

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 19, 2013  
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 130227 MMR	1, 2	GOETHALS BRIDGE	Scheduled to be Heard 7/10/13
2	C 110154 ZSX	2	NEW HOPE TRANSITIONAL HOUSING	" "
3	C 130120 ZMX	7	RIVER PLAZA REZONING	" "
4	C 130213 ZMK	8	CROWN HEIGHTS WEST REZONING & TEXT AMENDMENT	" "
5	N 130212 ZRK	8, 9	" "	" "
6	C 130214 ZMM	8	MSK/CUNY	" "
7	N 130215 ZRM	8	" "	" "
8	C 130216 ZSM	8	" "	" "
9	C 130217 ZSM	8	" "	" "
10	C 130218 ZSM	8	" "	" "
11	C 130219 PPM	8	" "	" "
12	C 130068 MMQ	1	HALLETTS POINT	" "
13	C 090484 ZMQ	1	" "	" "
14	N 090485 ZRQ	1	" "	" "
15	C 090486 ZSQ	1	" "	" "
16	N 130220 ZRQ	7	SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT	" "
17	C 130222 ZSQ	7	" "	" "

COMMISSION ATTENDANCE:		Present (P) Absent (A)		COMMISSION VOTING RECORD: In Favor - Y Oppose - N Abstain - AB Recuse - R														
Calendar Numbers:		21	22	23	24	25	26											
Amanda M. Burden, FAICP, 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											
Rayann Besser	P	Y	Y	Y	Y	Y	Y											
Irwin G. Cantor, P.E.	P	Y	Y	Y	Y	Y	Y											
Alfred C. Cerullo, III	P	Y	Y	Y	Y	Y	Y											
Betty Y. Chen	P	Y	Y	R	Y	Y	Y											
Michelle R. De La Uz	P	Y	Y	Y	Y	N	Y											
Maria M. Del Toro	P	Y	Y	Y	Y	Y	Y											
Joseph I. Douek	P	Y	Y	Y	Y	Y	Y											
Richard W. Eaddy	P	Y	Y	Y	Y	Y	Y											
Anna Hayes Levin	P	Y	Y	Y	Y	Y	Y											
Orlando Marin, Commissioners	P	Y	Y	Y	Y	Y	Y											

MEETING ADJOURNED AT: 10:22 A.M.

Note: Commissioner Chen Recused on Cal. No. 23.

# CITY PLANNING COMMISSION DISPOSITION SHEET

**PUBLIC MEETING:  
WEDNESDAY, JUNE 19, 2013  
10:00 A.M. SPECTOR HALL  
22 READE STREET, NEW YORK 10007**

**Yvette V. Gruel, Calendar Officer  
22 Reade Street, Room 2E  
New York, New York 10007-1216  
(212) 720-3370**

CAL NO.	ULURP NO.	CD NO.	PROJECT NAME	C.P.C. ACTION
18	C 130223 ZSQ	7	SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT	Scheduled to be Heard 7/10/13
19	C 130224 ZSQ	7	" "	" "
20	C 130225 ZSQ	7	" "	" "
21	C 130161 ZMK	5	PITKIN AVENUE REZONING	Favorable Report Adopted
22	N 130270 HKK	3	BED-STUY/EXPANDED STUYVESANT HEIGHTS HISTORIC DIST.	Forward Report to City Council
23	N 130178 ZRM	4	CULTURE SHED TEXT AMENDMENT	Favorable Report Adopted
24	N 130112 ZAM	10	223-237 ST. NICHOLAS AVENUE	Authorization Approved
25	C 110178 ZMQ	1	23 <sup>RD</sup> STREET REZONING	Favorable Report Adopted
26	N 130269 RCR	3	294 LORETTO STREET	Certification Approved
27	C 130170 ZMQ	8	ST. FRANCIS PEPARATORY SCHOOL REZONING	Hearing Closed

<b>COMMISSION ATTENDANCE:</b> Present (P) Absent (A)  Calendar Numbers:		<b>COMMISSION VOTING RECORD:</b> In Favor - Y    Oppose - N    Abstain - AB    Recuse - R													
Amanda M. Burden, FAICP, Chair															
Kenneth J. Knuckles, Esq., Vice Chairman															
Angela M. Battaglia															
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Michelle R. De La Uz															
Maria M. Del Toro															
Joseph I. Douek															
Richard W. Eaddy															
Anna Hayes Levin															
Orlando Marin, Commissioners															

MEETING ADJOURNED AT:

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

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**CITY PLANNING COMMISSION**

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**WEDNESDAY, JUNE 19, 2013**

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



**Michael R. Bloomberg, Mayor  
City of New York**

**[No. 12]**

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

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

**CITY PLANNING COMMISSION**

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

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

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

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**NOTICE--CALENDARS:** City Planning Commission calendars and disposition sheets are now available on the Department of City Planning's web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

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**
- MICHELLE R. DE LA UZ**
- MARIA M. DEL TORO**
- JOSEPH I. DOUEK**
- RICHARD W. EADDY**
- ANNA HAYES LEVIN**
- ORLANDO MARIN, 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.

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**WEDNESDAY, JUNE 19, 2013**

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

The next regular public meeting of the City Planning Commission is scheduled for July 10, 2013 at Spector Hall, 22 Reade Street, New York, New York at 9:00 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: \_\_\_\_\_

**JUNE 19, 2013**

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**APPROVAL OF MINUTES OF the Regular Meeting of June 5, 2013**

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**I. PUBLIC HEARINGS OF THE FOLLOWING MATTERS TO BE SCHEDULED FOR  
WEDNESDAY, JULY 10, 2013  
STARTING AT 9:00 A. M.  
AT SPECTOR HALL, 22 READE STREET  
NEW YORK, NEW YORK**

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**BOROUGH OF STATEN ISLAND**

**No. 1**

***GOETHALS BRIDGE***

**CD 1, 2**

**C 130227 MMR**

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

- the elimination, discontinuance and closing of portions of Gulf Avenue, Washington Avenue, Old Place and Gill Bloom Circle;
- the establishment of Gulf Avenue and Goethals Road North from Western Avenue to a point approximately 1900 feet easterly;
- the establishment of three parks;
- the extinguishment of several records streets and any discontinuance and closing related thereto; and
- the modification of grades necessitated thereby,

in accordance with Map No. 4233, dated April 19, 2013 and signed by the Borough President.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**BOROUGH OF THE BRONX**

**No. 2**

***NEW HOPE TRANSITIONAL HOUSING***

**CD 2**

**C 110154 ZSX**

**IN THE MATTER OF** an application submitted by Liska NY, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to modify the requirements of Section 24-111 (Maximum floor area ratio for certain community facility uses) to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to an 8-story non-profit institution with sleeping accommodations (UG 3), on property located at 731 Southern Boulevard (Block 2720, Lot 28), in an R7-1 District.

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

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 3**

***RIVER PLAZA REZONING***

**CD 7**

**C 130120 ZMX**

**IN THE MATTER OF** an application submitted by Kingsbridge Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

1. eliminating from within an existing R6 District a C1-3 District bounded by the former centerline of Broadway, West 225<sup>th</sup> Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way;
2. changing from an R6 District to a C8-3 District property bounded by Broadway, West 225<sup>th</sup> Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way; and

3. changing from an M1-1 District to a C8-3 District property bounded by a line 100 feet southeasterly of the former southeasterly street line of Broadway, West 225<sup>th</sup> Street, the westerly boundary line of a railroad right-of way, a line 625 feet southwesterly of West 225<sup>th</sup> Street, and the northeasterly boundary line of the Penn Central Railroad right-of way;

as shown on a diagram (for illustrative purposes only) dated March 18, 2013, and subject to the conditions of CEQR Declaration E-303.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**BOROUGH OF BROOKLYN**

**Nos. 4 & 5**

***CROWN HEIGHS WEST REZONING & TEXT AMENDMENT***

**4**

**CD 8**

**C 130213 ZMK**

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

1. eliminating from within an existing R6 District a C1-3 District bounded by:
  - a. Dean Street, a line 100 feet southeasterly of Classon Avenue, Bergen Street, and a line 100 feet northwesterly of Classon Avenue;
  - b. Prospect Place, a line 150 feet southeasterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, and a line 150 feet northwesterly of Franklin Avenue;
  - c. Pacific Avenue, a line 150 feet easterly of Nostrand Avenue, St. Marks Avenue, and a line 150 feet westerly of Nostrand Avenue; and
  - d. St. Johns Place, a line 150 feet easterly of Nostrand Avenue, Eastern Parkway, and a line 150 feet westerly of Nostrand Avenue;
2. eliminating from within an existing R7-1 District a C1-3 District bounded by a line midway between Sterling Place and St. Johns Place, St. Francis Place and its

northeasterly and southwesterly centerline prolongations, Eastern Parkway, and a line 150 feet northwesterly of Franklin Avenue;

3. eliminating from within an existing R6 District a C2-3 District bounded by:
  - a. Dean Street, a line 150 feet southeasterly of Franklin Avenue, Prospect Place, and a line 150 feet northwesterly of Franklin Avenue;
  - b. a line midway between Dean Street and Bergen Street, a line 100 feet easterly of Rogers Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, Sterling Place, a line 150 feet northwesterly of Bedford Avenue, Bergen Street, and Rogers Avenue;
  - c. a line midway between Lincoln Place and Eastern Parkway, a line 150 feet easterly of Rogers Avenue, Eastern Parkway, and a line 150 feet westerly of Rogers Avenue; and
  - d. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, a line 150 feet easterly of Nostrand Avenue, Pacific Street, a line 150 feet westerly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue;
4. changing from an R6 District to an R5B District property bounded by:
  - a. a line midway between Prospect Place and Park Place, a line 100 feet northwesterly of Bedford Avenue, a line midway between Park Place and Sterling Place, a line 225 feet southeasterly of Franklin Avenue, Park Place, and a line 100 feet southeasterly of Franklin Avenue; and
  - b. Sterling Place, a line 100 feet northwesterly of Bedford Avenue, St. Johns Place, the northeasterly centerline prolongation of St. Francis Place, a line midway between Sterling Place and St. Johns Place, and a line 100 feet southeasterly of Franklin Avenue;
5. changing from an R7-1 District to an R5B District property bounded by a line midway between Sterling Place and St. Johns Place, the northeasterly centerline prolongation of St. Francis Place, St. Johns Place, and a line 100 feet southeasterly of Franklin Avenue;
6. changing from a C4-3 District to an R6 District property bounded by St. Mark's Avenue, a line 150 feet easterly of Nostrand Avenue, St. Johns Place, and a line 100 feet easterly of Nostrand Avenue;
7. changing from an R6 District to an R6A District property bounded by:

- a. Dean Street, a line 100 feet southeasterly of Classon Avenue, St. Mark's Avenue, the line the centerline of a Railroad right-of-way, a line midway between Prospect Place and Park Place, a line 175 feet southeasterly of Classon Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet northeasterly of Washington Avenue, Park Place, Grand Avenue, Prospect Place, a line 100 feet southeasterly of Grand Avenue, a line midway between Prospect Place and Park Place, a line 450 feet northwesterly of Classon Avenue, Park Place, a line 100 feet northwesterly of Classon Avenue, Prospect Place, a line 500 feet northwesterly of Classon Avenue, a line midway between St. Mark's Avenue and Prospect Place, a line 100 feet northwesterly of Classon Avenue, St. Mark's Avenue, a line 450 feet southeasterly of Grand Avenue, Bergen Street, and a line 100 feet northwesterly of Classon Avenue;
  - b. Lincoln Place, a line 100 feet northwesterly of Bedford Avenue, Eastern Parkway, the southwesterly centerline prolongation of St. Francis Place, Lincoln Place, a line 275 feet southeasterly of Franklin Avenue, a line midway between Eastern Parkway and Lincoln Place, and a line 235 feet northwesterly of Bedford Avenue;
  - c. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, St. Marks Avenue, a line 100 feet westerly of Nostrand Avenue, a line midway between Pacific Street and Dean Street, a line 100 feet northeasterly of Bedford Avenue, a line 100 feet easterly of Rogers Avenue, a line midway between St. Marks Avenue and Prospect Place, a line 150 feet westerly of Nostrand Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, St. Johns Place, Bedford Avenue, Lincoln Place, a line 100 feet northwesterly of Bedford Avenue, Dean Street, a line 80 feet northwesterly of Franklin Avenue, Pacific Street, Bedford Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue; and
  - d. St. Johns Place, a line 100 feet easterly of Nostrand Avenue, Eastern Parkway, a line 100 feet easterly of Rogers Avenue, a line midway between Lincoln Place and Eastern Parkway, and a line 100 feet westerly of Nostrand Avenue;
8. changing from an R7-1 District to an R6A District property bounded by:
- a. a line midway between St. Johns Place and Sterling Place, Classon Avenue, St. Johns Place, and a line 100 feet northeasterly of Washington Avenue; and

