

CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:
WEDNESDAY, MARCH 28, 2012
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 120164 HAX | 1 | CROSSROADS PLAZA | Scheduled to be Heard 4/11/12 |
| 2 | C 120165 ZMX | 1 | " " | " " |
| 3 | N 120175 HCX | 1 | " " | " " |
| 4 | C 120144 ZRM | 7 | UPPER WESTSIDE NEIGHBORHOOD RETAIL STREETS | " " |
| 5 | C 120145 ZMM | 7 | " " | " " |
| 6 | C 060539 MMQ | 11 | THEBES AVENUE | " " |
| 7 | C 110077 ZMR | 3 | 4051 HYLAN BOULEVARD | " " |
| 8 | C 110078 ZRR | 3 | " " | " " |
| 9 | C 120108 ZMK | 18 | MILL BASIN | Favorable Report Adopted |
| 10 | C 070512 MMK | 18 | " " | " " |
| 11 | C 120111 PPK | 18 | " " | " " |
| 12 | N 120109 ZAK | 18 | " " | Authorization Approved |
| 13 | C 090466 ZMQ | 13 | 119-03 SPRINGFIELD BOULEVARD | Favorable Report Adopted |
| 14 | C 120113 PCQ | 2 | FDNY TECHNICAL SERVICES HEADQUARTERS | " " |
| 15 | N 110223 ZRQ | 1, 2 | QUEENS PLAZA SIGN REGULATIONS | Fav. Report Adopted as Modified |
| 16 | N 110206 ZAR | 3 | 5316 ARTHUR KILL ROAD | Authorization Approved |
| 17 | N 120089 ZAR | 2 | 50 WILLOW POND ROAD | " " |

| 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 | 15 | 16 | 17 | 18 | | | | |
| Amanda M. Burden, FAICP, Chair | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Kenneth J. Knuckles, Esq., Vice Chairman | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Angela M. Battaglia | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Rayann Besser | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Irwin G. Cantor, P.E. | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Alfred C. Cerullo, III | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Betty Y. Chen | A | | | | | | | | | | | | | | |
| Maria M. Del Toro | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Richard W. Eaddy | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Anna Hayes Levin | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Orlando Marin | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |
| Shirley A. McRae, Commissioners | P | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | |

MEETING ADJOURNED AT: 10:45 A.M.

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

CITY PLANNING COMMISSION

WEDNESDAY, MARCH 28, 2012

**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. 6]

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

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).

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.

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

For Additional Calendar Information: call (212) 720-3370.

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**
- RAYANN BESSER**
- IRWIN G. CANTOR, P.E.**
- ALFRED C. CERULLO, III**
- BETTY Y. CHEN**
- MARIA M. DEL TORO**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN**
- SHIRLEY A. MCRAE, Commissioners**
- YVETTE V. GRUEL, Calendar Officer**

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

TABLE OF CONTENTS

WEDNESDAY, MARCH 28, 2012

Roll Call; Approval of Minutes.....1

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

II. Reports.....24

III. Public Hearings.....32

IV. Schedule of Meetings: January 1, 2012 – December 31, 2012.....36

**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 11, 2012 at Spector Hall, 22 Reade Street, New York at 10:00 a.m.

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 _____ ULURP No.: _____ CD No.: _____

Position: Opposed _____

 In Favor _____

Comments:

Name: _____

Address: _____

Organization (if any) _____

Address: _____ Title: _____

MARCH 28, 2012

APPROVAL OF MINUTES OF the Regular Meeting of March 14, 2012

**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR
WEDNESDAY, APRIL 11, 2012
STARTING AT 10:00 A. M.
AT SPECTOR HALL, 22 READE STREET
NEW YORK, NEW YORK**

BOROUGH OF THE BRONX

Nos. 1, 2 & 3

CROSSROADS PLAZA

No. 1

CD 1

C 120164 HAX

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 500/539 Union Avenue (Block 2582, Lots 47, 64 and 65) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of an eight-story building, a thirteen-story building and a 15- story building with a total of approximately 428 dwelling units, 20,910 square feet of community facility space and 36,770 square feet of commercial space, to be developed under the Department of Housing Preservation and Development's moderate- and low-income affordable housing programs.

Resolution for adoption scheduling April 11, 2012 for a public hearing.

No. 2

CD 1

C 120165 ZMX

IN THE MATTER OF an application submitted by NYC Department of Housing, Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c, changing from an R7-2 District to an R8X District property bounded by East 149th Street, Prospect Avenue, Southern Boulevard, East 147th Street, and Union Avenue and its southerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated January 23, 2012.

Resolution for adoption scheduling April 11, 2012 for a public hearing.

No. 3

CD 1

N 120175 HCX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the First Minor Change to First Amended Mott Haven East Urban Renewal Plan for the Mott Haven East Urban Renewal Area.

Resolution for adoption scheduling April 11, 2012 for a public hearing.

BOROUGH OF MANHATTAN

Nos. 4 & 5

UPPER WESTSIDE NEIGHBORHOOD RETAIL STREETS

No. 4

CD 7

C 120144 ZRM

IN THE MATTER OF an application submitted by the New York City 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 Article XIII, Chapter 2 (Special Enhanced Commercial District), along Broadway, Amsterdam and Columbus avenues.

January 3, 2012

Matter in underline is new, to be added;

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

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

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

Article I: General Provisions

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12

Establishment of Districts

* * *

11-122

Districts established

* * *

Special Purpose Districts

Establishment of the Special 125th Street District

* * *

Establishment of the Special Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Enhanced Commercial District# is hereby established.

* * *

~~Establishment of the Special Fourth Avenue Enhanced Commercial District~~

~~In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Fourth Avenue Enhanced Commercial District# is hereby established.~~

* * *

Chapter 2 - Construction of Language and Definitions

* * *

**12-10
Definitions**

* * *

Special Enhanced Commercial District

The "Special Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2 apply.

