

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, JUNE 4, 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	C 080313 ZSM	1	443 GREENWICH STREET	Scheduled to be Heard 6/18/08
2	C 070221 ZMM	12	4640, 4646 BROADWAY REZONING	Withdrawn
3	N 080358 ZRM	1, 3	EAST RIVER WATERFRONT TEXT	Scheduled to be Heard 6/18/08
4	C 080371 ZMQ	14	ROCKAWAY NEIGHBORHOOD REZONING	" "
5	N 080372-373 ZRQ	14	" "	" "
6	C 080378 PCR	1	STATEN ISLAND COURTHOUSE	" "
7	C 080379 PSR	1	" "	" "
8	C 080380 ZSR	1	" "	" "
9	C 080278 HAK	3	MADISON/PUTNAM HOUSING	Favorable Report Adopted
10	C 060032 ZMM	1	84 WHITE STREET	" "
11	C 070575 ZMM	2	HUDSON SQUARE NORTH REZONING	Fav. Report Adopted as Modified
12	N 070462 ZRM	4	310-28 WEST 38 TH STREET	" "
13	C 070463 ZSM	4	" "	" "
14	N 080214 RAR	3	MILL CREEK BLUE BELT	Authorization Approved
15	C 050018 ZMX	1	ST. ANN'S AVENUE DEVELOPMENT	Hearing Closed
16	C 080195 HAM	11	HERITAGE HOUSE	" "
17	C 080013 PCQ	5	NYPD MAINTENANCE FACILITY	" "

COMMISSION ATTENDANCE:	Present (P) Absent (A)	COMMISSION VOTING RECORD:													
		In Favor - Y Oppose - N Abstain - AB Recuse - R													
Calendar Numbers:		9	10	11	12	13	14								
Amanda M. Burden, AICP, Chair	P	Y	Y	Y	Y	Y	Y								
Kenneth J. Knuckles, Esq., Vice Chairman	P	Y	Y	Y	Y	Y	Y								
Angela M. Battaglia	P	Y	Y	Y	Y	Y	Y								
Irwin Cantor, P.E.	P	Y	Y	Y	Y	Y	Y								
Angela R. Cavaluzzi, R.A.	P	Y	Y	Y	Y	Y	Y								
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y								
Betty Chen	A														
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y								
Richard W. Eaddy	P	R	Y	Y	Y	Y	Y								
Nathan Leventhal	P	Y	Y	Y	Y	Y	Y								
Shirley A. McRae	P	Y	Y	Y	Y	Y	Y								
John Merolo	P	Y	Y	Y	Y	Y	Y								
Karen A. Phillips, Commissioners	P	Y	Y	Y	Y	Y	Y								

MEETING ADJOURNED AT: 1:03 P.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, JUNE 4, 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. 11]

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, FAICP, Chair**
- KENNETH J. KNUCKLES, Esq., Vice Chairman**
- ANGELA M. BATTAGLIA**
- IRWIN G. CANTOR, P.E.**
- ANGELA R. CAVALUZZI, R.A.**
- ALFRED C. CERULLO, III**
- BETTY 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, JUNE 4, 2008

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

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

II. Reports..... 23

III. Public Hearings 28

IV. Schedule Of Meetings: January 1, 2008 - June 30, 2008.....36

V. Schedule Of Meetings: July 1, 2008 - December 31, 2008.....37

**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 June 18, 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: _____

JUNE 4, 2008

APPROVAL OF MINUTES OF the Regular Meeting of May 21, 2008

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, JUNE 18, 2008**

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

BOROUGH OF MANHATTAN

No. 1

443 GREENWICH STREET

CD 1

C 080313 ZSM

IN THE MATTER OF an application submitted by 443 Greenwich 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 Sections 42-10 and 111-102(b) to allow Use Group 2 uses (residential uses) and/or Use Group 5 uses (hotel uses) and to allow a Physical Culture and Health Establishment on portions of the ground floor and cellar level;
2. the bulk regulations of Section 43-28 (Special Provisions for Through Lots), Section 43-43 (Minimum Height of Front Wall and Required Front Setbacks); and
3. the roof top recreational use requirements of Section 111-112 (Open Space Equivalent),

in connection with the conversion of an existing 7-story building and proposed penthouse on property located at 443 Greenwich Street (Block 222, Lot 1) in an M1-5 District, within the Special Tribeca Mixed Use District (Area B2).

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 June 18, 2008 for a public hearing.

No.2

4640, 4646 BROADWAY REZONING

CD 12

C 070221 ZMM

IN THE MATTER OF an application submitted by W & S Broadway Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3a, establishing within an existing R7-2 District a C1-4 District bounded by Broadway, Ellwood Street, a line 100 feet southeasterly of Broadway, and a line perpendicular to the southeasterly street line of Broadway distant 200 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Ellwood Street and the southeasterly street line of Broadway, as shown on a diagram (for illustrative purposes only) dated February 25, 2008.

Resolution for adoption scheduling June 18, 2008 for a public hearing.

No. 3

EAST RIVER WATERFRONT TEXT

CD 1, 3

N 080358 ZRM

IN THE MATTER OF an application submitted by the Department of Small Business Services pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York concerning Section 62-416 (Special regulations for zoning lots that include parks) relating to the East River Waterfront Esplanade and Piers Project. in Community Districts 1 and 3, in the Borough of Manhattan.