- b. Lincoln Place, the southwesterly centerline prolongation of St. Francis Place, Eastern Parkway, and a line 100 feet southeasterly of Franklin Avenue;
  
- 9. changing from a C4-3 District to an R6A District property bounded by St. Marks Avenue, a line 100 feet easterly of Nostrand Avenue, St. Johns Place, a line 100 feet westerly of Nostrand Avenue, a line midway between Sterling Place and St. Johns Place, a line 150 feet westerly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, and a line 100 feet westerly of Nostrand Avenue;
  
- 10. changing from an R6 District to an R6B District property bounded by:
  - a. Bergen Street, a line 450 feet southeasterly of Grand Avenue, St. Marks Avenue, a line 100 feet northwesterly of Classon Avenue, a line midway between St. Marks Avenue and Prospect Place, a line 500 feet northwesterly of Classon Avenue, Prospect Place, a line 100 feet northwesterly of Classon Avenue, Park Place, a line 450 feet northwesterly of Classon Avenue, a line midway between Prospect Place and Park Place, a line 100 feet southeasterly of Grand Avenue, Prospect Place, and Grand Avenue;
  
  - b. a line midway between Prospect Place and Park Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, and a line 175 feet southeasterly of Classon Avenue;
  
  - c. Dean Street, a line 100 feet northwesterly of Bedford Avenue, a line midway between Prospect Place and Park Place, and a line 100 feet southeasterly of Franklin Avenue;
  
  - d. Park Place, a line 225 feet southeasterly of Franklin Avenue, a line midway between Park Place and Sterling Place, a line 100 feet northwesterly of Bedford Avenue, Sterling Place, and a line 100 feet southeasterly of Franklin Avenue;
  
  - e. St. Johns Place, a line 100 feet northwesterly of Bedford Avenue, Lincoln Place, a line 235 feet northwesterly of Bedford Avenue, a line midway between Lincoln Place and Eastern Parkway, a line 275 feet southeasterly of Franklin Avenue, and St. Francis Place;

- f. a line midway between Pacific Street and Dean Street, a line 100 feet westerly of Nostrand Avenue, St. Marks Avenue, a line 150 feet northwesterly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, a line 100 feet easterly of Rogers Avenue, and a line 100 feet northeasterly of Bedford Avenue; and
- g. a line midway between Sterling Place and St. Johns Place, a line 150 feet westerly of Nostrand Avenue, St. Johns Place, a line 100 feet westerly of Nostrand Avenue, a line midway between Lincoln Place and Eastern Parkway, a line 100 feet easterly of Rogers Avenue, Eastern Parkway, a line 125 feet southeasterly of Bedford Avenue, St. Johns Place and Rogers Avenue;

11. changing from an R7-1 District to an R6B District property bounded by:

- a. a line midway between Sterling Place and St. Johns Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between St. Johns Place and Lincoln Place, the line the centerline of a Railroad right-of-way, St. Johns Place, and a line 300 feet southeasterly of Classon Avenue; and
- b. St. Johns Place, St. Francis Place, Lincoln Place, and a line 100 feet southeasterly of Franklin Avenue;

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

- a. St. Marks Avenue, a line 100 feet westerly of Nostrand Avenue, a line midway between St. Marks Avenue and Prospect Place, and a line 150 feet westerly of Nostrand Avenue; and
- b. a line midway between Sterling Place and St. Johns Place, a line 100 feet westerly of Nostrand Avenue, St. Johns Place, and a line 150 feet westerly of Nostrand Avenue;

13. changing from an R6 District to an R7A District property bounded by Dean Street, a line 100 feet southeasterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Prospect Place and Park Place, the centerline of a Railroad right-of-way, St. Marks

Avenue, a line 100 feet southeasterly of Classon Avenue, Bergen Street, and a line 150 feet northwesterly of Franklin Avenue;

14. changing from an R7-1 District to an R7A District property bounded by St. Johns Place, Classon Avenue, a line midway between Sterling Place, and St. Johns Place, a line 300 feet southeasterly of Classon Avenue, St. Johns Place, the line the centerline of a Railroad right-of-way, a line midway between St. Johns Place and Lincoln Place, a line 100 feet northwesterly of Franklin Avenue, a line midway between Sterling Place and St. Johns Place, a line 100 feet southeasterly of Franklin Avenue, Eastern Parkway, and a line 100 feet northeasterly of Washington Avenue;
15. changing from an R6 District to an R7D District property bounded by St. Johns Place, a line 125 feet southeasterly of Bedford Avenue, Eastern Parkway, a line 100 feet southeasterly of Bedford Avenue, Lincoln Place, and Bedford Avenue;
16. changing from an C8-2 District to an R7D District property bounded by Lincoln Avenue, a line 100 feet southeasterly of Bedford Avenue, Eastern Parkway, and a line 100 feet northwesterly of Bedford Avenue;
17. establishing within a proposed R6A District a C2-4 District bounded by:
  - a. Prospect Place, Classon Avenue, Park Place, and a line 100 feet northwesterly of Classon Avenue;
  - b. Bergen Street, Bedford Avenue, a line midway between Dean Street and Bergen Street, a line 100 feet easterly of Rogers Avenue, a line midway between Sterling Place and St. Johns Place, Rogers Avenue, Sterling Place, and a line 100 feet northwesterly of Bedford Avenue; and
  - c. the northerly boundary line of the Long Island Railroad right-of-way, a line 100 feet easterly of Nostrand Avenue, a line midway between Pacific Street and Dean Street, Nostrand Avenue, Dean Street, a line 100 feet easterly of Nostrand Avenue, Eastern Parkway, a line 100 feet westerly of Nostrand Avenue, Dean Street, a line 50 feet westerly of Nostrand Avenue, a line midway between Atlantic Avenue and Pacific Street, and a line 100 feet westerly of Nostrand Avenue;
18. establishing within a proposed R7A District a C2-4 District bounded by Dean Street, a line 100 feet southeasterly of Franklin Avenue, Eastern Parkway, a line 100 feet

northwesterly of Franklin Avenue, Bergen Street, and a line 150 feet northwesterly of Franklin Avenue; and

- 19. establishing within a proposed R7D District a C2-4 District bounded by Lincoln Place, a line 125 feet southeasterly of Bedford Avenue, Eastern Parkway, and a line 100 feet northwesterly of Bedford Avenue;

as shown in a diagram (for illustrative purposes only) dated March 18

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 5**

**CDs 8 & 9**

**N 130212 ZRK**

**IN THE MATTER OF** an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts) and concerning Appendix F (Inclusionary Housing Designated Areas).

Matter in underline is new, to be added;

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

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

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

**Article II  
RESIDENTIAL BULK REGULATIONS**

**Chapter 3  
RESIDENTIAL BULK REGULATIONS IN RESIDENCE DISTRICTS**

\* \* \*

**23-633  
Street wall location and height and setback regulations in certain districts  
R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X**

In the districts indicated, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base

plane#. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply, except as otherwise set forth for #buildings# in R9D and R10X Districts.

(a) #Street wall# location

R6A R7A R7D R7X R9D

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

R6B R7B R8B

- (2) In the districts indicated, for all #buildings#, and for #Quality Housing buildings# on #narrow streets# in R6 and R7 Districts without a letter suffix, the #street wall# of a #building# on a #zoning lot# with at least 50 feet of frontage along a #street line# shall be located no closer to the #street line# than the #street wall# of an adjacent existing #building#. On #zoning lots# with less than 50 feet of frontage along a #street line#, the #street wall# shall be located no closer to nor further from the #street line# than the #street wall# of an adjacent existing #building#. For all #zoning lots#, the #street wall# need not be located further from a #street line# than 15 feet. On #corner lots#, the #street wall# along one #street line# need not be located further from the #street line# than five feet.

R8A R8X R9A R9X R10A R10X

- (3) In the districts indicated, for all #buildings#, and for #Quality Housing buildings# in R8 or R9 Districts without a letter suffix, and in other R10 Districts, the following #street wall# location provisions shall apply along #wide streets# and along #narrow streets# within 50 feet of their intersection with a #wide street#:
- (i) the #street wall# shall extend along the entire #street# frontage of a #zoning lot#;
  - (ii) at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum base height specified in the table in this Section or the height

of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line# provided any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#; and

- (iii) the #street wall# location provisions of paragraph (a)(3) of this Section, inclusive, shall not apply to houses of worship.

No #street wall# location provisions shall apply along any #narrow street# beyond 50 feet of their intersection with a #wide street#.

For the purposes of applying the provisions of paragraph (a) in this Section, where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

\* \* \*

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT  
AND MAXIMUM BUILDING HEIGHT

District <sup>5</sup>	Minimum Base Height	Maximum Base Height	Maximum #Building or other Structure# Height
R6B	30	40	50
R6 <sup>2</sup>	30	45	55
R6 <sup>1</sup> inside #Manhattan Core#	40	55	65
R6 <sup>1</sup> outside #Manhattan Core# R6A	40	60	70
R7 <sup>1</sup> inside #Manhattan Core#	40	60	75

R7<sup>2</sup> R7B

R7 <sup>1</sup> outside #Manhattan Core# R7A	40	65	80
R7D	60	85	100
R7X	60	85	125
R8B	55	60	75
R8 <sup>2</sup>	60	80	105
R8 <sup>1</sup> R8A	60	85	120
R8X	60	85	150
R9 <sup>2</sup> R9A <sup>2</sup>	60	95	135
R9A R9 <sup>1</sup>	60	102	145
R9D	60	85 <sup>4</sup>	-- <sup>3</sup>
R9X <sup>2</sup>	60	120	160
R9X <sup>1</sup>	105	120	170
R10 <sup>2</sup> R10A <sup>2</sup>	60	125	185
R10 <sup>1</sup> R10A <sup>1</sup>	125	150	210
R10X	60	85	-- <sup>3</sup>

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<sup>1</sup> For #zoning lots# or portions thereof within 100 feet of a #wide street#

<sup>2</sup> For #zoning lots# on a #narrow street# except portions of such #zoning lots# within a distance of 100 feet from an intersection with a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#

<sup>3</sup> #Buildings or other structures# may exceed a maximum base height of 85 feet in accordance with paragraph (c) of this Section

<sup>4</sup> For #buildings or other structures# that front upon an elevated rail line, the maximum

base height shall be 25 feet

<sup>5</sup> Where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

\* \* \*

**Article III  
COMMERCIAL DISTRICT REGULATIONS**

**Chapter 5  
BULK REGULATIONS FOR MIXED BUILDINGS IN COMMERCIAL DISTRICTS**

\* \* \*

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

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

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, for all #buildings or other structures#, and for #Quality Housing buildings# in other #Commercial Districts#, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base plane#.

\* \* \*

(b) #Street wall# location

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

(1) In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B or R7X Districts, and for #Quality Housing buildings# in other #Commercial Districts# with a residential equivalent of an R6 or R7 District, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height

specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts, or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# may be located beyond eight feet of the #street line#.

Existing #buildings# may be horizontally #enlarged# without regard to #street wall# location provisions, provided the amount of new #floor area# does not exceed 50 percent of the amount of #floor area# existing on June 29, 1994, and the #enlarged# portion of the #building# does not exceed one #story# or 15 feet in height, whichever is less.

For #zoning lots# bounded by more than one #street line#, these #street wall# location provisions shall be mandatory along only one #street line#.

Where only one #street line# is coincident with the boundary of a #Commercial District# mapped along an entire #block# front, the #street wall# location provisions shall apply along such coincident #street line#. For all other #zoning lots#, the #street wall# location provisions shall apply along at least one #street line#.

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

- (2) In the districts indicated, and in C1 or C2 Districts when mapped within R7D, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and for #Quality Housing buildings# in other C1 or C2 Districts with a residential equivalent of an R8, R9 or R10 District, the following #street wall# location provisions shall apply along #wide streets# and along #narrow streets# within 50 feet of their intersection with a #wide street#:

- (i) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts, or the height of the #building#, whichever is less. To allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

In C1 or C2 Districts when mapped within R9D Districts, to allow articulation of #street walls# at the intersection of two #street lines#, up to 50 percent of the area bounded by the two #street lines# and lines parallel to and 50 feet from such #street lines# may be unoccupied by a #building#. However, where one such #street line# fronts an elevated rail

line, a minimum of 25 percent and a maximum of 50 percent of the area bounded by the two #street lines# and lines parallel to and 50 feet from such #street lines# shall be unoccupied by a #building#.

