 28**

***FREDERICK DOUGLASS BOULEVARD***

**No. 27**

**CD 10**

**C 080043 HAM**

**PUBLIC HEARING:**

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 2282 and 2284 Frederick Douglass Boulevard (Block 1928, Lots 63 and 64) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a twelve-story mixed-use building, tentatively known as Frederick Douglass Boulevard with approximately 89 residential units, retail, and community facility uses.

(On December 5, 2007, Cal. No. 7, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 28**

**CD 10**

**C 080044 PQM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Police Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 2282 - 2284 Frederick Douglass Boulevard (Block 1928, lots 3, 4, 62, 63 and 64) for use as impounded vehicle storage.

(On December 5, 2007, Cal. No. 8, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 29**

***THE PHILLIPS CLUB***

**CD 7**

**C 080054 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Millennium Partners, L.P. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 82-311 of the Zoning Resolution to modify the requirements of Section 82-31 (Floor Area Ratio Regulations for Commercial Uses) to allow 226,774 square feet of commercial floor area on an existing zoning lot located at 155 West 66<sup>th</sup> Street and 1965 Broadway (Block 1138, Lots 1201-1457, 1501-1590), in a C4-7 District, within the Special Lincoln Square District (Subdistrict A).

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

(On December 5, 2007, Cal. No. 9, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 30**

***309 CANAL STREET***

**CD 2**

**C 070055 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 309 Canal, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the requirements of Section 42-10 to allow U.G. 2 uses (residential use) on the second through fourth floors and a portion of the fifth floor of an existing 5-story building on property located at 309 Canal Street (Block 231, Lot 5), in an M1-5B District, within the SoHo Cast Iron Historic District.

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

(On December 5, 2007, Cal. No. 10, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 31**

***400 EAST 67<sup>TH</sup> STREET GARAGE***

**CD 8**

**C 070338 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the 400 East 67 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an attended accessory off-street parking garage with a maximum capacity of 142 spaces on a portion of the ground floor, Cellar 4 level and Cellar 5 level of a proposed mixed-use building on property located at 400 East 67<sup>th</sup> Street (Block 1461, Lots 1 & 45), in C1-9 and R8 Districts.

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

(On December 5, 2007, Cal. No. 11, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 32**

***115 WOOSTER STREET***

**CD 2**

**C 040054 ZSM**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Jordan Wooster Street Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the use regulations of Section 42-14D(1)(b) to allow Joint Living Working Quarters for Artists (JLWQA) on a portion of the third floor in a building with a lot coverage greater than 5,000 square feet; and Section 42-14D(2)(a) to allow retail uses (Use Group 6) on portions of the ground floor and cellar of an existing 6-story building with a lot area greater than 3,600 square feet, on property located at 115 Wooster Street, a.k.a 433 West Broadway, (Block 501, Lot 20), in an M1-5A District, within the SoHo Cast-Iron Historic District.

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

(On December 5, 2007, Cal. No. 12, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**No. 33**

***QUEENS CENTRAL LIBRARY ANNEX***

**CD 12**

**C 070451 PCQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Queens Borough Public Library 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 89-25 Merrick Boulevard (Block 9798, Lot 15) for an expansion of a library.

(On December 5, 2007, Cal. No. 13, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 34**

***BRIARWOOD REZONING***

**CD**

**C 080101 ZMQ**

**PUBLIC HEARING:**

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

1. changing from an R3A District to an R3X District property bounded by 84<sup>th</sup> Road, a line 100 feet southwesterly of Parsons Boulevard, 87<sup>th</sup> Avenue, a line 100 feet southwesterly of 155<sup>th</sup> Street, 87<sup>th</sup> Road, a line 100 feet southwesterly of Parsons

Boulevard, a line 100 feet northwesterly of Hillside Avenue, 148<sup>th</sup> Street, 84<sup>th</sup> Drive, and 150<sup>th</sup> Street;

2. changing from an R4-1 District to an R3X District property bounded by 148<sup>th</sup> Street, 87<sup>th</sup> Avenue, a line 100 feet westerly of 148<sup>th</sup> Street and its southerly prolongation, and a line 100 feet southerly of 85<sup>th</sup> Avenue;
3. changing from an R6A District to an R4 District property bounded by a line 100 feet northerly of 85<sup>th</sup> Drive, a line 475 feet westerly of 143<sup>rd</sup> Street, 85<sup>th</sup> Drive, a line 440 feet westerly of 143<sup>rd</sup> Street, a line 100 feet southerly of 85<sup>th</sup> Drive, a line 890 feet westerly of 143<sup>rd</sup> Street, 85<sup>th</sup> Drive, and a line 660 feet southwestly of 143<sup>rd</sup> Street;
4. changing from an R3A District to an R4-1 District property bounded by 87<sup>th</sup> Avenue, 148<sup>th</sup> Street, a line 100 feet northwesterly of Hillside Avenue, and a line 100 feet northeasterly of 144<sup>th</sup> Street;
5. changing from an R4 District to an R4-1 District property bounded by the southerly service road of Grand Central Parkway, Parsons Boulevard, a line 100 feet northerly of Coolidge Avenue, a line 100 feet westerly of Parsons Boulevard, a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet easterly of Smedley Street, Hoover Avenue, Smedley Street, Coolidge Avenue, and 150<sup>th</sup> Street;
6. changing from an R4-1 District to an R4A District property bounded by:
  - a. a line 245 feet northerly of 85<sup>th</sup> Drive and its easterly prolongation, a line 100 feet easterly of 144<sup>th</sup> Street, the easterly prolongation of a line 215 feet southerly of 85<sup>th</sup> Drive, 144<sup>th</sup> Street, 85<sup>th</sup> Drive, and 143<sup>rd</sup> Street; and
  - b. 86<sup>th</sup> Avenue, a line perpendicular to the southeasterly street line of 86<sup>th</sup> Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 86<sup>th</sup> Avenue and the northeasterly street line of 139<sup>th</sup> Street, a line midway between 86<sup>th</sup> Avenue and 86<sup>th</sup> Road, a line 100 feet westerly of 143<sup>rd</sup> Street, 87<sup>th</sup> Avenue, and 139<sup>th</sup> Street;
7. changing from an R4 District to an R4B District property bounded by:
  - a. the southerly service road of Grand Central Parkway, 150<sup>th</sup> Street, Coolidge Avenue, and Smedley Street; and
  - b. a line midway between Coolidge Avenue and Hoover Avenue, a line 100 feet westerly of Parsons Boulevard, Hoover Avenue, and a line 100 feet easterly of Smedley Street;
8. changing from an R6A District to an R4B District property bounded by Main Street, a line 570 feet northeasterly of Manton Street, a line midway between Pershing Crescent and Burden Crescent, a line perpendicular to the easterly street line of

Pershing Crescent distant 120 feet northeasterly (as measured along the street line) from the point of intersection of the easterly street line of Pershing Crescent and the northeasterly street line of Manton Street, Pershing Crescent, and a line 100 feet northeasterly of Manton Street;

- 9. changing from an R4 District to an R5D District property bounded by a line 100 feet northerly of Coolidge Avenue, Parsons Boulevard, Hoover Avenue, and a line 100 feet westerly of Parsons Boulevard; and
- 10. changing from an R6A District to an R5D District property bounded by:
  - a. Union Turnpike, the southerly service road of Grand Central Parkway, 138<sup>th</sup> Street, Hoover Avenue, 135<sup>th</sup> Street, a line 100 feet northwesterly of Coolidge Avenue, and a line 100 feet southwestly of 138<sup>th</sup> Street; and
  - b. Burden Crescent, 84<sup>th</sup> Drive, a line perpendicular to the northwesterly street line of 84<sup>th</sup> Drive distant 250 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of 84<sup>th</sup> Drive and the easterly street line of Burden Crescent, a line midway between Burden Crescent and 84<sup>th</sup> Drive, and a line perpendicular to the southeasterly street line of Burden Crescent distant 525 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Burden Crescent and the northwesterly street line of 84<sup>th</sup> Drive;

as shown in a diagram (for illustrative purposes only) dated October 1, 2007.

(On December 5, 2007, Cal. No. 14, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**CITYWIDE**

**No. 35**

***STREET TREES ZONING TEXT***

**CITYWIDE**

**N 080081 ZRY**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, modifying regulations pertaining to street trees.

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

\* \* \*

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

\* \* \*

**23-012**  
**Lower density growth management areas**

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to all #residential developments# or #enlargements#. Such regulations are superceded or supplemented as set forth in the following Sections:

\* \* \*

Section 26-30 (SPECIAL REGULATIONS FOR DEVELOPMENTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive

~~Section 26-40 (STREET TREE PLANTING REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS)~~

Section 105-702 (Applicability of lower density growth management area regulations)

\* \* \*

**23-03**  
**Street Tree Planting in Residence Districts**

R1 R2 R3 R4 R5 R7 R8 R9 R10

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, or conversions of a non-#residential

building# to a #residential use# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

**23-04**  
**Planting Strips in Residence Districts**

R1 R2 R3 R4 R5

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, or conversions of a non-#residential building# to a #residential use# shall provide and maintain a planting strip in accordance with Section 26-42 (Planting Strips).

\* \* \*

**Article II**  
**Chapter 4**  
**Bulk Regulations for Community Facility Buildings in Residence Districts**

\* \* \*

**24-05**  
**Street Tree Planting**

R1 R2 R3 R4 R5 R7 R8 R9 R10

In all districts, as indicated, all #developments# or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition conversions of 20 percent or more of the #floor area# of a non-#residential building# to a #residential use# shall provide #street# trees in accordance with Section 26-41.

**24-06**  
**Planting Strips**

R1 R2 R3 R4 R5

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, or conversions of a non-#residential building# to a #residential use# shall provide and maintain a planting strip in accordance with Section 26-42 (Planting Strips).

\* \* \*

**Article II**  
**Chapter 5**

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

\* \* \*

**25-631**

**Location and width of curb cuts in certain districts**

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply.

\* \* \*

(c) Modification of curb cut location requirements:

\* \* \*

R6 R7 R8

(2) In the districts indicated, except R6, R7 or R8 Districts with a letter suffix, the City Planning Commission may authorize modification of the location and width of curb cuts as required by the provisions of this Section provided that the Commission finds that:

- (i) the proposed modification does not adversely affect the character of the surrounding area; and
- (ii) where more than one curb cut is provided, the curb cuts are arranged to foster retention of curb side parking spaces along the #street frontage# of the #development#.