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 VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

* * *

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

* * *

**62-40
REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL
CORRIDORS**

* * *

**62-416
Special regulations for zoning lots that include parks**

(a) In M2 and M3 Districts as permitted in Section 62-27 (Special Use Regulations for Public Parks, Playgrounds or Private Parks), where a #zoning lot# or adjoining #zoning lots# are #predominantly developed# as a park, the requirements of Section 62-41, inclusive, and Section 62-60 shall be deemed satisfied for that portion of the #zoning lots# occupied by such park #use#, provided that:

- (~~a~~)(1) such park is comprised of a minimum of nine acres of land above water and the #water coverage# of #piers# or #platforms#, located on the #zoning lot# or the #zoning lot# and adjoining #zoning lots#, having at least 600 feet of #shoreline#;
- (~~b~~)(2) such park provides a continuous paved walkway along the entire portion of the #zoning lots# occupied by such #use# with a minimum clear width of no less than 12 feet, within 40 feet of the #shoreline# for at least 75 percent of those portions of the park that abut the #shoreline#;
- (~~c~~)(3) such walkway connects with all other #shore public walkways# on the #zoning lot# and adjoining #zoning lots# and any adjoining public sidewalks or other pedestrian areas within #pier# public access areas, a public #street#, #public park#, other public place or park;
- (~~d~~)(4) such walkway shall be open and accessible from #pier# public access areas, a public #street#, park or other public place at intervals over the length of the park, not exceeding 1,000 feet with an average of 600 feet, by a continuous paved walkway with a minimum clear width of not less than 10 feet;

- ~~(e)~~(5) such park is open and accessible to the public from dawn to dusk, except when hazardous conditions are present that would affect public safety;
- ~~(f)~~(6) a maintenance and operation agreement providing for the maintenance and operation of the park in good condition is entered into with the Department of Parks and Recreation (DPR), except that no such maintenance and operation agreement shall be required for a park developed and maintained by the State or the City of New York, any subdivision or agency of the State or the City, or any public authority or other entity created pursuant to State or local statute for the purpose of operating such a park; and
- ~~(g)~~(7) #visual corridors# shall be provided in accordance with Section 62-42 (Requirements for Visual Corridors).

Any maintenance and operation agreement required pursuant to paragraph (a)(6) of this Section shall include a requirement that prior to obtaining any building permit or opening any portion of the park to the public, the property owner or operator of the park shall post with DPR security in the form of a maintenance bond, letter of credit or other security acceptable to DPR, in an amount certified by a registered architect or landscape architect to be sufficient to cover 125 percent of the cost of maintaining the park for a 12 month period following its final completion, and that such security shall be replaced every five years with new security in an amount sufficient to cover 125 percent of the then current annual cost of maintaining the park, as certified by a registered architect or landscape architect, for the life of the park. Any maintenance and operation agreement shall be attached to or included within a duly recorded, signed declaration of restrictions, indexed against the #zoning lot#, binding the owners and any lessees, tenants, successors and assigns to maintain and operate the park in conformance with this Section and with the maintenance and operation agreement for the life of the park. The filing of such declaration, where required, shall be a precondition to certification pursuant to paragraph (e) of Section 62-711.

Any portion of a #zoning lot# that is not #developed# for a park #use# shall be subject to all of the requirements of Sections 62-40 and 62-60. For purposes of determining obligations pursuant to this Section, such portions of a #zoning lot# not used for park purposes shall be treated as a separate #zoning lot# or separate #zoning lots#, except that the entire #zoning lot#, including the portion used for park purposes, shall be considered in determining #lot area# for purposes of Section 62-411 (Requirements for shore public walkways).

- (b) In order to implement the East River Waterfront Esplanade and Piers Project described in the Final Environmental Impact Statement (FEIS) dated May 18 2007, of the Lower Manhattan Development Corporation and the record of decision (ROD) adopted by such corporation on November 7, 2007 (the ERW Project), in C2-8, C4-6, C6-4 and M1-4 Districts located in Manhattan

Community Districts 1 and 3, for #zoning lots predominantly developed# as publicly accessible open space under the ERW Project, the Chairperson shall allow for the phased implementation of such publicly accessible open space, and the requirements of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS), inclusive, and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA), inclusive, shall be deemed satisfied, provided that:

- (1) the application for certification pursuant to Section 62-711 for any such phase(s) includes a report demonstrating that:
- (i) a site plan of the design of the publicly accessible open space in such phase(s) has been shown by the applicant to the affected Community Boards and such Community Boards have had at least 45 days to review such plan;
 - (ii) any comments and recommendations of the affected Community Boards have been considered by the applicant, and such report includes a response to such comments or recommendations. Where design modifications have been made in response to such recommendations, the report shall address how the design has been modified;
 - (iii) the publicly accessible open space in such phase(s) will be open and accessible to the public at a minimum from dawn to dusk, except when hazardous conditions are present that would affect public safety; and
 - (iv) a maintenance and operation agreement providing for the maintenance and operation of the publicly accessible open space in such phase(s) in good condition is entered into with the DPR, except that no such maintenance and operation agreement shall be required for a publicly accessible open space developed and maintained by the State or the City of New York, any subdivision or agency of the State or the City, or any public authority or other entity created pursuant to State or local statute for the purpose of operating such publicly accessible open space; and
- (2) the site plan of the design for the publicly accessible open space phase(s) in such application is determined by the Chair to be in substantial compliance with the ERW Project as described in the FEIS and ROD.

No excavation or building permit shall be issued for #development# under any phase for publicly accessible open space under the ERW Project certified pursuant to Section 62-711 in accordance with this paragraph until all applicable federal, state and local permits and approvals have been received with respect to

such phase, including, without limitation, permits and approvals of the New York State Department of Environmental Conservation.

* * *

Resolution for adoption scheduling June 18, 2008 for a public hearing.