- (ii) Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet above the #base plane#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in paragraph (b)(2)(i) of this Section.

- (iii) Where a continuous sidewalk widening is provided along the entire #block# frontage of a #street#, the boundary of the sidewalk widening shall be considered to be the #street line# for the purposes of this Section.

No #street wall# location rules shall apply along #narrow streets# beyond 50 feet of their intersection with a #wide street#.

For the purposes of applying the provisions of paragraph (b) of this Section, where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

\* \* \*

TABLE A  
 HEIGHT AND SETBACK FOR BUILDINGS  
 OR OTHER STRUCTURES  
 IN CONTEXTUAL DISTRICTS

District <sup>5</sup>	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
-----------------------	---------------------------	---------------------------	---------------------------------

C1 or C2 mapped in R6B	30	40	50
C1 or C2 mapped in R6A C4-2A C4-3A	40	60	70
C1 or C2 mapped in R7B	40	60	75
C1 or C2 mapped in R7A C1-6A C2-6A C4-4A C4-5A	40	65	80
C1 or C2 mapped in R7D C4-5D	60	85	100
C1 or C2 mapped in R7X C4-5X	60	85	125
C1 or C2 mapped in R8B	55	60	75
C1 or C2 mapped in R8A C1-7A C4-4D C6-2A	60	85	120
C1 or C2 mapped in R8X	60	85	150
C1 or C2 mapped in R9A <sup>2</sup> C1-8A <sup>2</sup> C2-7A <sup>2</sup> C6-3A <sup>2</sup>	60	95	135
C1 or C2 mapped in R9A <sup>1</sup> C1-8A <sup>1</sup> C2-7A <sup>1</sup> C6-3A <sup>1</sup>	60	102	145
C1 or C2 mapped in R9D C6-3D	60	85 <sup>4</sup>	-- <sup>3</sup>
C1 or C2 mapped in R9X <sup>2</sup> C1-8X <sup>2</sup> C2-7X <sup>2</sup> C6-3X <sup>2</sup>	60	120	160
C1 or C2 mapped in R9X <sup>1</sup> C1-8X <sup>1</sup> C2-7X <sup>1</sup> C6-3X <sup>1</sup>	105	120	170
C1 or C2 mapped in R10A <sup>2</sup> C1-9A <sup>2</sup> C2-8A <sup>2</sup> C4-6A <sup>2</sup> C4-7A <sup>2</sup> C5-1A <sup>2</sup> C5-2A <sup>2</sup> C6-4A <sup>2</sup>	60	125	185
C1 or C2 mapped in R10A <sup>1</sup> C1-9A <sup>1</sup> C2-8A <sup>1</sup> C4-6A <sup>1</sup> C4-7A <sup>1</sup> C5-1A <sup>1</sup> C5-2A <sup>1</sup> C6-4A <sup>1</sup>	125	150	210

C1 or C2 mapped in R10X                      60                      85                      --<sup>3</sup>  
 C6-4X

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- <sup>1</sup> For #zoning lots# or portions thereof within 100 feet of a #wide street#
- <sup>2</sup> For #zoning lots# on a #narrow street#, except portions of such #zoning lots# within a distance of 100 feet from an intersection with a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lots# beyond 100 feet of the #street line#
- <sup>3</sup> #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (d) of this Section
- <sup>4</sup> For #buildings or other structures# that front upon an elevated rail line, the maximum base height shall be 25 feet
- <sup>5</sup> Where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

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

District <sup>3</sup>	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
C1 or C2 mapped in R6 <sup>2</sup> C4-2 <sup>2</sup> C4-3 <sup>2</sup>	30	45	55
C1 or C2 mapped in R6 <sup>1</sup> inside #Manhattan Core# C4-2 <sup>1</sup> inside #Manhattan Core# C4-3 <sup>1</sup> inside #Manhattan Core#	40	55	65
C1 or C2 mapped in R6 <sup>1</sup> outside			

#Manhattan Core#	40	60	70
C4-2 <sup>1</sup> outside #Manhattan Core#			
C4-3 <sup>1</sup> outside #Manhattan Core#			
C1 or C2 mapped in R7 <sup>2</sup>	40	60	75
C1 or C2 mapped in R7 <sup>1</sup> inside #Manhattan Core#			
C1-6 <sup>2</sup> C1-6 <sup>1</sup> inside #Manhattan Core#			
C2-6 <sup>2</sup> C2-6 <sup>1</sup> inside #Manhattan Core#			
C4-4 <sup>2</sup> C4-4 <sup>1</sup> inside #Manhattan Core#			
C4-5 <sup>2</sup> C4-5 <sup>1</sup> inside #Manhattan Core#			
C6-1 <sup>2</sup> C6-1 <sup>1</sup> inside #Manhattan Core#			
C1 or C2 mapped in R7 <sup>1</sup> outside #Manhattan Core#	40	65	80
C1-6 <sup>1</sup> outside #Manhattan Core#			
C2-6 <sup>1</sup> outside #Manhattan Core#			
C4-4 <sup>1</sup> outside #Manhattan Core#			
C4-5 <sup>1</sup> outside #Manhattan Core#			
C6-1 <sup>1</sup> outside #Manhattan Core#			
C1 or C2 mapped in R8 <sup>2</sup>	60	80	105
C1-7 <sup>2</sup> C4-2F <sup>2</sup> C6-2 <sup>2</sup>			
C1 or C2 mapped in R8 <sup>1</sup>	60	85	120
C1-7 <sup>1</sup> C4-2F <sup>1</sup> C6-2 <sup>1</sup>			
C1 or C2 mapped in R9 <sup>2</sup>	60	95	135
C1-8 <sup>2</sup> C2-7 <sup>2</sup> C6-3 <sup>2</sup>			
C1 or C2 mapped in R9 <sup>1</sup>	60	102	145
C1-8 <sup>1</sup> C2-7 <sup>1</sup> C6-3 <sup>1</sup>			
C1 or C2 mapped in R10 <sup>2</sup>	60	125	185
C1-9 <sup>2</sup> C2-8 <sup>2</sup> C4-6 <sup>2</sup> C4-7 <sup>2</sup> C5 <sup>2</sup> C6-4 <sup>2</sup> C6-5 <sup>2</sup>			
C6-6 <sup>2</sup> C6-7 <sup>2</sup> C6-8 <sup>2</sup> C6-9 <sup>2</sup>			
C1 or C2 mapped in R10 <sup>1</sup>	125	150	210
C1-9 <sup>1</sup> C2-8 <sup>1</sup> C4-6 <sup>1</sup> C4-7 <sup>1</sup> C5 <sup>1</sup> C6-4 <sup>1</sup> C6-5 <sup>1</sup>			
C6-6 <sup>1</sup> C6-7 <sup>1</sup>			
C6-8 <sup>1</sup> C6-9 <sup>1</sup>			

<sup>1</sup> For #zoning lots# or portions thereof within 100 feet of a #wide street#

<sup>2</sup> For #zoning lots# on a #narrow street#, except portions of such #zoning lots# within a distance of 100 feet from an intersection with a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lots# beyond 100 feet of the #street line#

<sup>3</sup> Where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

~~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.~~

\* \* \*

**APPENDIX F  
Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Table of  
Inclusionary Housing Designated Areas  
by Zoning Map

Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas
16c	Brooklyn CD 2	Maps 1-3
16c	Brooklyn CD 3	Map 1
16c	Brooklyn CD 6	Map 1
<u>16c</u>	<u>Brooklyn CD 8</u>	<u>Map 1</u>
16d	Brooklyn CD 7	Map 1
<u>16d</u>	<u>Brooklyn CD 8</u>	<u>Map 1</u>

16d	Brooklyn CD 14	Map 2
17a	Brooklyn CD 3	Maps 1-5
<u>17a</u>	<u>Brooklyn CD 8</u>	<u>Map 1</u>
17b	Brooklyn CD 8	<u>Map 1</u>
17b	Brooklyn CD 14	Map 2

\* \* \*

**Brooklyn**

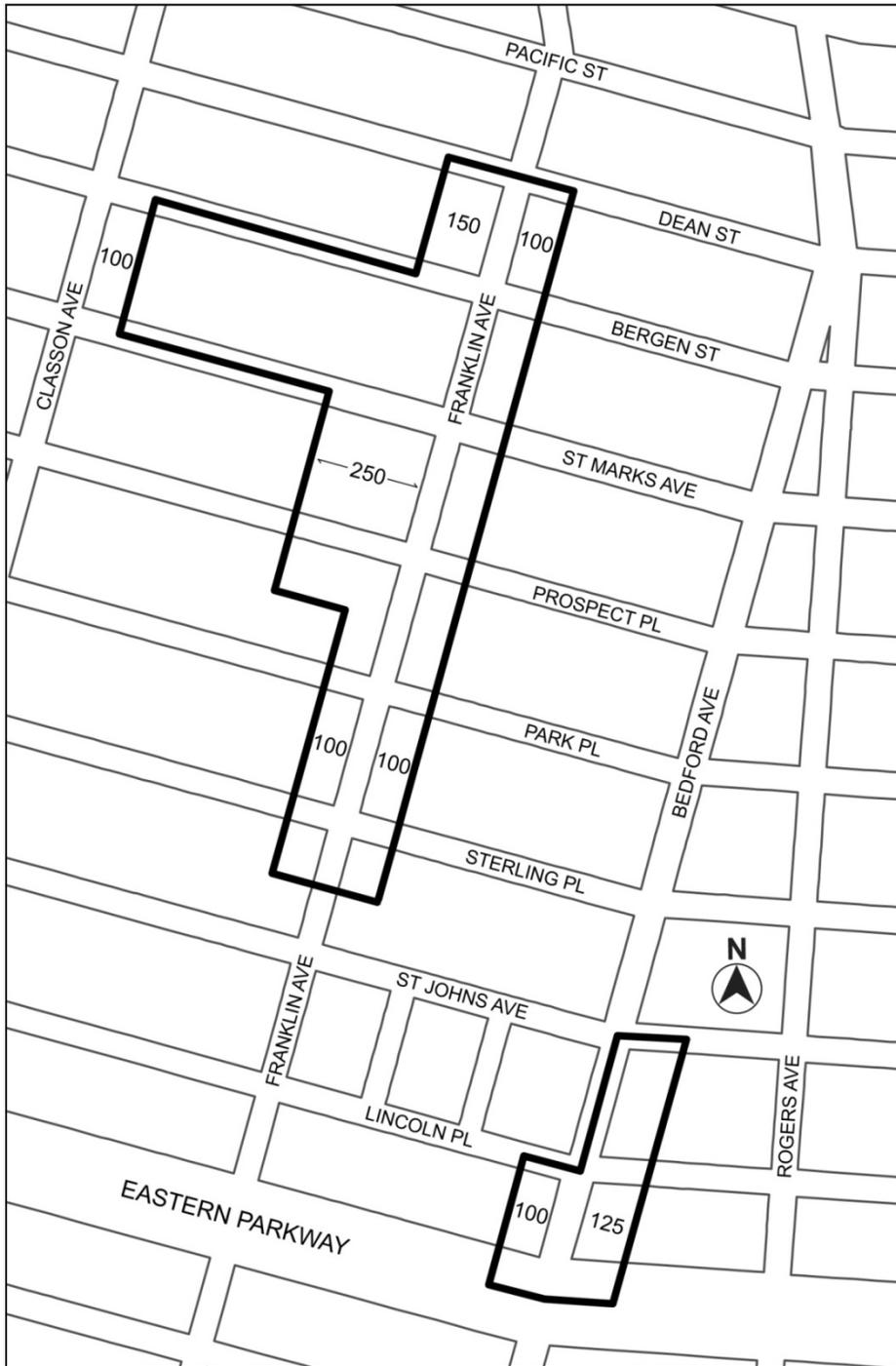
\* \* \*

**Brooklyn Community District 8**

In the R7A and R7D Districts within the areas shown on the following Map 1:

Map 1

New Map



Portion of Community District 8, Brooklyn

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

\_\_\_\_\_

**BOROUGH OF MANHATTAN**

**Nos. 6-11**

***MSK/CUNY***

**No. 6**

**CD 8**

**C 130214 ZMM**

**IN THE MATTER OF** an application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an M3-2 District to a C1-9 District property bounded by East 74<sup>th</sup> Street, Franklin D. Roosevelt Drive, East 73<sup>rd</sup> Street, and a line perpendicular to the northerly street line of East 73<sup>rd</sup> Street distant 315 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 73<sup>rd</sup> Street and the westerly street line of Franklin D. Roosevelt Drive; and
2. changing from an M3-2 District to an M1-4 District property bounded by East 74<sup>th</sup> Street, a line perpendicular to the northerly street line of East 73<sup>rd</sup> Street distant 315 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 73<sup>rd</sup> Street and the westerly street line of Franklin D. Roosevelt Drive, East 73<sup>rd</sup> Street, and a line perpendicular to the northerly street line of East 73<sup>rd</sup> Street distant 320 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of East 73<sup>rd</sup> Street and the westerly street line of Franklin D. Roosevelt Drive;

as shown on a diagram (for illustrative purposes only) dated March 18, 2013.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 7**

**CD 8**

**N 130215 ZRM**

**IN THE MATTER OF** an application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) 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 VII, Chapter IV (General Large Scale Development) to permit floor area increase of up to 20 percent in exchange for provision of a public park improvement.