* * *

~~Special Fourth Avenue Enhanced Commercial District~~

~~The "Special Fourth Avenue Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2 apply.~~

* * *

Chapter 4 – Sidewalk Cafe Regulations

* * *

**14-44
Special Zoning Districts Where Certain Sidewalk Cafes are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).



| Manhattan | #Enclosed Sidewalk Cafe# | #Unenclosed Sidewalk Cafe# |
|--|--------------------------|----------------------------|
| 125 th Street District | Yes | Yes |
| Battery Park City District | Yes | Yes |
| Clinton District | Yes | Yes |
| <u>Enhanced Commercial District – 2</u> <u>(Columbus and Amsterdam Avenues)</u> | <u>Yes</u> | <u>Yes</u> |
| <u>Enhanced Commercial District – 3</u> <u>(Broadway)</u> | <u>Yes</u> | <u>Yes</u> |
| Limited Commercial District | No | No* |
| Lincoln Square District | No | Yes |
| Little Italy District | No | Yes |
| Lower Manhattan District | No | Yes** |
| Manhattanville Mixed Use District | No*** | Yes |
| Transit Land Use District | Yes | Yes |
| Tribeca Mixed Use District | Yes | Yes |
| United Nations Development District | No | Yes |

* #Unenclosed sidewalk cafes# are allowed on Greenwich Avenue

** #Unenclosed sidewalk cafes# are not allowed on State, Whitehall or Chambers Streets or Broadway

*** #Enclosed sidewalk cafes# are allowed in Subdistrict B

| Brooklyn | #Enclosed Sidewalk Cafe# | #Unenclosed Sidewalk Cafe# |
|----------|--------------------------|----------------------------|
|----------|--------------------------|----------------------------|

| | | |
|--|---------------|----------------|
| Fourth Avenue Enhanced Commercial District | No | Yes |
| Bay Ridge District | Yes | Yes |
| Coney Island District | No | Yes |
| Coney Island Mixed Use District | Yes | Yes |
| Downtown Brooklyn District | Yes | Yes |
| <u>Enhanced Commercial District -1 (Fourth Avenue)</u> | <u>No</u> | <u>Yes</u> |
| Mixed Use District-8 (Greenpoint-Williamsburg) | Yes | Yes |
| Ocean Parkway District* | Yes | Yes |
| Sheepshead Bay District | No | Yes |

* #Sidewalk cafes# are not allowed on Ocean Parkway

* * *

Article XIII: Special Purpose Districts

* * *

Chapter 2

Special ~~Fourth Avenue~~ Enhanced Commercial District

132-00

GENERAL PURPOSES

132-00

GENERAL PURPOSES

The #Special ~~Fourth Avenue~~ Enhanced Commercial District#, in the Borough of Brooklyn, established in this Chapter of the Resolution is designed to promote and protect public health, safety and general welfare. ~~These general goals include, among others, the following specific~~

purposes: The general goal, among others, is to promote and maintain a lively and engaging pedestrian experience along commercial avenues as follows:

- (a) in #Special Enhanced Commercial District# - 1, to enhance the ~~character~~ vitality of emerging commercial districts ~~the area~~ by ensuring that a majority of the ground floor space within buildings is occupied by commercial establishments that enliven the pedestrian experience along the street that promote a lively and engaging pedestrian experience along Fourth Avenue;
- (b) in #Special Enhanced Commercial District# - 2, to enhance the vitality of well-established commercial districts by ensuring that ground floor space within buildings continues to be occupied by establishments in a manner that is characteristic of the numerous, small scaled retail stores which historically populated such commercial block frontages;
- ~~to limit the number of curb cuts along Fourth Avenue in order to minimize conflicts between vehicles and pedestrians; and~~
- (c) in #Special Enhanced Commercial District# - 3, to enhance the vitality of well-established regional commercial districts by limiting the amount of ground floor space within buildings that is occupied by uses which do not contribute to a lively and engaging pedestrian experience ; and
- (d) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

132-01

Definitions

Ground floor level

~~For the purposes of this Chapter, “ground floor level” shall mean a #building’s# lowest #story# located within 30 feet of the Fourth Avenue #street wall# of the #building#.~~

132-10

GENERAL PROVISIONS

The provisions of this Chapter shall apply to all #buildings# with ~~Fourth Avenue #street#~~ frontage along a #designated commercial street#.

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified 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.

132-11
Special Enhanced Commercial Districts Specified

The #Special Enhanced Commercial District# is mapped in the following areas:

(a) #Special Enhanced Commercial District# - 1: (date of adoption)

The #Special Enhanced Commercial District# - 1 is established on the following #designated commercial streets# as indicated on the #zoning maps#:

- (1) Fourth Avenue, in the Borough of Brooklyn, generally between 24th Street and Atlantic Avenue.

(b) #Special Enhanced Commercial District# - 2: (date of adoption)

The #Special Enhanced Commercial District# - 2 is established on the following #designated commercial streets# as indicated on the #zoning maps#:

- (1) Amsterdam Avenue, in the Borough of Manhattan, generally between West 73rd Street and West 110th Street; and
- (2) Columbus Avenue, in the Borough of Manhattan, generally between West 72nd Street and West 87th Street.

(c) #Special Enhanced Commercial District# - 3: (date of adoption)

The #Special Enhanced Commercial District# - 3 is established on the following #designated commercial streets# as indicated on the #zoning maps#:

- (1) Broadway, in the Borough of Manhattan, generally between West 72nd Street and West 110th Street.

132-12
Definitions

Ground floor level

For the purposes of this Chapter, “ground floor level” shall mean a #building’s# lowest #story# located within 30 feet of the #building’s street wall# along a #designated commercial street#.

Designated commercial street

For the purposes of this Chapter, “designated commercial street” shall be those #streets# specified in Section 132-11 (Special Enhanced Commercial Districts Specified).

132-13
Applicability of Special Use, Transparency and Parking Regulations

The special #use#, transparency and parking regulations of this Chapter shall apply to #buildings# in #Special Enhanced Commercial Districts# as designated in the following table, except as otherwise provided in Sections 132-21, 132-31, and 132-41 (Applicability).

| | <u>Special Use Regulations</u> | | | | | <u>Special Transparency Regulations</u> | <u>Special Parking Regulations</u> | | |
|--|---|---|--|--|--|---|---|----------|--|
| | <u>#Special Enhanced Commercial District#</u> | <u>Minimum Percentage of Commercial Uses (Section 132-22)</u> | <u>Minimum number of establishments (Section 132-23)</u> | <u>Maximum width of banks and loan offices (paragraph (a))</u> | <u>Maximum width of other establishments (paragraph (b))</u> | | <u>Maximum width of residential lobbies (paragraph (c))</u> | | <u>Ground floor transparency requirements (Section 132-32)</u> |
| <u>Alternative 1</u> | | | | | | <u>Alternative 2</u> | | | |
| <u>EC- 1 (Fourth Avenue)</u> | <u>X</u> | | | | | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> |
| <u>EC - 2 (Columbus and Amsterdam Avenues)</u> | | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | | <u>X</u> | | |
| <u>EC - 3 (Broadway)</u> | | | <u>X</u> | | | <u>X</u> | <u>X</u> | | |

132-20
SPECIAL USE REGULATIONS

The special #use# regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to certain #uses#, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.

The following shall be exempt from the #use# provisions of this Section:

- (a) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and
- (b) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

The special #use# regulations of this Section, inclusive, shall apply to #buildings# in the #Special Enhanced Commercial Districts# designated in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), except as otherwise provided in Section 132-21 (Applicability).

