

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, APRIL 9, 2008
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	N 080311 BDX	6	BELMONT BID	Scheduled to be Heard 4/23/08
2	N 070462 ZRM	4	310-28 WEST 38 TH STREET	" "
3	C 070463 ZSM	4	" "	" "
4	C 070575 ZMM	2	HUDSON SQUARE NORTH REZONING	" "
5	C 080219 ZMM	10	WEST 127 TH STREET HOUSING	" "
6	C 080220 HAM	10	" "	" "
7	C 070362 ZSQ	13	GLEN OAKS LIBRARY	Favorable Report Adopted
8	C 080198 ZMR	1	LAFAYETTE MANOR	" "
9	C 080199 HAR	1	" "	" "
10	N 080200 ZAR	1	" "	Authorization Approved
11	N 080065 ZAR	1	WAGNER COLLEGE	" "
12	N 080350 P XK	2	NYS SUPREME COURT/APPELLATE DIVISION OFFICE SPACE	Hearing Closed
13	N 080351 P XM	11	ASTHMA CENTER/DOHMH OFFICE SPACE	" "
14	C 070159 ZSM	2	52-54 WOOSTER STREET	" "
15	C 060218 ZSQ	3	DOLLAR RENT-A-CAR GARAGE	" "
16	C 050172 ZMX	9	WESTCHESTER AVENUE REZONING	" "
17	N 080247 ZRX	2	HUNTS POINT SPECIAL DISTRICT	" "

COMMISSION ATTENDANCE:	Present (P)	COMMISSION VOTING RECORD:													
	Absent (A)	In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		7	8	9	10	11									
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y									
Kenneth J. Knuckles, Esq., Vice Chairman	P														
Angela M. Battaglia	P	Y	Y	Y	Y	Y									
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y									
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y									
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y									
Betty Chen	P	Y	Y	Y	Y	Y									
Maria M. Del Toro	P	Y	Y	Y	Y	Y									
Richard W. Eaddy	P	Y	Y	Y	Y	Y									
Nathan Leventhal	P	Y	Y	Y	Y	Y									
Shirley A. McRae	P	Y	Y	Y	Y	Y									
John Merolo	P	Y	Y	Y	Y	Y									
Karen A. Phillips, Commissioners	P	Y	Y	Y	Y	Y									

MEETING ADJOURNED AT: 11:00 A.M.

NOTE: Vice Chair Knuckles was not present for the votes.

**COMPREHENSIVE
CITY PLANNING CALENDAR**

of

The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, APRIL 9, 2008

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. 7]

Prepared by Yvette V. Gruel, Calendar Officer

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

A

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO
PUBLIC MEETINGS

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

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

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

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

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

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

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

B
CITY PLANNING COMMISSION

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

- AMANDA M. BURDEN, AICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- BE TTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- NATHAN LEVENTHAL**
- SHIRLEY A. MCRAE**
- JOHN MEROLO**
- KAREN A. PHILLIPS, 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.

TABLE OF CONTENTS

WEDNESDAY, APRIL 9, 2008

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

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

II Reports.....6

III. Public Hearings9

IV. Schedule Of Meetings: January 1, 2008 - June 30, 2008.....20

V. Schedule Of Meetings: July 1, 2008 - December 31, 2008.....21

**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 April 23, 2008 at Spector Hall 22 Reade Street, New York at 10:00 a.m.

C

GENERAL INFORMATION

HOW TO PARTICIPATE:

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

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

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

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

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

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

Subject _____

Date of Hearing _____ Calendar No. _____

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

Position: Opposed _____
 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address _____ Title: _____

APRIL 9, 2008

APPROVAL OF MINUTES OF the Regular Meeting of March 26, 2008

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 23, 2008**

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

BOROUGH OF THE BRONX

No. 1

BELMONT BID

CD 6

N 080311 BDX

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Belmont 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 Belmont Business Improvement District.