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

**74-74**

**General Large Scale Development**

\* \* \*

**74-743**

**Special provisions for bulk modifications**

(a) For a #large-scale general development#, the City Planning Commission may permit:

\* \* \*

(11) wholly within a C1-9 District entirely within the boundaries of Community District 8 in Manhattan, for a predominantly #community facility development#, a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by the underlying district regulations where, in connection with such #development#, an improvement to a #public park# located within the same Community District or within a one mile radius of the proposed #development# is provided in accordance with the provisions of this Section.

(i) A request for such bonus #floor area# shall be accompanied by:

(a) a site plan for a #public park# improvement, transmitted by the Commissioner of Parks and Recreation, sufficient in detail and scope with respect to the work necessary to complete such #public park# improvement, to enable the City Planning Commission to determine the appropriate amount of bonus #floor area# to be granted to the #development#; and

(b) a letter from the Commissioner of Parks and Recreation stating that such #public park# improvement provides an appropriate amenity for the surrounding area and that, absent funding to be provided by the applicant such #public park# improvement is unlikely to be made in the foreseeable future.

(ii) Prior to a determination as to whether to grant the special permit, the City Planning Commission shall have received from the Commissioner of Parks and Recreation:

(a) any revisions to the site plan for the #public park# improvement or a statement that the site plan provided in the application is unchanged; and

(b) a letter that shall include:

(i) cost estimates for the #public park# improvement; and

(ii) a statement that the funding to be provided by the applicant, in combination with any other available funding, is adequate for completion of the necessary infrastructure, landscape and other work necessary to complete the #public park# improvement.

(b) In order to grant a special permit pursuant to this Section for any #large scale general development#, the Commission shall find that:

\* \* \*

~~(9) a declaration with regard to ownership requirements in paragraph (b) of the #large scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.~~

(9) where the Commission permits a #floor area# bonus for a #public park# improvement in accordance with the provisions of paragraph (a)(11) of this Section:

1. the amount of such bonus #floor area# is appropriate in relation to the size and quality of the proposed #public park# improvement; and

2. such bonus #floor area# will not unduly increase the #bulk# of #buildings# on the #zoning lot# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;

Grant of a floor area bonus for a #public park# improvement in accordance with the provisions of paragraph (a)(11) of this Section shall

be conditioned upon adequate assurances for provision of the funding identified by the Commissioner of Parks and Recreation in a letter pursuant to paragraph (a)(11)(ii) of this Section as necessary for completion of the necessary infrastructure, landscape and other work for the #public park# improvement. The Commissioner of Buildings shall not issue a building permit for the #large scale development# unless the Commissioner of Parks and Recreation shall have certified that the funding has been made or secured in a manner acceptable to such Commissioner.

(10) a declaration with regard to ownership requirements in paragraph (b) of the #large-scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

\* \* \*

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**



**No. 8**

**CD 8**

**C 130216 ZSM**

**IN THE MATTER OF** an application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution to modify:

1. Section 74-743(a)(1) to allow the location of buildings without regard to the rear yard requirements of Section 33-283 (Required rear yard equivalents), the side yard requirements of Section 33-25 (Minimum Required Side Yards), and the height and setback requirements of Section 33-432 (In other Commercial Districts); and
2. Section 74-743(a)(11)\* to allow a floor area bonus not to exceed 20 percent of the maximum floor area ratio permitted by the underlying district regulations for improvement to a public park;

in connection with a proposed community facility development on property located at 524-540 East 74<sup>th</sup> Street a.k.a 525-545 East 73<sup>rd</sup> Street (Block 1485, Lot 15), within a Large-Scale General Development, in a C1-9 District\*\*.

\*Note: A zoning text amendment is proposed to modify Section 74-743 of the Zoning Resolution under a concurrent related application N 130215 ZRM.

\*\*Note: The site is proposed to be rezoned by changing an M3-2 District to a C1-9 District under a concurrent related application C 130214 ZMM.

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.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 9**

**CD 8**

**C 130217 ZSM**

**IN THE MATTER OF** an application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(c) of the Zoning Resolution to modify the surface area of signs requirements of Section 32-64 (Surface Area and Illumination Provisions), and the height of signs requirements of Section 32-65 (Permitted Projection or Height of Signs), in connection with a proposed community facility development on property located at 524-540 East 74<sup>th</sup> Street a.k.a. 525-545 East 73<sup>rd</sup> Street (Block 1485, Lot 15), within a Large-Scale General Development, in a C1-9 District\*.

\*Note: The site is proposed to be rezoned by changing an M3-2 District to a C1-9 District under a concurrent related application C 130214 ZMM.

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.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 10**

**CD 8**

**C 130218 ZSM**

**IN THE MATTER OF** an application submitted by Memorial Hospital for Cancer and Allied Diseases (MSK) and City University of New York (CUNY) pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an enclosed attended accessory parking garage with a maximum capacity of 248 spaces on portions of the ground floor, cellar and sub-cellar of a proposed community facility development on property located at 524-540 East 74<sup>th</sup> Street a.k.a. 525-545 East 73<sup>rd</sup> Street (Block 1485, Lot 15), in a C1-9 District\*.

\*Note: The site is proposed to be rezoned by changing an M3-2 District to a C1-9 District under a concurrent related application C 130214 ZMM.

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.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**



**No. 11**

**CD 8**

**C 130219 PPM**

**IN THE MATTER OF** an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property located at 524-540 East 74<sup>th</sup> Street (Block 1485, Lot 15), pursuant to zoning.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**



**NOTICE**

**On July 10<sup>th</sup>, 2013 at 10:00am in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning a disposition of City-owned property for a joint development effort by Memorial Sloan Kettering and Hunter College**

**(MSK – CUNY-Hunter-Project).** The project site is located on the Upper East Side of Manhattan Block 1485, Lot 15, on City-owned property on the east of a block bounded by York Avenue, Franklin Delano Roosevelt (FDR) Drive, and East 73<sup>rd</sup> and 74<sup>th</sup> Streets. The proposed actions would facilitate a proposal to construct two buildings – MSK ACC and Hunter College Science and Health Professions Building (CUNY-Hunter Building). The MSK ACC Building would be approximately 23 stories (approximately 450 feet) tall on a footprint of 39,667 square feet. In a gross floor area of 731,136 square feet, it would contain state-of-the-art ambulatory care facilities, including office practice space for head and neck, endocrinology, thoracic, hematologic oncology, dental, speech, and consultative services; infusion rooms; interventional and diagnostic radiology; radiation oncology; cardiology and pulmonary testing; pharmacy and clinical laboratories to support the on-site activities; academic offices; and conference rooms; and up to 250 accessory parking spaces on the lower levels of the site for patients and visitors. The facility would be expected to treat approximately 1,335 patients daily. CUNY-Hunter Building would be approximately 16 stories (approximately 350 feet) tall on a footprint of 26,444 square feet. In its gross floor area of 402,990 square feet, it would house teaching and research laboratories, class rooms, a learning center, a single 350-seat lecture hall, faculty offices, and a vivarium to house research animals. Approximately 1,130 undergraduates and 1,219 graduate students would come to classes and laboratories in this building. In addition students from the main Hunter College campus at Lexington Avenue and East 68th Street would attend lectures in the lecture hall.

The proposed project would be facilitated by the following discretionary actions: rezoning the site; zoning text amendment and special permit; approval to develop the site as a Large Scale General Development (LSGD); and approval of a special permit to increase the number of accessory parking spaces. Written comments on the DEIS are requested and would be received and considered by the Lead Agency through July 22<sup>nd</sup>, 2013.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 13DME003M.

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**BOROUGH OF QUEENS**

**Nos. 12-15**

***HALLETTS POINT***

**No. 12**

**CD 1**

**C 130068 MMQ**

**IN THE MATTER OF** an application submitted by Halletts A Development Company, LLC, New York City Housing Authority (NYCHA), and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of portions of two cul-de-sacs in Astoria Boulevard between 1<sup>st</sup> Street and 8<sup>th</sup> Street;
- the establishment of a park between 2<sup>nd</sup> Street and 26<sup>th</sup> Avenue and the U.S. Pierhead and Bulkhead Line;
- the elimination of a portion of park west of 1<sup>st</sup> Street and south of 27<sup>th</sup> Avenue;
- the elimination, discontinuance and closing of 26<sup>th</sup> Avenue and 27<sup>th</sup> Avenue between 1<sup>st</sup> Street and the U.S. Pierhead and Bulkhead Line;
- the delineation of a street easement; and
- the adjustment of grades and block dimensions necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 5019 dated February 5, 2013 and signed by the Borough President.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 13**

**CD 1**

**C 090484 ZMQ**

**IN THE MATTER OF** an application submitted by Halletts A Development Company, LLC and New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 9a:

1. changing from an R6 District to an M1-1 District property bounded by the U.S. Pierhead and Bulkhead Line, 2<sup>nd</sup> Street, 26<sup>th</sup> Avenue, and the easterly boundary line of a Park (Astoria Athletic Field) and its southerly prolongation;
2. changing from an R6 District to an R7-3 District property bounded by the southerly boundary line of a Park (Astoria Athletic Field), the southerly prolongation of the easterly boundary line of a Park (Astoria Athletic Field), 26<sup>th</sup> Avenue and its westerly centerline prolongation, and the U.S. Pierhead and Bulkhead Line;
3. changing from an M1-1 District to an R7-3 District property bounded 26<sup>th</sup> Avenue and its westerly centerline prolongation, 2<sup>nd</sup> Street, a line 275 feet southerly of 26<sup>th</sup> Avenue, 1<sup>st</sup> Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;
4. establishing within a former Park\*\* an R6 District property bounded by the westerly street line of 1<sup>st</sup> Street, the southerly street line of Astoria Boulevard, the northeasterly prolongation of a southeasterly boundary line of a Park, the easterly boundary line of a Park, and the easterly prolongation of a northerly boundary line of a Park;
5. establishing within an R6 District a C1-4 District bounded by:
  - a. 27<sup>th</sup> Avenue, 8<sup>th</sup> Street, a line 150 feet southerly of 27<sup>th</sup> Avenue, and 1<sup>st</sup> Street; and
  - b. Astoria Boulevard, the terminus of the Astoria Boulevard (westerly portion), the easterly prolongation of the southerly street line of Astoria Boulevard (westerly portion), the terminus of the of Astoria Boulevard (easterly portion), Astoria Boulevard, Vernon Boulevard, a line 150 southerly of Astoria Boulevard (easterly portion) and its westerly prolongation, a line 150 southerly of Astoria Boulevard (westerly portion) and its easterly prolongation, and the southerly centerline prolongation of 1<sup>st</sup> Street (straight line portion); and
6. establishing within a proposed R7-3 District a C1-4 District bounded by the southerly boundary line of a Park, the northerly centerline prolongation 1<sup>st</sup> Street, 26<sup>th</sup> Avenue, 2<sup>nd</sup> Street, a line 275 feet southerly of 26<sup>th</sup> Avenue, 1<sup>st</sup> Street, the northerly boundary line of a Park and its easterly prolongation, and the U.S. Pierhead and Bulkhead Line;

as shown on a diagram (for illustrative purposes only) dated April 22, 2013, and subject to the conditions of CEQR Declaration E-309.