BOROUGH OF QUEENS

Nos. 4 & 5

ROCKAWAY NEIGHBORHOOD REZONING

No. 4

CD 14

C 080371 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 25b, 30a, 30b, 30c, 31a:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, Beach Channel Drive, and Beach 67th Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
 - a. Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115th Street and Beach 116th Street, Ocean Promenade, Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117th Street, Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, Rockaway Beach Boulevard, and a line 365 feet southwesterly of Beach 109th Street;

- c. Rockaway Beach Boulevard, Beach 108th Street, a line 150 feet southeasterly of Rockaway Beach Drive, and Beach 109th Street;
 - d. a line 150 feet northwesterly of Rockaway Beach Boulevard, Beach 101st Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 102nd Street; and
 - e. Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, and Beach 67th Street;
3. eliminating from within an existing R6 District a C1-2 District bounded by Rockaway Beach Boulevard, Beach 90th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 91st Street;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
- a. Beach Channel Drive, a line midway between Beach 102nd Street and Beach 101st Street), the centerline of a railroad right-of-way, and Seaside Avenue;
 - b. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92nd Street, Beach Channel Drive, and Beach 92nd Street; and
 - c. a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 61st Street;
5. eliminating from within the existing R6 District a C2-2 District bounded by a line 150 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 91st Street;
6. eliminating from within an existing R4 District a C2-4 District bounded by:
- a. Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of the Shorefront Parkway, and Beach 47th Street; and
 - b. Beach Channel Drive, Beach 35th Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36th Street;
7. eliminating from within an existing R6 District a C2-4 District bounded by:
- a. the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35th Street, Shore Front Parkway, the southerly centerline prolongation of Beach 36th Street; and
 - b. a line 100 feet southeasterly of Shore Front Parkway, Beach 35th Street, Ocean Front Road, the southerly prolongation of the centerline of

Beach 36th Street, a line 100 feet northerly of Ocean Front Road, and a line 100 feet westerly of Beach 35th Street;

8. changing from an R2 District to an R2X District property bounded by a boundary line of the City of New York, a line 100 feet southeasterly of Hicksville Road, Reads Lane, Hicksville Road, Beach 9th Street, and Empire Avenue;
9. changing from an R5 District to an R3A District property bounded by a line 100 feet southeasterly of Rockaway Beach Drive, Beach 108th Street, a line 120 feet northwesterly of Rockaway Park and its northeasterly prolongation, a northwesterly boundary line of Rockaway Park, a line 100 feet southwest of 109th Street, a line 260 feet northwesterly of Rockaway Park, and Beach 109th Street;
10. changing from an R6 District to an R3A District property bounded by Seagirt Boulevard, a line 240 feet easterly of Beach 25th Street, a line 200 feet southerly of Seagirt Boulevard, a line 80 feet easterly of Beach 25th Street, a line 330 feet northerly of Boardwalk, Beach 25th Street, a line 500 feet southerly of Seagirt Avenue, Beach 26th Street, Seagirt Avenue, and the northerly centerline prolongation of Beach 25th Street;
11. changing from an R3A District to an R3X District property bounded by Newport Avenue, a line midway between Beach 124th and Beach 125th Street, a line 100 feet southeasterly of Newport Avenue, Beach 124th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, Rockaway Beach Boulevard, and a line midway between Beach 129th Street and 130th Street;
12. changing from an R3-1 District to an R3X District property bounded by the U.S. Pierhead Line, a northeasterly boundary line of Marine Park and its northwesterly and southeasterly prolongation, Beach Channel Drive, Beach 117th Street, Newport Avenue, Beach 122nd Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 124th Street and Beach 125th Street, Newport Avenue, and a line midway between Beach 129th Street and Beach 130th Street and its northwesterly prolongation;
13. changing from an R3-2 District to an R3X District property bounded by Newport Avenue, a line midway between Beach 119th Street and Beach 120th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 120th Street, a line 400 feet southeasterly of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 100 feet southeasterly of Newport Avenue, and Beach 121st Street;
14. changing from an R4 District to an R3X District property bounded by Newport Avenue, Beach 121st Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 400 feet southeasterly of Newport Avenue, Beach 120th Street, a line 100 feet

- northwesterly of Rockaway Beach Boulevard, a line midway between Beach 119th Street and Beach 120th Street, Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 124th Street, a line 100 feet southeasterly of Newport Avenue, and Beach 122nd Street;
15. changing from an R4-1 District to an R3X District property bounded by Rockaway Beach Boulevard, Beach 120th Street, a line 560 feet northwesterly of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121st Street), and a line midway between Beach 124th Street and Beach 125th Street;
 16. changing from an R4A District to an R3X District property bounded by Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet northwesterly of Ocean Promenade, Beach 125th Street and its southeasterly centerline prolongation, the northwesterly boundary line of Rockaway Park, and Beach 126th Street and its southeasterly centerline prolongation;
 17. changing from an R5 District to an R4 District property bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 109th Street, a line 260 feet northwesterly of Rockaway Park, a line 100 feet southwestly of Beach 109th Street and its southeasterly prolongation, the northwesterly boundary line of Rockaway Park, Beach 115th Street and its southeasterly prolongation, a line 280 feet northwesterly of Ocean Promenade, Beach 113th Street, a line 200 feet northwesterly of Ocean Promenade, and Beach 112th Street;
 18. changing from a C3 District to an R4 District property bounded by:
 - a. the U.S. Pierhead line, the southwestly street line of, Cross Bay Parkway Beach Channel Drive, and the northerly centerline prolongation of Beach 106th Street; and
 - b. Alameda Avenue, a line 100 feet easterly of Beach 59th Street, Beach Channel Drive, and Beach 59th Street;
 19. changing from an R3-2 District to an R4-1 District property bounded by a U.S. Pierhead and Bulkhead Line, the westerly centerline prolongation of Alameda Avenue, a line 200 feet easterly of a proposed U.S. Pierhead and Bulkhead Line, a line 100 feet northerly of a proposed U.S. Pierhead and Bulkhead Line, the southerly prolongation of a westerly boundary line of a proposed U.S. Pierhead and Bulkhead Line, Parvine Avenue, Beach 61st Street, a line 100 feet northwesterly and northerly of Beach Channel Drive, a line midway between Beach 66th Street and Beach 67th Street, and Alameda Avenue;
 20. changing from an R4 District to an R4-1 District property bounded by:

- a. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92nd Street, Beach Channel Drive, Barbadoes Drive and its northeasterly centerline prolongation, an easterly boundary line of a railroad right-of-way, a northeasterly boundary line of a railroad right-of-way, Rockaway Freeway, Beach 84th Street, Rockaway Freeway, a southeasterly boundary line of a railroad right-of-way, the northeasterly service road of the Cross Bay Parkway, Beach Channel Drive, and Beach 92nd Street;
 - b. a U.S. Pierhead and Bulkhead Line, a U.S. Bulkhead Line and its southerly prolongation, Norton Avenue, and the former centerline of 45th Street;
 - c. Ocean Crest Boulevard, Beach Channel Drive, Grassmere Terrace, Brookhaven Avenue, Beach 28th Street, a line 100 feet northerly of Deerfield Road, Beach 29th Street, Brookhaven Avenue, a line 200 feet southwesterly of Hartman Lane and its southeasterly prolongation, Beach Channel Drive, and Hartman Lane; and
 - d. Camp Road, Fernside Place, and Seagirt Avenue;
21. changing from an R5 District to an R4-1 District property bounded by:
- a. the centerline of a railroad right-of-way, Beach 99th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 100th Street;
 - b. Shore Front Parkway, the southeasterly centerline prolongation Beach 97th Street, Rockaway Beach, a line midway between Beach 98th Street and Beach 99th Street and its southeasterly prolongation;
 - c. Beach Channel Drive, a line 280 feet westerly of Beach 22nd Street, Cornaga Avenue, Beach 22nd Street, a line perpendicular to the westerly street line of Beach 22nd Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Beach 22nd Street and the southerly street line of Cornaga Avenue, a line 200 feet westerly of Beach 22nd Street, New Haven Avenue, a line perpendicular to the southerly street line of New Haven Avenue distant 150 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of New Haven Avenue and the easterly street line of Grassmere Terrace, Brookhaven Avenue, and Grassmere Terrace; and
 - d. Frisco Avenue, Beach 12th Street, Hicksville Road, Beach 9th Street, Plainview Avenue, Beach 12th Street, a line 100 feet northerly of Plainview Avenue, Beach 13th Street, a line 95 feet southwesterly of Davies Road, a line 280 feet southeasterly of Caffrey Avenue, Haven Avenue, Beach 15th Street, the easterly centerline prolongation of

Plainview Avenue, Beach 17th Street, Brookhaven Avenue, Gateway Boulevard, a line 100 feet northeasterly of Haven Avenue, Caffrey Avenue, Davies Road, a line 100 feet southeasterly of Caffrey Avenue, and Mott Avenue;

22. changing from an R6 District to an R4-1 District property bounded by:
- a. the centerline of a railroad right-of-way, Beach 98th Street, Rockaway Beach Boulevard, Beach 97th Street, Shore Front Parkway, a line midway between Beach 98th Street and Beach 99th Street, Rockaway Beach Boulevard, and Beach 99th Street;
 - b. a southeasterly boundary line of a railroad right-of-way, Beach 90th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard; and a line 175 feet southwestly of Beach 92nd Street;
 - c. a southeasterly boundary line of a railroad right-of-way, Beach 86th Street, a line 100 feet northerly of Rockaway Beach Boulevard; and Beach 88th Street;
 - d. a U.S. Pierhead Line and its southerly prolongation, the centerline of former Norton Avenue, Norton Avenue, and a U.S. Bulkhead Line and its southerly prolongation;
 - e. Ocean Crest Boulevard, a line 250 feet southwestly of Hartman Lane, Beach Channel Drive, a line 200 feet southwestly of Hartman Lane and its southeasterly centerline prolongation, Brookhaven Avenue, Beach 29th Street, a line 100 feet northerly of Deerfield Road and its westerly prolongation, the southeasterly prolongation of a line 235 feet northeasterly of Beach 32nd Street, the centerline of a railroad right-of-way, and Beach 32nd Street; and
 - f. Seagirt Avenue, Beach 26th Street, Seagirt Boulevard, the northerly centerline prolongation of Beach 26th Street, Seagirt Avenue, Beach 26th Street, a line 500 feet southerly of Seagirt Avenue, Beach 25th Street, a line 330 feet northerly of Boardwalk, a line 80 feet easterly of Beach 25th Street and its southerly prolongation, Public Beach, and Beach 28th Street and its southerly centerline prolongation;
23. changing from a C3 District to an R4-1 District property bounded by:
- a. the U.S. Pierhead Line, the northerly centerline prolongation of Beach 86th Street, Barbadoes Drive, a line 1110 feet northeasterly of Beach 92nd Street, Beach 92nd Street, Beach Channel Drive, a northeasterly service road of Cross Bay Parkway, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, Beach Channel Drive, and the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation; and

- b. the U.S. Pierhead and Bulkhead Line, the former centerline of 45th Street, Beach 45th Street, Norton Avenue and its northeasterly centerline prolongation, and the northerly centerline prolongation of Beach 47th Street;
24. changing from an R3-2 District to an R4A District property bounded by:
- a. Newport Avenue, a line midway between Beach 116th Street and Beach 117th Street, Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 120th Street, Rockaway Beach Boulevard, Beach 119th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and a line midway between Beach 119th Street, Beach 120th Street; and
 - b. Alameda Avenue, a line midway between Beach 66th Street and Beach 67th Street, a line 100 feet northerly of Beach Channel Drive, Beach 68th Street, a line 140 feet northerly of Beach Channel Drive, Beach 69th Street, Gouverneur Avenue, and Barbadoes Drive;
25. changing from an R4 District to an R4A District property bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 119th Street, Rockaway Beach Boulevard, and a line midway between Beach 119th Street and Beach 120th Street;
 - b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet northwesterly of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 560 feet northwesterly of Ocean Promenade, and Beach 120th Street; and
 - c. Brookhaven Avenue, Briar Place, Collier Avenue, Elk Drive, Fernside Place, Camp Road, Seagirt Boulevard, Beach 29th Street, a line 100 feet northerly of Deerfield Road, and Beach 28th Street;
26. changing from an R4-1 District to an R4A District property bounded by a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121st Street), a line midway between Beach 120th Street and Beach 121st Street, a line 100 feet northwesterly of Ocean Promenade, Beach 121st Street, a line 100 feet northwesterly of Ocean Promenade, and a line midway between Beach 124th Street and Beach 125th Street;
27. changing from an R5 District to an R4A District property bounded by:
- a. Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 117th Street;