~~The Commission may prescribe #street# tree planting requirements where appropriate to enhance the character of the #development# and the surrounding area.~~

\* \* \*

**Article II**

**Chapter 6**

**Special Urban Design Guidelines - Streetscape**

**Special Requirements for Developments in R9 and R10 Districts, Developments with Private Roads and Street Tree Planting**

**26-00**

**Applicability of this Chapter**

The regulations of this Chapter shall apply to:

\* \* \*

- (d) ~~#developments#, #enlargements# or conversions in all districts as applicable in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, as set forth in Section 26-40 (STREET TREE PLANTING AND PLANTING STRIP REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS).~~

\* \* \*

**26-12  
General Provisions**

In harmony with the general purposes and intent of this Resolution and the general purposes of Section 26-10, the regulations of Sections 26-13 through 26-17, inclusive, are intended to:

- (a) guide the location of arcades to assure horizontal continuity of new developments with existing building arcades and to maintain visual continuity at street level;
- (b) require transparency and/or articulation of front walls to improve the visual quality of the street;
- ~~(c) provide for street tree planting in order to enhance the visual character of the neighborhood;~~
- ~~(d)~~ improve the quality of the street environment;
- ~~(e)~~ limit the number and location of curb cuts, minimizing undue conflict between pedestrian and vehicular movements; and
- ~~(f)~~ eliminate trash on sidewalks by requiring central refuse storage areas within the zoning lot.

\* \* \*

**~~26-142  
Street tree planting~~**

~~All #developments# shall provide and maintain trees of four inch caliper, at the time of planting, in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of #street# frontages of the #zoning lot# for every 25 feet of #street# frontage at approximately equal intervals except where the Commissioner of Transportation determines that such tree planting would be infeasible. All #street# trees shall be planted with gratings or other covers flush to grade, and in at least 3.5 cubic yards of top soil per tree with a minimum depth of soil of 3 feet, 6 inches.~~

~~Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirements existing prior to December 15, 1977.~~

\* \* \*

**26-20  
SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS**

To provide for the orderly development of #residences# that are distant from #streets#, site planning requirements are established in Sections 26-20 through 26-27, inclusive. The regulations of this Section are intended to:

- (a) optimize vehicular access within a #development# containing #private roads#;
- (b) regulate the size of and distance between curb cuts to minimize undue conflict between pedestrian and vehicular movement; and
- (c) provide for sidewalks to facilitate social interaction and enhance pedestrian safety; and
- (d) ~~provide for tree planting along #private roads# in order to enhance the visual and environmental character of the neighborhood.~~

\* \* \*

**26-23  
Requirements for Planting Strips**

~~A minimum three foot wide planting strip shall be provided adjacent to and along the entire length of the required curb. Within the required planting strip, one tree of at least three inches in caliper shall be planted for every 25 feet of length of such planting strip.~~

~~Driveways are permitted to traverse such planting strips, and utilities are permitted to be located within such planting strips.~~

\* \* \*

**26-40  
STREET TREE PLANTING AND PLANTING STRIP REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS**

~~In R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, all #developments# shall provide and maintain along the entire #street# length of the #zoning lot#, one street tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three inch caliper at the time of planting and be placed at~~

~~approximately equal intervals, except where the Department of Parks and Recreation determines that such tree planting would be unfeasible. All such trees shall be planted, maintained and replaced when necessary with the approval of and in accordance with the standards of the Department of Parks and Recreation.~~

**26-41**  
**Street Tree Planting**

~~In accordance with applicability requirements of underlying district regulations, one #street# tree, pre-existing or newly planted, shall be provided for every 25 feet of #private road#, or #street# frontage of the #zoning lot#. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the #private road# or #street#. However, where the Department of Parks and Recreation determines that such tree planting would be unfeasible, or in historic districts where the Landmarks Preservation Commission determines that such tree planting would not be in character with the historic district, such tree shall be planted in an alternative location, to be selected by the Department of Parks and Recreation, as follows:~~

- ~~(a) within an existing empty #street# tree pit, or, if no existing empty #street# tree pit is available,~~
- ~~(b) within an area owned by the City of New York, excluding sidewalks adjacent to privately owned property.~~

~~All such alternative locations shall be within the Community District or half mile of the #development# site. If no such alternative location is found, such tree shall be waived by the Department of Parks and Recreation.~~

~~The species and caliper of all #street# trees shall be determined by the Department of Parks and Recreation, and all such trees shall be planted by the owner of the #development#, #enlargement# or converted #building# in accordance with the #street# tree planting standards of the Department of Parks and Recreation.~~

**26-42**  
**Planting Strips**

~~In accordance with applicability requirements of underlying district regulations, the owner of the #development#, #enlargement#, or converted #building# shall provide and maintain a planting strip. #Street# trees required pursuant to Section 26-41 shall be planted within such planting strip. In addition to such #street# trees, such strip shall be fully planted with grass or groundcover. Such planting strip shall be located adjacent to and extend along the entire length of the curb of the #private road# or #street#. For #private roads#, the minimum width of such planting strip shall be three feet. For #streets#, the width of such planting strip shall be determined by the Department of Transportation. Driveways are permitted to traverse such planting strips, and utilities are permitted to be located within such planting strips.~~

\* \* \*

**Article II  
Chapter 8  
The Quality Housing Program**

\* \* \*

**28-03  
Quality Housing Program Elements**

The Quality Housing Program consists of four components: neighborhood impact, building interior, recreation space and planting, and safety and security.

The neighborhood impact component controls the effect of the Quality Housing ~~#building#~~ on the neighborhood and includes mandatory ~~#bulk#~~ regulations ~~and #street# tree planting, both of which are mandatory.~~

\* \* \*

**28-12  
Street Tree Planting**

~~In addition to the applicable underlying #street# tree planting requirements, A all Quality Housing #developments# or conversions, and #enlargements# or #extensions# that increase the existing #residential floor area# by at least 20 percent, shall provide #street# trees in accordance with Section 26-41(Street Tree Planting). ~~provide and maintain along the entire #street# length of the #zoning lot#, one #street# tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three inch caliper at time of planting and be placed at approximately equal intervals except where the Commissioner of Buildings determines that such tree planting would be unfeasible. The Commissioner of Buildings may refer such matter to the Department of Transportation and the Department of Parks and Recreation for reports and may base the determination on such reports. All #street# trees shall be planted, maintained and replaced when necessary with the approval of, and in accordance with the standards of, the Department of Parks and Recreation and the Department of Transportation.~~~~

\* \* \*

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

\* \* \*

**33-03**  
**Street Tree Planting in Commercial Districts**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all #developments# or #enlargements# of 20 percent or more in #floor area# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition, any #building# where 20 percent or more of the #floor area# is converted from a #manufacturing use# to a #commercial#, #residential# or #community facility use#, or from a #commercial use# to a #residential# or #community facility use# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). The #street# frontage used to calculate the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed in Use Groups 16B, C and D.

\* \* \*

**Article III**  
**Chapter 7**  
**Special Regulations**

\* \* \*

**37-22**  
**Street Tree Planting Requirements in C1, C2 and C4 Districts**

In all C1, C2 and C4 Districts in the Borough of Staten Island, the #street# tree planting requirements of Section 26-40 (STREET TREE PLANTING REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS) shall apply.

\* \* \*

**Article IV**  
**Chapter 3**  
**Bulk Regulations**

\* \* \*

**43-02**  
**Street Tree Planting in Manufacturing Districts**

M1 M2 M3

In all districts, as indicated, all #developments# or #enlargements# of 20 percent or more in #floor area#, excluding #developments# or #enlargements# in Use Groups 17 or 18, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition, any #building# where 20 percent or more of the #floor area# is converted from a #manufacturing use# to a #commercial# or #community facility use# shall provide #street# trees in accordance with Section 26-41. The #street# frontage used to calculate

the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed in Use Groups 16B, C and D.

\* \* \*

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

\* \* \*

**62-354  
Special height and setback regulations**

Within Waterfront Access Plan BK-1, the provisions of Section 62-341 (Developments on land and platforms) are modified as follows:

\* \* \*

- (i) In addition to the applicable underlying #street# tree planting requirements, ~~A all #developments#, conversions, and #enlargements# or #extensions# which increase the existing #floor area# by more than 10 percent, shall provide #street# trees in accordance with Section 26-41(Street Tree Planting), along the entire #street# length of the #zoning lot#, one tree for every 25 feet of street frontage. Such trees shall be of at least three inch caliper at the time of planting and be placed at approximately equal intervals except where the Department of Parks and Recreation determines that such tree planting would be unfeasible. Such trees shall be planted in accordance with the standards of the Department of Parks and Recreation.~~

\* \* \*

**Article VII  
Chapter 7  
Special Provisions for Zoning Lots Divided by District Boundaries**

\* \* \*

**77-40  
SUPPLEMENTAL REGULATIONS**

For #buildings developed# or #enlarged# on #zoning lots# in which a district boundary divides the #building# such that the Quality Housing Program applies in one portion of the #building# but not the other, the following Sections of Article II, Chapter 8, shall apply to the entire #building# or #zoning lot#, as applicable:

~~Section 28-12 (Street Tree Planting)~~

Section 28-20 (BUILDING INTERIOR)

Section 28-30 (RECREATION SPACE AND PLANTING AREAS)

Section 28-40 (SAFETY AND SECURITY)

Section 28-50 (PARKING FOR QUALITY HOUSING).

\* \* \*

**Article IX - Special Purpose Districts**

**Chapter 2  
Special Park Improvement District**

\* \* \*

**~~92-05~~  
Mandatory Tree Planting Provisions**

~~All new #developments# within the Special District shall provide and maintain trees of not less than four inch caliper at the time of planting on sidewalks for the entire length of #street# frontages of the #zoning lot#. These trees shall be planted at maximum intervals of 30 feet and in accordance with Department of Transportation guidelines.~~

\* \* \*

**Article IX - Special Purpose Districts**

**Chapter 3  
Special Hudson Yards District**

\* \* \*

**93-62  
Street Tree Planting**

All new #developments# or #enlargements# shall provide and maintain trees of not less than four inch caliper at the time of planting in the sidewalk adjacent to the #zoning lot#. In addition to the applicable underlying #street# tree planting requirements, I in the Four Corners Subarea A2 of the Large-Scale Plan Subdistrict A, trees shall also be provided along the #street# edge of the mandatory sidewalk widening. All such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#, at maximum intervals of 25 feet. Trees shall be planted in gratings flush to grade in at least 200 cubic feet of soil per tree with a depth of soil at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with specifications established by the Department

of Parks and Recreation. The provisions of this Section shall not apply where the Department of Parks and Recreation determines that such tree planting would be infeasible.