In all #Special Enhanced Commercial Districts#, the finished floor of the #ground floor level#:

- (a) for #developments# or #ground floor level enlargements#, shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent sidewalk along a #designated commercial street#; and
- (b) where provisions apply for existing #buildings# constructed prior to (date of adoption), shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjacent sidewalk along a #designated commercial street#.

132-21

Applicability

Special Ground Floor Level Use Requirements in Commercial Districts

~~In #Commercial Districts#, the following #use# provisions shall apply to the #ground floor level# of a #building#. In addition to these provisions, permitted #uses# shall comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), and 132-40 (SPECIAL PARKING REGULATIONS).~~

- ~~(a) — Mandatory commercial uses for a portion of the #ground floor level#~~

Mandatory ~~#commercial use#~~ regulations shall apply to an area of a ~~#building's ground floor level#~~ defined by an aggregate width equal to at least 50 percent of a ~~#building's#~~ Fourth Avenue ~~#street wall#~~ and a depth equal to at least 30 feet, as measured from the Fourth Avenue ~~#street wall#~~. Such an area on the ~~#ground floor level#~~ shall be occupied by ~~#commercial uses#~~ listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, and 9A.

(b) ~~Remaining portion of #ground floor level#~~

The remaining portion of the ~~#ground floor level#~~ shall be occupied by any non-~~#residential use#~~ permitted by the underlying district regulations, except that:

(1) ~~#residential#~~ lobbies, and an associated vertical circulation core shall be permitted in such remaining area, provided that the ~~#street wall#~~ width of such lobbies shall not exceed 25 feet, as measured along the Fourth Avenue ~~#street line#~~. In addition, the 30 foot depth requirement for ~~#commercial uses#~~ pursuant to paragraph (a) of this Section may be encroached upon where necessary to accommodate a vertical circulation core associated with such ~~#residential#~~ lobby; and

(2) ~~off-street parking spaces and entrances to such spaces shall comply with the provisions of Section 132-40 (SPECIAL PARKING REGULATIONS).~~

(c) ~~Location of #ground floor level#~~

The finished floor of the ~~#ground floor level#~~ shall be located not higher than two feet above nor lower than two feet below the as built level of the adjacent Fourth Avenue public sidewalk.

In ~~#Special Enhanced Commercial Districts#~~ the applicable special ~~#use#~~ provisions set forth in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations) shall apply as follows:

(a) Enhanced Commercial District – 1

In the ~~#Commercial Districts#~~ located within the ~~#Special Enhanced Commercial District# - 1~~, the applicable special ~~#use#~~ provisions indicated in the table in Section 132-13 shall apply to ~~#developments#~~ and to ~~#buildings enlarged#~~ on the ~~#ground floor level#~~, where such ~~#ground floor level#~~ fronts upon a ~~#designated commercial street#~~, except that such provisions shall not apply to:

- (1) #zoning lots# with a width of less than 20 feet, as measured along the #street line# of the #designated commercial street#, provided such #zoning lot# existed on (date of adoption); and
- (2) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

(b) Enhanced Commercial Districts – 2 and 3

In #Special Enhanced Commercial Districts# - 2 and 3, the applicable special #use# provisions indicated in the table in Section 132-13 shall apply to all #buildings# with frontage along a #designated commercial street#, except that such provisions shall not apply to:

- (1) the portion of a #ground floor level# of a #building# containing a #commercial use# continuously existing since (date of adoption), where the average depth of such establishment is 30 feet or less, as measured from the #street line# of the #designated commercial street#;
- (2) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4; and
- (3) in Enhanced Commercial District – 2, the portion of a #ground floor level# of a #building# containing a food store, as listed in Use Group 6A, where at least 6,000 square feet of #floor area#, or #cellar# space utilized for retailing, is utilized for the sale of a general line of food and non-food grocery products, such as dairy, canned and frozen foods, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, intended for home preparation, consumption and utilization. Such retail space utilized for the sale of a general line of food and non food grocery products shall be distributed as follows:
 - (i) at least 3,000 square feet or 50 percent of such retail space, whichever is greater, shall be utilized for the sale of a general line of food products intended for home preparation, consumption and utilization; and
 - (ii) at least 2,000 square feet or 30 percent of such retail space, whichever is greater, shall be utilized for the sale of perishable goods that shall include dairy, fresh produce, frozen foods and fresh meats, of which at least 500 square feet of such retail space shall be designated for the sale of fresh produce.

Minimum Percentage of Commercial Uses
Special Ground Floor Level Use Requirements in Residence Districts

In #Residence Districts#, all #uses# permitted by the underlying district regulations are permitted on the #ground floor level#, provided such #uses# comply with the provisions of Sections 132-30 (SPECIAL TRANSPARENCY REGULATIONS), where applicable, and 132-40 (SPECIAL PARKING REGULATIONS).

In the applicable #Special Enhanced Commercial Districts# indicated in the table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the #ground floor level street walls# of #buildings# fronting along a #designated commercial street#. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to certain #uses#, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon a #designated commercial street#.

(a) Mandatory #commercial uses# for a portion of the #ground floor level#

Mandatory #commercial use# regulations shall apply to an area of a #building's ground floor level# defined by an aggregate width equal to at least 50 percent of a #building's street wall# along a #designated commercial street# and a depth equal to at least 30 feet, as measured from the #street wall# along the #designated commercial street#. Such an area on the #ground floor level# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, or 9A.

(b) Remaining portion of #ground floor level#

The remaining portion of the #ground floor level# shall be occupied by any non-#residential use# permitted by the underlying district regulations, except that:

(1) #residential# lobbies, and an associated vertical circulation core, shall be permitted in such remaining area, provided that such lobbies comply with the applicable maximum width provisions of paragraph (c) of Section 132-24 (Maximum Width Restrictions). In addition, the 30 foot depth requirement for #commercial uses# pursuant to paragraph (a) of this Section may be encroached upon where necessary to accommodate a vertical circulation core associated with such #residential# lobby; and

(2) off-street parking spaces and entrances to such spaces, where permitted, shall comply with the provisions of Section 132-40 (SPECIAL PARKING REGULATIONS).

Minimum Number of Establishments

In the applicable #Special Enhanced Commercial Districts# indicated in the table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the #ground floor level# of all #buildings# with #street# frontage along a #designated commercial street#.

For #zoning lots# with a #lot width# of 50 feet or more, as measured along the #street line# of the #designated commercial street#, a minimum of two non-#residential# establishments shall be required for every 50 feet of #street# frontage. In addition, each such #ground floor level# establishment shall have an average depth equal to at least 30 feet, as measured from the #street wall# along the #designated commercial street#. However, such depth requirement may be reduced where necessary in order to accommodate a vertical circulation core associated with a #residential# lobby.