Resolution for adoption scheduling April 23, 2008 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 2 & 3

310-28 WEST 38TH STREET

No. 2

CD 4

N 070462 ZRM

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, relating to Article XII, Chapter 1 (Special Garment Center District).

Matter in underline is new, to be added;

Matter in # # is defined in Section 12-10;

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

* * *

**121-32
Height of Street Walls and Maximum Building Height**

The #street wall# of any #development# or #enlargement# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings# to remain. On a #zoning lot# with frontage of at least 200 feet, up to 20 percent of the #aggregate width of the street wall#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line# provided that a minimum of 60% of such recessed area be planted with any combination of grass, ground cover, shrubs, trees or other living plant material. Such #street wall# shall rise without setback to a maximum height of 90 feet or the height of the #building#, whichever is less. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet. Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of the #development# or #enlargement# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line# or the height of the adjacent #street wall# if higher than 90 feet and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (a) any portion of the #building or other structure developed# or #enlarged# pursuant to the tower regulations of Sections 33-45 or 35-63, as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building or other structure# exceeds the height limit of 250 feet; and
- (b) permitted obstructions, as listed in paragraph (a) of Section 93-41, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer, as listed in paragraph (c) of Section 23-62, may penetrate the #sky exposure plane#.

* * *

Resolution for adoption scheduling April 23, 2008 for a public hearing.



No. 3

CD 4

C 070463 ZSM

IN THE MATTER OF an application submitted by West 38th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 400 spaces, including 232 accessory spaces, on portions of the ground floor, cellar and sub-cellar of a proposed mixed use building on property located at 310-328 West 38th Street (Block 761, Lots 10, 13 and 43), in a C6-4M District, within the Special Garment Center District Preservation (Area P-2).

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 April 23, 2008 for a public hearing.

No. 4

HUDSON SQUARE NORTH REZONING

CD 2

C 070575 ZMM

IN THE MATTER OF an application submitted by 627 Greenwich LLC and KMG Greenwich LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12a, changing from an M1-5 District to an M1-5/R7X District property bounded by Barrow Street, a line 100 feet westerly of Hudson Street, Morton Street, Hudson Street, Clarkson Street, Greenwich Street, Leroy Street, West Street, Morton Street, and Washington Street, within a Special Mixed Use District* (MX-6), as shown on a diagram (for illustrative purposes only) dated January 7, 2008, and subject to the conditions of CEQR Declaration E-211.

*Note: The Special Mixed Use District (MX-6) was established under application C 030237 ZMM, which was approved by the City Planning Commission on June 18, 2003 (Cal. No. 22) and adopted with modifications by the City Council on August 19, 2003 (Res. No. 1020).

Resolution for adoption scheduling April 23, 2008 for a public hearing.

Nos. 5 & 6

WEST 127TH STREET HOUSING

No. 5

CD 10

C 080219 ZMM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. eliminating from within an existing R7-2 a C1-4 District bounded by West 128th Street, Frederick Douglass Boulevard, West 127th Street and a line 100 feet westerly of Frederick Douglass Boulevard;
2. changing from an R7-2 District to an R8A District properly bounded by 128th Street, Frederick Douglass Boulevard, West 127th Street and a line 100 feet easterly of St. Nicholas Avenue;
3. changing from an R8 to an R8A District property bounded by West 128th Street, a line 100 feet easterly of St. Nicholas Avenue, West 127th Street and St. Nicholas Avenue; and
4. establishing within the proposed R8A District a C2-4 District bounded by:
 - a. West 128th Street, Frederick Douglass Boulevard, West 127th Street and a line 100 feet westerly of Frederick Douglas Boulevard; and
 - b. West 128th Street, a line 100 feet easterly of St. Nicholas Avenue, West 127th Street and St. Nicholas Avenue;

as shown on a diagram (for illustrative purposed only) dated January 7, 2008, and subject to the CEQR Declaration E-212.