\* \* \*

**Article IX - Special Purpose Districts**

**Chapter 4  
Special Sheepshead Bay District**

\* \* \*

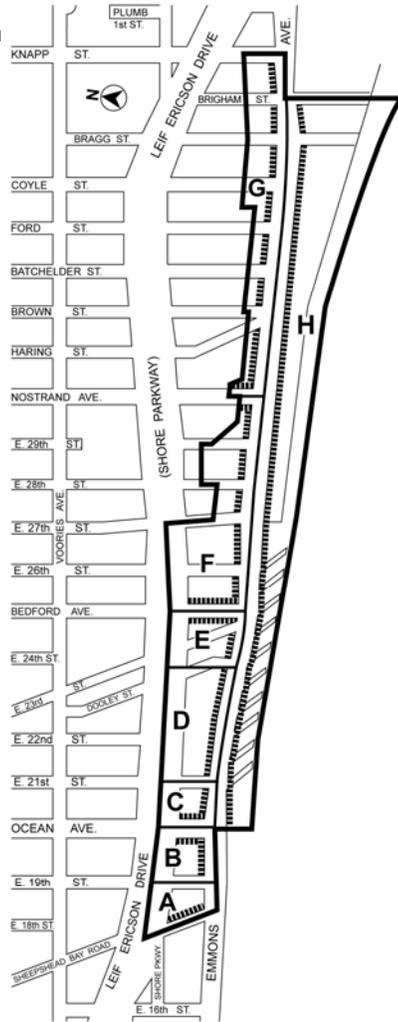
**94-072  
Landscaping**

~~All new #development# within the Special District, which is located on a #zoning lot# with frontage along Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue or Nostrand Avenue, shall provide and maintain trees of not less than 4 inch caliper at the time of planting. There shall be at least one such tree for approximately every 20 feet of lot frontage along such #streets# and these trees shall be within 2 feet of the curb lines, starting from a point approximately 10 feet from the #side lot line# of the #zoning lot#.~~

~~Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirements existing prior to December 15, 1977.~~

\* \* \*

**Appendix A  
Special Sheepsh**



- Special Sheepshead Bay District
- Area Boundary

**MANDATORY PROVISIONS**

- ▬▬▬▬▬** Front Setback and Tree Planting
- ▬▬▬▬▬** Special Plaza Provisions— Areas A, C, and E

**Article IX - Special Purpose Districts**

**Chapter 5  
Special Transit Land Use District**

\* \* \*

**~~95-10  
SPECIAL PROVISION FOR TREES~~**

~~All new #developments# within the Special District shall provide and maintain trees of not less than 4 inch caliper at the time of planting on sidewalks for the entire length of #street# frontages of the #zoning lot#. These trees shall be planted at maximum intervals of 25 feet and in accordance with Department of Transportation guidelines. Where such tree planting is infeasible on sidewalks, it shall be provided alternatively on the #zoning lot#.~~

\* \* \*

**Article IX - Special Purpose Districts**

**Chapter 6  
Special Clinton District**

\* \* \*

**~~96-50  
REGULATIONS APPLICABLE TO ALL AREAS~~**

~~The provision of Section s 96-51 (Mandatory Tree Planting Provisions) and 96-52 (Bulk Modifications for Public Parking Garages) shall apply to all areas within the Special District.~~

**~~96-51  
Mandatory Tree Planting Provisions~~**

~~All #developments# within the Special District shall provide and maintain trees of not less than 4 inch caliper at the time of planting on sidewalks for the entire length of #street# frontage of the #zoning lot#. These trees shall be planted at maximum intervals of 30 feet and in accordance with Department of Transportation guidelines. The tree planting provisions shall also apply to #enlargements#, #extensions# or alterations, other than #incidental alterations#, involving 30 percent or more of the existing #floor area# of a #building#.~~

\* \* \*

**96-80**

**EXCLUDED AREAS**

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

- (a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue known as the Clinton Community Urban Renewal Development Area, provided that in this area the provisions of Section § 96-40 (MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS) and ~~96-51 (Mandatory Tree Planting Provisions)~~ shall apply;

\* \* \*

**Article IX - Special Purpose Districts**

**Chapter 9  
Special Madison Avenue Preservation District**

\* \* \*

**~~99-06  
Mandatory Tree Planting Provisions~~**

~~All new #developments# within the Special District shall provide and maintain trees of not less than four inch caliper, at the time of planting, on sidewalks for the entire length of #street# frontage of the #zoning lot#. Those trees shall be planted at maximum intervals of 25 feet and be provided with metal guards in accordance with Department of Transportation guidelines.~~

\* \* \*

**Article X  
Special Purpose Districts**

**Chapter 1  
Special Downtown Brooklyn District**

\* \* \*

**101-03  
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Downtown Brooklyn District# Plan.

The District Plan includes the following ~~eight~~ seven maps:

Map 1	Special Downtown Brooklyn District and Subdistricts
Map 2	Ground Floor Retail Frontage
Map 3	Ground Floor Transparency Requirements
Map 4	Street Wall Continuity and Mandatory Sidewalk Widening
Map 5	Curb Cut Restrictions
<del>Map 6</del>	<del>Street Tree Planting</del>
Map 7 <u>6</u>	Height Limitation Areas
Map 8 <u>7</u>	Subway Station Improvement Areas

The maps are located within Appendix E (Special Downtown Brooklyn District Maps) of this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

\* \* \*

### **101-30**

#### **SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS**

The provisions of this Section shall apply within the Flatbush Avenue Extension and Schermerhorn Street Height Limitation Areas, as shown on Map 7 6 in Appendix E of this Chapter.

(a) Flatbush Avenue Extension Height Limitation Area

Within the Flatbush Avenue Extension Height Limitation Area, no #building or other structure# shall exceed a height of 400 feet.

(b) Schermerhorn Street Height Limitation Area

Within the Schermerhorn Street Height Limitation Area, the provisions of this paragraph, (b), shall apply:

(1) Public plaza prohibition

No #public plazas# shall be permitted within Area B of Map 7 6.

(2) Height and setback regulations

The tower provisions of Section 101-223 shall not apply. The standard height and setback regulations of Section 101-222 shall apply within Area A of Map 7 6, and are modified to limit maximum building height to 140 feet within Area B, and to permit a maximum building height of 250 feet within Area C of Map 7 6. For #buildings developed# or #enlarged# pursuant to the Quality Housing Program, the underlying height and setback regulations shall apply, except that the maximum height of a #building# shall be as specified on Map 7 6 or as specified pursuant to the Quality Housing Program, whichever is less.

\* \* \*

**101-43**  
**Street Tree Planting Regulations**

~~Map 6 (Street Tree Planting) in Appendix E of this Chapter specifies #streets# where the tree planting requirements of this Section shall apply.~~

~~All #buildings# located on the #streets# specified on Map 6 shall provide and maintain trees of not less than four inch caliper, at the time of planting, in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#. Such trees shall be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree plantings, except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible. These trees shall be provided with metal guards in accordance with Department of Parks and Recreation guidelines.~~

\* \* \*

**APPENDIX E**  
**Special Downtown Brooklyn District Maps**

\* \* \*

~~Map 6 Street Tree Planting~~

~~(Map Deleted)~~



- Special Downtown Brooklyn District
- ▒ Street Tree Planting Required

Map 7 6 Height Limitation Areas

\* \* \*

Map 8 7 Subway Station Improvement Areas

\* \* \*

**Article X - Special Purpose Districts**

**Chapter 7  
Special South Richmond Development District**

\* \* \*

**107-322**

**Tree requirements**

\* \* \*

(b) ~~\_\_\_\_\_~~ Sidewalk trees

~~All #developments# and #site alterations# in the Special District shall preserve existing trees or provide and maintain trees of three inch caliper or more at the time of planting along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line, and 25 feet on center or one tree per 25 feet of frontage. These trees shall be planted in accordance with the requirements of the Department of Parks and Recreation, except where the Department of Parks and Recreation determines that such tree planting would be infeasible.~~

(e b) Planting for open parking areas

In underlying #Residence#, #Commercial# or #Manufacturing Districts#, all open off-street parking areas with ten spaces or more shall be subject to the tree planting and screening requirements of Section 107-483.

\* \* \*

**Article X - Special Purpose Districts**

**Chapter 9  
Special Little Italy District**

\* \* \*

**119-10  
PRESERVATION AREA (Area A)**

\* \* \*

**109-17  
Mandatory Street Trees**

~~Except where the Commissioner of Transportation determines that such tree planting is infeasible, In addition to the applicable underlying #street# tree planting requirements, all new #developments#, #enlargements#, changes of #use# within the same or to other Use Groups involving at least 50 percent of the #floor area# of an existing #building#, or alterations above 30 percent of the building value of an existing #building# pursuant to the applicable articles of the Building Code of the City of New York, within Area A, shall provide and maintain trees in accordance with Section 26-41(Street Tree Planting), planted in the #street# sidewalk area adjacent to the #zoning lot# for the entire length of the #street# frontage of the #zoning lot#. Such trees shall be not less than three and one half inch caliper, one tree shall be planted for every 25 feet of #street# frontage at approximately equal intervals. They shall be planted flush to grade and in other respects~~

~~planted in conformance with the specifications established by the Manhattan Street Tree Planting Division of the Department of Parks and Recreation and the Department of Transportation.~~

~~Such #street# tree requirements shall not apply to any #development# on a #zoning lot# within the Mulberry Street Regional Spine (Area A-1).~~

\* \* \*

**109-25  
Mandatory Sidewalk Improvements**

All new #developments#, #enlargements#, changes of #use# within the same or to other #use# groups of at least 50 percent of the #floor area# of an existing #building#, or an alteration above 30 percent of the building value of an existing #building#, pursuant to the applicable articles of the Building Code of the City of New York, within Area A-1 shall provide, extending for the entire length of the #street# frontage of the #zoning lot#, sidewalk paving consisting of brick pavers and granite curbs as illustrated herein and approved by the Department of Transportation. ~~The provisions of Section 109-17 (Mandatory Street Trees) shall not apply in Area A-1.~~

\* \* \*

**119-30  
HOUSTON STREET CORRIDOR (Area B)**

\* \* \*

**109-36  
Mandatory Street Trees**

In addition to the applicable underlying #street# tree planting requirements, A all new #developments#, #enlargements#, changes of #use# within the same or to other Use Groups of at least 50 percent of the #floor area# of an existing #building#, or alterations above 30 percent of the building value of an existing #building#, pursuant to the applicable articles of the Building Code of the City of New York, within Area B, shall provide and maintain #street# trees as set forth in Section ~~109-17~~ 26-41 (Street Tree Planting), except that for a #zoning lot# frontage on Houston Street such mandatory trees may alternatively be located on the median traffic island of Houston Street.