132-24

Maximum Width Restrictions

In the applicable #Special Enhanced Commercial Districts# indicated in the table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the #ground floor level# of all #buildings# with #street# frontage along a #designated commercial street#.

(a) Maximum width of banks and loan offices

In the applicable #Special Enhanced Commercial Districts#, within 30 feet of a #building's street wall# along a #designated street#, the maximum width of a bank or loan office, as listed in Use Group 6C, on a #ground floor level# shall not exceed 25 feet.

(b) Maximum width of other establishments

In the applicable #Special Enhanced Commercial Districts#, the maximum #street wall# width of any non-#residential ground floor level# establishment, other than a bank or loan office, shall not exceed 40 feet, as measured along the #street line# of a #designated commercial street#.

(c) Maximum width of residential lobbies

The applicable residential lobby width indicated in the table in Section 132-13 shall apply as follows.

(1) Alternative 1

In the applicable #Special Enhanced Commercial Districts#, the maximum #street wall# width of any #ground floor level residential# lobby shall not exceed 15 feet, as measured along the #street line# of a #designated commercial street#.

(2) Alternative 2

In the applicable #Special Enhanced Commercial Districts#, the maximum #street wall# width of any #ground floor level residential# lobby shall not exceed 25 feet, as measured along the #street line# of a #designated commercial street#.

132-30

SPECIAL TRANSPARENCY REGULATIONS

~~The special transparency regulations of this Section shall apply to the Fourth Avenue #street walls# of #developments# and to portions of #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon Fourth Avenue. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to transparent materials, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon Fourth Avenue.~~

~~The following shall be exempt from the transparency provisions of this Section:~~

- ~~(a) #buildings# in #Residence Districts# where the #ground floor level# of such #buildings# contains #dwelling units# or #rooming units#; and~~
- ~~(b) #buildings# located in #Commercial Districts# on a #zoning lot# with a width of less than 20 feet, as measured along the Fourth Avenue #street line#, provided such #zoning lot# existed on (date of adoption); and~~
- ~~(c) any #community facility building# used exclusively for either a #school# or a house of worship.~~

The special transparency regulations of this Section 132-30, inclusive, shall apply to #buildings# in the #Special Enhanced Commercial Districts# indicated in the table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), except as otherwise provided in Section 132-31 (Applicability).

132-31

Applicability

Special Ground Floor Level Transparency Requirements

~~The #ground floor level street wall# shall be glazed with transparent materials which may include show windows, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such #ground floor level street wall# between a height of two feet, and 12 feet, or the height of the ground floor ceiling, whichever is higher as measured from the adjoining sidewalk. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than two feet, six inches above the #curb level#, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers. In addition, the maximum width of a portion of the #ground floor level street wall# without transparency shall not exceed ten feet.~~

~~However, where an entrance to an off-street parking facility is permitted on Fourth Avenue in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements), the transparency requirements of this Section shall not apply to the portion of the #ground floor level street wall# occupied by such entrance.~~

In #Special Enhanced Commercial Districts# the applicable special transparency provisions set forth in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations) shall apply as follows.

(a) Enhanced Commercial District – 1

In #Special Enhanced Commercial District# -1, the special transparency provisions indicated in the table in Section 132-13 shall apply to #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon a #designated commercial street#, except that such provisions shall not apply to:

- (a) #buildings# in #Residence Districts# where the #ground floor level# contains #dwelling units# or #rooming units#;
- (b) #zoning lots# in #Commercial Districts# with a width of less than 20 feet, as measured along the #street line# of a #designated commercial street#, provided such #zoning lots# existed on (date of adoption); and
- (c) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

(b) Enhanced Commercial Districts – 2 and 3

In #Special Enhanced Commercial Districts# - 2 and 3, the special transparency provisions indicated in the table in Section 132-13 shall apply to #developments# and to #buildings enlarged# on the #ground floor level#, where such #ground floor level# fronts upon a #designated commercial street#, except that such provisions shall not apply to:

- (1) #zoning lots# with a width of less than 20 feet, as measured along the #street line# of a #designated commercial street#, provided such #zoning lots# existed on (date of adoption); and
- (2) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

132-32 **Ground Floor Level Transparency Requirements**

In the applicable #Special Enhanced Commercial Districts#, as indicated in the table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the special transparency regulations of this Section shall apply to the #ground floor level street walls# of #buildings# fronting along a #designated commercial street#. For #buildings# fronting along multiple #streets#, the required percentage of #ground floor level street wall# allocated to transparent materials, as set forth in this Section, shall apply only to the portion of the #building's ground floor level# fronting upon a #designated commercial street#.

The #ground floor level street wall# shall be glazed with transparent materials which may include #show windows#, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such #ground floor level street wall# between a height of two feet, and 12 feet, or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than two feet, six inches above the level of the adjoining sidewalk, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers. In addition, the maximum width of a portion of the #ground floor level street wall# without transparency shall not exceed ten feet.

However, where an entrance to an off-street parking facility is permitted on a #designated commercial street# in accordance with the provisions of Section 132-43 (Curb Cut Requirements), the transparency requirements of this Section shall not apply to the portion of the #ground floor level street wall# occupied by such entrance.

132-40 **SPECIAL PARKING REGULATIONS**

~~The provisions of this Section shall apply to all #buildings# with Fourth Avenue #street# frontage.~~

The special parking regulations of this Section, inclusive, shall apply to all #buildings# in the #Special Enhanced Commercial Districts# designated in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations).

132-41**Applicability****Special Location of Parking Spaces Requirements**

All off-street parking spaces shall be located within a ~~completely enclosed building~~. Enclosed, off-street parking spaces shall be permitted on the ground floor of a ~~building~~ only where they are located beyond 30 feet of such ~~building's~~ ~~Fourth Avenue~~ ~~street wall~~. Entrances to such spaces along ~~Fourth Avenue~~ shall be permitted only where a curb cut is allowed in accordance with the provisions of Section 132-42 (Special Curb Cut Requirements).

In ~~Special Enhanced Commercial Districts~~, the applicable special parking provisions indicated in the table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations) shall apply to all ~~buildings~~ with frontage along a ~~designated commercial street~~.

132-42**Location of Parking Spaces Requirements****Special Curb Cut Requirements**

For ~~zoning lots~~ with frontage along ~~Fourth Avenue~~ and another ~~street~~, curb cuts accessing off-street parking spaces shall not be permitted along ~~Fourth Avenue~~.

Curb cuts accessing off-street parking spaces shall be permitted on ~~Fourth Avenue~~ only where such curb cut is located on a ~~zoning lot~~ that:

- (a) ~~is an interior lot~~ fronting along ~~Fourth Avenue~~;
- (b) ~~existed on~~ (date of adoption);
- (c) ~~has a width of at least 60 feet, as measured along the Fourth Avenue~~ ~~street line~~; and
- (d) ~~has a lot area~~ of at least 5,700 square feet.