- b. Beach Channel Drive, a line midway between Beach 63rd Street and Beach 62nd Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line 100 feet westerly of Beach 63rd Street, a line 100 feet southerly of Beach Channel Drive, and a line 120 feet westerly of Beach 63rd Street;
 - c. Brookhaven Avenue, Beach 17th Street, Seagirt Boulevard, Beach 20th Street, Plainview Avenue, and Beach 19th Street;
 - d. Gateway Boulevard, Cornaga Avenue, Beach 9th Street, Hicksville Road, Frisco Avenue, Mott Avenue, a line 100 feet southeasterly of Caffrey Avenue, Davies Road, Caffrey Avenue, a line 165 feet southwesterly of Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, and Mott Avenue; and
 - e. Heyson Road, Beach 13th Street, Seagirt Boulevard, and Beach 14th Street;
28. changing from an R6 District to an R4A District property bounded by:
- a. a line 100 feet northerly of Deerfield Road and its westerly prolongation, Beach 29th Street, Seagirt Boulevard, Beach 32nd Street, a line 180 feet northerly of Seagirt Boulevard, and a line 100 feet westerly of Beach 30th Street; and
 - b. Seagirt Boulevard, Beach 26th Street, Seagirt Avenue, and a line 110 feet westerly of Beach 27th Street;
29. changing from an R4 District to an R4B District property bounded by Beach Channel Drive, a line midway between Beach 102nd Street and Beach 101st Street, the center line of a railroad right-of-way, and Seaside Avenue;
30. changing from an R6 District to an R5 District property bounded by Seagirt Boulevard, a line 110 feet westerly of Beach 27th Street, Seagirt Avenue, Beach 28th Street and its southerly centerline prolongation, Rockaway Beach, and Beach 32nd Street and its southerly centerline prolongation;
31. changing from an R3-2 District to an R5A District property bounded by Gouveneur Avenue, Beach 69th Street, a line 140 feet northerly of Beach Channel Drive, Beach 68th Street, Beach Channel Drive, and Beach 72nd Street;
32. changing from an R5 District to an R5A District property bounded by:
- a. Rockaway Beach Boulevard, Beach 112th Street, a line 200 feet northwesterly of Ocean Promenade, Beach 113th Street, a line 280 feet northwesterly of Ocean Promenade, Beach 115th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 113th Street; and

- b. Beach Channel Drive, a line midway between Beach 67th Street and Beach 68th Street, the easterly and westerly prolongation of the southerly street line of Beach 70th Street, and a line 95 feet westerly of Beach 70th Street;
- 33. changing from an R6 District to an R5A District property bounded by a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 90th Street and its southerly centerline prolongation, Rockaway Beach, Cross Bay Parkway and its southeasterly centerline prolongation, Holland Avenue, and Beach 92nd Street;
- 34. changing from an R5 District to an R5B District property bounded by Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, the northwesterly boundary line of a railroad right-of-way, Beach 108th Street, a line 100 feet southeasterly of Rockaway Beach Drive, Beach 109th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 112th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
- 35. changing from an R6 District to an R5B District property bounded by the southeasterly boundary line of a railroad right-of-way, Beach 97th Street, the northwesterly boundary line of a railroad right-of-way, Beach 96th Street, Rockaway Beach Boulevard, a line 175 feet southwestly of Beach 92nd Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97th Street, Rockaway Beach Boulevard, and Beach 98th Street;
- 36. changing from an R3-2 District to an R5D District property bounded by a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 100 feet northerly of Beach Channel Drive, Beach 61st Street, Beach Channel Drive, and Beach 68th Street;
- 37. changing from an R4 District to an R5D District property bounded by a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 61st Street;
- 38. changing from an R5 District to an R5D District property bounded by:
 - a. Rockaway Freeway, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street;
 - b. the centerline of a railroad right-of-way, Beach 100th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street,

Shore Front Parkway, the southeasterly prolongation of a line midway between Beach 98th Street and Beach 99th Street, Rockaway Beach, Beach 102nd Street and its southeasterly centerline prolongation, Rockaway Beach Boulevard, and a line 420 feet southwesterly of Beach 102nd Street;

- c. Beach Channel Drive, a line 120 feet westerly of Beach 63rd Street, a line 100 feet southerly of Beach Channel Drive, and a line midway between Beach 67th Street and Beach 68th Street; and
- d. Beach Channel Drive, Beach 59th Street, a line 75 feet northerly of Beach Boulevard, and a line midway between Beach 62nd Street and Beach 63rd Street;

39. changing from an R6 District to an R5D District property bounded by:

- a. Rockaway Beach Boulevard, a line midway between Beach 98th Street and Beach 99th Street, Shore Front Parkway, and Beach 99th Street;
- b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 92nd Street, Holland Avenue, Cross Bay Parkway and its southeasterly centerline prolongation, Rockaway Beach, and Beach 97th Street and its southeasterly centerline prolongation; and
- c. the centerline of a railroad right-of-way, Beach 88th Street, a line 100 feet northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 90th Street;

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

- a. the U.S. Pierhead Line, the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation, Beach Channel Drive, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, a northeasterly service road of Cross Bay Parkway, a southeasterly boundary line of a rail road right-of-way, a line 175 feet southwesterly of Beach 92nd Street, Rockaway Beach Boulevard, Beach 96th Street, the northwesterly boundary line of a rail road right-of-way, a southwesterly service road of Cross Bay Parkway, and the southwesterly street line of Cross Bay Parkway; and
- b. Beach Channel Drive, Beach 32nd Street, and Far Rockaway Boulevard;

41. changing from an R5 District to an R7A District property bounded by:

- a. a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 115th Street and its southeasterly centerline prolongation, a northwesterly boundary line of Rockaway Park, Beach 116th Street and its southeasterly centerline prolongation, a line 200 feet northerly of

- Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet northerly of Ocean Promenade, Beach 117th Street; and
- b. the centerline of a railroad right-of-way, a line 420 feet southwesterly of Beach 102nd Street, Rockaway Beach Boulevard, and Beach 106th Street;
42. changing from an R4 District to a C4-3A District property bounded by:
- a. Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 47th Street; and
- b. Beach Channel Drive, Beach 35th Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36th Street;
43. changing from an R6 District to a C4-3A District property bounded by the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35th Street, Shore Front Parkway, and Beach 36th Street and its southerly centerline prolongation;
44. changing from an R6 District to a C4-4 District property bounded by a line 100 feet southeasterly of Shore Front Parkway, Beach 35th Street and its southeasterly centerline prolongation, Ocean Front Road, and the southerly centerline prolongation of Beach 36th Street;
45. changing from an R4 District to an M1-1 District property bounded by Beach Channel Drive, Beach 104th Street, the centerline of a railroad right-of-way, and the northwesterly centerline prolongation of Beach 106th Street;
46. establishing within a proposed R3A District a C1-3 District bounded by Seagirt Avenue, Beach 25th Street, a line 100 feet southerly of Seagirt Avenue, and Beach 26th Street;
47. establishing within a proposed R4-1 District a C1-3 District bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 98th Street, Rockaway Beach Boulevard, and Beach 99th Street; and
- b. Seagirt Boulevard, the northerly centerline prolongation of Beach 25th Street, Seagirt Avenue, and Beach 26th Street;
48. establishing within a proposed R4A District a C1-3 District bounded by Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Beach 117th Street;

49. establishing within a proposed R5A District a C1-3 District bounded by Beach Channel Drive, a line midway between Beach 69th Street and Beach 70th Street, a line 100 feet southerly of Beach Channel Drive, and a line 95 feet westerly of Beach 90th Street;
50. establishing within a proposed R5B District a C1-3 District bounded by:
- a. Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 116th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the southwesterly street line of Beach 111th Street;
 - c. Rockaway Beach Boulevard, Beach 108th Street, a line 100 feet southeasterly of Rockaway Beach Drive, and Beach 109th Street;
 - d. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 96th Street, Rockaway Beach Boulevard, a line midway between Beach 96th Street and Cross Bay Parkway, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97th Street, Rockaway Beach Boulevard, and Beach 98th Street; and
 - e. Rockaway Beach Boulevard, Beach 90th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Cross Bay Parkway;
51. establishing within a proposed R5D District a C1-3 District bounded by:
- a. the centerline of a railroad right-of-way, a line midway between Beach 101st street and 102nd Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 102nd Street;
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street, Rockaway Beach Boulevard, Beach 100th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 100th Street;

- c. a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, Beach 67th Street, Beach Channel Drive, and Beach 68th Street;
 - d. a line 100 feet northerly of Beach Channel Drive, Beach 64th Street, Beach Channel Drive, and Beach 65th Street; and
 - e. a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 75 feet northerly of Shorefront Front Boulevard, a line midway between Beach 62nd Street and Beach 63rd Street, Beach Channel Drive, and Beach 63rd Street;
52. establishing within a proposed R7A District a C1-3 District bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115th Street and Beach 116th Street, Ocean Promenade, Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, and a line midway between Beach 116th Street and 117th Street;
53. establishing within a proposed R4-1 District a C2-3 District bounded by a U.S. Bulkhead Line, a line 235 feet northeasterly of Beach 92nd Street, Beach Channel Drive, and Beach 92nd Street;
54. establishing within a proposed R5B District a C2-3 District bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the southwesterly street line of Beach 111th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the northeasterly street line of Beach 114th Street; and
 - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90th Street, Rockaway Beach Boulevard, and a line 175 feet southwesterly of Beach 92nd Street;
55. establishing within a proposed R5D District a C2-3 District bounded by:
- a. Rockaway Freeway, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street;
 - b. Rockaway Freeway, Beach 102nd Street, Rockaway Beach Boulevard, and a line 420 feet southwesterly of Beach 102nd Street;
 - c. a line 100 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 90th Street; and
 - d. a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 62nd Street; and

- 56. establishing within a proposed R7A District a C2-3 District bounded by Rockaway Freeway, a line 420 feet southwesterly of Beach 102nd Street, Rockaway Beach Boulevard, and Beach 106th Street;

as shown in a diagram (for illustrative purposes only) dated April 21, 2008 and subject to the conditions of CEQR declaration E-215.

Resolution for adoption scheduling June 18, 2008 for a public hearing.

No. 5

CD 14

**N 080372 ZRQ
N 080373ZRQ**

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Article II, Chapters 1 and 5, to extend the applicability of the R2X District and to modify the off-street parking regulations for R6 and R7 Districts in Community District 14, in the Borough of Queens.

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

* * *

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

**Chapter 1
Statement of Legislative Intent**

* * *

**21-10
PURPOSES OF SPECIFIC RESIDENCE DISTRICTS**

* * *

21-12

R2X - Single-Family Detached Residence District

This district is designed to provide for large single-family detached dwellings on narrow zoning lots. This district also includes community facilities and open uses which serve the residents of the district or are benefited by a residential environment.

This district may be mapped only within the Special Ocean Parkway District and Community District 14 in the Borough of Queens.

* * *

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

**25-00
GENERAL PURPOSES AND DEFINITIONS**

Off-street Parking Regulations

**25-02
Applicability**

* * *

**25-027
Applicability of regulations in Community District 14, Queens**

In Community District 14 in the Borough of Queens, R6 and R7 Districts shall be subject to the #accessory# off-street parking regulations of an R5 District, except that such requirement shall not apply to any #development# located within an urban renewal area established prior to (effective date of amendment).

For the purposes of this Section, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided on any #story# located below 33 feet above the #base plane#.

* * *

Resolution for adoption scheduling June 18, 2008 for a public hearing.