\* \* \*

**Article XI - Special Purpose Districts**

**Chapter 2  
Special City Island District**

\* \* \*

**112-11  
Mandatory Tree Planting Provisions**

~~All #developments# on City Island shall provide and maintain trees of not less than four-inch caliper at the time of planting on sidewalks for the entire length of the #street# frontage of the #zoning lot#. These trees shall be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree plantings. The trees shall be provided with metal guards in accordance with Department of Transportation guidelines.~~

\* \* \*

**Article XI - Special Purpose Districts**

**Chapter 3  
Special Ocean Parkway District**

\* \* \*

**113-31  
Tree Planting Requirements**

~~For In addition to the applicable underlying #street# tree planting requirements, all #developments#, #enlargements# or changes of #use# on #zoning lots# having frontage on Ocean Parkway, shall provide #street# trees in accordance with the provisions of Section 26-41(Street Tree Planting). trees of at least 4-inch caliper shall be planted in the sidewalk along Ocean Parkway at the rate of one tree for each 25 feet of frontage or portion thereof.~~

\* \* \*

**Article XI - Special Purpose Districts**

**Chapter 4  
Special Bay Ridge District**

\* \* \*

**114-20  
SPECIAL TREE PLANTING REGULATIONS**

~~In any zoning district permitting #residences# in the #Special Bay Ridge District#, all #developments# and #enlargements# shall provide and maintain, along the entire #street# length of the #zoning lot#, one #street# tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three-inch caliper at the time of planting and shall be placed at approximately equal intervals, except where the Department of Parks and Recreation determines that such tree planting would not be feasible. All such trees shall be planted, maintained and replaced when necessary with the approval of and in accordance with the standards of the Department of Parks and Recreation.~~

**Article XI – Special Purpose Districts**

**Chapter 5  
Special Downtown Jamaica District**

\* \* \*

**115-32  
Street Tree Planting**

All new ~~#developments#~~ or ~~#enlargements#~~ that increase the existing ~~#floor area#~~ by at least 20 percent shall provide and maintain trees of not less than three inch caliper at the time of planting in the sidewalk adjacent to the ~~#zoning lot#~~. Such trees shall be provided for the entire length of the ~~#street#~~ frontage of the ~~#zoning lot#~~ at maximum intervals of 25 feet except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible.

Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation.

**115-33-115-32  
Refuse Storage, Recreation Space and Planting Areas**

\* \* \*

**Article XI – Special Purpose Districts**

**Chapter 6  
Special Stapleton Waterfront District**

\* \* \*

**116-51  
Street Trees**

~~#Street#~~ trees, pre-existing or newly planted, shall be provided along the entire length of the ~~#street#~~ frontage of the ~~#zoning lot#~~. The trees shall be located between the ~~#front lot line#~~ and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Parks and Recreation.

\* \* \*

**Article XI - Special Purpose Districts**

**Chapter 7  
Special Long Island City Mixed Use District**

\* \* \*

**117-551  
General provisions**

Within the Queens Plaza Subdistrict, the provisions of Sections ~~117-552 (Street trees)~~ and 117-553 (Central refuse storage area) shall apply to any #development# or #enlargement# except where more than 50 percent of the #floor area# of such #development#, #enlargement#, alteration or change of #use# is occupied by a #use# listed in Use Groups 16 or 17.

The provisions of Sections 117-554 (Mandatory sidewalk widening and ground floor uses) and 117-555 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in Appendix C of this Chapter.

**~~117-552  
Street trees~~**

~~#Street# trees shall be planted in the #street# adjacent to the #zoning lot#, except that #street# trees shall not be planted along Northern Boulevard and Queens Boulevard. At least one tree of 2.5 inch caliper or more shall be planted for each 25 feet of the entire #street# frontage of the #zoning lot#, excluding the frontage occupied by driveways or as required by the Department of Transportation. Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation and the Department of Transportation.~~

~~If the Commissioner of Buildings determines that the tree planting requirements of this Section cannot be met in part or in whole because of subsoil conditions or the presence of an elevated structure, the number of required #street# trees that cannot be planted as required in this Section shall be planted in the #street# on the same #block# as the #zoning lot# to which it has frontage or at an alternative site approved by the Department of Parks and Recreation and the Department of Transportation.~~

\* \* \*

**Article XI - Special Purpose Districts**

**Chapter 9  
Special Hillside Preservation District**

\* \* \*

**119-112  
Tier I tree planting requirements**

\* \* \*

(a) On-site trees

On-site trees, pre-existing or newly-planted, shall be provided on the #zoning lot# at the rate of one tree for each 1,000 square feet of #lot area#, or portion thereof, or shall equal a total of 51 percent of all #tree credits# for trees originally on site, whichever is greater.

~~(b) #Street# trees~~

~~#Street# trees, pre-existing or newly planted, shall be provided along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Transportation and Department of Parks and Recreation.~~

For any existing tree of at least six-inch #caliper# that is preserved, credit for one tree shall be given for the first six inches of #caliper# and, for each additional four inches of #caliper#, credit for an additional tree shall be given.

Single-trunk trees, newly planted to meet this requirement, shall be of at least three-inch #caliper# at the time of planting. Multiple-trunk trees and low-branching coniferous evergreens shall be at least 10 feet in height at the time of planting. On-site trees shall be of a species selected from Appendix B (Selection List for On-site Trees) ~~and #street# trees shall be of a species selected from Appendix C (Selection List for Street Trees).~~

\* \* \*

**119-214  
Tier II requirements for driveways and private roads**

\* \* \*

(b) #Private roads#

\* \* \*

~~(8) along the entire length of a #private road#, trees shall be provided and maintained at the rate of one tree for every 25 feet of #private road# frontage and shall comply with the requirements set forth in Section 119-216 (Tier II tree planting requirements);~~

(9) no building permit shall be issued by the Department of Buildings without approval by the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety. Such

approval may include the modification of #private road# width as set forth in paragraph (b)(3) of this Section; and

- (40 2) for the purposes of applying the #yard# regulations of Section 26-31, the curb of the #private road# shall be considered to be the #street line#.

**119-216**  
**Tier II tree planting requirements**

\* \* \*

- (a) On-site trees

On-site trees, pre-existing or newly-planted, shall be provided on the #zoning lot# at the rate of one tree for each one thousand square feet of #lot area#, or portion thereof, or shall equal a total of 51 percent of all #tree credits# for trees originally on site, whichever is greater.

- ~~(b) #Street# trees~~

~~#Street# trees, pre-existing or newly planted, shall be provided along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Transportation and the Department of Parks and Recreation.~~

For any existing tree of at least six-inch #caliper# that is preserved, credit for one tree shall be given for the first six- inches of #caliper# and, for each additional four inches of caliper, credit for an additional tree shall be given.

Single-trunk trees newly-planted to meet this requirement shall be of at least three-inch #caliper# at the time of planting. Multiple-trunk trees and low-branching coniferous evergreens shall be at least 10 feet in height at the time of planting. On-site trees shall be of a species selected from Appendix B (Selection List for On-site Trees) ~~and #street# trees shall be of a species selected from Appendix C (Selection List for Street Trees).~~

\* \* \*

~~APPENDIX C~~  
~~Selection List for Street Trees~~

~~Street Trees~~

BOTANICAL NAME	COMMON NAME
<i>Acer rubrum</i>	Red maple
<i>Amelanchier canadensis</i>	Shadbush, Serviceberry
<i>Carpinus caroliniana</i>	American hornbeam, Muscledwood
<i>Celtis occidentalis</i>	Hackberry
<i>Crataegus crus-galli inermis</i>	Thornless cockspur hawthorn
<i>Crataegus phaenopyrum</i>	Washington hawthorn
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Fraxinus americana</i>	White ash
<i>Ginkgo biloba</i> (male trees only)	Ginkgo
<i>Gleditsia triacanthos inermis</i>	Honey locust, thornless
<i>Liquidambar styraciflua</i>	Sweet gum
<i>Nyssa sylvatica</i>	Tupelo, swamp
<i>Ostrya virginiana</i>	American hop hornbeam
<i>Quercus palustris</i>	Pin oak
<i>Quercus stellata</i>	Post oak
<i>Quercus phellos</i>	Willow oak
<i>Quercus rubra</i>	Northern red oak
<i>Taxodium distichum</i>	Bald cypress
<i>Tilia americana</i>	Basswood
<i>Tilia cordata</i>	Little leaf linden

\* \* \*

**Article XII - Special Purpose Districts**

**Chapter 2  
Special Grand Concourse Preservation District**

\* \* \*

**122-50**

**SPECIAL PROVISIONS FOR ~~TREE PLANTING~~ PLANTING STRIPS**

~~For #developments# or #enlargements#, #street# trees shall be provided and maintained along the entire length of the #street# frontage of the #zoning lot#. Such trees shall be a minimum of 3 inches in caliper at the time of planting and be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree planting.~~

~~Such trees shall be provided with metal guards in accordance with the Department of Parks and Recreation guidelines. In addition,~~ there shall be a strip of continuous planting at grade of not less than 3 feet in width along the entire front wall of a new #building#. In the event a #building# is constructed within 3 feet of the #street line#, the owner of the #building# shall apply to the Bureau of Highway Operations for permission to locate a portion of such planting strips on a public sidewalk within the #street line#. A copy of such application shall be submitted with the new building application when filed at the Department of Buildings. Such sidewalk planting requirement may be waived by the Department of Buildings only upon receipt of written disapproval by the Department of Transportation.

\* \* \*

(On December 5, 2007, Cal. No. 15, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 36**

***YARDS ZONING TEXT***

**CITYWIDE**

**N 080078 ZRY**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, modifying regulations pertaining to yards and open space.

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;  
Matter with # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

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

\* \* \*

**23-00**  
**APPLICABILITY AND GENERAL PURPOSES**

\* \* \*

**23-012**  
**Lower density growth management areas**

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to all #residential developments# or #enlargements#. Such regulations are superceded or supplemented as set forth in the following Sections:

Section 11-44	(Authorizations or Permits in Lower Density Growth Management Areas)
Section 12-10	(DEFINITIONS - Floor area; Lower density growth management area and Private road)
Section 23-141	(Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts)
Section 23-32	(Minimum Lot Area or Lot Width for Residences)
Section 23-44	(Permitted Obstructions in Required Yards or Rear Yard Equivalents)
Section 23-461	(Side yards for single- or two-family residences)
Section 23-462	(Side yards for all other residential buildings)
Section 23-533	(Required rear yard equivalents)

Section 23-541	(Within one hundred feet of corners)
Section 23-542	(Along short dimension of block)
Section 23-631	(Height and setback in R1, R2, R3, R4 and R5 Districts)
Section 23-711	(Standard minimum distance between buildings)
Section <del>23-88</del> <u>23-881</u>	(Minimum Distance Between Lot Lines and Building Walls in Lower Density Growth Management Areas)

\* \* \*

**23-141**

**Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts**

\* \* \*

- (3) In ~~R3-2, R3, R4 and R5 Districts, except R4A, R4B, R4-1, R5A, R5B and R5D Districts,~~ the permitted #floor area# of a #single-# or #two-family detached# or #semi-detached residence developed# after June 30, 1989, may be increased by ~~400~~ 300 square feet if at least one enclosed #accessory# off-street parking space is provided in a garage located in the #side lot ribbon# pursuant to paragraph (e) of Sections 23-12 (Permitted Obstructions in Open Space), 23-441 (Location of garages in side yards of corner lots) or 23-442 (Location of garages in side yards of other zoning lots).