Resolution for adoption scheduling April 23, 2008 for a public hearing.

No. 6

CD 10

C 080220 HAM

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

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

- a) the designation of property located at 346, 344, 342, 340, 352, and 350 St. Nicholas Avenue (Block 1954, Lots 20-23, 41, and 42); 311, 309, 307, 305, and 303 West 127th Street (Block 1954, Lots 24-28); 2373, 2375, 2377, 2379, and 2381 Frederick Douglass Boulevard (Block 1954, Lots 32-36); and 304, 306, and 308 West 128th Street (Block 1954, Lots 37-39), 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 346, 344, 342, 340, 352, and 350 St. Nicholas Avenue (Block 1954, Lots 20-23, 41, and 42); 311, 309, 307, 305, and 303 West 127th Street (Block 1954, Lots 24-28); 2373, 2375, 2377, and 2381 Frederick Douglass Boulevard (Block 1954, Lots 32-34, and 36); and 304, 306, and 308 West 128th Street (Block 1954, Lots 37-39), to a developer selected by HPD;

to facilitate development of three buildings, tentatively known as West 127th Street, with approximately 229 residential units and commercial space, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

Resolution for adoption scheduling April 23, 2008 for a public hearing.

II. REPORTS

BOROUGH OF QUEENS

No. 7

GLEN OAKS LIBRARY

CD 13

C 070362 ZSQ

IN THE MATTER OF an application submitted by the Queens Public Library pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-901 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a proposed two-story, approximately 7,734 square foot library on property located at 256-04 Union Turnpike (Block 8693, Lot 10) in an R2 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 February 27, 2008, Cal. No. 3, the Commission scheduled March 12, 2008 for a public hearing. On March 12, 2008, Cal. No. 37, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

Nos. 8, 9 & 10

LAFAYETTE MANOR

No. 8

CD 1

C 080198 ZMR

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21a changing from an R3X District to an R5 District property bounded by Fillmore Street, Lafayette Avenue, a line 100 feet southerly of Fillmore Street, and a line 175 feet westerly of Lafayette Avenue, as shown on a diagram (for illustrative purposes only) dated December 17, 2007.

(On March 12, 2008, Cal. No. 7, the Commission scheduled March 26, 2008 for a public hearing. On March 26, 2008, Cal. No. 22, the hearing was closed.)

For consideration.

No. 9

CD 1

C 080199 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 226 Fillmore Street (Block 71, Lot 117), 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 five-story building for low-income seniors, tentatively known as Lafayette Manor, with approximately 60 units, to be developed under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing for the Elderly Program

(On March 12, 2008, Cal. No. 8, the Commission scheduled March 26, 2008 for a public hearing. On March 26, 2008, Cal. No. 23, the hearing was closed.)

For consideration.

No. 10

CD 1

N 080200 ZAR

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development for the grant of an authorization pursuant to Section 23-631(i) of the Zoning Resolution to allow a building to penetrate the height and setback regulations set forth in Section 23-631(d), to facilitate the development of a 5-story, 60-unit non-profit residence for the elderly on property located at 226 Fillmore Street (Block 71, Lot 117), in an R5 District.

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

For consideration.

No. 11

WAGNER COLLEGE

CD 1

N 080065 ZAR

IN THE MATTER OF an application submitted by Wagner College for the grant of an authorization pursuant to Section 119-312 of the Zoning Resolution for certain uses within the Special Hillside Preservation District to allow the construction of a residence hall and accessory parking lot located at One Campus Road (Block 620, Lot 1) within the Special Hillside Preservation District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BROOKLYN

No. 12

NYS SUPREME COURT/APPELLATE DIVISION OFFICE SPACE

CD 2

N 080350 PXX

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 1 Pierpont Plaza (Block 239, Lot 1) (NYS Supreme Court, Appellate Division).