In the applicable ~~Special Enhanced Commercial Districts~~, as indicated in the table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the ground floor of all ~~buildings~~ with ~~street~~ frontage along a ~~designated commercial street~~.

All off-street parking spaces shall be located within a ~~completely enclosed building~~. Enclosed, off-street parking spaces shall be permitted on the ground floor of a ~~building~~ only where they are located beyond 30 feet of such ~~building's~~ ~~street wall~~ along a ~~designated commercial street~~. Entrances to such spaces along a ~~designated commercial street~~ shall be

permitted only where a curb cut is allowed in accordance with the provisions of Section 132-43 (Curb Cut Requirements).

132-43

Curb Cut Requirements

In the applicable #Special Enhanced Commercial Districts#, as indicated in the table in Section 132-13 (Applicability of Special Use, Transparency and Parking Regulations), the following provisions shall apply to the ground floor of all #buildings# with #street# frontage along a #designated commercial street#.

For #zoning lots# with frontage along a #designated commercial street# and another #street#, curb cuts accessing off-street parking spaces shall not be permitted along a #designated commercial street# .

Curb cuts accessing off-street parking spaces shall be permitted on a #designated commercial street# -only where such curb cut is located on a #zoning lot# that:

- (a) is an #interior lot# fronting along a #designated commercial street# ;
- (b) existed on (date of adoption);
- (c) has a width of at least 60 feet, as measured along the #street line# of the #designated commercial street#; and
- (d) has a #lot area# of at least 5,700 square feet.

132-50

CERTIFICATIONS AND AUTHORIZATIONS

132-51

Certification to Modify Regulations for Landmarked Buildings and Buildings in Historic Districts

In the event that a #building# with #street# frontage along a #designated commercial street# has been designated as a landmark, or is located entirely within a Historic District designated by the Landmarks Preservation Commission, and the historic character of such #building#, as established in the applicable designation report by the Landmarks Preservation Commission, is in conflict with the provisions of this Chapter, the Chairperson of the City Planning Commission shall certify to the Commission of Buildings that the conflicting provisions of this Chapter may be modified. In order to certify such a modification, the applicant shall provide the Chairperson with a Certificate of Appropriateness or other permit from the Landmark Preservation

Commission stating that the proposed modification is consistent with the characteristic of the building's historic architectural character.

132-52

Authorization to Modify Maximum Establishment Width Restrictions

The City Planning Commission may authorize a modification of the maximum street wall width of non-residential establishments, as set forth in paragraphs (a) and (b) of Section 132-24 (Maximum Width Restrictions), provided that the Commission finds that:

- (a) such proposed use cannot be reasonably configured within the permitted street wall width, and such additional frontage space is required for the operation of such use; or
- (b) a high ground floor vacancy rate exists within a reasonable distance of the proposed use, and such high vacancy rate is a consequence of adverse market conditions.

Resolution for adoption scheduling April 11, 2012 for a public hearing.

No. 5

CD 7

C 120145 ZMM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Sections Nos. 5d & 8c:

1. establishing within an existing R10A District a C1-5 District bounded by West 77th Street, a line 100 feet easterly of Columbus Avenue, a line midway between West 76th Street and West 77th Street, and Columbus Avenue;
2. establishing a Special Enhanced Commercial District- 2 (EC-2) bounded by:
 - a. Cathedral Parkway, Amsterdam Avenue, West 109th Street, a line 100 feet easterly of Amsterdam Avenue, West 105th Street, Amsterdam Avenue, West 103rd Street, and a line 100 feet westerly of Amsterdam Avenue;
 - b. West 102nd Street, Amsterdam Avenue, West 101st Street, and a line 100 feet westerly of Amsterdam Avenue;
 - c. West 100th Street, Amsterdam Avenue, West 87th Street, a line 100 feet easterly of Amsterdam Avenue, West 73rd Street, Amsterdam Avenue, West 75th Street, and a line 100 feet westerly of Amsterdam Avenue; and

- d. West 87th Street, a line 100 feet easterly of Columbus Avenue, West 81st Street, Columbus Avenue, West 77th Street, a line 100 feet easterly of Columbus Avenue, West 72nd Street, Columbus Avenue, a line midway between West 72nd Street and West 73rd Street, and a line 100 feet westerly of Columbus Avenue; and
3. establishing a Special Enhanced Commercial District- 3 (EC-3) bounded by Cathedral Parkway, a line 100 feet easterly of Broadway, West 78th Street, a line 100 feet westerly of Amsterdam Avenue, West 75th Street, Amsterdam Avenue, West 74th Street, Broadway, West 72nd Street, a line 100 feet westerly of Broadway, West 105th Street, West End Avenue, West 107th Street, and a line 100 feet westerly of Broadway.

as shown in a diagram (for illustrative purposes only) dated January 3, 2012.

Resolution for adoption scheduling April 11, 2012 for a public hearing.

BOROUGH OF QUEENS

No. 6

THEBES AVENUE

CD 11

C 060539 MMQ

IN THE MATTER OF an application submitted by Mel and Rosemary O'Donohue, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the elimination of Thebes Avenue between 248th Street and Overbrook Street; and
- the adjustment of legal grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 4995, dated October 24, 2011 and signed by the Borough President.

Resolution for adoption scheduling April 11, 2012 for a public hearing.

BOROUGH OF STATEN ISLAND

Nos. 7, & 8

4051 HYLAN BOULEVARD

No. 7

CD 3

C 110077 ZMR

IN THE MATTER OF an application submitted by Jhong Uhk Kim pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 33c:

1. eliminating from within an existing R3A District a C2-1 District bounded by Wiman Avenue, Hylan Boulevard, a line 320 feet northeasterly of Osborne Avenue, and a line midway between Russell Street and Hylan Boulevard; and
2. establishing within an existing R3A District a C2-2 District bounded by Wiman Avenue, Hylan Boulevard, a line 320 feet northeasterly of Osborne Avenue, Russell Street, a line perpendicular to the southeasterly street line of Russell Street distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Russell Street and the southwesterly street line of Wiman Avenue, and a line 35 feet southeasterly of Russell Street;

as shown on a diagram (for illustrative purposes only) dated January 23, 2011.