\* \* \*

**23-44**

**Permitted Obstructions in Required Yards or Rear Yard Equivalents**

In all #Residence Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

- (a) In any #yard# or #rear yard equivalent#:

\* \* \*

Fences, not exceeding four feet in height in any #front yard#, except that for #corner lots#, a fence may be up to six feet in height within that portion of the

#front yard# that is not between the #street wall# of the #building# and the #street line#;

\* \* \*

Parking spaces, off-street, open, within a #front yard# that are #accessory# to a #residential building# where:

- (1) in R2X, R3, R4 and R5 Districts, no more than two parking spaces are required, provided such spaces are located in a permitted #side lot ribbon#;
- (2) in R3, R4 and R5 Districts, more than two parking spaces are required, provided such spaces meet all the requirements of paragraph (b) of Section 25-621 (Location of parking spaces in certain districts) and the screening requirements of Section 25-66.

However, no such parking spaces shall be permitted in any #front yard# within a R1, R2, R4B, R5B or R5D District, and no such required spaces shall be permitted in any #front yard# within any R1, R2, R3, R4A or R4-1 District within a #lower density growth management area#.

\* \* \*

Ramps for access by the handicapped;

Steps, provided that such steps access only the lowest #story# of a #building# fronting on a #street#, which may include a #story# located directly above a #basement# and ramps for access by the handicapped;

\* \* \*

Walls, not exceeding eight feet in height and not roofed or part of a #building#, and not exceeding four feet in height in any #front yard#, except that for #corner lots#, a wall may be up to six feet in height within that portion of the #front yard# that is not between the #street wall# of the #building# and the #street line#;

\* \* \*

**23-451**  
**Planting Requirement**

R1 R2 R3 R4 R5

In the districts indicated, a minimum percentage of the area of the #front yard# shall be planted which shall vary by #street# frontage of the #zoning lot# as set forth in the following table. For the purposes of this Section, the #front yard# shall include the entire area between the #street wall# of the #building# and its prolongation and the #street line#. Planted areas shall be comprised of any combination of grass, groundcover, shrubs, trees or other living plant material. For #through lots# or #corner lots#, the planting requirement of this Section shall be applied separately to each #street# frontage. For #zoning lots# with multiple #building segments#, the planting requirement of this Section shall be applied separately to the entire area between the #street wall# of each #building segment# and the #street line#.

<u>#Street# frontage of #zoning lot#, or #street wall# width of #building segment#, as applicable</u>	<u>Minimum percentage of #lot area# of #front yard# to be planted</u>
<u>Less than 20 feet</u>	<u>20</u>
<u>20 to 34 feet</u>	<u>25</u>
<u>35 to 59 feet</u>	<u>30</u>
<u>60 feet or greater</u>	<u>50</u>

\* \* \*

**23-46**

**Minimum Required Side Yards**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #side yards# shall be provided on any #zoning lot# as specified in this Section, except as otherwise provided in the following Sections:

- Section 23-48 (Special Provisions for Existing Narrow Zoning Lots)
- Section 23-49 (Special Provisions for Party or Side Lot Line Walls)
- Section 23-50 (EXCEPTIONS FOR SUBDIVISION OF ZONING LOTS AFTER DEVELOPMENT)
- Section 23-51 (Special Provisions Applying ~~along District Boundaries~~ Adjacent to Low Density Districts)

**23-461**

**Side yards for single- or two-family residences**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- (a) In all districts, as indicated, for ~~single-family detached residences~~ or, where permitted, for ~~two-family detached residences~~, ~~side yards~~ shall be provided as set forth in the table in this paragraph, except that on ~~corner lots~~ in ~~lower density growth management areas~~, ~~and on corner lots~~ in R2A, R1, R2, R3, R4 and R5 Districts, one ~~side yard~~ shall be at least 20 feet in width:

**MINIMUM REQUIRED SIDE YARDS**

Number Required	Required Width (in feet)	Total	Required Width of any Yard# (in feet)	Minimum of any #Side	District
2	35		15		R1-1
2	20		8		R1-2
2	13		5		R2 R2A R3-1 R3-2 R4-R10
2	10*		2*		R2X R3X R4A R5A
1	8*		0*		R3A R4-1 R4B R5B R5D

\* An open area with a minimum width of eight feet, parallel to the ~~side lot line~~, is required along a common ~~side lot line~~ between a new ~~development~~, ~~enlargement~~ or alteration and a ~~residential building~~ on an adjacent ~~zoning lot~~, except that the total width of ~~side yards~~ on a ~~zoning lot~~ need not exceed 13 feet, with ~~both one~~ one ~~side yards~~ at least five feet wide.

However, where an adjacent ~~zoning lot~~ has an existing ~~detached residence~~ with ~~side yards~~ totaling at least 13 feet in width with one ~~side yard~~ at least five feet wide, or an existing ~~semi-detached residence~~ with a ~~side yard~~ at least eight feet wide, the open area between a new ~~development~~, ~~enlargement~~ or alteration and such ~~residential building~~ on an adjacent ~~zoning lot~~ shall have a minimum width of ten feet ~~except that the total width of ~~side yards~~ on a ~~zoning lot~~ need not exceed 13 feet, with both ~~side yards~~ at least five feet wide.~~

Only chimneys, eaves, gutters, downspouts, ~~open ~~accessory~~ off street parking spaces~~, steps, and ramps for access by the handicapped shall be permitted

obstructions in such open area and such obstructions may not reduce the minimum width of the open area by more than three feet. Open #accessory# off-street parking spaces shall be permitted in such open area.

R3-1 R3-2 R4 R4-1 R4B R5

- (b) In the districts indicated, for #single-# or #two-family semi-detached residences#, a #side yard# shall be provided as set forth in the table in this paragraph, except that on #corner lots# ~~in #lower density growth management areas#~~, one #side yard# shall be at least 20 feet in width:

MINIMUM REQUIRED SIDE YARD

Feet	District
8	R3-1 R3-2 R4 R5
4*	R4-1 R4B R5B R5D

\* An open area with a minimum width of eight feet, parallel to the #side lot line#, is required along a common #side lot line# between a new #development#, #enlargement# or alteration and a #residential building# on an adjacent #zoning lot#.

However, where an adjacent #zoning lot# has an existing #detached residence# with #side yards# totaling at least 13 feet in width with one #side yard# at least five feet wide, or an existing #semi-detached residence# with a #side yard# at least eight feet wide, the open area between a new #development#, #enlargement# or alteration and such #residential building# on an adjacent #zoning lot# shall have a minimum width of ten feet.

Only chimneys, eaves, gutters, downspouts, ~~open #accessory# off street parking spaces~~, steps, and ramps for access by the handicapped shall be permitted obstructions in such open area and such obstructions may not reduce the minimum width of the open area by more than three feet. Open #accessory# off-street parking spaces shall be permitted in such open area.

\* \* \*

**23-47  
Minimum Required Rear Yards**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, ~~one a~~ #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 23-52 (Special Provisions for Shallow Interior Lots), 23-53 (Special Provisions for Through Lots), or 23-54 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 23-471 (Beyond one hundred feet of a street line).

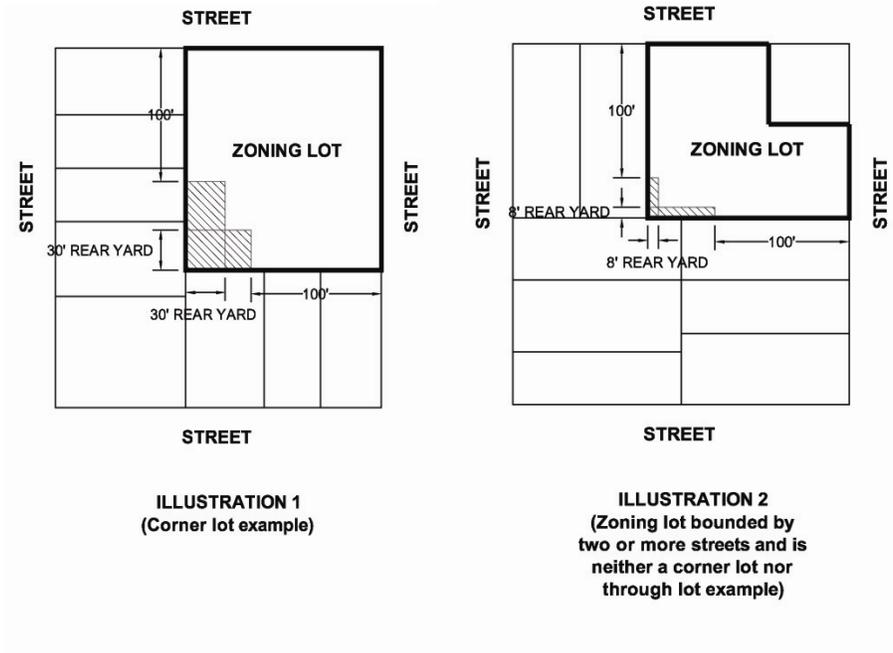
**23-471**

**Beyond one hundred feet of a street line**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustration 1);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 2);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.



\* \* \*

**23-51**  
**Special Provisions Applying adjacent to R1 through R6B Districts**  
**along District Boundaries**

R6 R7 R8 R9 R10

In the districts indicated, the provisions of this Section shall apply to those portions of #developments# or #enlargements# on #zoning lots# located wholly or partially within an R6, R7, R8 R9 or R10 District that are adjacent to and within 25 feet of a #zoning lot# located wholly or partially within an R1, R2, R3, R4, R5 or R6B District.

Such portions of #development# or #enlargement# shall:

- (a) not exceed a height of 35 feet where such adjoining district is an R1, R2, R3, R4, or R5 District, and
- (b) shall comply with the height and setback regulations of an R6B district where such adjoining district is an R6B District.

Furthermore, except where such adjacent lot is wholly or partially within an R6B District, a #side yard# at least eight feet wide shall be provided along the entire length of the common #side lot line#. Such #side yard# may be used for #accessory# parking.