(On March 27, 2008, the Commission duly advertised April 9, 2008 for a public hearing.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 13

ASTHMA CENTER/DOHMH OFFICE SPACE

CD 11

N 080351 PXM

PUBLIC HEARING:

IN THE MATTER OF a Notice of Intent to acquire Office Space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 161-169 East 110th Street (Block 1638, Lots 28-31, 131) (Department of Health and Mental Hygiene, East Harlem Asthma Center.)

(On March 27, 2008, the Commission duly advertised April 9, 2008 for a public hearing.)

Close the hearing.

No. 14

52-54 WOOSTER STREET

CD 2

C 070159 ZSM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Rocksprings Management Company pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-712(a) of the Zoning Resolution to modify the use regulations of Section 42-10 to allow Use Group 2 uses (residential uses) on the 2nd through 6th floors, and Section 42-14(D)(2) to allow Use Group 6 uses (retail uses) on the ground floor of a proposed mixed use development on property located at 52-54 Wooster Street (Block 475, Lot 40), 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, N.Y. 10007.

(On March 26, 2008, Cal. No. 4, the Commission scheduled April 9, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 15

DOLLAR RENT-A-CAR GARAGE

CD 3

C 060218 ZSQ

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Dollar Thrifty Automotive Group pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 392 spaces including 40 accessory spaces and to allow some of such spaces to be located on the roof, on portions of the ground floor, cellar and roof of an existing 1-story garage building on property located at 22-61 94th Street (Block 1071, Lot 50).

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 March 26, 2008, Cal. No. 5, the Commission scheduled April 9, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 16

WESTCHESTER AVENUE REZONING

CD 9

C 050172 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Westpark Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 4b changing from an R5 District to an R6 District property bounded by Westchester Avenue, a line 450 feet northeasterly of Pugsley Avenue, a line midway between Westchester Avenue and Newbold Avenue, and Pugsley Avenue, as shown on a diagram (for illustrative purposes only) dated January 7, 2008 and subject to the conditions of CEQR Declaration E-207.

(On March 26, 2008, Cal. No. 1, the Commission scheduled April 9, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 17 & 18

HUNTS POINT SPECIAL DISTRICT

No. 17

CD 2

C 080247 ZRX

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, creating the Special Hunt's Point District in Article

X, Chapter 8, and amending related sections of the Zoning Resolution, Community District 2, Borough of the Bronx.

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

* * *

11-12

Establishment of Districts

* * *

Establishment of the Special Hudson Yards District

* * *

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of Special Limited Commercial District

* * *

12-10

DEFINITIONS

* * *

Special Hudson Yards District

* * *

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply to all #developments#. The #Special Hunts Point District# appears on the #zoning maps# superimposed on other districts and its regulations supplement and supersede those of the districts on which it is superimposed.

Special Limited Commercial District

* * *

Note: No underlining, all text is new in Article X, Chapter 8.

**Article X – Special Purpose Districts
Chapter 8**

Special Hunts Point District**108-00****GENERAL PURPOSES**

The #Special Hunts Point District# established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Hunts Point community. These goals include, among others, the following specific purposes:

- (a) to provide a buffer of high-performance industrial and other commercial establishments around the residential area;
- (b) to encourage the development of food related businesses and other compatible businesses;
- (c) to create a transition between the Hunts Point Food Market and related businesses and the adjacent neighborhood;
- (d) to retain jobs in New York City;
- (e) to promote the development of retail businesses in the neighborhood;
- (f) to provide an opportunity for the physical improvement of Hunts Point;
- (g) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

108-01**General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunts Point District#, the provisions of this Chapter shall apply to all #developments# and #enlargements# within the #Special Hunts Point District#. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

108-02**District Plan and Maps**

The District Plan for the #Special Hunts Point District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Hunts Point District#.

These areas shall include the Residential Buffer and the Food Industry Subdistricts.

The District Plan includes the #Special Hunts Point District# Map located in Appendix A to this Chapter.

The map is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter shall apply.