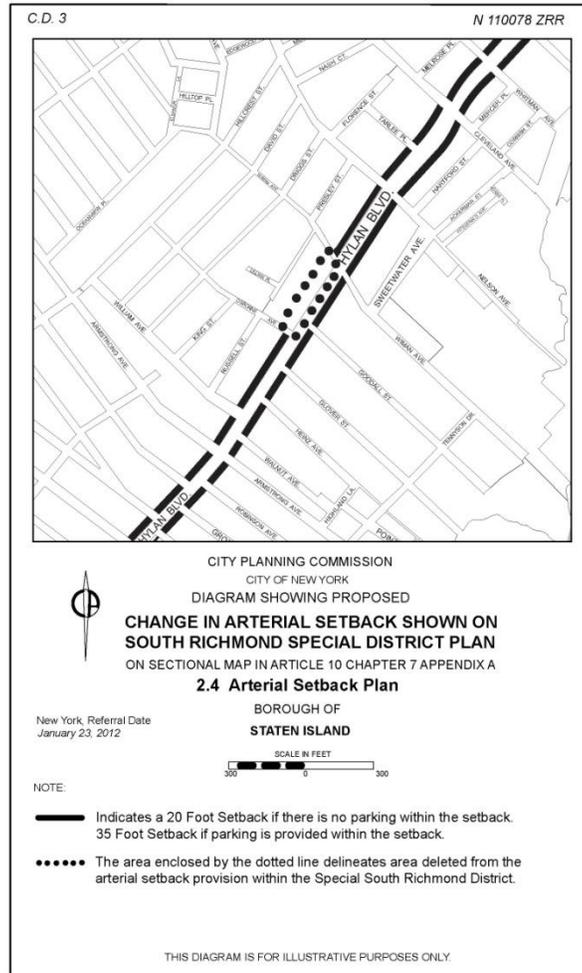
Resolution for adoption scheduling April 11, 2012 for a public hearing.

No. 8

CD 3

C 110078 ZRR

IN THE MATTER OF an application submitted by Jhong Uhk Kim pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the Special South Richmond Development District (Article X, Chapter 7), Appendix A, relating to the modification of the arterial setback plan in Community District 3, Borough of Staten Island.



Resolution for adoption scheduling April 11, 2012 for a public hearing.



II. REPORTS**BOROUGH OF BROOKLYN****Nos. 9, 10, 11 & 12*****MILL BASIN*****No. 9****CD 18****C 120108 ZMK**

IN THE MATTER OF an application submitted by NYC Department of Small Business Services pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section Nos. 29a and 29c, changing from a C3 District to a C8-1 District property bounded by a line perpendicular to the northeasterly street line of Flatbush Avenue* distant 1290 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue* and the northerly street line of Shore Parkway, a line 100 feet northeasterly of Flatbush Avenue*, a line at an angle of 42 degrees to Flatbush Avenue* and passing through a point on the northeasterly street line of Flatbush Avenue* distant 1290 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue* and the northerly street line of Shore Parkway, a line 400 feet northeasterly of Flatbush Avenue*, a line perpendicular to the northeasterly street line of Flatbush Avenue* distant 420 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Flatbush Avenue* and the northerly street line of Shore Parkway, and Flatbush Avenue*, as shown on a diagram (for illustrative purposes only) dated November 28, 2011.

*Note: a portion of Flatbush Avenue is proposed to be narrowed under a concurrent related application (C 070512 MMK) for a change in the City Map.

(On February 8, 2012, Cal. No. 5, the Commission scheduled February 29, 2012 for a public hearing. On February 29, 2012, Cal. No. 14, the hearing was closed.)

For consideration.

No. 10**CD 18****C 070512 MMK**

IN THE MATTER OF an application submitted by the Department of Small Business Services pursuant to Sections 1302, 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the narrowing, by elimination, discontinuance and closing, of a portion of Flatbush Avenue between Avenue U and Pelican Street;
- the elimination, discontinuance and closing of Marginal Street, Wharf or Place bounded by Flatbush Avenue, Shore Parkway and Mill Basin*; and
- the adjustment of grades necessitated thereby,

including authorization for any disposition or acquisition of real property related thereto, in accordance with Map Nos. Z-2703 and Z-2704, dated July 30, 2008 and signed by the Borough President.

* This change to Marginal Street, Wharf or Place, where such Marginal Street, Wharf or Place is shown on any existing plans for the water front or portion thereof, shall be incorporated into the City Map.

(On February 8, 2012, Cal. No. 6, the Commission scheduled February 29, 2012 for a public hearing. On February 29, 2012, Cal. No. 15, the hearing was closed.)

For consideration.

No. 11
CD 18**C 120111 PPK**

IN THE MATTER OF an application submitted by the NYC Department of Small Business Services (SBS), pursuant to Section 197-c of the New York City Charter, for disposition to the New York City Economic Development Corporation (EDC) of city-owned property located at 2875 Flatbush Avenue (Block 8591, p/o Lot 100, p/o Lot 125, and p/o Lot 175), which includes the disposition of an easement over p/o Lot 100 and a restriction prohibiting Use Group 16 on Block 8591, p/o Lot 100, and p/o Lot 125.

(On February 8, 2012, Cal. No. 7, the Commission scheduled February 29, 2012 for a public hearing. On February 29, 2012, Cal. No. 16, the hearing was closed.)

For consideration.

No. 12

CD 18

N 120109 ZAK

IN THE MATTER OF an application submitted by NYC Department of Small Business Services for the grant of an authorization pursuant to Section 62-822(a)(1) of the Zoning Resolution to modify the location requirements of Sections 62-511 (Location of visual corridors) and 62-56 (Requirements for Upland Connections) and the minimum dimension requirements of Section 62-53 (Requirements for Shore Public Walkways); in connection with a proposed waterfront zoning lot subdivision*, on property bounded by Mill Basin, Four Sparrow Marsh Park, and Flatbush Avenue** (Block 8591, Lots 125, 175, 980 and p/o Lot 100) in a C3 and C8-1 Districts.***

*Note: The waterfront zoning lot subdivision is the subject of a related application (N 120110 ZCK).

**Note: Flatbush Avenue is the subject of a city map change under a related application (C 070512 MMK).

***Note: A portion of the zoning lot is proposed to change from a C3 District to a C8-1 District under a related application (C 120108 ZMK).

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

For consideration.

BOROUGH OF QUEENS**No. 13*****119-03 SPRINGFIELD BOULEVARD*****CD 13****C 090466 ZMQ**

IN THE MATTER OF an application submitted by ADC Builders & Developers pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 19a, by establishing within an existing R2A District a C1-3 District bounded by 119th Avenue, Francis Lewis Boulevard, 217th Street, a line perpendicular to the southeasterly street line of Springfield Boulevard distant 140 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly line of Springfield Boulevard and the southwesterly street line of 119th Avenue, and Springfield Boulevard, as shown on a diagram (for illustrative purposes only) dated October 31, 2011.

(On February 8, 2012, Cal. No. 1, the Commission scheduled February 29, 2012 for a public hearing. On February 29, 2012, Cal. No. 10, the hearing was closed.)

For consideration.