BOROUGH OF STATEN ISLAND

Nos. 6, 7 & 8

STATEN ISLAND COURTHOUSE

No. 6

CD 1

C 080378 PCR

IN THE MATTER OF an application submitted by the Office of the Criminal Justice Coordinator, the Department of Transportation, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at St. Marks Place and Hyatt Street (Block 8, lots 1, 11, and 14) for use as a public parking lot.

Resolution for adoption scheduling June 18, 2008 for a public hearing.

No. 7

CD 1

C 080379 PSR

IN THE MATTER OF an application submitted by the Office of the Criminal Justice Coordinator, the Department of Transportation, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 2 Central Avenue (Block 6, lot 21), for use as a courthouse and accessory parking garage

Resolution for adoption scheduling June 18, 2008 for a public hearing.

No. 8

CD 1

C 080380 ZSR

IN THE MATTER OF an application submitted by the Mayor's Office of the Criminal Justice Coordinator and the New York City Department of Transportation 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 a public parking garage with a maximum capacity of 591 spaces including 160 accessory spaces and to allow some of such spaces to be located on the roof of such public parking garage in connection with the development of a courthouse facility on property located at 2 Central Avenue (Block 6, Lot 21) in a C4-2 District.

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

Resolution for adoption scheduling June 18, 2008 for a public hearing.

NOTICE

On Wednesday, June 18, 2008, at 10:00 a.m. at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held in Spector Hall by the Dormitory Authority of the State of New York in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning the Site Selection of property for use as a courthouse and a public parking garage; Site Selection and Acquisition of a surface lot for use as interim parking during construction of the courthouse and a public parking garage; and a Special Permit pursuant to 74-512 of the Zoning Resolution to permit the construction of a public parking garage containing more than 150 spaces with rooftop parking . The actions would facilitate the construction of a new Staten Island Supreme Courthouse and a related parking garage to be located on Central Avenue, between Hyatt Street and Slosson Terrace, (Block 6, Lots 20 and 21) in the St. George section of Staten Island Community District 1.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR).

II. REPORTS

BOROUGH OF BROOKLYN

No. 9

MADISON/PUTNAM HOUSING

CD 3

C 080278 HAK

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 924 and 928 Madison Street (Block 1484, Lots 6 and 8); and 1023, 1013, 1007, 1052, and 1054 Putnam Avenue (Block 1484, Lots 35, 41, and 43; and Block 1486, Lots 15 and 16), 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 seven residential buildings, tentatively known as Madison/Putnam, with approximately 48 units, to be developed under the Housing Preservation and Development's Cornerstone Program.

(On May 7, 2008, Calendar No. 1 the Commission scheduled May 21, 2008 for a public hearing. On May 21, 2008, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF MANHATTAN

No. 10

84 WHITE STREET

CD 1

C 060032 ZMM

IN THE MATTER of an application submitted by 84 White Street 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 a C6-2A District property bounded by Walker Street, Lafayette Street, White Street, and Broadway, as shown on a diagram (for illustrative purposes only) dated January 28, 2008 and subject to the conditions of CEQR Declaration E-208.

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 April 23, 2008, Cal. No. 1, the Commission scheduled May 7, 2008 for a public hearing. On May 7, 2008, Cal. No. 24, the hearing was closed.)

For consideration.

No. 11

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).

(On April 9, 2008, Cal. No. 4, the Commission scheduled April 23, 2008 for a public hearing. On April 23, 2008, Cal. No. 22, the hearing was closed.)

For consideration.

Nos. 12 & 13

310-28 WEST 38TH STREET

No. 12

CD 4

N 070462 ZRM

IN THE MATTER OF an application submitted by West 38th Street LLC pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article 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#.

* * *

(On April 9, 2008, Cal. No. 2, the Commission scheduled April 23, 2008 for a public hearing. On April 23, 2008, Cal. No. 17, the hearing was closed.)

For consideration.



No. 13

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

(On April 9, 2008, Cal. No. 3, the Commission scheduled April 23, 2008 for a public hearing. On April 23, 2008, Cal. No. 18, the hearing was closed.)

For consideration.



BOROUGH OF STATEN ISLAND

No. 14

MILL CREEK BLUE BELT

CD 3

N 080214RAR

IN THE MATTER OF an application submitted by the Department of Environmental Protection for the grant of authorizations pursuant to Sections 107-64 and 107-65 of the Zoning Resolution for the removal of trees and the modification of existing topography to allow the implementation of a comprehensive stormwater management plan for the central portion of the Mill Creek watershed, specifically the construction of a Best Management Practice (BMP) at one location (Block 7534, Lots p/o 1, p/o 170, Block 7534, Lot 203, Block 7550, Lot p/o 1), within the Special South Richmond District.

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

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF BRONX

No. 15

ST. ANN'S AVENUE DEVELOPMENT

CD 1

C 050018 ZMX

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Ebling Partners LLC 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 R7X District property bounded by East 159th Street, Eagle Avenue, East 156th Street and St. Ann's Avenue; and
2. establishing within the proposed R7X District a C2-3 District bounded by East 159 Street, a line 100 feet southeasterly of St. Ann's Avenue, East 156th Street, and St. Ann's Avenue,

as shown on a diagram (for illustrative purposes only) dated March 24, 2008.

(On May 21, 2008, Cal. No. 1, the Commission scheduled June 4, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 16

HERITAGE HOUSE

CD 11

C 080195 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 50, 52, 54, 56, 58, and 60 East 131st Street (Block 1755, Lots 45-49, and 146), 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 six-story building, tentatively known as Heritage House, with approximately 40 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

(On May 21, 2008, Cal. No. 3, the Commission scheduled June 4, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS

No. 17

NYPD MAINTENANCE FACILITY

CD 5

C 080013 PCQ

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 49-21 and 48-23 Metropolitan Avenue (Block 2611, lots 460, 470, and p/o lots 452, 454, 1001, and 1002) for use as a vehicle maintenance facility.