~~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, 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.~~

\* \* \*

**23-531**  
**Excepted districts**

~~R1 R2 R3~~

~~In the districts indicated, no #rear yard# regulations shall apply to any #through lots#, except as otherwise provided in Section 23-543 (For portions of through lots).~~

**23-532**  
**Excepted through lots**

~~R1 R2 R3 R4 R5 R6 R7 R8 R9 R10~~

- (a) ~~In the all districts, as indicated, no #rear yard# regulations shall apply to any #through lots# that extend less than 110 feet in maximum depth from #street# to #street#.~~

\* \* \*

**23-533**  
**Required rear yard equivalents**

~~R1 R2 R3 R4 R5 R6 R7 R8 R9 R10~~

~~In the all districts, as indicated, and in R1, R2 and R3 Districts within #lower density growth management areas#, on any #through lot# that is 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 60 feet, ~~linking adjoining #rear yards# or, if no such #rear yards# exist, an open area with a minimum depth of 60 feet,~~ midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts; ~~or~~
- (b) two open areas, each adjoining and extending along the full length of a #street line# and each with a minimum depth of 30 feet measured from such #street line#, ~~except that in R6, R7, R8, R9 or R10 Districts,~~ the depth of such required open area along one #street line# may be decreased, provided that:
  - (1) a corresponding increase ~~of~~ in the depth of the open area along the other #street line# is made; and
  - (2) any required #front yards# or front setback areas are maintained; or
- (c) an open area adjoining and extending along the full length of each #side lot line# with a minimum width of 30 feet measured from each such #side lot line#.

\* \* \*

**23-54**  
**Other Special Provisions for Rear Yards**

\* \* \*

**23-541**  
**Within one hundred feet of corners**

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In ~~all the~~ districts, as indicated, ~~except within #lower density growth management areas# and R2A, R5A and R5D Districts,~~ no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

**23-542**  
**Along short dimension of block**

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In ~~all the~~ districts, as indicated, ~~except within #lower density growth management areas# and R2A, R5A and R5D Districts,~~ whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#.

**23-543****For portions of through lots****For zoning lots with multiple rear lot lines**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 3);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

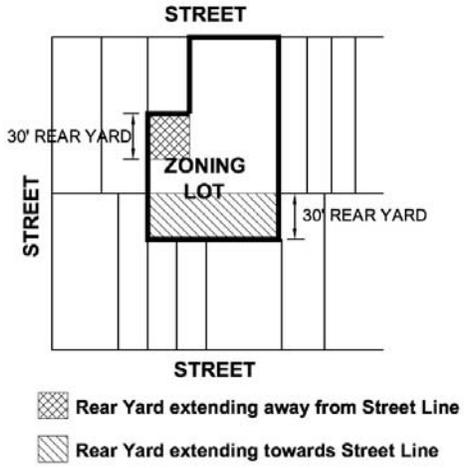
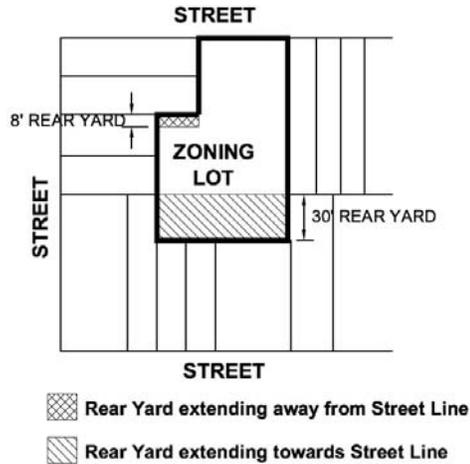


ILLUSTRATION 1



ILLUSTRATION 2



**ILLUSTRATION 3**

\* \* \*

**23-56**  
**Modifications of Rear Yard Regulations**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the regulations set forth in Section 23-543 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

\* \* \*

**23-711**  
**Standard minimum distance between buildings**

\* \* \*

- (f) in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of this paragraph, (f), shall apply to any #zoning lot# with two or more #buildings# where at least 75 percent of the #floor area# of one #building# is located wholly beyond 50 feet of a #street line# and the #private road# provisions do not apply. For the purposes of this

paragraph, any #residential building# with no #residential building# located between it and the #street line# so that lines drawn perpendicular to the #street line# do not intersect any other #residential building# shall be considered a “front building,” and any #residential building# ~~located wholly~~ with at least 75 percent or more of its #floor area# located beyond the #rear wall line#, or prolongation thereof, of a “front building” shall be considered a “rear building”. The minimum distances set forth in the table in this Section shall apply, except that a minimum distance of 45 feet shall be provided between any such front and rear #buildings#.

\* \* \*

### **23-80**

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

\* \* \*

### **23-88**

#### **Minimum Distance between Lot Lines and Building Walls**

### **23-88 23-881**

#### **Minimum distance between lot lines and building walls in lower density growth management areas**

- (a) ~~On #corner lots# in #lower density growth management areas#, for #zoning lots# with multiple #buildings# or #building segments#, an open area at least 30 feet in depth shall be provided between the #side lot line# and the #rear wall line# of any #building# or #building segment# that does not front upon two #streets# in its entirety.~~
- (b) In R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of this ~~paragraph,(b),~~ Section shall apply to any #zoning lot# with two or more #buildings#, where at least 75 percent of the #floor area# of one #building# is located ~~wholly~~ beyond 50 feet of a #street line# and the #private road# provisions do not apply. For the purposes of this ~~paragraph~~ Section, any #residential building# with no #residential building# located between it and the #street line# so that lines drawn perpendicular to the #street line# do not intersect any other #residential building# shall be considered a “front building,” and any #residential building# ~~located wholly~~ with at least 75 percent or more of its #floor area# located beyond the #rear wall line#, or prolongation thereof, of a “front building” shall be considered a “rear building”. An open area with a minimum width of 15 feet shall be provided between any such rear building and the #side lot line# of an adjoining #zoning lot#, and an open area with a minimum width of 30 feet shall be provided between any such rear building and the #rear lot line# of an adjoining #zoning lot#. The permitted obstruction provisions of Section 23-44 for #side yards# shall apply where such

open areas adjoin a #side lot line#, and the permitted obstruction provisions of Section 23-44 for #rear yards# shall apply where such open areas adjoin a #rear lot line#.

**23-882**

**Minimum distance between lot lines and building walls in R1 through R5 Districts**

R1 R2 R3 R4 R5

In the districts indicated, for #corner lots# with multiple #buildings# or #building segments#, an open area at least 30 feet in depth shall be provided between the #side lot line# and the #rear wall line# of any #building# or #building segment# that does not front upon two #streets# in its entirety.

**23-89**

**Open Area Requirements for Residences in Lower Density Growth Management Areas in the Borough of Staten Island R1 through R5 Districts**

R1 R2 R3 R4 R5

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

- (a) An open area shall be provided adjacent to the rear wall of each such #building# or #building segment#. For the purposes of this Section, the "rear wall" shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall. No such open areas shall serve more than one #building# or #building segment#. Only those obstructions set forth in paragraph (b) of Section 23-44 shall be allowed, except that parking spaces, whether enclosed or unenclosed, and driveways shall not be permitted within such open areas.
- (b) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and the open area provisions of this Section applied adjacent to such wall. However, for not more than one #building# or #building segment# located at the corner of intersecting #streets# or #private roads#, the depth of such required open area may be reduced to 20 feet.

\* \* \*

**Article II**

**Chapter 4**  
**Bulk Regulations for Community Facility Buildings in Residence Districts**

\* \* \*

**24-36**  
**Minimum Required Rear Yards**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

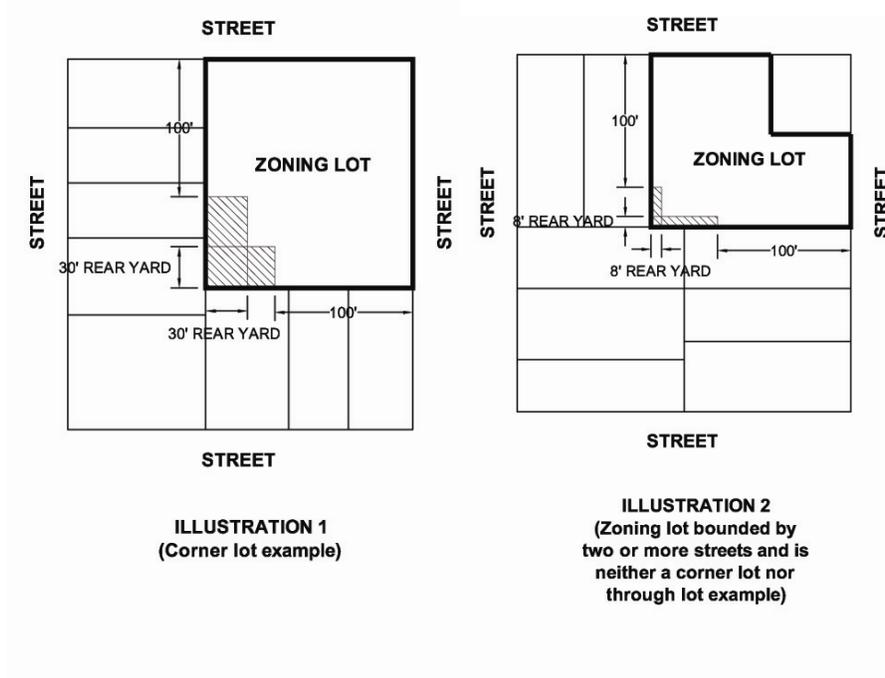
In all districts, as indicated, ~~one~~ a #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 24-37 (Special Provisions for Shallow Interior Lots), 24-38 (Special Provisions for Through Lots) or 24-39 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Sections 24-361 (Beyond one hundred feet of a street line)

**24-361**  
**Beyond one hundred feet of a street line**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustration 1);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 2);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.



\* \* \*

**24-382****Required rear yard equivalents**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as 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 60 feet ~~linking adjoining #rear yards# or, if no such #rear yards# exist, an open area with a minimum depth of 60 feet,~~ midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts; ~~or~~
- (b) two open areas, each adjoining and extending along the full length of a #street line#, and each with a minimum depth of 30 feet measured from such #street line#, ~~except that in R6, R7, R8, R9 or R10 Districts, the depth of such required open area along one #street line# may be decreased provided that:~~
  - (1) a corresponding increase ~~of~~ in the depth of the open area along the other #street line# is made; and

(2) any required front setback areas are maintained; or

(c) an open area adjoining and extending along the full length of each #side lot line#, with a minimum width of 30 feet measured from each such #side lot line#.

\* \* \*

**24-391**

**Within one hundred feet of corners**

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In all the districts, ~~as indicated, except R5D Districts for #buildings# containing #residences#~~, no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

**24-392**

**Along short dimension of block**

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In all the districts, ~~as indicated, except R5D Districts for #buildings# containing #residences#~~, whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 220 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#.