\*\*Note: A portion of a Park westerly of the intersection of 1<sup>st</sup> Street and Astoria Boulevard is proposed to be demapped under a concurrent related application (C 130068 MMQ) for changes to the city map.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 14**

**CD 1**

**N 090485 ZRQ**

**IN THE MATTER OF** an application submitted by Halletts A Development Company, LLC and New York City Housing Authority pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3, and Appendix F relating to Inclusionary Housing, Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN WATERFRONT AREAS), Article VI, Chapter III (SPECIAL REGULATIONS APPLYING TO FRESH FOOD STORES) and Article VII, Chapter 4 relating to large scale general development.

Matter in underline is new, to be added;

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

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

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

\* indicates asterisk to be deleted; <sup>1</sup> superscript number to be added

**23-90**

**INCLUSIONARY HOUSING**

\* \* \*

**23-952**

**Floor area compensation in Inclusionary Housing designated areas**

The provisions of this Section shall apply in #Inclusionary Housing designated areas# set forth in APPENDIX F of this Resolution.

The #residential floor area# of a #zoning lot# may not exceed the base #floor area ratio# set forth in the table in this Section, except that such #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to the maximum #floor area ratio# specified in the table. However, the amount of #low income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the

total #floor area#, exclusive of ground floor non-#residential floor area#, or any #floor area# increase for the provision of a #FRESH food store#, on the #compensated zoning lot#.

Maximum #Residential Floor Area Ratio#

District	Base #floor area ratio#	Maximum #floor area ratio#
R6B	2.00	2.20
R6 <del>*</del> <sup>(del*)1</sup>	2.20	2.42
R6 <del>**2</del> R6A R7-2 <sup>*1</sup>	2.70	3.60
R7A R7-2 <del>**2</del>	3.45	4.60
<u>R7-3</u>	<u>3.75</u>	<u>5.0</u>
R7D	4.20	5.60
R7X	3.75	5.00
R8	5.40	7.20
R9	6.00	8.00
R9A	6.50	8.50
R9D	7.5	10.0
R10	9.00	12.00

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<sup>\*1</sup> for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

~~\*\*2~~ for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

\* \* \*

**Article VI**

**Chapter 2**

**SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA**

\* \* \*

**62-132**

**Applicability of Article VII, Chapters 4, 8 & 9**

\* \* \*

The #large-scale development# provisions of Section 74-74 and Article VII, Chapters 8 and 9, shall be applicable, except that:

- (a) In the event a #large-scale development# consists of a portion within a #waterfront block# and a portion within a non-#waterfront block#, all #zoning lots# within the #development# shall be subject to the #bulk# regulations of Section 62-30 (SPECIAL BULK REGULATIONS).
- (b) In the event a #large-scale development# is located partially within and partially beyond the #waterfront area#, the landward boundary of the #waterfront area# shall be relocated so as to encompass all #zoning lots# within the #development# and such #development# shall be deemed to be located entirely within the #waterfront area#.
- (c) Any height and setback modifications within a #waterfront block# shall be subject to an additional finding that such modifications would result in a site plan with visual and, where required, physical public access to the waterfront in a way that is superior to that which would be possible by strict adherence to the regulations of Section 62-341 (Developments on land and platforms).

For the purposes of modifying the height and setback regulations of Section 62-341, the term "periphery" shall include all portions of a #large-scale development# within 100 feet of a peripheral #street# or #lot line#. The term "wholly within" shall therefore mean any area of a #large-scale development# which is not within the area designated as periphery. #Large-scale residential developments# within R3, R4 or R5 Districts shall continue to be subject to the periphery provisions of Section 78-31 (Location of Buildings, Distribution of Bulk and Open Space and Modification of Height and Setbacks).

- (d) No distribution of #bulk# shall result in an increase in #floor area ratio# on a #zoning lot# within a #waterfront block# beyond 20 percent of the amount otherwise allowed by Section 62-32. In the event such #zoning lot# to which #bulk# is distributed is a #waterfront zoning lot#, such #bulk# may only be distributed to the #upland lot# and the computation of maximum #floor area ratio# for such #upland lot# shall include any #bulk# distribution from the #seaward lot#. Such limitation on #bulk# distribution shall not apply to #zoning lots# within non-#waterfront blocks#.
- (e) Modification of public access and #visual corridor# requirements shall be subject to the authorization provisions of Section 62-822. In lieu of making the findings in paragraphs (a) or (b) of this Section, the Commission may find that the proposed site plan would result in better achievement of the goals set forth in Section 62-00 than would otherwise be possible by strict adherence to the regulations of Sections 62-50 and 62-60.
- (f) In Community District 1, in the Borough of Queens, where the Commission has approved a #large-scale general development#, and a #lot line# within such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying the

requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines).

\* \* \*

**62-32**

**Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks**

\* \* \*

**62-322**

**Residential uses in R1, R2, R6, R7, R8, R9 and R10 Districts**

For #residential buildings# or #residential# portions of #buildings# in R1, R2, R6, R7, R8, R9 and R10 Districts, the regulations of Section 23-14 (Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio) through Section 23-15 (Maximum Floor Area Ratio in R10 Districts), inclusive, shall not apply. In lieu thereof, the maximum #floor area ratio# and #lot coverage# on a #zoning lot# shall be as specified in the following table, except as provided for in Sections 23-952 (Floor area compensation in Inclusionary Housing designated areas), 62-323 (Non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts) and 62-35 (Special Bulk Regulations in Certain Areas Within Community District 1, Brooklyn):

MAXIMUM FLOOR AREA RATIO AND MAXIMUM LOT COVERAGE  
FOR RESIDENTIAL BUILDINGS  
OR RESIDENTIAL PORTIONS OF BUILDINGS

District	Maximum #Floor Area Ratio# <sup>*1</sup>	Maximum Coverage# (in percent)	#Lot
R1 R2	.50	35	
R6B	2.00	60	
R6	2.43	65	
R6A R7B	3.00	65	
R7-1 R7-2	3.44	65	
R7A R8B	4.00	70	
R7D	4.20	70	

R7-3 R7X	5.00	70
R8 R8A R8X	6.02	70
R9 R9A	7.52	70
R9-1 R9X	9.00	70
R10	10.00 <sup>*2</sup>	70

-----  
<sup>1</sup> In #Inclusionary Housing designated areas#, the #floor area ratio# has been modified, pursuant to Section 23-952 (Floor area compensation in Inclusionary Housing designated areas)

<sup>\*2</sup> In R10 Districts, the #floor area ratio# may be increased to a maximum of 12.0, pursuant to Section 23-951 (Floor area compensation in R10 Districts other than Inclusionary Housing designated areas)

\* \* \*

**62-40  
SPECIAL PARKING AND LOADING REGULATIONS**

\* \* \*

**62-45  
Supplementary Regulations for All Parking Facilities**

\* \* \*

**62-454  
Off-street parking in large-scale general developments in Community District 1 in Queens**

For #large-scale general developments# approved by the City Planning Commission within the Halletts Point Peninsula in Community District 1, in the Borough of Queens, #floor area# shall not include floor space used for off-street parking spaces provided in any #story# located not more than 33 feet above the #base plane#, provided that where such facilities front upon #streets# and #waterfront public access areas#, such spaces are within facilities that are located behind #commercial#, #community facility# or #residential# floor space so that no portion of such parking facility, other than entrances and exits, is visible from such #street# or #waterfront public access areas#. Such floor space shall have a minimum depth of 18 feet.

\* \* \*

**ARTICLE VI**

\* \* \*

**Chapter 3**

**SPECIAL REGULATIONS APPLYING TO FRESH FOOD STORES**

\* \* \*

**63-02**

**Applicability**

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.

- (a) The provisions of this Chapter shall apply to all #Commercial# and #Manufacturing Districts# in the following #FRESH food store# designated areas, except as provided in paragraph (b) of this Section:
  - (1) in the Borough of the Bronx, Community Districts 1, 2, 3, 4, 5, 6 and 7, except portions of Community District 7, as shown on Map 1 in Appendix A of this Chapter;
  - (2) in the Borough of Brooklyn, Community Districts 3, 4, 5, 8, 9, 16 and 17, except portions of Community District 8, as shown on Map 2 in Appendix A;
  - (3) in the Borough of Manhattan, Community Districts 9, 10, 11 and 12, except portions of Community District 9 and 12, as shown on Maps 3 and 4 in Appendix A; and
  - (4) in the Borough of Queens, the #Special Downtown Jamaica District#; ~~and~~ portions of Community District 12 outside of the #Special Downtown Jamaica District#, except those portions shown on Maps 5 and 6 in Appendix A; and those portions in Community District 1 shown on Map 1 in Appendix B.
- (b) The provisions of this Chapter shall not apply to the following Special Purpose Districts:
  - #Special Madison Avenue Preservation District#;
  - #Special Manhattanville Mixed Use District#;
  - #Special Park Improvement District#; and
  - #Special Hunts Point District#.

\* \* \*

**63-25****Required Accessory Off-street Parking Spaces in Certain Districts**

- (a) In C1-1, C1-2, C1-3, C2-1, C2-2, C2-3 and C4-3 Districts, the #accessory# off-street parking regulations in Section 36-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES) applicable to a C1-4 District shall apply to any #FRESH food store#.
- (b) In the Borough of Brooklyn, in those portions of Community District 5 located south of Flatlands Avenue and east of the centerline prolongation of Schenck Avenue, and in the Borough of Queens, where applicable in Community District 12 outside of the #Special Downtown Jamaica District#, a #FRESH food store# shall provide #accessory# off-street parking spaces as required for #uses# in parking requirement category B in the applicable #Commercial# and #Manufacturing Districts#.
- (c) In C8-1, C8-2, M1-1, M1-2 and M1-3 Districts, a #FRESH food store# shall provide one parking space per 1,000 square feet of #floor area# or #cellar# space utilized for retailing, up to a maximum of 15,000 square feet. The underlying off-street parking regulations in Sections 36-20 or 44-20 shall apply to the #floor area# or #cellar# space, in excess of 15,000 square feet, utilized for retailing in such #FRESH food store#.
- (d) The provisions of this Section shall not apply to:
  - (1) in the Borough of the Bronx, portions of Community District 7 and in the Borough of Manhattan, portions of Community District 12, as shown on Map 1 in Appendix ~~BC~~ of this Chapter;
  - (2) in the Borough of Brooklyn, portions of Community District 5, as shown on Map 2 in Appendix ~~BC~~;
  - (3) in the Borough of Brooklyn, portions of Community Districts 16 and 17, as shown on Map 3 in Appendix ~~BC~~ and
  - (4) in the Borough of Queens, the #Special Downtown Jamaica District#.

\* \* \*

**Appendix A****FRESH Food Store Designated Areas: Excluded Portions**

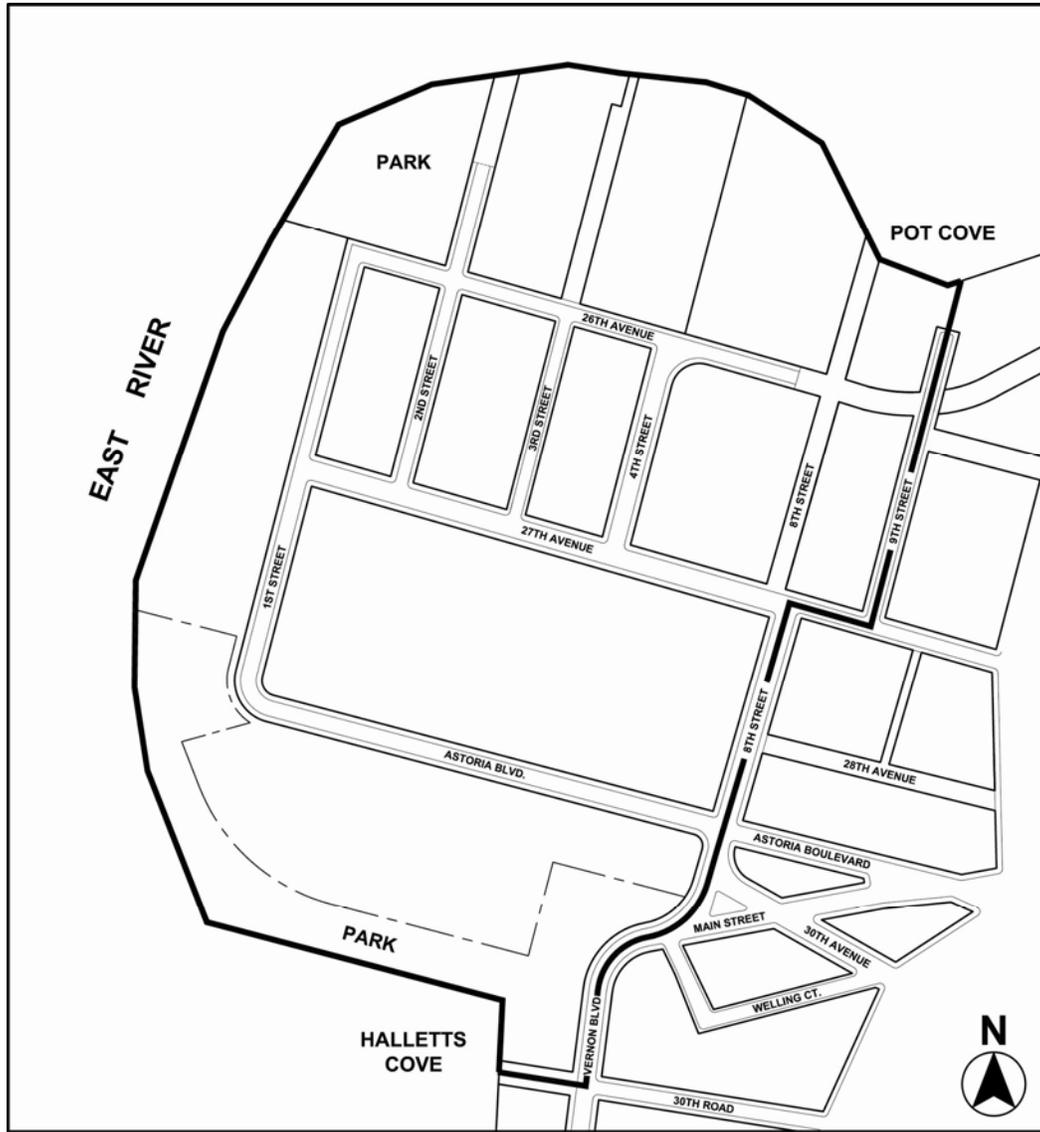
The #FRESH food store# designated areas are listed by community district and borough in Section 63-02 (Applicability) ~~of this Chapter~~. Excluded portions of community districts are shown on the following maps:

\* \* \*

**Appendix B**  
**FRESH Food Store Designated Areas: Included Portions**

The #FRESH food store# designated areas are listed by community district and borough in Section 63-02 (Applicability). When a #FRESH food store# designated area occupies only a portion of a community district, the included portions of such community districts are shown on the following maps:

Map 1. Included portions of Community District 1, Queens



(12/9/09)

**Appendix BC Required Off-Street Accessory Parking Exceptions**

\* \* \*

74-74

**Large Scale General Development**

\* \* \*

**74-742****Ownership**

Except as otherwise provided in this Section, any #large-scale general development# for which application is made for a special permit in accordance with the provisions of Section 74-74 (Large-Scale General Development) shall be on a tract of land which at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. No special permit shall be granted unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#) of, or executed a binding sales contract for, all of the property comprising such tract.

\* \* \*

A special permit may be applied for and granted under the provisions of Section 74-74, even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section, when the site of such #large-scale general development# is:

- (a) to be #developed# or #enlarged# through assemblage by any other governmental agency, or its agent, having the power of condemnation; or
- (b) owned by the Federal government and is within Brooklyn Community District 2; or
- (c) partially under City ownership, within the former Washington Square Southeast Urban Renewal Area, within Community District 2 in the Borough of Manhattan, provided that the exception to the ownership requirements set forth herein shall apply only to tracts of land in City ownership; or
- d) partially under State or City ownership, or may include a tract of land under private ownership that is located within the bed of 26<sup>th</sup> Avenue between 1<sup>st</sup> Street and the bulkhead line within the Halletts Point Peninsula, in the area bounded by 8<sup>th</sup> Street and Vernon Boulevard on the east, the East River on the west and south, and the north side of 26<sup>th</sup> Avenue on the north, in Community District 1 in the Borough of Queens, provided that the exception to the ownership requirements set forth herein shall apply only to:
  - (i) tracts of land in State or City ownership; or
  - (ii) a tract of land in private ownership located within the bed of 26<sup>th</sup> Avenue, between 1<sup>st</sup> Street and the #bulkhead# line.

**74-743****Special provisions for bulk modification**

(a) For a #large-scale general development#, the City Planning Commission may permit:

\* \* \*

- (9) within the boundaries of Community District 3 in the Borough of the Bronx, portions of any #building#, at any level, that contain permitted or required #accessory# off-street parking spaces, to be excluded from the calculation of #lot coverage#; ~~or~~
- (10) for a #large-scale general development# located partially or wholly within the former Seward Park Extension Urban Renewal Area, waiver of the planting requirements of Section 23-892 (In R6 through R10 Districts), provided the area between the #street line# and the #street walls# of the #building# and their prolongations is to be improved as a publicly accessible widened sidewalk-; or
- (11) within the boundaries of Community District 1 in the Borough of Queens, in the area generally north of 30<sup>th</sup> Road and west of 8<sup>th</sup> Street, within the Halletts Point Peninsula, the #floor area# distribution from a #zoning lot# containing existing public housing #buildings#, provided that upon approval of a #large scale general development# there exists unused #floor area# on a separate parcel of land with existing light industrial #buildings# in an amount equivalent to, or in excess of, the #floor area# approved for distribution and further provided:
  - (i) such parcel shall be made part of such #zoning lot# upon approval of such #large scale general development#, pursuant to the definition of #zoning lot# in Section 12-10, paragraph (d); and
  - (ii) the existing light industrial #buildings# on the separate parcel of land are demolished.

(b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

\* \* \*

- (8) where the Commission permits portions of #buildings# containing #accessory# parking spaces to be excluded from the calculation of #lot coverage# in accordance with the provisions of paragraph (a)(9) of this Section, the exclusion of #lot coverage# will result in a better site plan and a better relationship among #buildings# and open areas than would be possible without such exclusion and therefore will benefit the residents of the #large-scale general development#; ~~and~~
- (9) a declaration with regard to ownership requirements in paragraph (b) of the #large-scale general development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission-; and

(10) where the Commission permits #floor area# distribution from a #zoning lot# containing existing light industrial #buildings# to be demolished in accordance with the provisions of paragraph (a) (11) of this Section, such #floor area# distribution shall contribute to better site planning of the waterfront public access area and shall facilitate the #development# of affordable housing units within a #large scale general development#.

In addition, within the former Washington Square Southeast Urban Renewal Area, within Manhattan Community District 2, where the Commission has approved a #large-scale general development#, and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution. The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale general development# and to minimize adverse effects on the character of the surrounding area.

\* \* \*

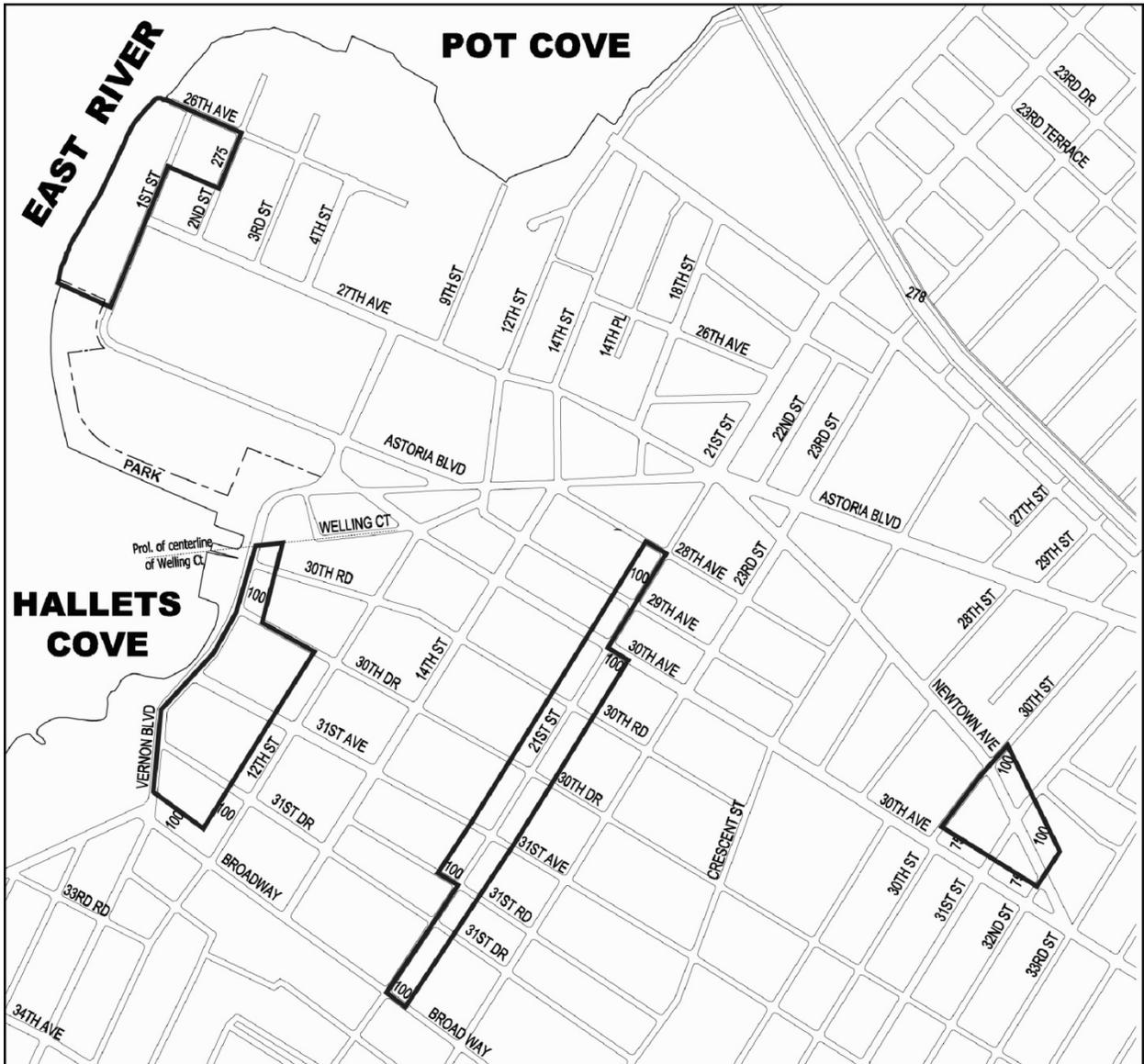
**APPENDIX F  
Inclusionary Housing Designated Areas**

\* \* \*

**Queens  
Queens Community District 1**

In the R7A and R7-3 Districts within the areas shown on the following Map 1:

Map 1 –



Community District 1, Queens

\* \* \*

**Resolution for adoption scheduling June 19, 2013 for a public hearing.**

\_\_\_\_\_

**No. 15****CD 1****C 090486 ZSQ**

**IN THE MATTER OF** an application submitted by Halletts A Development Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of total allowable floor area and lot coverage under the applicable district regulations without regard for zoning lot lines;
2. Section 74-743(a)(2) - to allow the location of buildings without regard for the rear yard requirements of Sections 23-532 and 35-53, and to modify initial setback distance, the maximum base height, the maximum building height, the maximum residential tower size, and the maximum width of walls facing shoreline requirements of Section 62-341 (Developments on land and platforms); and
3. Section 74-743(a)(11)\* - to allow the distribution of floor area from a zoning lot containing existing public housing buildings;

in connection with a proposed mixed use development on property generally bounded by 26<sup>th</sup> Avenue and its westerly prolongation, 2<sup>nd</sup> Street, 27<sup>th</sup> Avenue, 8<sup>th</sup> Street, the northerly boundary of a Park, and the U.S. Pierhead and Bulkhead Line, (Block 913, Lot 1; Block 915, Lot 6; Block 916, Lots 1 & 10; Block 490, Lots 1, 11, p/o 100, & 101; portions of lands underwater westerly of Blocks 916 and 490; and the beds of the proposed to be demapped portions of 26<sup>th</sup> Avenue\*\*, 27<sup>th</sup> Avenue\*\*, Astoria Boulevard\*\*, & Park), in R6\*\*\*, R6/C1-4\*\*\* and R7-3/C1-4\*\*\* Districts, in a large-scale general development, within the Halletts Point Peninsula.

\*Note: A zoning text amendment is proposed to modify Section 74-743 under a concurrent related application C 090485 ZRQ.

\*\*Note: Portions of 26<sup>th</sup> Avenue, 27<sup>th</sup> Avenue, Astoria Boulevard, & Park are proposed to be demapped under a concurrent related application (C 130068 MMQ) for changes to the city map.

\*\*\*Note: The site is proposed to be rezoned by changing M1-1 and R6 Districts and demapped Park to R6/C1-4 and R7-3/C1-4 Districts under a concurrent related application C 090484 ZMQ.