**108-10
Use Regulations**

**108-11
Use Modifications in the Residential Buffer Subdistrict**

- (a) In the #Special Hunts Point District#, the #use# regulations of the underlying M1-2 District within the Residential Buffer Subdistrict shall be modified to permit the following #uses:

From Use Group 3A
Libraries, museums or non-commercial art galleries

From Use Group 4A
Clubs
Community centers, not including settlement houses
Non-commercial recreational centers

From Use Group 6A, with no limitation as to #floor area# per establishment
Food stores, including supermarkets, grocery stores, meat markets or delicatessen stores,

From Use Group 10A, with no limitation as to #floor area# per establishment
Carpet, rug, linoleum or other floor covering stores
Clothing or clothing accessory stores
Department stores
Dry goods or fabric stores
Furniture stores
Television, radio, phonograph or household appliance stores
Variety stores

- (b) In the #Special Hunts Point District#, Use Group 18 #uses# shall not be permitted in the underlying M1-2 District within the Residential Buffer Subdistrict, except that breweries, limited to 10,000 square feet of #floor area# per establishment, shall be permitted.

**108-12
Use Modifications in the Food Industry Subdistrict**

In the #Special Hunts Point District#, in the underlying M1-2 District within the Food Industry Subdistrict, #uses# listed in Section 42-15 (Use Group 18) shall not be permitted, except for the following:

From Use Group 18A:

Beverages, alcoholic or breweries
Machinery, heavy, including electrical, construction, mining, or agricultural, including repairs
Metal or metal products, treatment or processing, including enameling, japanning, lacquering, galvanizing or similar processes
Plastic, raw
Steel, structural products, including bars, girders, rails, wire rope or similar products

From Use Group 18B:

Refrigerating plants

**108-13
Enclosure Regulations**

In the #Special Hunts Point District#, all #uses# listed in Use Groups 16, 17 and 18 shall be located within completely enclosed #buildings#, except that building materials or contractors' yards, listed in Use Group 17, may be open or enclosed.

**108-14
Applicability of Article V, Chapter 2 (Non-Conforming Uses)**

In the #Special Hunts Point District#, a #non-conforming use# may be changed only to a #conforming use#.

The following sections pertaining to #non-conforming uses# in the #Special Hunts Point District# shall not apply:

Section 52-32: (Land with Minor Improvements)

Section 52-33: (Manufacturing or Related Uses in Residence Districts), inclusive

Section 52-34: (Commercial Uses in Residence Districts)

Section 52-35: (Manufacturing or Related Uses in Commercial Districts)

Section 52-36: (Non-Conforming Commercial Uses in Commercial Districts)

Section 52-37: (Non-Conforming Commercial Uses in Manufacturing Districts)

Section 52-43: (C1 or C4 Districts)

Section 52-44: (Residence Districts Except R1 and R2 Districts)

Section 52-45: (Non-Conforming Residential Uses in M1 Districts)

Section 52-46: (Conforming and Non-conforming Residential Uses in M1-D Districts)

Section 52-54: (Buildings Designed for Residential Use in Residence Districts)

Section 52-56: (Multiple Dwellings in M1-D Districts)

Section 52-62: (Residential Buildings in M1-D Districts)

Section 52-72: (Land with Minor Improvements)

Section 52-731: (Advertising signs)

Section 52-732: (Signs on awnings or canopies)

Section 52-74: (Uses Objectionable in Residence Districts)

Section 52-75: (Certain Types of Uses Involving Open Storage or Salvage).

108-20

Modification of Parking Requirements in the Residential Buffer Subdistrict

In the Residential Buffer Subdistrict, parking shall be provided at the rate of 1 space per 300 square feet of #floor area# for food stores, including supermarkets, grocery stores, meat markets or delicatessen stores. #Cellar# space used for retailing shall be included for the purpose of calculating requirements for #accessory# off-street parking spaces and #accessory# off-street loading berths.