No. 14***FDNY TECHNICAL SERVICES HEADQUARTERS*****CD 2****C 120113 PCQ**

IN THE MATTER OF an application submitted by the Fire 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 34-02 Queens Boulevard (Block 246, part of Lot 1) for use as a warehouse and offices.

(On February 8, 2012, Cal. No. 2, the Commission scheduled February 29, 2012 for a public hearing. On February 29, 2012, Cal. No. 11, the hearing was closed.)

For consideration.

No. 15

QUEENS PLAZA SIGN REGULATIONS

CDs 1 & 2

N 110223 ZRQ

IN THE MATTER OF an application submitted by the JetBlue Airways Corporation pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article XI, Chapter 7 to modify sign regulations within the Queens Plaza Subdistrict of the Special Long Island City Mixed Use District.

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

Article XI – Special Purpose Districts

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

**117-51
Queens Plaza Subdistrict Special Use Regulations**

The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special Mixed Use District# shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

* * *

**117-514
Special Sign Regulations**

Within the Queens Plaza Subdistrict, the #sign# regulations of Section 123-40 (SIGN REGULATIONS) shall apply, except that such #sign# regulations may be modified to permit a #sign# on the rooftop of a #non-residential building#, provided that the height of such rooftop is between 70 feet and 150 feet, as measured from #curb level#, and further provided that:

- (a) such rooftop #sign# is located on a #building# with frontage on Queens Plaza South, Queens Boulevard, Queens Plaza East or Queens Plaza North;
- (b) there shall be no more than one rooftop #sign# on a #zoning lot#;

- (c) there shall be no more than one #sign# per establishment on any #sign# structure;
- (d) such rooftop #sign# shall be neither a #flashing sign# nor an #advertising sign#;
- (d) rooftop #signs# shall be affixed to an open frame structure with maximum dimensions that shall not exceed 45 feet in height, as measured from the surface of the roof to its uppermost point, and 150 feet in width, as measured along its widest dimension;
- (e) all writing, pictorial representations, emblems, flags, symbols or any other figure or character comprising the design of such rooftop #sign# shall be separate elements, individually cut and separately affixed to the open frame structure. No perimeter or background surfaces shall be applied or affixed to the open frame structure in addition to such separate elements. No portion of such separate elements shall extend beyond the maximum dimensions allowed for an open frame structure. The area of such separate elements of a rooftop #sign# shall not count towards the maximum #surface area# of a #sign# permitted in Section 32-644 (Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts); and
- (f) any illumination from rooftop #signs# located within 100 feet of any #building# containing #residences#, where such #residences# legally existed at the time of the application for a permit for such #sign#, shall not project into or reflect onto any #residential# portion of such #building#.

* * *

(On February 8, 2012, Cal. No. 3, the Commission scheduled February 29, 2012 for a public hearing. On February 29, 2012, Cal. No. 12, the hearing was closed.)

For consideration.

BOROUGH OF STATEN ISLAND

No. 16

5316 ARTHUR KILL ROAD

CD 3

N 110206 ZAR

IN THE MATTER OF an application submitted by Arthur Lee, LLC for the grant of an authorization pursuant to Section 22-43 of the Zoning Resolution to waive the requirements of Section 22-43, to allow the construction of a detached two-family residence with less than 75 percent of the floor area of one dwelling unit located above or below the other, on property located at 5316 Arthur Kill Road, (Block 8024, lot 49 {Tentative Lot 50}), in an R3A 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. 17

50 WILLOW POND ROAD

CD 2

N 120089 ZAR

IN THE MATTER OF an application submitted by Michael Kremerman for the grant of authorizations pursuant to Sections 105-421, and 105-425 of the Zoning Resolution to authorize modification of topographic features on a Tier 1 site, modification of steep slope, and modifications of botanic environment in order to facilitate construction of an addition to a single-family detached house and an in-ground swimming pool on one zoning lot at 50 Willow Pond Road (Block 876, Lot 7) within the Special Natural Area District (NA-1).

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

For consideration.



CITYWIDE

ZONE GREEN TEXT AMENDMENT

No. 18

Citywide

N 120132 ZRY

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to remove barriers to construction of green building features in the City of New York by modification of various Sections of the Zoning Resolution.

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of February 29, 2012 (Cal. No. 13) and at the Department of City Planning web site: (www.nyc.gov/planning).

(On February 8, 2012, Cal. No. 4, the Commission scheduled February 29, 2012 for a public hearing. On February 29, 2012, Cal. No. 13, the hearing was closed.)

For consideration.

III. PUBLIC HEARINGS

BOROUGH OF THE BRONX

No. 19

92 WEST TREMONT AVENUE

CD 5

C 120107 HAX

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 92 West Tremont Avenue (Block 2867, Lots 125 and 128) 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 Block 2867, Lot 125 to a developer to be selected by HPD;

to facilitate the construction of a six-story senior residence with approximately 61 dwelling units to be developed under the New York State's Housing Trust Fund.

(On March 14, 2012, Cal. No. 1, the Commission scheduled March 28, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20***ALBERT EINSTEIN COLLEGE OF MEDICINE*****CD 11****C 070558 ZSX****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by Yeshiva University pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 74-53 of the Zoning Resolution to modify the requirements of Section 36-12 (Maximum Size of Accessory Group Parking Facilities) to allow a group parking facility accessory to uses in a Large-Scale Community Facility Development with a maximum capacity of 425 spaces, and to modify the requirements of Section 25-11 (General Provisions) so as to permit some of such off-street parking spaces to be located on the roof, in connection with the proposed enlargement of a garage building at 1925 Eastchester Road (Block 4205, Lot 2), within a Large-Scale Community Facility Development (Block 4117, Lot 1 and Block 4205, Lot 2 & p/o Lot 1), in R4 and R6 Districts.

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

(On March 14, 2012, Cal. No. 2, the Commission scheduled March 28, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF QUEENS
No. 21***DOS CENTRAL REPAIR SHOP*****CD 2****C 120131 PCQ****PUBLIC HEARING:**

IN THE MATTER OF an application submitted by the Department of Sanitation 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 52-07 59th Street (Block 2352, Lot 22) for use as a vehicle storage facility.

(On March 14, 2012, Cal. No. 3, the Commission scheduled March 28, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 22

SPECIAL TRIBECA TEXT AMENDMENT

CD 1

N 120166 ZRM

PUBLIC HEARING:

IN THE MATTER OF an application submitted by Laight Street Project Owner, 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 the extension of a variance approved by the Board of Standards and Appeals concerning the modification of bulk regulations in the Special Tribeca Mixed Use District.