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 July 10, 2013 for a public hearing.**

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## NOTICE

**On Wednesday, July 10, 2013, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning zoning map changes; zoning text amendments; large-scale general development project (LSGD) special permits related to bulk; waterfront special permits, authorizations, and certifications; and mapping actions. The applicant, Halletts A Development Company, LLC is requesting the discretionary approvals, with the New York City Housing Authority (NYCHA) as co-applicant for some of the approvals, to facilitate a mixed-use development on several parcels on Halletts Point along the East River in Astoria, Queens. The zoning map changes would rezone an existing manufacturing (M1-1) district along 1st Street south of 26th Avenue to residential with commercial over lay (R7-3/C1-4); establish a commercial overlay (C1-4) over the existing residential (R6) zoning district along Astoria Boulevard and 27th Avenue; establish Whitey Ford Field as a mapped public parkland and rezone a portion of the adjacent streetbed from residential (R6) to manufacturing (M1-1). The zoning text amendments would make the project area eligible for the Inclusionary Housing Program and Food Retail Expansion to Support Health (FRESH) Program; exempt accessory parking under certain circumstances from the definition of floor area; allow lot lines coincident with the boundary of a mapped Public Park to be treated as a wide street for the purposes of applying minimum distance between legally required windows and lot lines; and, permit floor area distribution from a zoning lot under certain circumstances to another zoning lot within a LSGD if it contributes to better site planning. The city mapping actions would eliminate two cul-de-sacs in Astoria Boulevard between 1st Street and 8th Street and convey a street easement from NYCHA to the City, establish a public park (Whitey Ford Field), and eliminate 26th Avenue and 27th Avenue between 1st Street and the U.S. Pierhead and Bulkhead Line. Other discretionary actions requested include disposition of public housing (NYCHA) property, use of development rights associated with lands underwater, and potential financing approval for affordable housing. The proposed actions would facilitate a proposed development of approximately 2.73 million gross square feet (gsf) in total that would include approximately 2.2 million gsf of residential space (2,644 housing units including 2,161 market-rate and 483 affordable housing units); approximately 69,000 gsf of retail space (including an approximately 30,100-gross square foot retail space designed for supermarket use); and 1,375 accessory parking spaces. Comments are requested on the DEIS and will be accepted until Monday, July 22, 2013.**

**This hearing is being held pursuant to the National Environmental Policy Act (NEPA), State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09DCP084Q.**

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**Nos. 16-20**

***SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT***

**No. 16**

**CD 7**

**N 130220 ZRQ**

**IN THE MATTER OF** an application by the Queens Development Group, LLC and the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution relating to Article XII Chapter 4 to allow the City Planning Commission to permit transitional uses as part of a phased development where such uses are reasonably necessary to assist in achievement of the goals of the Special District.

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 XII – Special Purpose Districts**

**Chapter 4**

**Special Willets Point District**

\* \* \*

**124-60**

**SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS**

For any #zoning lot# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

(a) #use# or #bulk# modification shall aid in achieving the general purposes and intent of the Special District;

(b) #use# modification shall encourage a lively pedestrian environment along the street, or is

necessary for, and the only practicable way to achieve, the programmatic requirements of the development;

- (c) #bulk# modifications shall enhance the distribution of #bulk# within the Special District;
- (d) #bulk# modifications shall permit adequate access of light and air to surrounding streets; and
- (e) #use# or #bulk# modification shall relate harmoniously to the character of the surrounding area.

Notwithstanding the foregoing, a #use# modification may include a #use# proposed as part of a phased development within the Special District, where the Commission finds that such #use# is reasonably necessary for transitional purposes to assist in achievement of the goals of the Special District, provided the findings of paragraphs (a), (b) and (e) above are met to the maximum extent possible, taking into account the nature of such #use#.

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

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 17**

**CD 7**

**C 130222 ZSQ**

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 2,650 spaces and active recreational uses on property (Zoning Lot 1) located easterly of 126<sup>th</sup> Street generally between proposed to be demapped 35<sup>th</sup> Avenue and Roosevelt Avenue (Block 1823, Lots 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, & 55; Block 1825, Lots 26, 28, 30, 37, 46, 48, 53, p/o 21 & p/o 55; Block 1826, Lots 1, 5, 14, 18, 20, 31, & 35; Block 1827, Lot 1; Block 1833, Lots 103, 111, 117, 120, 141, 151, 155, 158 & 172; p/o bed of proposed to be demapped 37<sup>th</sup> Avenue; p/o bed of proposed to be demapped 38<sup>th</sup> Avenue; bed of proposed to be demapped 39<sup>th</sup> Avenue; p/o bed of proposed to be demapped Willets Point Boulevard; and optional property to include Block 1823, Lots 1, 3, 5, 7, 12, 14, 58, 59, & 60; and p/o bed of proposed to be demapped 36<sup>th</sup> Avenue), in a C4-4 District, within the Special Willets Point District.

\*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

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.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 18**

**CD 7**

**C 130223 ZSQ**

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 83 spaces, in conjunction with a commercial development on property (Zoning Lot 2) located easterly of 126<sup>th</sup> Street generally between proposed to be demapped 37<sup>th</sup> Avenue and proposed to be demapped 38<sup>th</sup> Avenue (Block 1825, Lots 1, 19, 58, p/o 21, p/o 55, p/o bed of proposed to be demapped 37<sup>th</sup> Avenue and p/o bed of proposed to be demapped 38<sup>th</sup> Avenue, in a C4-4 District, within the Special Willets Point District.

\*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

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.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 19****CD 7****C 130224 ZSQ**

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to modify the applicable use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 98 spaces and active recreational uses on property (Zoning Lot 3) located easterly of 126<sup>th</sup> Street generally between proposed to be demapped 34<sup>th</sup> Avenue and proposed to be demapped 35<sup>th</sup> Avenue (Block 1822, Lot 17), in a C4-4 District, within the Special Willets Point District.

\*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

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.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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**No. 20**
**CD 7****C 130225 ZSQ**

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 181 spaces and active recreational uses on property (Zoning Lot 4) located westerly of 126<sup>th</sup> Place generally between Northern Boulevard and proposed to be demapped 34<sup>th</sup> Avenue (Block 1821, Lots 9 and 18), in a C4-4 District, within the Special Willets Point District.

\*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

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.

**Resolution for adoption scheduling July 10, 2013 for a public hearing.**

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### NOTICE

**On Wednesday, July 10<sup>th</sup>, 2013, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Supplemental Environmental Impact Statement (DSEIS) concerning the redevelopment of the Willets Point/CitiField area for a mix of uses. The proposed redevelopment seeks to transform several CitiField parking areas as well. The project site is located in Queens, within the northern portion of Flushing Meadows Corona Park adjacent to the CitiField stadium, and within the Willets Point peninsula east of 126th Street. The Willets Point area comprises 128 tax lots and one partial lot located on 14 blocks. The portion of the project site east of 126th Street is within the Special Willets Point District and is in Community District 7; the remaining portion of the project site is City parkland and lies outside community district boundaries. The project is anticipated to proceed across three distinct areas until its anticipated completion in 2032. The project sites are: “The Willets Point” portion, comprising 61 acres; “Willets West,” (the Special Willets Point District) comprising a 30.7-acre section of the surface parking field adjacent to CitiField; and “Roosevelt Avenue” (comprising three CitiField-related surface parking lots). It would incorporate a development substantially similar to that anticipated and analyzed in the 2008 Willets Point Development Plan Final Generic Environmental Impact Statement (FGEIS), as well as a major entertainment/retail component and parking adjacent to CitiField. The project is anticipated to proceed in three phases: by 2018, the remediation and development of an approximately 23-acre portion of the Special Willets Point District with a 200-room hotel, approximately 30,000 square feet of retail space, and a 2,800-space surface parking area/off-season public recreation space; the development of the parking field west of CitiField with “Willets West”—an entertainment and retail center of approximately 1.4 million square feet (one million square feet of gross leasable area) and a 2,900-space parking facility; and the development of a structured parking facility on the westernmost CitiField surface parking lot south of Roosevelt Avenue; by 2028, the surface parking area in the Special Willets Point District would be replaced with approximately 4.23 million square feet of residential, retail, office, hotel, public school, enclosed parking, and public open space uses; and the development of additional structured parking facilities on the CitiField surface parking lots south of Roosevelt Avenue; and by 2032, completion of the full build-out of the Special Willets Point District substantially as anticipated in the FGEIS. Written comments on the DSEIS are requested and would be received and considered by the Lead Agency through Monday, July 22, 2013.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07DME014Q.**

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## II. REPORTS

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### BOROUGH OF BROOKLYN

#### No. 21

#### *PITKIN AVENUE REZONING*

**CD 5**

**C 130161 ZMK**

**IN THE MATTER OF** an application submitted by Pitkin Berriman HDFC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17c:

1. eliminating from within an existing R5 District a C1-3 District property bounded by a line 150 feet northerly of Pitkin Avenue, Berriman Street, Pitkin Avenue, and Shepherd Avenue;
2. changing from an R5 District to an R7A District property bounded by a line 100 feet northerly of Pitkin Avenue, Berriman Street, Pitkin Avenue, and Shepherd Avenue; and
3. establishing within the proposed R7A District a C2-4 District property bounded by a line 100 feet northerly of Pitkin Avenue, Berriman Street, Pitkin Avenue, and Shepherd Avenue;

as shown on a diagram (for illustrative purposes only) dated February 4, 2013, and subject to the conditions of CEQR Declaration E-298.

(On May 8, 2013, Cal. No. 1, the Commission scheduled May 22, 2013 for a public hearing. On May 22, 2013, Cal. No. 13, the hearing was closed.)

**For consideration.**

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#### No. 22

#### *BEDFORD-STUYVESANT HEIGHTS HISTORIC DISTRICT*

**CD 3**

**N 130270 HKK**

**IN THE MATTER OF** a communication dated April 25, 2013, from the Chair of the New York City Landmarks Preservation Commission regarding the landmark designation of the Bedford-

Stuyvesant/Expanded Stuyvesant Heights Historic District, designated by the Landmarks Preservation Commission on April 16, 2013 (List 463, LP-2496), Borough of Brooklyn, Community District 03. The district boundaries are consisting of the property bounded by a line beginning at northwest corner of Malcolm X Boulevard and Chauncey Street, continuing westerly along the northern curbline of Chauncey Street, southerly across Chauncey Street along a line extending northerly from the eastern property line of 82 Chauncey Street, southerly along the eastern property line of 82 Chauncey Street, , westerly along the southern property lines of 82 through 78 Chauncey Street and 419 Stuyvesant Avenue, westerly across Stuyvesant Avenue, southerly along the western curbline of Stuyvesant Avenue, northwesterly along the northern curbline of Fulton Street to a point in the middle of the roadbed of Lewis Avenue, northerly along a line extending up the middle of the roadbed of Lewis Avenue to its intersection with a point on a line which continues the northern curbline of Bainbridge Street, westerly along that line and the northern curbline of Bainbridge Street, northerly from the curbline to the western property line of 430 Lewis Avenue (aka 67 Bainbridge Street) through 424 Lewis Avenue, westerly along part of the southern property line of 422 Lewis Avenue, westerly along the southern property lines of 206 through 142-144 Decatur Street (aka 471-477 Marcus Garvey Boulevard), westerly to the eastern curbline of Marcus Garvey Boulevard, northerly along the eastern curbline of Marcus Garvey Boulevard, westerly across Marcus Garvey Boulevard to the southern property line of 140 Decatur Street (aka 464 Marcus Garvey Boulevard), westerly along the southern property lines of 140 Decatur Street (aka 464 Marcus Garvey Boulevard) and 138 Decatur Street, northerly along part of the western property line of 138 Decatur Street, westerly along the southern property lines of 136 through 132 Decatur Street, northerly along part of the western property line of 132 Decatur Street, westerly along the southern property line of 3 Albany Avenue, westerly across Albany Avenue, southerly along the western curbline of Albany Avenue, westerly to the northern building line of 8 Albany Avenue, westerly along the northern building line of 8 Albany Avenue, southerly along part of the eastern property line of 116 Decatur Street, westerly along the southern property lines of 116 through 110 Decatur Street and part of the southern property line of 108 Decatur Street, westerly along the southern property lines of 104 through 88 Decatur Street and 631 Throop Avenue, westerly to the eastern curbline of Throop Avenue, northerly along the eastern curbline of Throop Avenue, westerly across Throop Avenue to the easternmost point of the southern property line of 70-72 Decatur Street (aka 644 Throop Avenue), westerly, northerly, and northwesterly along the southern property line of 70-72 Decatur Street (aka 644 Throop Avenue), northwesterly along the southern property lines of 68 through 52 Decatur Street, southwestly along part of the eastern property line of 50 Decatur Street (aka 1497 Fulton Street), northwesterly along a line to the southern property line of 44 Decatur Street, northwesterly along the southern property line of 44 Decatur Street, southwestly along part of the eastern property line of 42 Decatur Street, northwesterly along the southern property lines of 42 and 40 Decatur Street, southwestly along part of the eastern property line of 38 Decatur Street, northwesterly along the southern property lines of 38 and 36 Decatur Street, northeasterly along the western property line of 36 Decatur Street, northerly across Decatur Street, westerly along the northern curbline of Decatur Street, northerly along the eastern curbline of Tompkins Avenue, westerly to the southern property line of 58-72 MacDonough Street (aka 468-480 Tompkins Avenue), westerly along the southern property line of 58-72 MacDonough Street (aka 469-480 Tompkins Avenue), northerly along the western