108-30

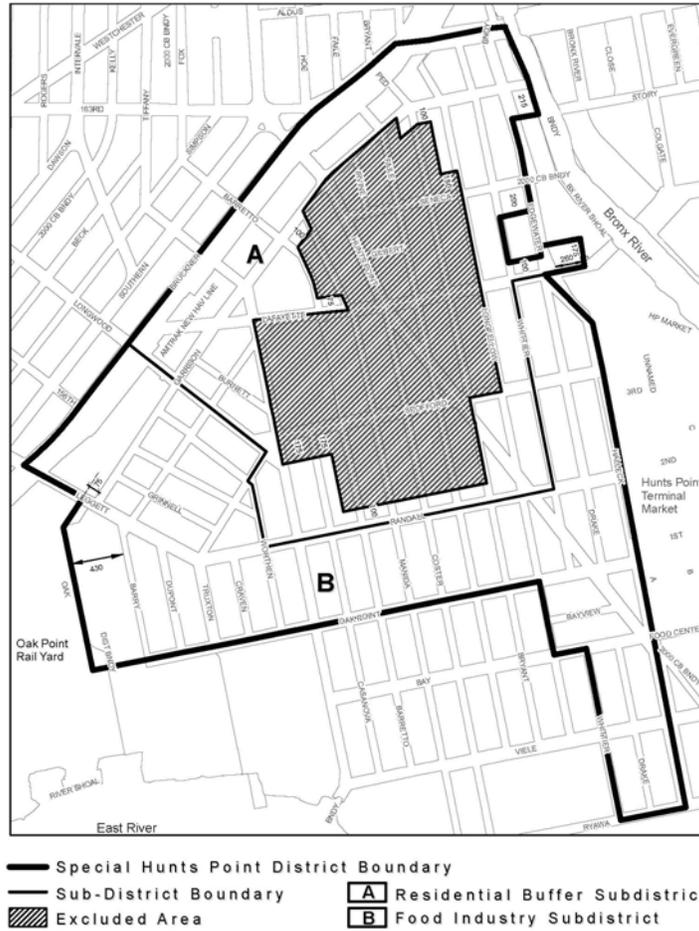
Street Tree Requirements

In the #Special Hunts Point District#, all #developments# or #enlargements# shall provide and maintain one #street# tree for every 25 feet of #street# frontage along the entire #street# length 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.

APPENDIX A

Special Hunts Point District Map



* * *

(On March 26, 2008, Cal. No. 2, the Commission scheduled April 9, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

No. 18**CD 2****C 080248 ZMX****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

1. changing from an M1-1 District to an R6 District property bounded by Seneca Avenue, Longfellow Avenue, a line 100 feet southerly of Seneca Avenue, and a line midway between Longfellow Avenue and Bryant Avenue;
2. changing from an M1-1 District to an M1-2 District property bounded by Bruckner Expressway and its westerly centerline prolongation, Pedestrian Street and its northeasterly centerline prolongation, Longfellow Avenue, a line 150 feet northerly of Seneca Avenue, a line midway between Longfellow Avenue and Bryant Avenue, a line 100 feet southerly and southeasterly of Garrison Avenue, a line midway between Bryant Avenue and Faile Street, Garrison Avenue, Manida Street, a line 100 feet southeasterly of Garrison Avenue, Barretto Street, a line 75 feet northerly of Lafayette Avenue, Manida Street, Lafayette Avenue, Tiffany Street, a line 175 feet southerly of Spofford Avenue, a line midway between Barretto Street and Casanova Street, a line 100 feet northerly of Randall Avenue, Bryant Avenue, Spofford Avenue, Longfellow Avenue, Lafayette Avenue, Edgewater Road, Halleck Street, East Bay Avenue and its easterly centerline prolongation, Longfellow Avenue, a line 300 feet northerly of Oak Point Avenue, Casanova Street, Randall Avenue, Worthen Street and its northwesterly centerline prolongation, and Bruckner Boulevard;
3. changing from an M2-1 District to an M1-2 District property bounded by Bruckner Expressway, a U.S. Pierhead and Bulkhead Line, a line 215 feet southerly of Garrison Avenue and its easterly prolongation, Edgewater Road, a line 200 feet southerly of Seneca Avenue, Whittier Street, a line 100 feet northerly of Lafayette Avenue, Edgewater Road, a line 175 feet northerly of Lafayette Avenue, a line perpendicular to the northerly street line of Lafayette Avenue distance 260 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Lafayette Avenue and the easterly street line of Edgewater Road, Lafayette Avenue, a line midway between Whittier Street and Longfellow Avenue, Seneca Avenue, Longfellow Avenue, and Pedestrian Street and its northeasterly centerline prolongation;
4. changing from an M3-1 District to an M1-2 District property bounded by:
 - a. Worthen Street and its northwesterly of centerline prolongation, Randall Avenue, Casanova Street, a line 300 feet northerly of Oak Point Avenue, Longfellow Avenue, Oak Point Avenue and its westerly centerline prolongation, a line 430 feet westerly of Barry Street and its northerly prolongation, the southwesterly