Matter in underline is new, to be added;

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

Matter within # # is defined in Section 12-10

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

* * *

Article XI: Special Purpose Districts

Chapter 1: Special Tribeca Mixed Use District

111-20

SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

* * *

(d) Area A4, A5, A6 and A7

Except as set forth herein, the #bulk# regulations of the underlying district shall apply.

* * *

(6) Notwithstanding any of the provisions of Section 11-33 (Building Permits for Minor or Major Development or Other Construction Issued Before Effective Date of Amendment), the #development# of a #building# pursuant to a variance granted by the Board of Standards and Appeals under Calendar No. 231-09-BZ to modify #bulk# regulations, may be continued provided that a building permit has been issued, in accordance with the terms of said variance, within ~~two~~ six years of the original granting of ~~grant of~~ said variance.

* * *

(On March 14, 2012, Cal. No. 4, the Commission scheduled March 28, 2012 for a public hearing which has been duly advertised.)

Close the hearing.

IV. CITY PLANNING COMMISSION 2012 SCHEDULE OF MEETINGS

| | SUN | MON | TUE | WED | THU | FRI | SAT | |
|------------------|--------------------------|-----------------------------------|--------------------------|--|-----|-------------------------|-------------------------|---|
| JANUARY | 1 New Year's Day | 2 New Year's Observed | 3 REVIEW SESSION | 4 CPC PUBLIC MEETING | 5 | 6 | 7 | |
| | 8 | 9 | 10 | 11 | 12 | 13 | 14 | |
| | 15 | 16 Martin Luther King, Jr. Day | 17 | 18 | 19 | 20 | 21 | |
| | 22 Chinese New Year | 23 REVIEW SESSION | 24 | 25 CPC PUBLIC MEETING | 26 | 27 | 28 | |
| | 29 | 30 | 31 | | | | | |
| FEBRUARY | | | | 1 | 2 | 3 | 4 | |
| | 5 | 6 REVIEW SESSION | 7 | 8 CPC PUBLIC MEETING | 9 | 10 | 11 | |
| | 12 Lincoln's Birthday | 13 | 14 | 15 | 16 | 17 | 18 | |
| | 19 | 20 President's Day | 21 | 22 Ash Wednesday Washington's Birthday | 23 | 24 | 25 | |
| | 26 | 27 REVIEW SESSION | 28 | 29 CPC PUBLIC MEETING | | | | |
| MARCH | | | | | 1 | 2 | 3 | |
| | 4 | 5 | 6 | 7 | 8 | 9 | 10 | |
| | 11 | 12 REVIEW SESSION | 13 | 14 CPC PUBLIC MEETING | 15 | 16 | 17 St. Patrick's Day | |
| | 18 | 19 | 20 | 21 | 22 | 23 | 24 | |
| | 25 | 26 REVIEW SESSION | 27 | 28 CPC PUBLIC MEETING | 29 | 30 | 31 | |
| APRIL | 1 Palm Sunday | 2 | 3 | 4 | 5 | 6 Good Friday | 7 Passover | |
| | 8 | 9 REVIEW SESSION | 10 | 11 CPC PUBLIC MEETING | 12 | 13 | 14 | |
| | 15 | 16 Easter | 17 | 18 | 19 | 20 | 21 | |
| | 22 | 23 REVIEW SESSION | 24 | 25 CPC PUBLIC MEETING | 26 | 27 | 28 | |
| | 29 | 30 | | | | | | |
| MAY | | | 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 Memorial Day Observed | 29 | 30 | 31 | | | |
| JUNE | | | | | | 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 | 26 | 27 | 28 | 29 | 30 | |
| JULY | 1 | 2 | 3 | 4 Independence Day | 5 | 6 | 7 | |
| | 8 | 9 REVIEW SESSION | 10 | 11 CPC PUBLIC MEETING | 12 | 13 | 14 | |
| | 15 | 16 | 17 | 18 | 19 | 20 First Day Ramadan | 21 | |
| | 22 | 23 REVIEW SESSION | 24 | 25 CPC PUBLIC MEETING | 26 | 27 | 28 | |
| | 29 | 30 | 31 | | | | | |
| | | | | | 1 | 2 | 3 | 4 |
| | 5 | 6 REVIEW SESSION | 7 | 8 CPC PUBLIC MEETING | 9 | 10 | 11 | |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 | | |
| 19 | 20 REVIEW SESSION | 21 | 22 CPC PUBLIC MEETING | 23 | 24 | 25 | | |
| 26 | 27 | 28 | 29 | 30 | 31 | | | |
| AUGUST | | | | | | | 1 | |
| | 2 | 3 | 4 | 5 | 6 | 7 | 8 | |
| | 9 | 10 Labor Day | 11 | 12 | 13 | 14 | 15 | |
| | 16 | 17 | 18 | 19 | 20 | 21 | 22 | |
| | 23 | 24 | 25 | 26 | 27 | 28 | 29 | |
| | 30 | 31 | | | | | | |
| | | | | | | | | |
| SEPTEMBER | | | | | | | | |
| | 2 | 3 | 4 | 5 | 6 | 7 | 8 | |
| | 9 | 10 | 11 | 12 | 13 | 14 | 15 | |
| | 16 | 17 Rosh Hashanah | 18 | 19 CPC PUBLIC MEETING | 20 | 21 | 22 | |
| | 23 | 24 | 25 | 26 Yom Kippur | 27 | 28 | 29 | |
| | 30 | 31 | | | | | | |
| | | | | | | | | |
| OCTOBER | | 1 REVIEW SESSION | 2 | 3 CPC PUBLIC MEETING | 4 | 5 | 6 | |
| | 7 | 8 Columbus Day Observed | 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 | 31 CPC PUBLIC MEETING | | | | |
| | | | | | | | | |
| | | | | | | | | |
| NOVEMBER | | | | | 1 | 2 | 3 | |
| | 4 | 5 | 6 Election Day | 7 | 8 | 9 | 10 | |
| | 11 | 12 Veterans' Day | 13 Diwali Observed | 14 CPC PUBLIC MEETING | 15 | 16 | 17 | |
| | 18 | 19 | 20 | 21 | 22 | 23 | 24 | |
| | 25 | 26 REVIEW SESSION | 27 | 28 CPC PUBLIC MEETING | 29 | 30 | | |
| | 2 | 3 | 4 | 5 | 6 | 7 | 8 | |
| | 9 | 10 | 11 | 12 | 13 | 14 | 15 | |
| DECEMBER | 16 | 17 REVIEW SESSION | 18 | 19 CPC PUBLIC MEETING | 20 | 21 | 22 | |
| | 23 | 24 | 25 | 26 Kwanzaa Begins | 27 | 28 | 29 | |
| | 30 | 31 | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Review Sessions are held in Spector Hall at 22 Reade Street starting at 1:00 PM
Public Meetings are held in Spector Hall at 22 Reade Street starting at 10:00 AM