property line of 58-72 MacDonough Street (aka 469-480 Tompkins Avenue), northerly to the southern curblineline of MacDonough Street, easterly along the southern curblineline of MacDonough Street, northerly across MacDonough Street to the western property line of 61-73 MacDonough Street (aka 458-466 Tompkins Avenue), northerly along the western property line of 61-73 MacDonough Street (aka 458-466 Tompkins Avenue), easterly along the northern property line of 61-73 MacDonough Street (aka 458-466 Tompkins Avenue), easterly across Tompkins Avenue, northerly along the eastern curblineline of Tompkins Avenue, easterly to the northern property line of 467 Tompkins Avenue, easterly along the northern property line of 467 Tompkins Avenue, easterly to the northern property line of 91-97 MacDonough Street, easterly along the northern property lines of 91-97 through 129 MacDonough Street, southerly along part of the eastern property line of 129 MacDonough Street, easterly along the northern property line of 133 MacDonough Street, northerly along part of the western property line of 137 MacDonough Street, easterly along the northern property line of 137 MacDonough Street, southerly along part of the eastern property line of 137 MacDonough Street, easterly along the northern property line of 141 MacDonough Street (aka 622 Throop Avenue), easterly to a point in the middle of the roadbed of Throop Avenue, northerly along a line extending up the middle of the roadbed of the Throop Avenue to a point in the middle of its intersection with Macon Street, easterly along a line extending down the middle of the roadbed of Macon Street to its intersection with a point on a line which continues the eastern curblineline of Throop Avenue, northerly along that line and the eastern curblineline of Throop Avenue, easterly to the northern property line of 267 Macon Street (aka 579 Throop Avenue), easterly along the northern property lines of 267 Macon Street (aka 579 Throop Avenue) through 331 Macon Street and part of the northern property line of 333 Macon Street, northerly along the western property lines of 410 through 404 Marcus Garvey Boulevard (aka 394-400 Halsey Street) to the southern curblineline of Halsey Street, easterly along the southern curblineline of Halsey Street, southerly along the western curblineline of Marcus Garvey Boulevard, easterly across Marcus Garvey Boulevard to the northern property line of 417 Marcus Garvey Boulevard, easterly along the northern property line of 417 Marcus Garvey Boulevard, southerly along part of the eastern property line 417 Marcus Garvey Boulevard, easterly along the northern property lines of 351 through 403 Macon Street, northerly along part of the western property line of 364 Lewis Avenue and the western property lines of 362 through 354-356 Lewis Avenue (aka 468-476 Halsey Street) to the southern curblineline of Halsey Street, easterly along the southern curblineline of Halsey Street, easterly across Lewis Avenue to its intersection with the eastern curblineline of Lewis Avenue, northerly across Halsey Street, northerly along the eastern curblineline of Lewis Avenue, easterly to the northern property line of 437 Halsey Street (aka 343-351 Lewis Avenue), easterly along the northern property lines of 437 Halsey Street (aka 343-351 Lewis Avenue) through 503 Halsey Street, northerly along the western property lines of 308 through 302 Stuyvesant Avenue (aka 568 Hancock Street), northerly across Hancock Street, northerly along the western property lines of 300 Stuyvesant Avenue (aka 561 Hancock Street) through 284 Stuyvesant Avenue (aka 624-632 Jefferson Avenue) to the southern curblineline of Jefferson Avenue, easterly along the southern curblineline of Jefferson Avenue, easterly across Stuyvesant Avenue, easterly along the southern curblineline of Jefferson Avenue, southerly to the eastern property line of 273-279 Stuyvesant Avenue (aka 634 Jefferson Avenue), southerly along the eastern property line of 273-279 Stuyvesant Avenue (aka 634 Jefferson Avenue), easterly along part of the northern property line

of 281 Stuyvesant Avenue, southerly along the eastern property lines of 281 Stuyvesant Avenue and 575 Hancock Street (aka 285 Stuyvesant Avenue), southerly across Hancock Street, southerly along the eastern property lines of 291 Stuyvesant Avenue (aka 576 Hancock Street) through 297 Stuyvesant Avenue and part of the eastern property line of 299 Stuyvesant Avenue, easterly along the northern property lines of 525 through 533 Halsey Street, southerly along part of the eastern property line of 553 Halsey Street, easterly along the northern property lines of 553A and 555 Halsey Street, northerly along part of the western property line of 557 Halsey Street, easterly along the northern property lines of 557 through 559 Halsey Street, southerly along part of the eastern property lines of 559 Halsey Street, easterly along the northern property lines of 561 through 573 Halsey Street and part of the northern property line of 254 Malcolm X Boulevard, northerly along the western property lines of 248 through 240 Malcolm X Boulevard (aka 654 Hancock Street) to the southern curblineline of Hancock Street, easterly along the southern curblineline of Hancock Street, and southerly along the western curblineline of Malcolm X Boulevard to the point of the beginning.

(On May 9, 2013, the Commission duly advertised May 22, 2013 for a public hearing. On May 22, 2013, Cal. No. 12, the hearing was closed.)

**For consideration.**

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**BOROUGH OF MANHATTAN**

**No. 23**

***CULTURE SHED TEXT AMENDMENT***

**CD 4**

**N 130178 ZRM**

**IN THE MATTER OF** an application submitted by the Department of Cultural Affairs 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 IX, Chapter 3 (Special Hudson Yards District).

The proposed text amendment may be seen in the Comprehensive City Planning Calendar of April 10, 2013 (Calendar No. 23) and at the Department of City Planning web site: ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

(On March 20, 2013, Supplemental Cal. No. 3, the Commission scheduled April 10, 2013 for a public hearing. On April 10, 2013, Cal. No. 23, the hearing was closed.)

**For consideration.**

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**No. 24**

***223-237 ST. NICHOLAS AVENUE***

**CD 10**

**N 130112 ZAM**

**IN THE MATTER OF** an application submitted by Ladera, LLC for the grant of an authorization pursuant to Section 63-22 of the Zoning Resolution to modify the height requirements of Section 35-24 to allow the applicable maximum building height to be increased by up to 15 feet in connection with a proposed 13-story mixed-use building containing a FRESH food store on the first story, on property located at 223-237 St. Nicholas Avenue (Block 1948, Lots 24, 25, 26, 29, 30, 35 and 1001-1006), in R7A and R8A/C2-4 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.

**For consideration.**

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**BOROUGH OF QUEENS**

**No. 25**

***23<sup>RD</sup> STREET REZONING***

**CD 1**

**C 110178 ZMQ**

**IN THE MATTER OF** an application submitted by T. F. Cusanelli Architect P.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a, establishing within an existing R5 District a C1-4 District bounded by a line 100 feet southwesterly of Broadway, 23rd Street, 33<sup>rd</sup> Avenue, and a line 100 feet northwesterly of 23<sup>rd</sup> Street, as shown in a diagram (for illustrative purposes only) dated March 4, 2013 and subject to the conditions of CEQR Declaration E-300.

(On May 8, 2013, Cal. No. 2, the Commission scheduled May 22, 2013 for a public hearing. On May 22, 2013, Cal. No. 14, the hearing was closed.)

**For consideration.**

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**BOROUGH OF STATEN ISLAND**

**No. 26**

***294 LORETTO STREET***

**CD 3**

**N 130269 RCR**

**IN THE MATTER OF** an application submitted by Alan Becker/Sedona Builders LLC for the grant of certification pursuant to Section 107-08 of the Zoning Resolution for future subdivision from two tax lots into two new zoning lots located at 294 Loretto St. (Block 7864, Lots 30, 33) in an R3A District, within the Special South Richmond District , Borough of Staten Island, Community District 3.

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

**For consideration.**

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**III. PUBLIC HEARINGS**

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**BOROUGH OF QUEENS**

**No. 27**

***ST. FRANCIS PREPARATORY SCHOOL REZONING***

**CD 8**

**C 130170 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by St. Francis Preparatory School pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning map, Section Nos. 10d and 11b, changing from an R3-2 District to an R4 District property bounded by the southeasterly service road of the Horace Harding Expressway, Francis Lewis Boulevard, the northeasterly centerline prolongation of 67th Avenue and Peck Avenue, as shown on a diagram (for illustrative purposes only), dated March 18, 2013, and subject to the conditions of CEQR Declaration E-301.

(On June 5, 2013, Cal. No. 1, the Commission scheduled June 19, 2013 for a public hearing which has been duly advertised.)

**Close the hearing.**

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**IV CITY PLANNING COMMISSION 2013 SCHEDULE OF MEETINGS**

	SUN	MON	TUE	WED	THU	FRI	SAT
<b>JANUARY</b>			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 REVIEW SESSION	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30	31		
<b>FEBRUARY</b>						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11 Chinese New Year	12 Lincoln's Birthday	13 Ash Wednesday	14	15	16
	17	18 Presidents' Day	19 REVIEW SESSION	20 CPC PUBLIC MEETING	21	22 Washington's Birthday	23
24	25	26	27	28			
<b>MARCH</b>						1	2
	3	4 REVIEW SESSION	5	6 CPC PUBLIC MEETING	7	8	9
	10	11	12	13	14	15	16
	17	18 St. Patrick's Day	19	20 CPC PUBLIC MEETING	21	22	23
	24	25 Palm Sunday	26	27	28	29	30
31	31 Easter	Passover					
<b>APRIL</b>		1	2	3	4	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
28	29	30					
<b>MAY</b>				1	2	3	4
	5	6 REVIEW SESSION	7	8 CPC PUBLIC MEETING	9	10	11
	12	13	14	15	16	17	18
	19	20 REVIEW SESSION	21	22 CPC PUBLIC MEETING	23	24	25
26	27 Memorial Day Observed	28	29	30	31		
<b>JUNE</b>							1
	2	3 REVIEW SESSION	4	5 CPC PUBLIC MEETING	6	7	8
	9	10	11	12	13	14	15
	16	17 REVIEW SESSION	18	19 CPC PUBLIC MEETING	20	21	22
	23	24	25	26	27	28	29
30							
<b>JULY</b>		1	2	3	4 Independence Day	5	6
	7	8 REVIEW SESSION	9	10 CPC PUBLIC MEETING	11	12	13
	14	15	16	17	18	19	20
	21	22 REVIEW SESSION	23	24 CPC PUBLIC MEETING	25	26	27
	28	29	30	31			
<b>AUGUST</b>						1	2
	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	27	28	29	30	31
<b>SEPTEMBER</b>		1 Labor Day	2	3	4	5 Rosh Hashanah	6
	8	9 REVIEW SESSION	10	11 CPC PUBLIC MEETING	12	13	14
	15	16	17	18	19	20	21
	22	23 REVIEW SESSION	24	25 CPC PUBLIC MEETING	26	27	28
	29	30					
<b>OCTOBER</b>			1	2	3	4	5
	6	7 REVIEW SESSION	8	9 CPC PUBLIC MEETING	10	11	12
	13	14 Columbus Day	15	16	17	18	19
	20	21 REVIEW SESSION	22	23 CPC PUBLIC MEETING	24	25	26
	27	28	29	30	31		
<b>NOVEMBER</b>						1	2
	3	4 REVIEW SESSION	5 Election Day	6 CPC PUBLIC MEETING	7	8	9
	10	11 Veterans' Day	12	13	14	15	16
	17	18 REVIEW SESSION	19	20 CPC PUBLIC MEETING	21	22	23
	24	25	26	27	28 Thanksgiving	29	30
<b>DECEMBER</b>	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	31	Christmas	Kwanzaa		

**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