prolongation of a line 75 feet northwesterly Garrison Avenue, the northwesterly centerline prolongation of Leggett Avenue, and Bruckner Boulevard; and

b. East Bay Avenue, Halleck Street, Viele Avenue, Halleck Street, Ryawa Avenue, and Whittier Street; and

5. establishing within an existing R6 District a C1-4 District bounded by:

a. Lafayette Avenue, Bryant Avenue, a line 75 feet southerly of Lafayette Avenue, and Faile Street; and

b. Hunt's Point Avenue, a line perpendicular to the easterly street line of Faile Street distance 400 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Faile Street and the southerly street line of Lafayette Avenue, a line 100 feet northeasterly of Hunt's Point Avenue, a line perpendicular to the northeasterly street line of Hunt's Point Avenue distance 270 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Hunt's Point Avenue and the westerly street line of Bryant Avenue, Hunt's Point Avenue, Spofford Avenue, a line 100 feet westerly of Faile Street, a line 100 feet southwesterly of Hunt's Point Avenue, and Coster Street;

as shown on a diagram (for illustrative purposes only) dated January 7, 2008, and subject to the conditions of CEQR Declaration E-210.

(On March 26, 2008, Cal. No. 3, the Commission scheduled April 9, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

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

	SUN	MON	TUE	WED	THU	FRI	SAT
JANUARY			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		
FEBRUARY						1	2
	3	4	5	6 ASH WEDNESDAY	7	8	9
	10 REVIEW SESSION	11 CPC PUBLIC MEETING	12 LINCOLN'S BIRTHDAY	13	14	15	16
	17	18	19	20	21	22 WASHINGTON'S BIRTHDAY	23
	24 PRESIDENTS' DAY	25 REVIEW SESSION	26 CPC PUBLIC MEETING	27	28	29	
MARCH	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	22
	23 EASTER	24 REVIEW SESSION	25 CPC PUBLIC MEETING	26	27	28	29
	30	31					
APRIL			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 CPC PUBLIC MEETING	23	24	25	26
	27	28	29	30			
MAY					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
JUNE	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
JULY			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		
AUGUST						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							
SEPTEMBER		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				
OCTOBER				1	2	3	4
	5	REVIEW SESSION 6	CPC PUBLIC MEETING 7	8	YOM KIPPUR 9	10	11
	12	13	14	15	16	17	18
	19	COLUMBUS DAY OBSERVED 20	21	22	23	24	25
	26	REVIEW SESSION 27	28	CPC PUBLIC MEETING 29	30	31	
NOVEMBER							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							
DECEMBER		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	22	23	24	25	26	27
	28	HANUKKAH 29	30	31	CHRISTMAS	KWANZAA BEGINS	

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.