**24-393**

**~~For portions of through lots~~**

**For zoning lots with multiple rear lot lines**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

~~In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.~~

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply along such #rear lot line#:

(a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);

- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 3);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

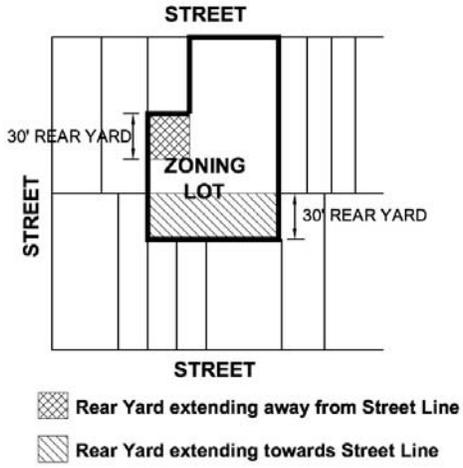


ILLUSTRATION 1

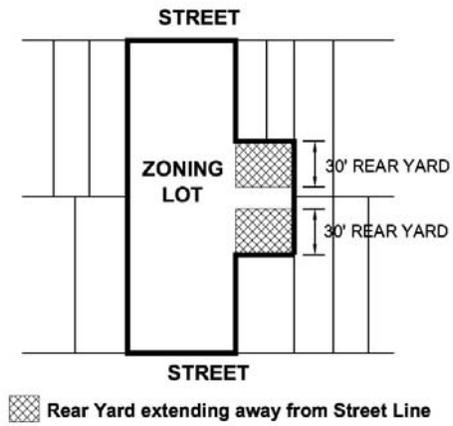


ILLUSTRATION 2

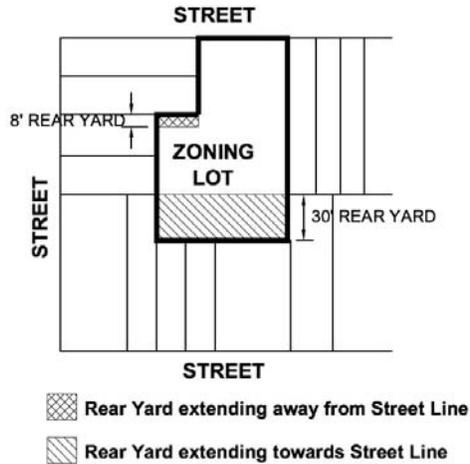


ILLUSTRATION 3

\* \* \*

**24-41**  
**Modifications of Rear Yard Regulations**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the regulations set forth in Section 24-393 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

\* \* \*

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

\* \* \*

**25-621**  
**Location of parking spaces in certain districts**

All #accessory# off-street parking spaces shall be located in accordance with the provisions of this Section, except that in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of Section 25-622 shall apply.

In addition, all such parking spaces shall be subject to the curb cut requirements of Section 25-63 (Location of Access to the Street).

- (a) For #zoning lots# with #residential buildings# where no more than two #accessory# parking spaces are required:

\* \* \*

R1 R2

- (4) In the districts indicated, required #accessory# off-street parking spaces shall be permitted only within a #building#, or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation.

\* \* \*

**25-631**

**Location and width of curb cuts in certain districts**

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply.

\* \* \*

- (b) For #zoning lots# with #residential buildings# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

- (1) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633, curb cuts shall comply with the following provisions:

- (i) #zoning lots# with 35 feet or more of frontage along a #street# shall maintain a minimum distance of 16 feet of uninterrupted curb space along such #street#;

Size of Facility (in number of spaces)	Maximum Width of Curb Cuts (in feet)
up to 4	15
5 to 24	22

25 and over

30

- (ii) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space between all curb cuts on the same or adjoining #zoning lots developed# after June 30, 1989;
- (iii) the maximum width of a curb cut serving a #group parking facility# shall be as set forth in the following table:
- (iv) all driveways shall be located at least 13 feet from any other driveway on the same or adjoining #zoning lots#. However, driveways may be paired with other driveways on the same or adjoining #zoning lots# provided the aggregate width of such paired driveways, including any space between them, does not exceed 20 feet. Curb cuts accessing such paired driveway shall have a minimum width of 15 feet and a maximum width, including splays, of 18 feet.

\* \* \*

**25-632**

**Driveway and curb cut regulations in lower density growth management areas**

The provisions of this Section shall apply within all #lower density growth management areas#, except that these provisions shall not apply to any #zoning lot# occupied by only one #single-family detached residence# with at least 60 feet of frontage along one #street# and, for such residences on #corner lots#, with at least 60 feet of frontage along two #streets#.

\* \* \*

~~(g) The maximum grade of a driveway shall not exceed 11 percent.~~

(h g) For multiple #buildings# on a single #zoning lot#, access to all parking spaces shall be provided entirely on the same #zoning lot#.

\* \* \*

**25-634**

**Maximum driveway grade**

R1 R2 R3 R4 R5

In all districts, as indicated, the maximum grade of a driveway shall not exceed 11 percent.

**Article II**  
**Chapter 6**  
**Special Urban Design Guidelines - Streetscape**  
**Special Requirements for Developments in R9 and R10 Districts, Developments with Private Roads and Street Tree Planting**

**26-32**  
**Minimum Distance Between Walls and Lot Lines**

\* \* \*

- (b) For the purposes of applying the provisions of Section 23-88 (Minimum Distance Between Lot Lines and Building Walls ~~in Lower Density Growth Management Areas~~), the required curb of the #private road# shall be considered to be a #street line#.

\* \* \*

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

\* \* \*

**33-26**  
**Minimum Required Rear Yards**

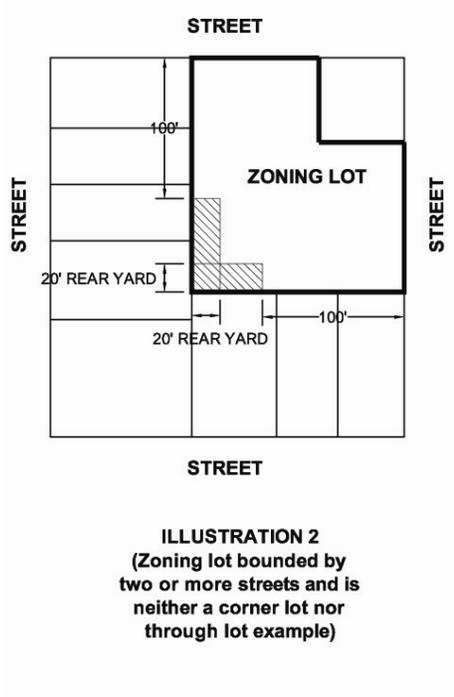
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, ~~one~~ a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 33-27 (Special Provisions for Shallow Interior Lots), 33-28 (Special Provisions for Through Lots) or 33-30 (OTHER SPECIAL PROVISIONS FOR REAR YARDS). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 33-261 (Beyond one hundred feet of a street line).

**33-261**  
**Beyond one hundred feet of a street line**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.



\* \* \*

**33-281**  
**Excepted districts**

C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-4

In the districts indicated, no #rear yard# regulations shall apply to any #through lot#, except as otherwise provided in Section 33-303 (~~For portions of through lots~~ For zoning lots with multiple rear lot lines).

\* \* \*

**33-303**

**For portions of through lots**  
**For zoning lots with multiple rear lot lines**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

- (a) a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

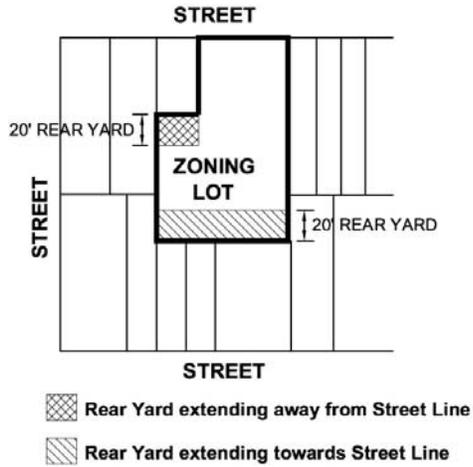


ILLUSTRATION 1

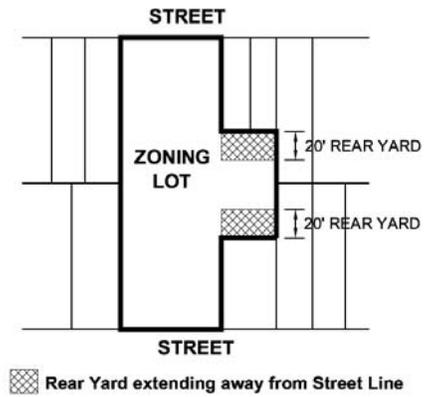


ILLUSTRATION 2

\* \* \*

**33-32  
Modifications of Yard Regulations**

C5-5 C6-8 C6-9

- (a) In the districts indicated, ~~in specified situations, the Board of Standards and Appeals may modify~~ the regulations set forth in Sections 33-26 to 33-30, inclusive,

relating to #rear yard# regulations, may be modified in accordance with the provisions of Section 73-68 (Height and Setback and Yard Modifications).

C1 C2 C3 C4 C5 C6 C7 C8

(b) In all districts, the regulations set forth in Section 33-303 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

\* \* \*

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

\* \* \*

**35-52**  
**Modification of Side Yard Requirements**

C1 C2 C3 C4 C5 C6

In the districts indicated, except as otherwise provided in Section 35-54 (Special Provisions Applying ~~along District Boundaries~~ Adjacent to Low Density Districts), no #side yard# shall be required for any #mixed building# although, if any open area extending along a #side lot line# is provided at any level, it shall have a width of not less than eight feet.

However, in C3A Districts, #side yards# shall be provided for any #mixed building# in accordance with the regulations for R3A Districts as set forth in Section 23-461 (Side yards for single- or two-family residences).

\* \* \*

**35-54**  
**Special Provisions Applying adjacent to R1 through R6B Districts**  
**~~along District Boundaries~~**

~~C1 C2 C3 C4 C5 C6~~

~~In the districts indicated, along such portion of the boundary of a #Commercial District# that coincides with a #side lot line# of a #zoning lot# in an R1, R2, R3, R4 or R5 District, an open area not higher than #curb level# and with a width of at least eight feet is required for a #mixed building# on a #zoning lot# in the #Commercial District#. In addition, if the #residential# portion of a #mixed building# is #developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program, that portion of such #building#~~

~~located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B Districts shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).~~

**35-541**  
**Special yard provisions**

C1 C2 C3 C4 C5 C6

In the districts indicated, for #developments# or #enlargements# on #zoning lots# adjacent to #zoning lots# in R1, R2, R3, R4 or R5 Districts, a #side yard# at least eight feet wide shall be provided along the entire length of the common #side lot line#. Such #side yard# may be used for #accessory# parking.

**35-542**  
**Special height and setback regulations**

C1 C2 C3 C4 C5 C6

In the districts indicated, where the #residential# portion of a mixed #building# is #developed# pursuant to R6, R7, R8 R9 or R10 #bulk# regulations, the provisions of this Section shall apply to those portions of such mixed #buildings# located within such districts that are adjacent to and within 25 feet of a #zoning lot# located within R1, R2, R3, R4, R5 or R6B Districts.