(On May 21, 2008, Cal. No. 4, the Commission scheduled June 4, 2008 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 18

CARROLL L GARDENS ZONING TEXT AMENDMENT

CD 6

N 080345 ZRK

PUBLIC HEARING

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the modification of bulk regulations in Articles II and III, relating to certain narrow streets in Community District 6 in the Borough of Brooklyn.

Matter 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

* * *

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

* * *

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

R6 R7 R8 R9 R10

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

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

QUALITY HOUSING BUILDINGS
(in percent)

District	Maximum #Lot Coverage#		Maximum #Floor Area Ratio#
	#Corner Lot#	#Interior Lot# or #Through Lot#	
R6	80	60	2.20
R6**	80	60	2.43
R6* R6A R7B	80	65	3.00
R6B	80	60	2.00
R7	80	65	3.44
R7* R7A	80	65	4.00
R7D	80	65	4.20
R7X	80	70	5.00
R8 R8A R8X	80	70	6.02
R8*	80	70	7.20
R8B	80	70	4.00
R9 R9A	80	70	7.52
R9X	80	70	9.00
R10	100	70	10.00

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying #floor area# and open space regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

* * *

**23-20
DENSITY REGULATIONS**

* * *

23-22

Maximum Number of Dwelling Units or Rooming Units

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the maximum number of #dwelling units# or #rooming units# shall equal the maximum #residential floor area# permitted on the #zoning lot# divided by the applicable factor in the following table. In R1 through R5 Districts, no #rooming units# shall be permitted and any #dwelling unit# shall be occupied by only one #family#. Fractions equal to or greater than three-quarters resulting from this calculation shall be considered to be one #dwelling unit# or #rooming unit#.

For the purposes of this Section, where a #floor area ratio# is determined pursuant to Sections 23-142 or 23-143, notwithstanding the #height factor# of the #building#, the maximum #residential floor area ratio# shall be 2.43 in an R6 District within 100 feet of a #wide street#, 3.44 in an R7 District, and 6.02 in an R8 District. In an R6 District beyond 100 feet of a #wide street#, the maximum #residential floor area ratio# shall be as specified in Sections 23-142 or 23-143, or 2.2, whichever is greater.

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying density regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

FACTOR FOR DETERMINING MAXIMUM NUMBER
OF DWELLING UNITS OR ROOMING UNITS

District	Factor for #Dwelling Units#	Factor for #Rooming Units#
R1-1	4,750	
R1-2	2,850	
R2, R2A	1,900	
R2X	2,900	
R3-1 R3-2*	625	
R3A	710	
R3-2 R4 R4-1 R4B	870	
R3X	1,000	
R4A	1,280	
R4** R5** R5B	900	

R5, R5D	760	
R5A	1,560	
R5B***	1,350	
R6 R7 R8B	680	500
R8 R8A R8X R9 R9A	740	530
R9-1 R9X R10	790	600

- * for #single-# and #two-family detached# and #semi-detached residences#
- ** for #residences# in a #predominantly built-up area#
- *** for #buildings# subject to the provisions of Section 25-633 (Prohibition of curb cuts in certain districts)

* * *

**23-60
HEIGHT AND SETBACK REGULATIONS**

* * *

**23-67
Special Provisions Relating to Specified Streets**

**23-671
Special Provisions for Zoning Lots Directly Adjoining Public Parks**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 23-63 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

**23-672
Special provisions for certain streets in Community District 6 in the Borough of Brooklyn**

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

* * *

**24-57
Modifications of Height and Setback Regulations**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for certain #community facility uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 24-51 to 24-55, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

* * *

**35-24
Special Street Wall Location and Height and Setback Regulations in Certain Districts**

* * *

TABLE B
HEIGHT AND SETBACK FOR BUILDINGS
IN NON-CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
C1 or C2 mapped in R6** C4-2** C4-3**	30	45	55
C1 or C2 mapped in R6* inside Core*** C4-2* inside Core*** C4-3* inside Core***	40	55	65
C1 or C2 mapped in R6* outside Core*** C4-2* outside Core*** C4-3* outside Core***	40	60	70

- * Refers to that portion of a district which is within 100 feet of a #wide street#
- ** Refers to that portion of a district on a #narrow street#, except within a distance of 100 feet from its intersection with a #wide street#
- *** Core refers to #Manhattan Core#.

Note: In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

* * *

(On May 21, 2008, Cal. No. 2, the Commission scheduled June 4, 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	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14	15	16	17	18	19
	20	21 MARTIN LUTHER KING, JR. DAY	22	23	24	25	26
	27	28 REVIEW SESSION	29	30 CPC PUBLIC MEETING	31		
FEBRUARY						1	2
	3	4	5	6 ASH WEDNESDAY	7	8	9
	10	11 REVIEW SESSION	12 LINCOLN'S BIRTHDAY	13 CPC PUBLIC MEETING	14	15	16
	17	18	19	20	21	22 WASHINGTON'S BIRTHDAY	23
	24	25 PRESIDENTS' DAY	26	27 CPC PUBLIC MEETING	28	29	
MARCH	2	3	4	5	6	7	8
	9	10 REVIEW SESSION	11	12 CPC PUBLIC MEETING	13	14	15
	16 PALM SUNDAY	17 ST. PATRICK'S DAY	18	19	20	21	22
	23 EASTER	24 REVIEW SESSION	25	26 CPC PUBLIC MEETING	27	28	29
	30	31					
APRIL			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 PASSOVER	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30			
MAY					1	2	3
	4	5 REVIEW SESSION	6	7 CPC PUBLIC MEETING	8	9	10
	11	12	13	14	15	16	17
	18	19 REVIEW SESSION	20	21 CPC PUBLIC MEETING	22	23	24
	25	26 MEMORIAL DAY OBSERVED	27	28	29	30	31
JUNE	1	2 REVIEW SESSION	3	4 CPC PUBLIC MEETING	5	6	7
	8	9	10	11	12	13	14
	15	16 REVIEW SESSION	17	18 CPC PUBLIC MEETING	19	20	21
	22	23	24	25	26	27	28
	29	30 REVIEW SESSION					

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	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	
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	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.