Such portions of #development# or #enlargement# shall:

- (a) not exceed a height of 35 feet where such adjoining district is an R1, R2, R3, R4, or R5 District, and
- (b) shall comply with the height and setback regulations of an R6B district where such adjoining district is an R6B District.

\* \* \*

**Article IV**  
**Chapter 3**  
**Bulk Regulations**  
\* \* \*

**43-26**  
**Minimum Required Rear Yards**

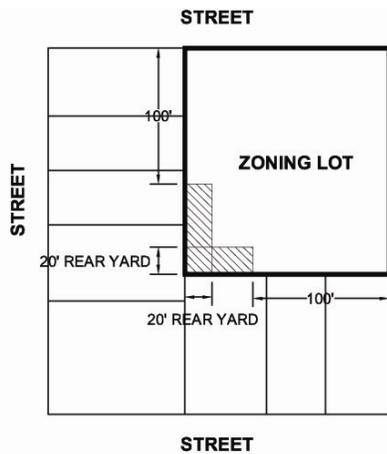
M1 M2 M3

In all districts, as indicated, ~~one~~ a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 43-27 (Special Provisions for Shallow Interior Lots), 43-28 (Special Provisions for Through Lots) or 43-31 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 43-261 (Beyond one hundred feet of a street line).

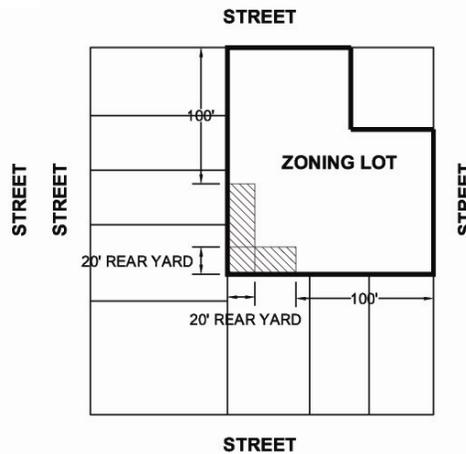
**43-261**  
**Beyond one hundred feet of a street line**

M1 M2 M3

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.



**ILLUSTRATION 1**  
**(Corner lot example)**



**ILLUSTRATION 2**  
**(Zoning lot bounded by two or more streets and is neither a corner lot nor through lot example)**

\* \* \*

**43-313**  
**For portions of through lots**

**For zoning lots with multiple rear lot lines**

M1 M2 M3

~~In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.~~

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

- (a) a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

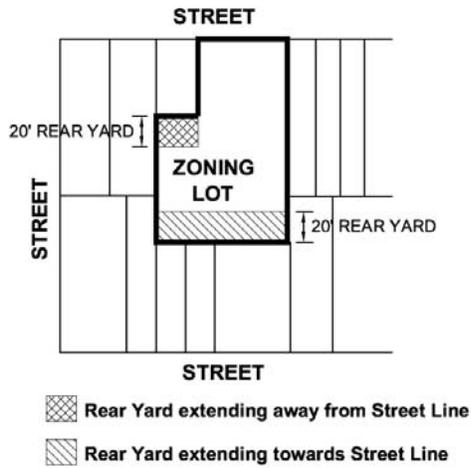


ILLUSTRATION 1

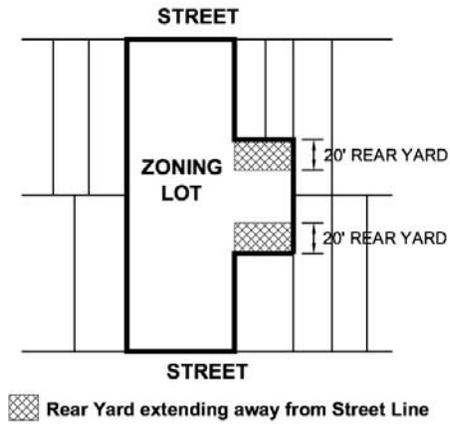


ILLUSTRATION 2

\* \* \*

**Modifications of Rear Yard Regulations**

**M1 M2 M3**

In all districts, as indicated, in the regulations set forth in Section 43-313 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

\* \* \*

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

\* \* \*

**73-60  
MODIFICATIONS OF BULK REGULATIONS**

\* \* \*

**73-69  
Rear Yard Modifications**

The Board of Standards and Appeals may permit modifications to the #rear yards# required pursuant to Sections 23-543, 24-393, 33-303 or 43-313 (For zoning lots with multiple rear lot lines) for #zoning lots# existing on (the applicable date of the amendment) provided the following findings are made:

- (a) due to the irregular shape of the #zoning lot#, compliance with the #rear yard# regulations would create site planning constraints and adversely effect the layout and development of the site; and
- (b) the requested reduction in #rear yard# depth is the least amount necessary to grant relief.

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

\* \* \*

**Article XI  
Chapter 5  
Special Downtown Jamaica District**

\* \* \*

**115-225  
Transition area**

~~R6 R7 R8 R9 R10~~

~~In the districts indicated, and in #Commercial Districts# where such #Residence District bulk# regulations are applicable, that portion of a #development# or #enlargement# located within 25 feet of an adjacent #zoning lot# in an R1, R2, R3, R4 or R5 District shall not exceed a maximum building height of 35 feet. In addition, an open area not higher than #curb level# shall be provided within eight feet of such adjacent #zoning lot#. Such open area may be used for #accessory# parking.~~

\* \* \*

(On December 5, 2007, Cal. No. 16, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**



**BOROUGH OF BROOKLYN**

**No. 37**

***PARK SLOPE BID***

**CD 6 & 7**

**N 080120 BDK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the Park Slope Fifth Avenue 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 Park Slope Fifth Avenue Business Improvement District.

(On December 5, 2007, Cal. No. 3, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**



**No. 38**

***4213-4223 SECOND AVENUE***

**CD 7**

**C 070551 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 4213-4223 Second Avenue (Block 722, Lot 1) 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 continued use of a commercial property.

(On December 5, 2007, Cal. No. 4, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 39**

***FABER PENCIL COMPANY HISTORIC DISTRICT***

**CD 1**

**N 080167 HKK**

**PUBLIC HEARING:**

**IN THE MATTER OF** a communication dated November 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Eberhard Faber Pencil Company Historic District, designated by the Landmarks Preservation Commission on October 30, 2007 (List No. 397, LP No. 2264). The District boundaries are:

bounded by a line beginning at northeast corner of Greenpoint Avenue and West Street, then extending northerly along the eastern curbline of West Street to the southern

curbline of Kent Street, then easterly along the southern curbline of Kent Street to a point on said curbline formed by its intersection with a line extending southerly from the western property line of 59-63 Kent Street, then extending northerly across Kent Street and along the western property line of 59-63 Kent Street, then easterly along a portion of the northern property line of 59-63 Kent Street, southerly along a portion of the eastern property line of 59-63 Kent Street, easterly along a portion of the northern property line of 59-63 Kent Street to a point in said property line formed by its intersection with a line extending northerly from the easternmost building line of 59-63 Kent Street, then southerly along a line extending to the southern curbline of Kent Street (including all light wells on the eastern side of 59-63 Kent Street), then easterly along the southern curbline of Kent Street to a point on said curbline formed by its intersection with a line extending northerly from the eastern property line of 76 Kent Street, then southerly along the eastern property lines of 76 Kent Street and 47-61 Greenpoint Avenue to the northern curbline of Greenpoint Avenue, then westerly along said curbline to the point of beginning.

**Close the hearing.**

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**Nos. 40 & 41**

***DAHILL ROAD REZONING***

**No. 40**

**CD 12**

**C 050236 ZMK**

**PUBLIC HEARING:**

**IN THE MATTER OF** application submitted by 886-894 Dahill Road, LLC and Eli Dweck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. changing from an R5 District to a C4-5X District property bounded by 19<sup>th</sup> Avenue, a line 160 feet northeasterly of 50<sup>th</sup> Street, a line 100 feet southeasterly of 19<sup>th</sup> Avenue, and a line 100 feet northeasterly of 50<sup>th</sup> Street; and
2. changing from an M1-1 District to a C4-5X District property bounded by a line 260 feet northeasterly of 50<sup>th</sup> Street, Avenue I, Dahill Road, a line 100 feet northeasterly of 50<sup>th</sup> Street, and a line 100 feet southeasterly of 19<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated September 4, 2007 and subject to the conditions of CEQR Declaration E-198.

(On December 5, 2007, Cal. No. 1, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

---

**No. 41**

**CD 12**

**C 050237 ZSK**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by 886-894 Dahill Road, LLC and Eli Dweck pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 259 spaces on portions of the Lower Level, Parking Level 1 and Parking Level 2 of a proposed mixed-use building on property located at 886 Dahill Road (Block 5457, Lots 5 & 6) in a C4-5X\* District.

\*Note: The site is proposed to be rezoned from R5 and M1-1 Districts to a C4-5X District under a related concurrently application (C 050236 ZMK).

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

(On December 5, 2007, Cal. No. 2, the Commission scheduled December 19, 2007 for a public hearing which has been duly advertised.)

**Close the hearing.**

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IV. CITY PLANNING COMMISSION 2008 SCHEDULE OF MEETINGS  
January 1 to June 30

	SUN	MON	TUE	WED	THU	FRI	SAT
<b>JANUARY</b>			1 NEW YEAR'S DAY	2	3	4	5
	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11	12
	13	14	15	16	17	18	19
	20 MARTIN LUTHER KING, JR. DAY	21	22	23	24	25	26
	27 REVIEW SESSION	28	29 CPC PUBLIC MEETING	30	31		
<b>FEBRUARY</b>						1	2
	3	4	5	6 ASH WEDNESDAY	7	8	9
	10 REVIEW SESSION	11	12 LINCOLN'S BIRTHDAY	13 CPC PUBLIC MEETING	14	15	16
	17	18 PRESIDENTS' DAY	19	20	21	22 WASHINGTON'S BIRTHDAY	23
	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29	
<b>MARCH</b>	2	3	4	5	6	7	8
	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14	15
	16 PALM SUNDAY	17 ST. PATRICK'S DAY	18	19	20	21 GOOD FRIDAY	22
	23 EASTER	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
<b>APRIL</b>			1	2	3	4	5
	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11	12
	13	14	15	16	17	18	19
	20 PASSOVER	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
<b>MAY</b>					1	2	3
	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9	10
	11	12	13	14	15	16	17
	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23	24
	25 MEMORIAL DAY OBSERVED	26	27	28	29	30	31
<b>JUNE</b>	1 REVIEW SESSION	2	3 CPC PUBLIC MEETING	4	5	6	7
	8	9	10	11	12	13	14
	15 REVIEW SESSION	16	17 CPC PUBLIC MEETING	18	19	20	21
	22	23	24	25	26	27	28
	29 REVIEW SESSION	30					

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

V. CITY PLANNING COMMISSION 2008 SCHEDULE OF MEETINGS  
July 1 to December 31

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

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